

PLANNING BOARD MINUTES MARCH 18, 2024

The Planning Board of the City of Texas City met in a regular meeting on Monday, March 18, 2024, at 5:00 p.m. Planning Board members present: Chairman Dickey Campbell, Co-Chairman Perry O'Brien, Commissioner Thelma Bowie, and Alternate Member Aric Owens. Staff members present: Kimberly Golden, Casey Bennett (Chief Building Official), and Veronica Carreon. Guests were: Norman Reed (Land Tejas); Chris Browne and Michael Turzillo (EHRA); Jon Branson, Titilayo Smith, Kristin Edwards and Kip Urps (City of Texas City); and Steve Herrera (A&S Engineers).

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

1) APPROVAL OF MINUTES

A motion to approve the minutes of February 19, 2024, was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien. All other members present voted aye.

2) PUBLIC COMMENTS

There were no public comments.

3) PUBLIC HEARING

- a. **Texas City Economic Development Corporation (TCEDC) requests an abandonment of the entire 15' wide alley adjacent to Lot 11 and Lots 12 thru 16 of Block 135 of Texas City Second Division in Galveston County. Located off of 6th Avenue North between 4th Street North and 5th Street North.**

Ms. Kim Golden presented the background for abandonment and stated that large portions of Texas City have been subdivided into a grid of public streets and alleys. That is the case here in the Texas City Second Division. Most of the streets are paved with either concrete or asphalt. Most of the alleys are utilized for numerous utility services including water, sewer, electric, gas, telephone, cable and fiber. There are some public streets and alleys that have never been utilized; or no longer need to be utilized for any public service. When abandoned, these streets and alleys that are no longer needed become a usable part of the adjacent property. Allowing the abandonment of specific streets and alleys creates the ability to consolidate tracts of land for more favorable development opportunities.

Ms. Golden added that the request for abandonment presented is for property on 6th Avenue North between 4th and 5th Streets North. The alley to be closed is midway of the block. All property adjacent to the alley is vacant. Property on either side belongs to TCEDC. If the abandonment is approved, TCEDC plans to have the 9 lots replatted into 4 lots and work with Texas General Land Office (GLO) to build homes for residents.

The applicant provided letters of no objection from TNMP, CenterPoint AT&T and Comcast. Texas City Public Works and the Utilities Department reviewed the application for abandonment of the alley and provided letters of no objection.

Staff have reviewed the site and the letters from the utilities and offer no objection to approval of the abandonment.

Chairman Dickey Campbell asked if there were any questions before opening the Public Hearing.

There were no further questions, to which a motion was made by Aric Owens/Commissioner Thelma Bowie to open the Public Hearing. All other members voted aye.

Chairman Campbell asked if there were any public comments for or against the request for abandonment.

Mr. Jon Branson, Executive Director of Management Services, stated that he is in support of the abandonment request. He added that there is nothing on this section of the property and the City would like to create an entire lot owned by TCEDC to create houses for future residents.

Ms. Titilayo Smith, Director of Community Development and Grants Administration, stated the property is located in the greater Chelsea Development area of the city's consolidated plan for HUD CDBG program. A qualifying homeowner has been identified for one of the lots and funding is in place for building the new house.

Chairman Campbell asked how this relates to the Chelsea Subdivision and there was some discussion of the funding for GLO homes and also what the new homes would be sold for.

There were no further questions, to which a motion was made by Aric Owens/Commissioner Thelma Bowie to close the Public Hearing. All other members voted aye.

4) REGULAR AGENDA

- a. Consider and take action on the request from TCEDC to abandon the entire 15' wide alley adjacent to Lot 11 and Lots 12 thru 16 of Block 135 of Texas City Second Division in Galveston County. Located off of 6th Avenue North between 4th Street North and 5th Street North.**

Ms. Golden stated this request to recommend approval will be moved to the City Commission to take action to abandon or not.

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to approve the request from TCEDC to abandon the entire 15' wide alley adjacent to Lot 11 and Lots 12 thru 16 of Block 135 of Texas City Second Division in Galveston County. All other members present voted aye.

- b. Consider and take action on a Request for Extension of Time for the Brookwater Subdivision Section 1 Preliminary Plat. Located to the east of Park Place Subdivision on FM 2004 and northwest of Mainland City Centre (formerly Mall of the Mainland).**

Ms. Golden stated that the Planning Board approved the Preliminary Plat for Brookwater Section 1 at its regular meeting on May 16, 2022. The developer then applied for Final Plat approval for Brookwater Section 1 on February 3, 2023. The developer has received three sets of comments on the final plat but has not yet received final plat approval. Preliminary Plats are valid for a period of 12 months unless extended. The Developer is now requesting an extension of the approval of the Section 1 Preliminary Plat until May 16, 2024, to allow additional time to address all City comments and obtain approval of the construction drawings and final plat.

The Developer needs additional time to complete the processing of a final plat and construction drawings and to begin construction of the infrastructure on the site which has already been cleared. They are very close to bringing the final plat to the Planning Board for review and approval.

Staff have no objection to an extension of time to the approval of the Preliminary Plat for Section 1.

Co-Chairman Perry O'Brien asked if this extension would allow the Developer enough time to complete the final plat, to which Ms. Golden replied they are working really hard to get it done.

Mr. Norman Reed added that the Final Plat is being reviewed, but it was the MUD Annexation process that took longer than expected and held them up.

Chairman Campbell asked if there was anything else to discuss. There was none.

A motion was made by Co-Chairman Perry O'Brien/Alternate Aric Owens to approve the Request for Extension of Time for the Brookwater Subdivision Section 1 Preliminary Plat until May 2024. All other members present voted aye.

- c. Consider and take action on 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 and north of Section 3. A subdivision of 13.996 acres and containing 4 blocks, 44 lots and 2 reserves.**

Ms. Golden stated 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 recommended for approval by the Planning Board at its regular meeting on February 19, 2024. The Zoning Commission held a Public Hearing upon notice to adjacent property owners and considered the amendment to the PUD and Master Plan update at its regular meeting on March 5, 2024. Following the Public Hearing the Zoning Commission voted (4-0) to recommend approval of the amendment. The City Commission is scheduled to consider the amendment to the PUD and Master Plan update at its regular meeting on April 3, 2024.

The Applicant is requesting approval of the Final Plat for Section 4. This section will contain 50' and 60' lots. Staff have approved the final plat and construction drawings for Heron's Landing Section 4 and offers no objections to approval.

Norman Reed added that this section will also contain 70' lots.

Chairman Campbell asked if this section will be in a different MUD, to which Ms. Golden replied that Sections 3 and 4 will be put forward for annexation into MUD 79.

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

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to approve the Final Plat for Heron's Landing Section 4. All other members present voted aye.

- d. Consider and take action on the Vida Costera PUD Application and PUD Document to satisfy the zoning requirements of the Development Agreement. Located South of Pearlbrook Subdivision and 25th Avenue North Extension, and west of SH 3.**

Ms. Golden stated that when Vida Costera's predecessor-in-entrance, Hwy 66 Partners, went through the process of rezoning their tract of land from District A (Single Family Residential) to District I (PUD), the process was never completed for the property developed as Vida Costera Subdivision.

KB Homes, the successor to Developer Hwy 66 Partners is seeking to satisfy the requirements of the Development Agreement to establish a PUD in accordance with the General Plan approved by the City Commission and to complete the process of rezoning to District I (Planned Unit

Development) the Vida Costera Subdivision to District I. The Developer's request is limited to 49.89 acres it controls and does not include the 3-acre future commercial tract at the northeast corner shown in the Master Plan approved by the Planning Board in October 2020. The PUD reflects what has already been built.

Although Ordinance No. 09-27 permanently rezoned a portion of the acreage annexed into MUD 66 from District A (Single Family Residential) to District I (Planned Unit Development), the legal description attached to the ordinance did not include the area which has been developed as Vida Costera Subdivision.

Chairman Campbell asked what exactly is being requested, to which Ms. Golden stated the Planning Board is ratifying the PUD application. In short, this is the part that was not taken to the Zoning Commission for approval and then to City Commission for final approval.

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to approve the Vida Costera PUD Application and PUD Document to satisfy the zoning requirements of the Development Agreement. All other members present voted aye.

5) GENERAL UPDATES

a. Demonstration of new Zoning Map

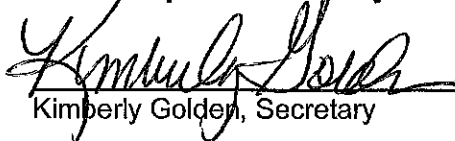
Ms. Golden stated that staff is working to update the current zoning map, which is a PDF map that is complicated when searching for what properties are zoned as. We are now working with a zoning map that is GIS based so that you can search for a property by address. The map will take you to the property and tell you what the zoning is and will also include a link to the zoning ordinance to review what can be done in that district. There is also a link to let someone know what the Gateway Overlay District is and what is required. When ready to use, this will be an easier way for the public to find out what their property is zoned or what a certain property is zoned.

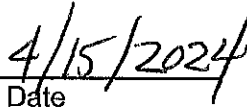
Ms. Golden added that TCEDC helped to fund this project.

Ms. Kristin Edwards (TCEDC) stated this project is a huge step in speeding up the process and she is happy to support it.

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

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

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Kimberly Golden, Secretary

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Date

Minutes approved by the Planning Board at its meeting on 04/15/2024.