

**ZONING COMMISSION**  
**December 17, 2024**

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, December 17, 2024, at 5:00 p.m. Zoning Commission members present were: Chairman Perry O'Brien, Commissioner Thelma Bowie, Member Bruce Clawson, Member Aric Owens, and Member Fernando Tello. Staff members present were: Kimberly Golden, (Secretary), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), Brianna Galicia (Engineering & Planning Administrative Assistant), and Jason Brown (Fire Marshal). Guests were: Donald Carroll, Willie Carroll, Jon Willhoite, Bryan Smith (Castlerock Communities), and Sean Humble (Engineer).

Chairman Perry O'Brien indicated a quorum was present.

Chairman O'Brien then called the meeting to order.

**1) ROLL CALL**

The following members answered roll call: Aric Owens, Bruce Clawson, Thelma Bowie, Perry O'Brien, and Fernando Tello.

**2) APPROVAL OF MINUTES**

A motion to approve the minutes of November 19, 2024 was made by Commissioner Thelma Bowie/Member Bruce Clawson. All other members present voted aye.

**3) PUBLIC COMMENTS**

Chairman O'Brien noted two attendees had completed a form for public comments, the comments were regarding the agenda item. He informed Mr. Willie & Don Carroll they had three minutes to speak and allowed Mr. Don Carroll to begin.

**a. Willie & Don Carroll- (7305 Blue Jay Drive, Texas City)**

Mr. Don stated from the last public hearing (November 19, 2024) him and his father Mr. Willie Carroll had some discussion on the planning analysis. November 25, 2024 Mr. Don wrote a letter to Ms. Kimberly Golden with two attachments in regards to them wanting to have those attachments incorporated into the minutes for both Zoning Commission and City Commission. The two attachments included information for further discussion about the Drainage issue and Ingress/Egress into the subdivision. Mr. Don stated if these concerns could be addressed there was nothing wanted further from him and Mr. Willie Carroll.

- 4) PRELIMINARY ZONING APPROVAL – Consider and take action on a Zoning Change Request from CastleRock Communities to rezone from District “A” (Single Family Residential) to District “I” (Planned Unit Development) to construct Willow Wood Subdivision – a Master Planned Community within the City of Texas City. Located southeast of SH 3 and south of FM 1764. (Tabled from the November 19, 2024 meeting)**

**Commissioner Thelma Bowie/Fernando Tello motioned to remove the matter of the rezoning request by Castlerock Communities from the table to receive additional information and reporting from staff. All other members voted aye.**

Ms. Golden informed the commission that since the previous meeting and public hearing all written comments that were received have been reviewed together with the concerns that were expressed during the public hearing. The developer has provided additional information as requested.

Ms. Golden addressed the drainage concern. She stated we have spoken to the Galveston County Drainage District No. 2 and confirmed that they had a presentation from both developer and his engineer reviewed by their engineer and the analysis went to their board June 2024 and was approved by that district's board. The detention plans were also sent to the districts engineer and were approved as no adverse impact.

Mr. Humble stated they put these models together and ran them through a simulation of the 100-year floodplain event at the existing ground conditions. They then ran the model again with a scenario of all the houses being built out. They then sized the detention ponds based upon the difference between those two scenarios. There are a total of four detention ponds to be constructed. Two on the north side and two on the south side of the subdivision.

Ms. Golden addressed the Ingress/Egress concern. She stated it is known that Willow Street also referred to as Phillips Street currently only has one entrance that leads into the Willow Wood subdivision. The developer indicated the company intends to develop a second entrance. Ms. Golden said it has been discussed with developer that until that second entrance is provided there will be limitations placed on the number of building permits to be issued by the Fire Marshal and building officials.

Fire Marshal Jason Brown began to speak about the safety hazards there could be with only one entrance. He stated a big concern could be that one got into an accident right at the entrance and now no one could get into or leave out of the subdivision and if there happen to be another emergency within that neighborhood at the same time no emergency personnel could enter either. Member Aric Owens stated that his community has only one entrance and from his knowledge a second one is not being built. Mr. Brown informed all that if the neighborhood happened to be older that it was built under a different code as building and fire codes change often and at that time of construction of Mr. Owens's neighborhood a second entrance might not have been a requirement.

Next concern was the vision of the finished product. Ms. Golden said Castlerock Communities brought in some examples of what the five different models of homes would look like within the Willow Wood subdivision. The examples included examples of the community benefits which includes the entrance monuments and park amenities.

Another issue was the concern of livestock in the surrounding areas of the new development. Ms. Golden pointed out that use of the pastures for livestock is not an allowed use in a 'District A' zone, but since nothing is developed the area is currently being used as an open space, and people are holding their livestock there. Mr. Bryan Smith then spoke and informed all that after last meeting it was taken into consideration of what could happen with livestock present. He said barbwire will be placed on the

outside of the wooden fences and if livestock were to knock or pull it down Castlerock Communities would be responsible for fixing it.

Next question was consistency with the future land use plan. Ms. Golden stated that the commercial retail strip along Emmett F. Lowry is not being impacted by this new development and that this is one of the few large tracts remaining in Texas City School District. She said it is known that the number of homes being built will bring in more children which will have a very positive impact on the school district.

**A motion was made by Commissioner Thelma Bowie/Member Bruce Clawson to recommend approval of the Zoning Change Request from CastleRock Communities to rezone from District “A” (Single Family Residential) to District “I” (Planned Unit Development) to construct Willow Wood Subdivision – a Master Planned Community within the City of Texas City. Located southeast of SH 3 and south of FM 1764. (Tabled from the November 19, 2024 meeting)**

**5) GENERAL UPDATES**

There were no updates.

**6) OTHER BUSINESS** (Any conceptual development proposal requesting to come before the Zoning Commission)

**7) ADJOURNMENT**

**A motion was made by Member Aric Owens/Member Bruce Clawson to adjourn. All members present voted aye.**

Kimberly Golden, Secretary \_\_\_\_\_ Date \_\_\_\_\_

Minutes approved by the Zoning Commission at its meeting on \_\_\_\_\_.