CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, NOVEMBER 19, 2025 - 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM - CITY HALL
1801 9th Ave. N.
Texas City, TX 77590

PLEASE NOTE: Public comments are limited to posted agenda items only and are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request To Address Commission form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

(1) ROLL CALL

(2) INVOCATION

(3) PLEDGE OF ALLEGIANCE

(4) PROCLAMATIONS AND PRESENTATIONS

(a) Service Awards

Daniel Meyer	Waste Water Treatment Plant	11/20/2015	10 years
Gregory Spikes	Police	11/09/2015	10 years
Kristina Martin	Library	11/13/2000	25 years

(b) Recognition of five citizens for their heroic and life-saving actions. (Police)

(c) Recognition of officers for passing Basic S.W.A.T. school. (Police)

(5) REPORTS

(a) Emergency Management Annual Report

(b) Quarterly Investment Report (Finance)

(6) PUBLIC HEARING

(a) Public Hearing for comments on the zoning change of 917 8th Ave N Come & See Friends Men's Discipleship Program House from District "F" (Light Industrial) to District "S-p" (Site Plan)

(b) Public Hearing for comments on the zoning change of 1025 5th Ave N - Paks Food Store (Former Tiger Mart) from District "F" (Light Industrial) to District "D" (Neighborhood Service)

(c) Public Hearing for comments on the zoning change of 601 4th St N, 607 4th St N, 410 6th Ave N & 416 6th Ave N from District "D-1" (Limited Service) to District "A" (Single Family Residential)

(7) PRELIMINARY ZONING APPROVAL

(a) Consider and take action on Preliminary Zoning Approval for the zoning change of 917 8th Ave N Come & See Friends Men's Discipleship Program House from District "F" (Light Industrial) to District "S-P" (Site Plan)

(b) Consider and take action on Preliminary Zoning Approval for the zoning change of 1025 5th Ave N - Paks Food Store (Former Tiger Mart) from District "F" (Light Industrial) to District "D" (Neighborhood Service)

(c) Consider and take action on Preliminary Zoning Approval for the zoning change of 601 4th St N, 607 4th St N, 410 6th Ave N & 416 6th Ave N from District "D-1" (Limited Service) to District "A" (Single Family Residential)

(8) PUBLIC COMMENTS

(9) CONSENT AGENDA

(a) Approve City Commission Minutes for November 5, 2025 meeting. (City Secretary)

(b) Consider and take action on Resolution No. 2025-136, authorizing the purchase of a Ditch Witch HX30A through BuyBoard No. 684-22. (Public Works-Utilities)

(c) Consider and take action on Resolution No. 2025-137, supporting Southeast Texas Housing Finance Corporation's (SETH) issuance of bonds for Seville Place Apartments, located in La Porte, Texas. (Legal)

(d) Consider and take action on Resolution No. 2025-138, adoption of the City of Texas City Hazard Mitigation Plan for 2025. (Emergency Management)

(e) Consider and take action on Resolution No. 2025-139, authorizing a contract with ARKK Engineers for engineering and inspection services at Sanitary Sewer Lift Station(s) 6 and 33. (Public Works)

(f) Consider and take action on Resolution No. 2025-140, authorizing the purchase of 475 Visa gift cards in the amount of $50.00 each to be given to City employees (full-time and part-time) as an incentive for continued outstanding customer service and appreciation. (Human Resources)

(g) Consider and take action on Resolution No. 2025-141, voting in the appointment of members of the Board of Directors of the Galveston Central Appraisal District. (City Secretary)

(h) Consider and take action on Resolution No. 2025-142, a Resolution of Support pertaining to a Municipal Setting Designation (MSD) for the City of Galveston. (Public Works- Utilities)

(i) Consider and take action on Resolution No. 2025-143, authorizing a contract with ARKK Engineers for engineering and inspection services for Phase 25 sewer rehab. (Public Works)

(j) Consider and take action on Resolution No. 2025-144, amending the Keep Texas City Beautiful Committee By-Laws. (Community Development)

(k) Consider and take action on Resolution No. 2025-145, authorizing a contract with ARKK Engineers for engineering and inspection services for Phase 23 Waterline Rehab. (Public Works)

(l) Consider and take action on Resolution No. 2025-147, authorizing the purchase of police fleet vehicles and upfitting for FY26'. (Police)

(10) REGULAR ITEMS

(a) Consider and take action on the first reading of Ordinance No. 2025-19, by amending the Texas City Code of Ordinances Title XV "Land Usage" Section 159.025 Replats, Chapter 159 "Subdivisions", and providing for publication and an effective date. (Engineering)

(b) Consider and take action on the second reading of Ordinance 2025-07, amending the Texas City Code of Ordinances Title XV "Land Usage," Chapter 150 "Building Regulations; Construction"; Chapter 153 "Mechanical Regulations"; and Chapter 151 "Electricity" and Chapter 154 "Plumbing" to update the building permit requirements for insurance and surety bond. (Engineering)

(c) Consider and take action on Resolution No. 2025-146, awarding ITB 2025-494 and entering into a contract to construct the Shelter Expansion at Carver Community Center. (Public Works)

(11) COMMISSIONERS' COMMENTS

(12) MAYOR'S COMMENTS

(13) ADJOURNMENT

NOTICE OF ANY SUBJECT APPEARING ON THIS AGENDA REGARDLESS OF HOW THE MATTER IS STATED MAY BE ACTED UPON BY THE CITY COMMISSION.

NOTICE: The City of Texas City will furnish free transportation to handicapped individuals via a 4-door sedan for anyone wishing to attend the City Commission meetings. Call 948-3111, City Secretary's Office before noon on Monday preceding the meeting to make arrangements.

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 NOVEMBER 13, 2025, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 3 BUSINESS DAYS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

_____
RHOMARI LEIGH
CITY SECRETARY

CITY COMMISSION REGULAR MTG **(4) (a)**

Meeting Date: 11/19/2025

November 2025 Service Awards

Submitted For: Jennifer Price, Human Resources

Submitted By: Susan Sensat, Human Resources

Department: Human Resources

Information

ACTION REQUEST

Service Awards

Daniel Meyer	Waste Water Treatment Plant	11/20/2015 10 years
Gregory Spikes	Police	11/09/2015 10 years
Kristina Martin	Library	11/13/2000 25 years

BACKGROUND (Brief Summary)

Service Award(s) for the following individual(s) for the month of November is based on their years of service with the City.

RECOMMENDATION

Human Resources recommend approval of the November service awards.

Fiscal Impact

Funds Available Y/N:

Amount Requested:

Source of Funds:

Account #:

Fiscal Impact:

n/a

CITY COMMISSION REGULAR MTG **(4) (b)**

Meeting Date: 11/19/2025

Citizen Recognition

Submitted For: James Patterson, Police Department

Submitted By: Rhomari Leigh, City Secretary

Department: Police Department

Information

ACTION REQUEST

Request the recognition of five citizens for heroic actions.

BACKGROUND (Brief Summary)

On November 5, 2025, members of the Texas City Police Department were dispatched to IH 45 regarding a major motor vehicle collision involving a motorcyclist. Upon officers' arrival, several citizens stopped traffic and waved responding officers through to the location of the motorcyclist, who was unresponsive. Their quick thinking and coordination saved irreplaceable seconds in getting to the victim.

Officers located the victim, who was unresponsive and not breathing and learned that an off-duty Registered Nurse was on scene and had begun CPR. The RN and officers then alternated chest compressions until the victim's pulse was restored, and the victim began to breathe. The victim was then transported to a local area Hospital in stable condition.

RECOMMENDATION

The Texas City Police Department recommends recognition of the following citizens;

Brandy Hockenbury, R.N.
Kellie Frank
Hely Salhi
Jenifer Vance
Ruth Oliver

Fiscal Impact

CITY COMMISSION REGULAR MTG **(4) (c)**

Meeting Date: 11/19/2025

Submitted For: James Patterson, Police Department
Submitted By: Rhomari Leigh, City Secretary
Department: Police Department

Information

ACTION REQUEST

Request the recognition of officers passing Basic S.W.A.T. school.

BACKGROUND (Brief Summary)

Five Officers are to be commended for their completion of Basic S.W.A.T. school. These officers are Officer Logan Kelley, Officer Zachary Bright, Officer Hunter McInerney, Officer Timothy Haynes, and Officer Hunter Stewart.

RECOMMENDATION

The Chiefs recommend the recognition of these officers for this accomplishment.

Fiscal Impact

CITY COMMISSION REGULAR MTG **(5) (a)**

Meeting Date: 11/19/2025

Emergency Management Annual Report

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Emergency Management Annual Report

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Staff Report

Texas City Emergency Management and Homeland Security

Joe Tumbleson

2025

Phases of Emergency Management

Mitigation

- Prevent or lessen the effects of a disaster.

Preparedness

- Planning for disasters in an all-hazards approach. Trying to predict the next disaster and ensuring everyone is prepared.

Response

- Utilize the ICS to ensure the most efficient and effective response
- This would include responses from various agencies, including PD, Fire, EMS, state, local, and federal, contractors, non-profits, media, RP, and numerous other types of organizations.

Recovery

- Use every available resource to recover from the disaster to get back to normal and be better than before.

Primary Responsibility of Emergency Management

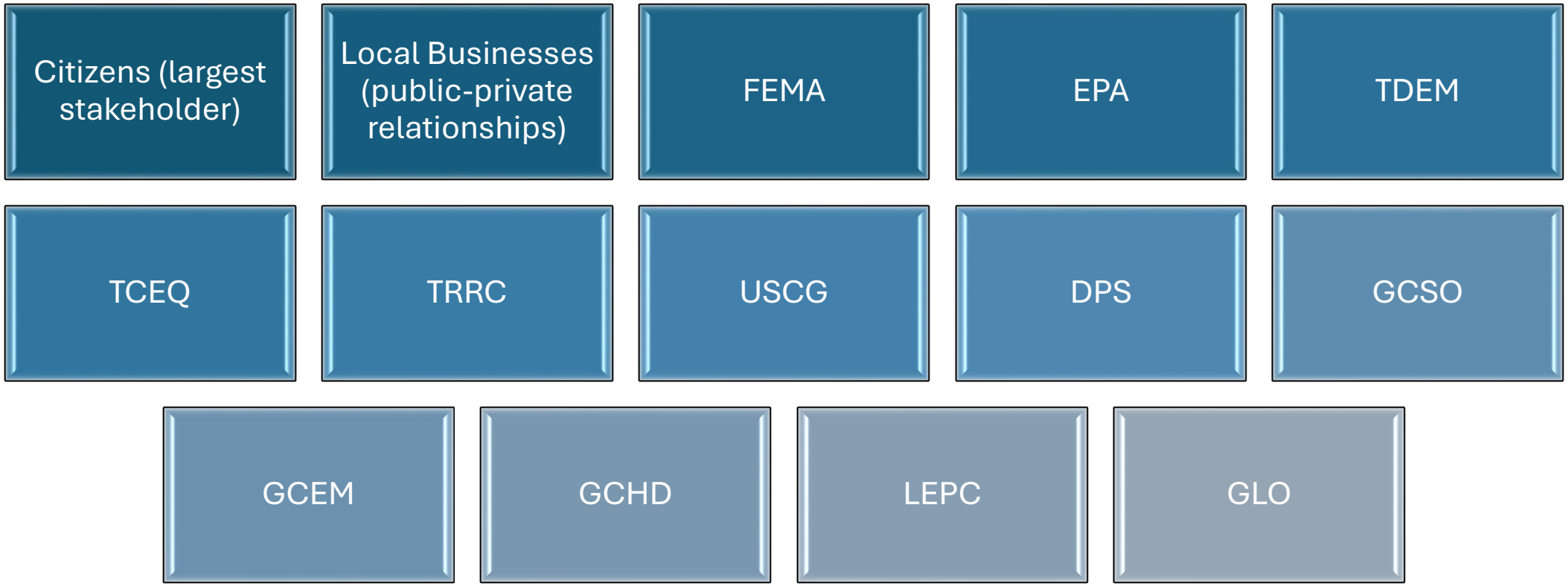
To ensure the safety and security of the public

- Industrial/hazmat incidents
- Weather-related incidents
- Homeland Security
- Any threat to the public

Organize multi-agency response

- ICS

Stakeholders



Stakeholders

- IMAS
- CTEH
- TNMP
- TxDOT
- CenterPoint
- Port of Texas City
- Army Corp of Engineers
- NWS
- Storm Geo
- TCISD
- Dickinson ISD
- College of the Mainland
- Local Police, Fire, EMS, Public Works, Parks, IT
- Hospitals

Stakeholders

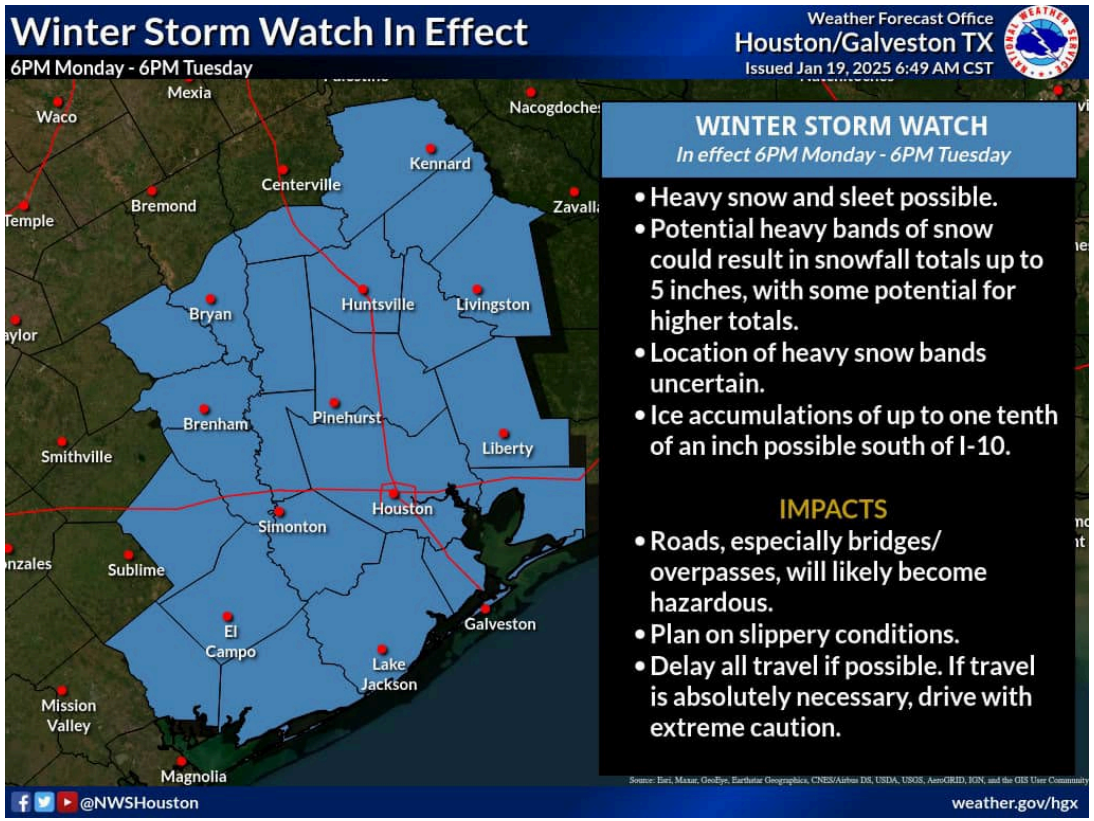
- United Way
- Red Cross
- Salvation Army
- Food Bank
- Mainland Community Partners
- Gulf Coast Centers
- 4B Disaster Response Network
- Gulf Coast Transit District
- Churches
- Industry
- Contractors
- Debris removal contractors
- Monitoring contractors
- Environmental contractors
- News media
- Texas City LaMarque Chamber of Commerce

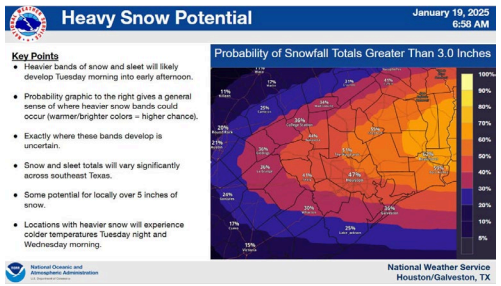
Some Significant Events

Winter Storm Enzo 2025
January 15th-22nd


Texas City Emergency Management
Published by Jennifer Laird · January 17 ·
A winter storm is expected to impact our area Monday, Jan. 20 through Wednesday, Jan. 22, bringing below-freezing temperatures and possible snow and ice.
Please use this weekend to make preparations and protect your pipes.
WINTER STORM
Texas City
INFORMATION TO HELP YOU PREPARE
JANUARY 2025
WEATHER FORECAST
Very cold weather is forecast for our area, with the coldest temperatures expected Monday, Jan. 20 though Wednesday, Jan. 22. The chance of snow and/or a hard freeze is increasing.
Residents are encouraged to closely monitor local weather forecasts and begin cold weather preparations now.
CHECK THE LATEST ROAD CONDITIONS
DriveTexas.org
POWER OUTAGES
TNMP.com
PIPES
To prevent frozen pipes, wrap exposed pipes and open cabinet doors to allow air circulation around indoor pipes. Let cold water drip from faucets. If you leave your home, turn off the water supply and drain all pipes.
PEOPLE
Check on neighbors, especially the elderly or vulnerable, to ensure they are prepared for extended cold weather.
PETS
Protect pets from exposure to cold temperatures by bringing them indoors or providing adequate shelter. Shorten their walks and limit time outdoors.
PLANTS
Bring plants indoors or cover them with two layers (e.g., a towel and a sheet) to protect them from freezing temperatures.
HEAT
Never use generators indoors. Never use an oven/stove to heat your home. Keep space heaters away from flammable objects and never leave unattended.
STAY CONNECTED
Office of Emergency Management
facebook.com/TexasCityEM
City of Texas City
facebook.com/CityofTexasCity
WARMING CENTER
510 13th Ave. N.
Opens at 6pm on Sat. 1/18/25
Closes morning of Thurs. 1/23/25
Open 24 hours/day
(409) 739-2268
WWW.TEXASCITYTX.GOV
WWW.TCALERTS.COM


Texas City Emergency Management
Published by Jennifer Laird · January 20 ·
A winter storm is expected tonight, bringing below-freezing temperatures, the possibility of a couple of inches of snow, a hard freeze and potentially dangerous road conditions.
If you have not finished preparing already, please use this afternoon to get ready.
Please stay safe, stay warm and, if possible, stay home.
Texas City
FREEZE INFORMATION
CONTACT INFORMATION
Public Works - 409-643-5810 to report downed street signs or traffic lights
Utilities - 409-643-5860 to report broken pipes
Texas City Police Non-Emergency Number - 409-948-2525
TNMP - (888) 866-7456 to report an outage, or scan the QR Code
For updates on road conditions, please visit DriveTexas.org
WARMING CENTERS
St. George's Texas City
510 13th Avenue N.
Texas City, TX 77590
Salvation Army Galveston
601 51st
Galveston, TX 77551
Christus Our Daily Bread Nutritious Meals and Clothing
2420 Winnie St, Galveston, TX 77550
Power Play
401 Laurel St, La Marque, TX, 77568,
Faith Assembly Church
825 Grand Ave. Bacliff
CITY CLOSURES
City Hall
closed Monday, Jan. 20 and Tuesday, Jan. 21
Trash Collection/Service
normal schedule on Monday, Jan. 20; not running on Tuesday, Jan. 21
Water Billing Office
closed Monday, Jan. 20 and Tuesday, Jan. 21
Moore Memorial Library
closed Monday, Jan. 20 and Tuesday, Jan. 21
Municipal Court
closed Monday, Jan. 20 and Tuesday, Jan. 21
*The court docket scheduled for Jan. 21 will be rescheduled.
Defendants should contact the court when it reopens at (409) 643-5801 for more information.
Bayou Golf Course
closed Monday, Jan. 20 and Tuesday, Jan. 21
Lowry Fitness Center
closed Monday, Jan. 20 and Tuesday, Jan. 21
Shooting Range
closed Monday, Jan. 20 and Tuesday, Jan. 21
Texas City ISD
closed Monday, Jan. 20; Tuesday, Jan. 21; Wednesday, Jan. 22
Dickinson ISD
closed Monday, Jan. 20; Tuesday, Jan. 21; Wednesday, Jan. 22
College of the Mainland
closed Monday, Jan. 20 and Tuesday, Jan. 21
FOR MORE INFORMATION AND UPDATES VISIT TEXASCITYTX.GOV


Winter Storm Watch In Effect
6PM Monday - 6PM Tuesday
Weather Forecast Office
Houston/Galveston TX
Issued Jan 19, 2025 6:49 AM CST
WINTER STORM WATCH
In effect 6PM Monday - 6PM Tuesday
• Heavy snow and sleet possible.
• Potential heavy bands of snow could result in snowfall totals up to 5 inches, with some potential for higher totals.
• Location of heavy snow bands uncertain.
• Ice accumulations of up to one tenth of an inch possible south of I-10.
IMPACTS
• Roads, especially bridges/ overpasses, will likely become hazardous.
• Plan on slippery conditions.
• Delay all travel if possible. If travel is absolutely necessary, drive with extreme caution.
Waco
Mexia
Nacogdoches
Kennard
Centerville
Bremond
Zavalla
Temple
Bryan
Huntsville
Livingston
Brenham
Pinehurst
Liberty
Smithville
Houston
Simonton
Sublime
Galveston
El Campo
Lake Jackson
Mission Valley
Magnolia
@NWSHouston
weather.gov/hgx


Heavy Snow Potential
January 19, 2025
6:58 AM
Key Points
• Heavier bands of snow and sleet will likely develop Tuesday morning into early afternoon.
• Probability graphic to the right gives a general sense of where heavier snow bands could occur (warmer/brighter colors = higher chance).
• Exactly where these bands develop is uncertain.
• Snow and sleet totals will vary significantly across southeast Texas.
• Some potential for locally over 5 inches of snow.
• Locations with heavier snow will experience colder temperatures Tuesday night and Wednesday morning.
Probability of Snowfall Totals Greater Than 3.0 Inches
National Weather Service
Houston/Galveston, TX

TCPD and TCFD helped as well…


STOP







TCISD Gas Leak – May 16

Texas City Emergency Management
Published by Joe Tumbleson Jr. · May 16 ·

Gas Line Incident – 14th St & 9th Ave (Palmer Hwy)

2:48PM: UPDATE - 14th and 9th Ave now open.

A 2-inch gas line was punctured by a directional crew in the area of 14th Street and 9th Avenue.

As of 1:17 PM, a mitigation crew is on scene, and multiple agencies including CenterPoint Energy, Texas City Fire Department, Texas City Independent School District, and the Texas City Office of Emergency Management are working quickly and collaboratively to resolve the situation.

Please avoid the area if possible for your safety and to allow crews to work efficiently.

We will provide updates as more information becomes available. Thank you for your patience and cooperation.







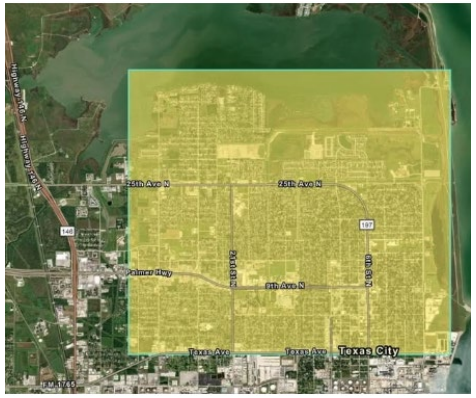


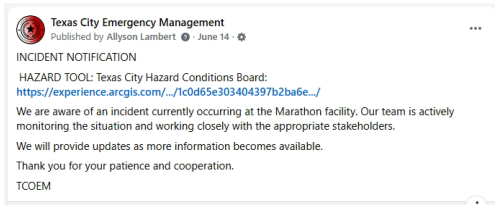


Marathon Refinery Fire – June 14









Texas City Emergency Management
Published by Allyson Lambert · June 14 ·

INCIDENT NOTIFICATION

HAZARD TOOL: Texas City Hazard Conditions Board:
https://experience.arcgis.com/.../1c0d65e303404397b2ba6e.../

We are aware of an incident currently occurring at the Marathon facility. Our team is actively monitoring the situation and working closely with the appropriate stakeholders.

We will provide updates as more information becomes available.

Thank you for your patience and cooperation.

TCOEM

Texas City Emergency Management
Published by Allyson Lambert · June 14 ·

Texas City Hazard Conditions Board:
https://experience.arcgis.com/.../1c0d65e303404397b2ba6ed...

****2:14PM SHELTER IN PLACE LIFTED****

LONG SIREN BURST SIGNALED FOR ALL CLEAR

SHELTER IN PLACE ISSUED - ***LIFTED AT 2:14PM UPDATE***

A shelter in place has been ordered for 29th to Bay St **UPDATE 1:24PM***

Please take the following actions immediately:

Go indoors and stay inside.

Close all doors and windows.

Turn off air conditioning or heating systems.

Stay tuned to official channels for updates.

We are actively monitoring the situation and will continue to provide updates as more informa becomes available.

TCOEM

Please sign up for alerts at mytcalerts.com

Shelter in place has been ordered out of precaution due to the smoke settling in the city. TCFD scene at Marathon, both Marathon and TCFD have deployed air monitoring around the city.

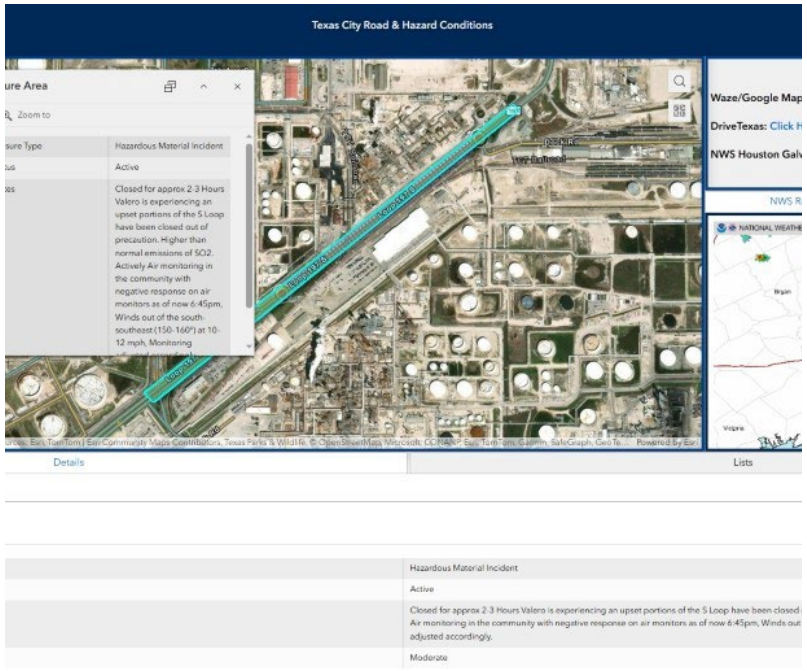
Fire under control, for now, no traffic east of 29th.

Valero Sulfur Dioxide Release – August 17











****UPDATE****
*****10:35PM Update South Loop is open. Monitoring shows no detections, and Valero reports stable operations. Air monitoring confirms no hazardous conditions, and the incident has been downgraded to Level 1A.*****

We are aware of an upset at the Valero facility. Texas City Emergency Management, in coordination with partner agencies, is actively monitoring the situation. Air monitoring is currently in progress.

As a precaution, FM 519 to 605 S Loop is temporarily closed.

We will continue to provide updates as new information becomes available.

Update: Valero is experiencing an upset, higher than normal emissions of SO2. Actively Air monitoring in the community with negative response on air monitors as of now 6:45pm portions of the S Loop have been closed out of precaution.

8:56PM Update: Valero is reporting conditions are improving, at this time, there is no need for a citywide notification or siren activation, as monitoring confirms there is no hazardous impact to the community. Valero is reporting decreasing emissions; we are continuing to conduct air monitoring alongside Valero and CTEH.

10:35PM Update South Loop is open. Monitoring shows no detections, and

Hurricane Beryl Public Assistance Summary

Category	Total Amount	Federal Share	Status
Category A	$659,599.21	$494,699.41	Large Project – DHS Approval
Category B	$13,608.73	$10,206.55	Complete
Category C	$0.00	$0.00	N/A
Category D	$672,734.39	$504,550.79	Large Project – DHS Approval
Category E	$62,381.52	$46,786.14	Under review at FEMA CRC (slight cost adjustment)
Category F	$77,736.98	$58,302.74	Complete
Category G	$10,727.40	$8,045.55	Complete
Cat G (Golf Course)	$36,384.42	$27,288.32	Requesting Extension
TOTAL	$1,533,172.65	$1,149,879.50	









Hurricane Town Hall

Technology & Situational Awareness

GIS Weather & Emergency Dashboard built

Real-time radar, tide, alerts, Waze, NOAA/GOES

Operational Mapping

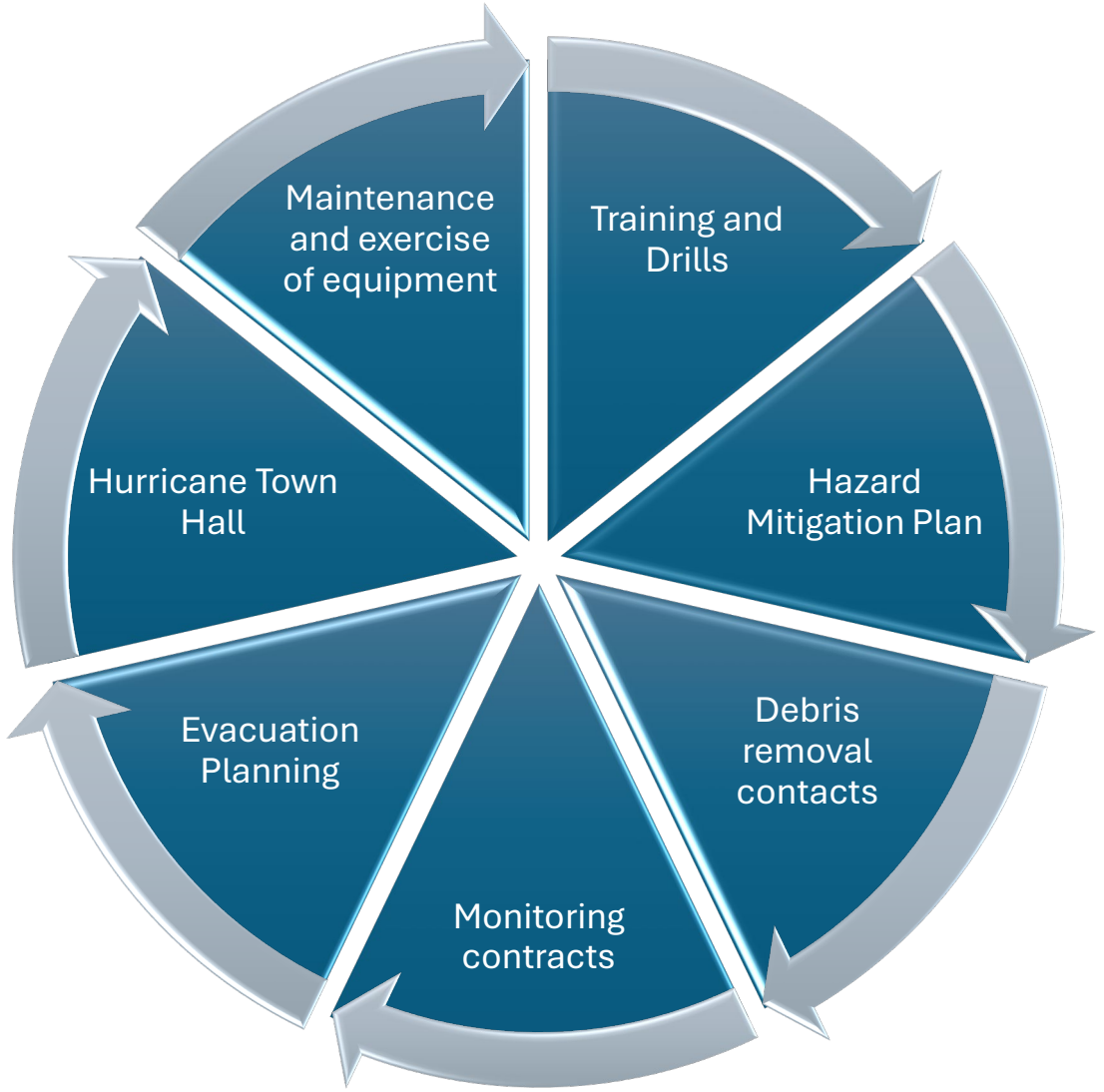
Organizational Developments

Reorganization: IT moved under Emergency Management

Integrated camera & access request systems

Streamlined tech support & communication pipelines

When we are not responding to emergencies



Port & Regional Coordination

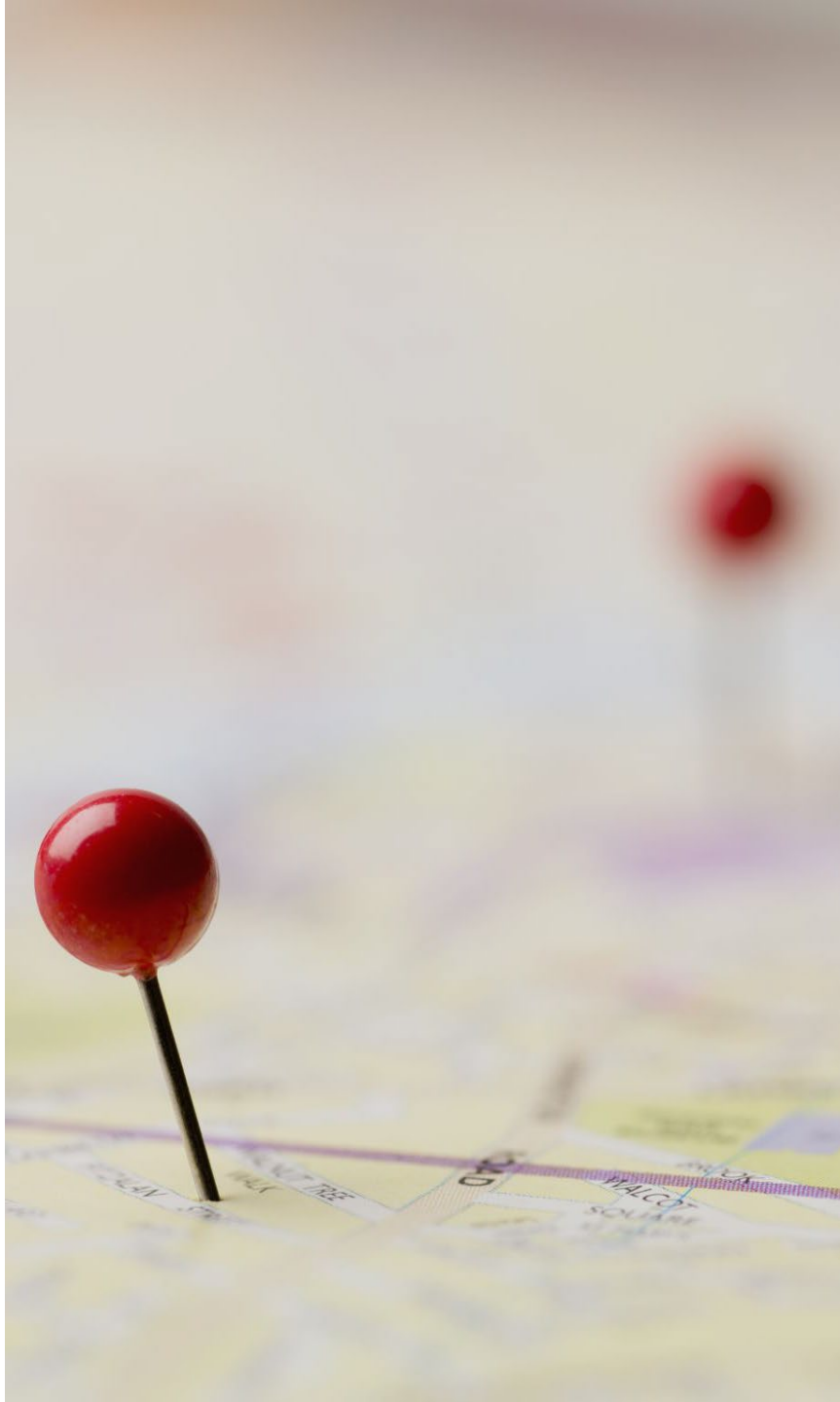
- Port Security Drill – Port of Texas City
- Participated in Marathon security & emergency response exercise
- Multi-agency coordination & lessons into city plans
- Countywide Evacuation Planning
  - Working w/ Galveston County EM
  - Cooperative regional evacuation framework
  - Integration w/ Texas City plans & state guidance

Stay up to date:

www.mytcalerts.com

www.texascitytx.gov

www.facebook.com/texascityem





Thank You

Joe Tumbleson

409.739.4799

jtumbleson@texascitytx.gov

www.texascitytx.gov

CITY COMMISSION REGULAR MTG **(6) (a)**

Meeting Date: 11/19/2025

Public Hearing for comments on the zoning change of 917 8th Ave N Come & See Friends Men's Discipleship Program House from District "F" (Light Industrial) to District "S-P" (Site Plan)

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Public Hearing for comments on the zoning change of 917 8th Ave N Come & See Friends Men's Discipleship Program House from District "F" (Light Industrial) to District "S-p" (Site Plan)

BACKGROUND (Brief Summary)

The applicant, Walter T. Lawson, Sr. Pastor, Come and See Friends Church, seeks approval of a zoning change from District “F” (Light Industrial) to District “S-P” (Site Plan) to continue the operation of a halfway house for men in reentry.
The program has been operating as an unlicensed residential program at the site for approximately four years. The residential program was shut down by Fire Marshals for numerous code violations which have been resolved. The applicant seeks to obtain the necessary rezoning to District SP (Site Plan) as required for halfway houses in order to resume operating the facility as a halfway house for men in re-entry.

The Zoning Ordinance defines a “half-way house” as “a facility for the housing, rehabilitation and/or training of three or more persons, who are on probation or parole or are pre-released inmates from correctional institutions or other persons found guilty of criminal offenses; or for the housing, rehabilitation, training, counseling or treatment of three or more persons for alcohol, chemical or drug abuse and/or dependencies.” Section 160.006. Halfway houses are required to be in District “S-P” (Site Plan), per Section 160.051(C)(b)(8). There are no height or area dimensions specified for the use. However, there are area dimensions for Personal Care Facilities which may be considered advisory of 100 sf per person in single occupancy bedrooms and 120 sf per person in double occupancy bedrooms.

In the absence of any area or height specifications in the ordinance for the use the requirements are determined by the approved Site Plan. The proposed Site Plan indicates an area of 43ft x 26ft for dormitory style sleeping quarters. Applying the standard of 120 sf for multiple occupancies would allow an occupancy of up to 9 residents. However, a final occupancy load will be determined by the Fire Marshal and established through the building permitting and certificate of occupancy process. The Site Plan shows the existing building to have two restrooms, one of which is shown to also have a shower. The Site Plan shows a designated kitchen area, dining area and a small outdoor open space at the rear of the building.

EXISTING BUILDING: The location at 917 8th Ave N is an existing building on a 0.056-acre lot (25ft x 102ft – 2448 sf). The Site Plan shows the existing building as 26ft x 123ft

(3,198 sf) which exceeds the size of lot. It is very likely the existing building is the same size as the platted lot with zero lot line setbacks.

EXISTING ZONING: The site is currently zoned District “F” (Light Industrial). The adjacent property to the west is zoned District “E” (General Business). Adjacent properties to the east and across 8th Ave N to the north are all zoned District “F” (Light Industrial). The existing facility does not meet the setback requirements of the District “F” zoning designation which requires a minimum lot width of 80ft, minimum lot depth of 150ft, minimum lot area of 15,000 sf, minimum front yard of 30ft, minimum rear yard of 30ft. There is no minimum side setback except from a residential district which does not apply to this location. The existing use as a halfway house is not an allowable principal use in District “F”.

EXISTING PARKING: There is no off-street parking for the existing building, but the applicant identifies 30 public parking spaces available adjacent to the site and across the street. The site plan states no off-street parking spaces are required. The applicant indicates the residents do not have vehicles.

INTENDED USE: The applicant seeks a rezoning to District “S-P” (Site Plan) so it can continue its ministry to indigent men in recovery who are returning from incarceration or have ongoing involvement with the criminal justice system through probation or parole. The ministry provides transitional dormitory style housing, counseling, and limited wrap around supportive services such as assistance with obtaining identification documents, driver’s license, etc. Residents maintain a strict schedule of required activities including daily prayer and bible study and are subject to random drug screening. The facility is not licensed by the State of Texas nor are the counselors licensed. The ministry is supported by community donations. Residents are not required to pay a fixed rent or for any supportive services.

Review comments did not express any concerns. Building Officials and Fire Marshals note the facility will be required to meet all applicable codes. Courtesy inspections have been conducted to inform the applicant about the permitting process and the modifications likely to be required to satisfy applicable codes.

The Planning Board approved the proposed Site Plan upon certain conditions at its meeting on September 15, 2025, and recommended approval of the zoning change (3-1).

The Zoning Commission held a public hearing upon notice to adjacent property owners on October 21, 2025. The Notice of the Zoning Commission Hearing was mailed to 14 property owners within 200 ft. No letters of opposition were received and one person appeared at the hearing held on October 21, 2025, to oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant the Zoning Commission voted 3-1 to recommend approval of the zoning change from District "F" Light Industrial to District "S-P" Site Plan.

RECOMMENDATION

The program has been operating at the site without permits but also without any complaints from the surrounding neighborhood. The site is not adjacent or close to any existing residential uses. The use as a halfway house would not be incompatible with the existing use of an adjacent property by Narcotics Anonymous and there have been no complaints noted from an adjacent church.

The majority of the Planning Board recommended the rezoning at its meeting on September

15, 2025 (3-1). The majority of the Zoning Commission recommended the rezoning from District F (Light Industrial) to District S-P (Site Plan) at its meeting on October 21, 2025 (3-1).

City staff including the City Engineer, the Chief Building Official, and the Fire Marshal have reviewed the recommended Detailed Site Plan and offer no objection to the zoning change from District "F" (Light Industrial) to District "SP" (Site Plan) and proposed rezoning.

Fiscal Impact

Funds Available Y/N:	N/A
Amount Requested:	N/A
Source of Funds:	N/A
Account #:	N/A

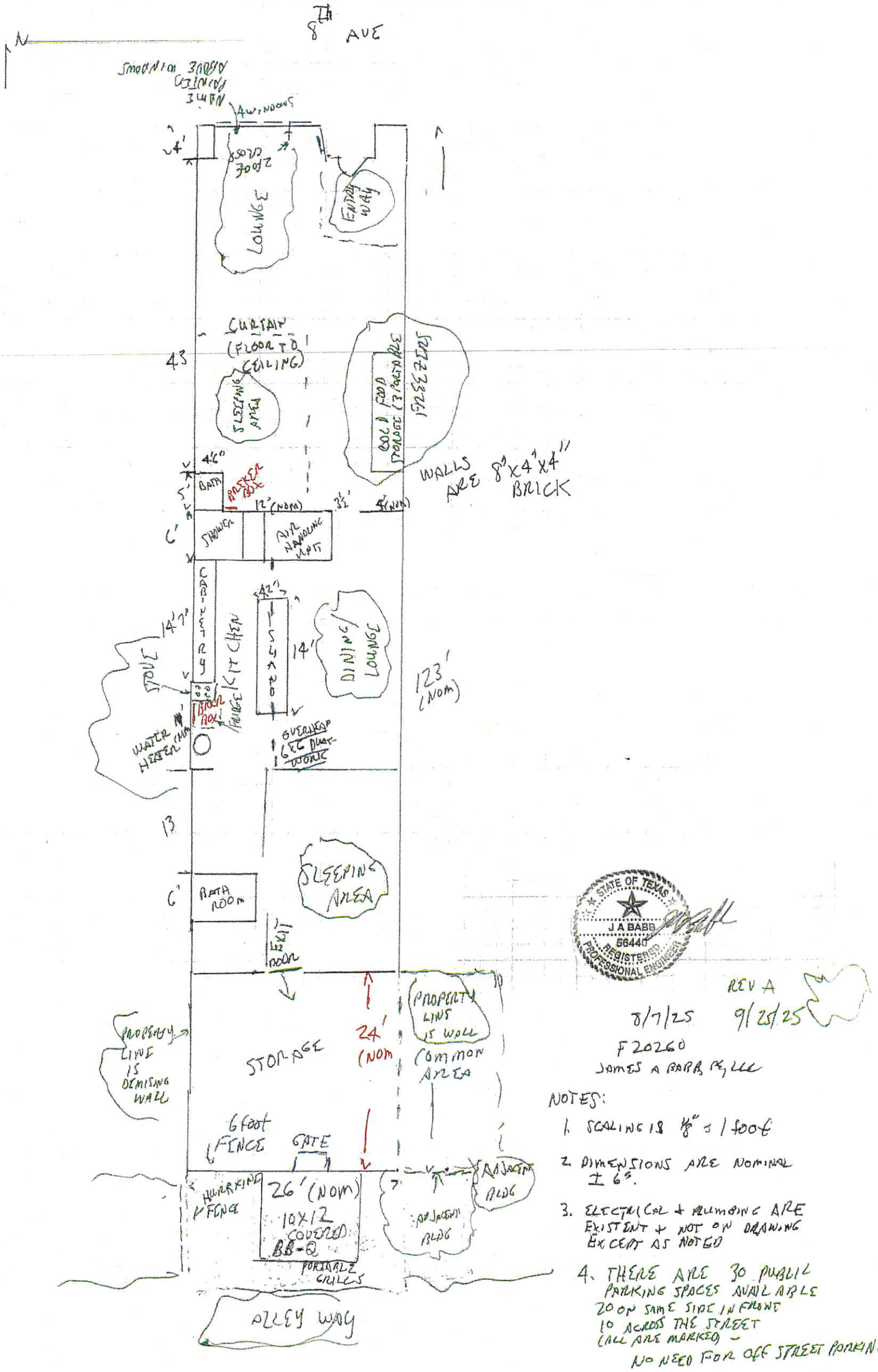
Fiscal Impact:

No fiscal impact

Attachments

Vicinity Map
Site Plan
Planning Board - Staff Report
Draft - ZC Minutes - 10.21.2025
PB minutes - 9.15.2025
CAS Friends House Rules & Regulations


Criminal Justice Center
9th Ave N
9th Ave N
1764
9th Ave N
N
Sharp Inspection & Lube
Benny's Auto Repair
Texas City Fire Department 2
Best Budget Inn
Texas City Animal Hospital
8th Ave N
8th Ave N
8th Ave N
8th Ave N
8th Ave N
10th St N
11th St N
9th St N
8th St N
CAS Friends Men's Discipleship Program
Abbott Dr
Abbott Dr
7th Ave N
7th Ave N
7th Ave N
7th Ave N
7th Ave N
Jones Drive Inn Grocery
Layers
Google
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google
United States
Terms
Privacy
Send Product Feedback
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911 8th AVENUE
TEXAS CITY

STATE OF TEXAS
J A BABB
56440
REGISTERED
PROFESSIONAL ENGINEER

8/7/25

REV A
9/25/25

F20260
JAMES A BABB PE, LLC

NOTES:

1. SCALING IS 1/8" = 1 foot
2. DIMENSIONS ARE NOMINAL ± 6".
3. ELECTRICAL & PLUMBING ARE EXISTENT & NOT ON DRAWING EXCEPT AS NOTED
4. THERE ARE 30 PUBLIC PARKING SPACES AVAILABLE 20 ON SAME SIDE IN FRONT 10 ACROSS THE STREET (ALL ARE MARKED) — NO NEED FOR OFF STREET PARKING

Texas City
EST. 1911
ENGINEERING & PLANNING

STAFF REPORT

TO: Planning Board – Regular Meeting – September 15, 2025

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

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

Date: September 8, 2025

RE: Development Plan/Site Plan for Zoning Change - 917 8th Ave N – Come and See Friends Men's Discipleship Program House

Background: The applicant, Walter T. Lawson, Sr. Pastor, Come and See Friends Church, seeks approval of a Site Plan for a zoning change from District "F" (Light Industrial) to District "S-P" (Site Plan) to continue the operation of a halfway house for men in re-entry. The program has been operating as an unlicensed residential program at the site for approximately four years. The residential program was shut down by Fire Marshals for numerous hazardous conditions and code violations which rendered the building unsafe for the dormitory style occupancy by 13 residents.

Requested Action: (i) Approval of Site Plan for rezoning of an existing commercial building from District "F" (Light Industrial) to District "S-P" (Site Plan) for use as a halfway house for men released from incarceration; and (ii) Approval of a Development Plan as a condition precedent for the issuance of a building permit to make improvements necessary to operate as a code compliant halfway house; and (iii) Affirmation the intended use is consistent with the purpose and guidelines of the Sixth Street Revitalization District.

Staff Analysis and Recommendation: "Halfway House" is defined in the Zoning Ordinance as "a facility for the housing, rehabilitation and/or training of three or more persons, who are on probation or parole or are pre-released inmates from correctional institutions or other persons found guilty of criminal offenses; or for the housing, rehabilitation, training, counseling or treatment of three or more persons for alcohol, chemical or drug abuse and/or dependencies." Section 160.006. Halfway houses are required to be in District "S-P" (Site Plan), per Section 160.051(C)(b)(8), but there are no height or area dimensions specified for the use. However, there are area dimensions for Personal Care Facilities which may be considered advisory of 100 sf per person in single occupancy bedrooms and 120 sf per person in double occupancy bedrooms.

In the absence of any area or height specifications in the ordinance for the use the requirements are determined by the approved Site Plan. The proposed Site Plan does not indicate an anticipated number of occupants or the designation of a space standard per occupant. The proposed Site Plan seems to indicate an area of 43ft x 26ft for dormitory style sleeping quarters. Applying the standard of 120 sf for multiple

occupancies would allow an occupancy of 9 residents. However, a final occupancy load will be determined by the Fire Marshal and established through the building permitting and certificate of occupancy process.

The Site Plan shows the existing building to have two restrooms, one of which is shown to also have a shower. The Site Plan does not show a separate kitchen facility. It is thought the site has a small green space at the rear of the building, but the Site Plan does not show any adjacent green space.

EXISTING BUILDING: The location at 917 8th Ave N is an existing building on a 0.056-acre lot (25ft x 102ft – 2448 sf). The Site Plan shows the existing building as 26ft x 123ft (3,198 sf) which exceeds the size of lot.

EXISTING ZONING: The site is currently zoned District "F" (Light Industrial). The adjacent property to the west is zoned District "E" (General Business). Adjacent properties to the east and across 8th Ave N to the north are all zoned District "F" (Light Industrial). The existing facility does not meet the setback requirements of the District "F" zoning designation which requires a minimum lot width of 80ft, minimum lot depth of 150ft, minimum lot area of 15,000 sf, minimum front yard of 30ft, minimum rear yard of 30ft. There is no minimum side setback except from a residential district which does not apply to this location. The existing use as a halfway house is not an allowable principal use in District "F".

EXISTING PARKING: The site does not have any off-street parking. The applicant advises the residents do not have cars and that the adjacent property owners have no objection to sharing the parking spaces. Some on-street parking is available.

INTENDED USE: The applicant seeks a rezoning to District "S-P" (Site Plan) so it can continue its ministry to indigent men in recovery who are returning from incarceration or have ongoing involvement with the criminal justice system through probation or parole. The ministry provides transitional dormitory style housing, counseling, and limited wrap around supportive services such as assistance with obtaining identification documents, driver's license, etc. Residents maintain a strict schedule of required activities including daily prayer and bible study and are subject to random drug screening. The facility is not licensed by the State of Texas nor are they counselors. The ministry is supported by community donations. Residents are not required to pay a fixed rent. Additional information regarding the programming is included in the agenda packet.

Review comments did not express any concerns. Building Officials and Fire Marshals note the facility will be required to meet all applicable codes. Courtesy inspections have been scheduled to inform the applicant about the permitting process and the modifications likely to be required to satisfy applicable codes.

RECOMMENDATION: The program has been operating at the site without permits but also without any complaints from the surrounding neighborhood. The site is not adjacent or close to any existing residential uses. The use as a halfway house would not be incompatible with the existing use of an adjacent property by Narcotics

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

Anonymous and there have been no complaints noted from an adjacent church. So long as the applicants complete the rezoning process and satisfy the requirements of the Building Officials and Fire Marshals, staff offer no objection to the Site Plan and proposed rezoning.

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ZONING COMMISSION
OCTOBER 21, 2025

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, October 21, 2025, at 5:00 p.m. Staff members present were: Kim Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), Danica Vaughan (Administrative Assistant), and Mario Aguilar (Fall Intern). Guests were: Kristin Edwards, Chris Jennings, Terry Melancon, Glen Cullinane, Elmo Johnson, Walter Lawson, Nasser Zia, Jason Cuomo, and Juan Pablo Gomez.

Co-chair Perry O'Brien asked Chairman Thelma Bowie to chair the meeting. All members present concurred in the request. As acting chair, Commissioner Bowie indicated a quorum was present and called the meeting to order at 5:00pm.

(1) ROLL CALL

The following members answered roll call: Co - Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, and Member Fernando Tello.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES

A motion to approve the minutes of July 15, 2025, was made by Co-Chairman Perry O'Brien/ Member Fernando Tello. All other members present voted aye.

(4) Pastor Walter Lawson seeks to rezone property from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation of Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

a. Staff Report

Ms. Kimberly Golden stated this site is currently zoned District "F" (Light Industrial) and the Applicant is requesting it to be rezoned to District "S-P" (Site Plan) due to the property being used as a halfway house. Under the definitions in the zoning ordinance it is considered a halfway house because it is a facility which provided housing, rehabilitation and/or training to three or more persons who are on probation or parole or with chemical dependencies. The halfway house use is only allowed in the District "S-P" (Site Plan) zoning designation.

Ms. Golden explained that the Development Plan/Site Plan was presented and approved by the Planning Board on September 22nd, 2025. It was approved by a majority but not a unanimous vote pf 3-1. The Planning Board approved the Development Plan/Site Plan subject to completing a couple of items to the site plan which condition has been met. The Site Plan now progresses to the Zoning Commission to consider the actual rezoning request and to make a recommendation to the City Commission.

There is an existing structure on the site. The current existing structure setback does not meet the setbacks of District "F" (Light Industrial). The current use does not meet the

District “F” (Light Industrial) zoning designation. District “S-P” (Site Plan) doesn’t specify setbacks. When a site plan is approved, it establishes the setback requirements. The intended use is transitional dormitory style housing, counseling, and limited services.

The site is currently zoned District “F” (Light Industrial). To the west it is currently zoned District “E” (General Business). All other adjacent properties are zoned District “F” (Light Industrial). The zoning designation changes to residential on east side of 10th Street. Therefore, there is not likely to be any conflict with any residential existing uses or districts based on current zoning. There is a hotel in the area and an apartment complex that are both zoned District “C” (Multi-Family Residential (High Density)).

Ms. Golden explained that in preparation for this hearing notification was mailed out to all the surrounding property owners in the area as required by city ordinance and state law. There were no comments received back either for or against it. There was also a sign posted on the site to inform the public of today’s public hearing. The sign was posted and has remained posted on the site since October 10th, 2025.

Ms. Golden stated the use as a halfway house has been ongoing for about four years.

In accordance with the requirements of the Planning Board, the applicants updated the site plan to show the designation of specific areas at the site. At the entry of the building from 8th Street North the space is a designated living area for communal gathering of the residents, then there is a common dining area with kitchen. The sleeping area is to the rear and then an outdoor patio area. The existing structure is a zero-lot line with no front or side setbacks. There is no designated onsite parking for the location but there are 30 parking spaces along the street and the church across the street will allow parking. Again, the program house is not a new use to the area. It has been operating for about four years without the proper zoning. As soon as the owners were made aware of the zoning requirements, they started the process of rezoning so the use could be compliant. Staff are not aware of any complaints from the four years of actual operatin.

Ms. Golden went on to explain the owners became aware of the zoning requirements as the result of a routine inspection by the Fire Marshal which found some conditions that needed to be mitigated. The active use as a halfway house was shut down and the building is currently not being used. Until the rezoning is made, the owner cannot reoccupy the site for use as a halfway house. Every indication is that the owner/operator of the halfway house was simply not aware of the zoning requirements. Once they became aware of the requirement they have been taking steps to become compliant.

The Planning Board voted (4-0) to approve the site plan subject to the rezoning. Planning Board also voted (3-1) to recommend the rezoning. Staff have no objection to the rezoning.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

At 5:14pm Commissioner Bowie declared the Public Hearing to be open and invited anyone in opposition to the rezoning to speak.

Mr. Chris Jennings, who owns a business across the street at 920 8th Avenue North,

and two empty lots next to the hotel stated he has had his business there for about fifteen years.

Mr. Jennings mentioned that he did not pull the police reports but the traffic around 917 8th Avenue North area when Come and See (CAS) Friends Men's Discipleship Program House occupies the building and there is a lot of loitering, trash, drug use and prostitution.

Two years ago they occupied the building next to his and people were living in the building going back and forth between houses morning and night. Mr. Jennings stated that with that same group of people they brought in an RV behind his shop, behind the building and were running prostitutes out of the RV. They were then run off by the police.

Mr. Jennings mentioned that he drives around his building every day between 5:30-7:00am before he meets with his employees and there is loitering 24/7 when CAS are occupying 917 8th Avenue North. Mr. Jennings stated he has this on camera and has caught it on camera for years.

Mr. Jennings expressed his frustration that when the occupants get out of wherever they were and are in between getting into the halfway house they sleep in front of his front door, in front of his shop. They use the restroom behind and next to his shop and the buildings around. They use the water from their buildings to shower and trash the area.

He feels that if the area is zoned "Light Industrial" he does not see the reason to make it somewhere people can sleep and stay the night and trash out front.

Mr. Jennings stated that there are couches out front of the building, and zero parking in the area regardless of what anyone says. He stated that someone had just moved into the building next door, and it is basically a junk yard now. Mr. Jennings thinks that the city should be working on removing that. He doesn't see any benefit to turning that into a building to house people, he's been in that building and he thinks there may be another place for this to happen, though he thinks its great what they are trying to do.

He also stated that traffic has a direct site to the area when driving to the dike and all you see is these people loitering out front and sitting out front. Mr. Jennings has offered to pay people to help pick up trash in the area, but everyone is just looking for a free handout. He feels that it is becoming more of an eye sore than a benefit to the city of Texas city.

Mr. Jennings stated that if we went to the Police Department and pulled records, we would find records of prostitution and drugs in the area. He stated that this may be because of the hotel in the area. Mr. Jennings did mention that the hotel has been updated, cleaned up to where it looks nice, but has still got pictures on his phone of prostitutes there two nights ago. He feels this is not a good place to put people coming out of prison going into a halfway house. He believes that what CAS are doing is a great thing, but he feels this just isn't the place.

Mr. Jennings opposes the rezoning 917 8th Avenue North.

Commissioner Bowie thanked Mr. Jennings for his comments and then asked if there was anyone who wanted to speak in favor of the zoning change.

Terry Melancon, who is the house manager at CAS is in favor of the rezoning for the

building. He stated he differs with the gentleman and denied that there was any trash. . Mr. Melancon stated that there is a NA (Narcotics Anonymous) next to their building and the entire building has no trash around it and doesn't know about the couches he is talking about. There is no prostitution and no drugs. None of the men can leave the program house without being accompanied by someone else as an accountability partner.

Mr. Melancon let us know that every person that comes into the halfway house is always accompanied by another person who is their accountability partner. No man ever leaves the house without one. These men are never left alone. There is always someone with them, there is always someone at the house and no one other than authorized personnel is allowed into the house. Each person is transported to and from the house by the program.

Mr. Melancon also stated that each occupant that comes into the house has to sign a document that states they are not allowed to have a car or a telephone while at the house for 45 days. This means there are no outgoing calls from the house. He stated that they cannot control the NA (Narcotics Anonymous) personnel who have the cars on the streets, but it is not the occupants from his building.

Mr. Melancon mentioned that the trash in the area that Mr. Jennings is talking about is not under their control. He stated that the men from the house pick up their trash and place it in their own trash bin. He also stated that the men in the house sit in their back patio area that was mentioned and shown by Ms. Golden. Mr. Melancon stated that the only time they have trash in the alley way is when they have called the city to remove bulk trash and it is taken out of their water bill.

Commissioner Bowie asked if there was anyone else desiring to speak for or against. There were none.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Pastor Walter Lawson.

A motion was made by Chairman Perry O'Brien/ Member David Zacherl to approve the zoning change request from Pastor Walter Lawson to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation on Come and See (CAS) friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

Chairman O'Brien stated he thought it was a good move when he voted for it on the Planning Board and he still thinks it's a good move as a zoning matter. As far as the other things that have been brought up during the public hearing he thinks that is a police matter and not a zoning board matter. **Three Members voted aye and Member Tello voted nay.**

Motion carried 3 – 1.

(5) Nasser Zia seeks to rezone property from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North.

a. Staff Report

Ms. Golden stated this site is currently zoned "F" (Light Industrial) and they are requesting to be rezoned to "D" (Neighborhood service). This is an existing building on the property which was used as a convenience store with a fuel station. The fuel station and tanks were removed.

This originated as a code enforcement issue years ago which then progressed to the point where there was an order to have it demolished. Pursuant to that order there was an agreement to forbear from demolition so that the prospective buyer could bring the building back into compliance. The new owner removed the fuel station and tanks and filled them in. The site plan is in compliance with zoning if the rezoning is approved. This is in terms of the current setbacks. They also resolved the code violations which had to do mostly with setback violations.

Ms. Golden informed the Board that the owner worked with Texas City Economic Development Corporation (TCEDC) so they could have an easement to the east for an additional driveway. This allows them to move the tanks to the side of the building which helped them come into compliance with the setbacks. Previously, the tanks were in front of the building and the fuel station canopy was not in compliance. The tanks had to be placed in the front because that was the only way the trucks could get to the tanks. With the additional driveway the trucks can come to the area to the east.

Ms. Golden stated that the Planning Board reviewed the site plan, subject to Applicant completing the transaction with TCEDC to obtain the easement. The site plan was approved, and the rezoning was recommended by the Planning Board and is now before the zoning commission for review.

Ms. Golden stated that across 10th Street North, the area is zoned as District "E" (General Business). To the east and north is zoned District "B" (Single Family Attached Duplex Residential) and the area has some single family residential in there. She also stated that District "D" is one step less intensive than General Business. She stated it is not the kind of zoning that draws people into the neighborhood but the kind that serves the neighborhood.

Ms. Golden stated the convenience store is not considered a bad fit for the neighborhood and does provide some buffering for the existing residential from the existing Light Industrial uses to the south. She also advised the Planning Board voted in support of the rezoning and that staff had no objections.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

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At 5:28pm Commissioner Bowie opened the Public Hearing and asked if anyone was present to speak in opposition to the zoning change. She asked if staff had received any written opposition.

Ms. Golden stated that in accordance with state law and city ordinances letters were sent out to the properties around the area and a sign was physically posted on the property giving notice of the public hearing today. The sign has been posted at the site continuously since October 10, 2025. Staff have not received any comments for or against the rezoning.

Commissioner Bowie asked if anyone present would like to speak in support of the zoning change.

Ms. Kristin Edwards, Director of TCEDC, spoke in favor of this rezoning.

Ms. Edwards stated that the TCEDC approved the easement for the driveway. They did take into account that the City of Texas City utilizes the area further south and the piece of property to the right. They made sure they worked with Public Works to make sure there would be no missteps in operations or any impact on them.

She stated the TCEDC is in support of the rezoning.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Nasser Zia.

A motion was made by Member David Zacherl/Member Fernando Tello to approve the zoning change request from Nasser Zia to rezone from District "F" (Light Industrial) to District "D" (Neighborhood Services) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North. All Members voted aye.

Motion carried 4 – 0.

(6) The City of Texas City Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity seek to rezone property from District "D-1" (Limited Service) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of Lots 6 & 7 and all of Lots 8 thru 16 and abandoned 15 ft alley way.

a. Staff Report

Ms. Golden stated this is one of the things that should have been taken care of back when the property went through the process of an abandonment of the alleys to consolidate the property into four lots.

Ms. Golden this was a project with TCEDC where they acquired this property and took it through a process of consolidating several small lots that were not buildable and

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replatting them so there would be four bigger lots to build on area is currently zoned District “D” (Neighborhood Service) and should have been rezoned to District A (Single Family Residential) when the lots were replatted.

Ms. Golden stated that the property around this area is zoned District “C” (Multi-Family Residential (High Density)) but is actually built as single family homes. Across 4th Street is District “A” (Single Family Residential). She noted it is very appropriate for this area to be zoned as single family residential, they just missed bringing it to the board sooner.

Ms. Golden informed the Commission that two of the lots actually have been transacted and had houses built on them and that is why those property owners are also applicants. The other two lots are still owned by the TCEDC and Ms. Edwards was here as a representative for all the applicants.

Ms. Golden stated there were notices sent out and a sign posted at the property to which we have not received any comments back for or against the rezoning. Staff also agree with the rezoning.

Member Zacherl asked Ms. Golden if the lots meet the minimum square footage to which Ms. Golden responded with “Yes, they do now.”

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. **Public Hearing**

At 5:33pm Commissioner Bowie opened the Public Hearing and asked if anyone wanted to speak in opposition to the zoning change. No one responded.

Commissioner Bowie askied if anyone wanted to speak in favor of the zoning change.

Ms. Kristin Edwards spoke in favor of the rezoning. She spoke in terms of what TCEDC was able to do with these four lots after the replat. She also stated she was greatly appreciative of the assistance with getting the replat done.

Ms. Edwards stated that one of the four lots was able to have a home built on it and was able to transfer to a wonderful lady as a result of the EDC’s Land Swap Program. She stated she is now getting a nice new home on a nice piece of property. The other lot was given to Habitat for Humanity, and they were able to start construction on a new home for a gentleman that may not have been able to afford a home otherwise.

Ms. Edwards then stated one of the remaining two lots that still belong to the TCEDC may possibly go to Habitat for Humanity for another home. Also to be available to the TCEDC’s land swap program in general, which will allow them to move individuals out of the Industrial Business District to get them further away from the industrial activity, for their own safety. Ms. Edwards stated the properties are going to very good use and hopes to continue that.

There were no further questions to which a motion was made by Member Fernando Tello/ Member David Zacherl to close the Public Hearing. All other members voted aye.

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c. Preliminary Zoning Approval – Consider and take action on the zoning change request from City of Texas City Economic Development.

A motion was made by Member David Zacherl/ Chairman Perry O'Brien to approve the zoning change request from The City of Texas Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity to rezone from District "D-1" (Limited Services) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of lots 6 & 7 and all lots 8 thru 16 and abandoned 15ft alley way. All Members voted aye.

Motion carried 4 – 0.

(7) GENERAL UPDATES

Ms. Golden informed the board that we have a new board member. Member David Zacherl is now a member of the Zoning Commission, formerly he was an alternate. She also gave us an update on the current members and alternates which is as follows; Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, Member Fernando Tello and member Bruce Clawson. She also stated Alternate Lisa Salinas was a previous alternate and has been reappointed as an Alternate. Ms. Becky McLaughlin is a newly appointed Alternate Member to the Zoning Commission.

Ms. Golden asked the board members to review the current contact information we have on file and to make sure it is correct. She asked that they reach out to Veronica Carreon if any changes are to be made. She also informed them that on the sheet is our contact information at the bottom of the page.

Ms. Golden stated that the City Attorney is going to prepare a memo for her to provide to them about the Open Meetings Act. She informed the board members that as appointed members of a board they are now subject to the restrictions of the Open Meetings Act. As appointed members they are not allowed to have group discussions with each other about anything pertaining to the zoning meetings unless they are in a properly called and noticed Zoning Commission Meeting. A group email sent to all board members may be considered a "walking quorum" and so they cannot send group emails to each other about zoning matters. The only group emails they should be seeing or receiving about zoning matters will be from Veronica and strictly about the scheduling of the meetings.

Ms. Golden informed the board that they need to elect officers. Chairman Perry O'Brien has been serving as Chair and will do so until he is replaced but they no longer have a Co-Chair and asked if they would like to have an agenda item for the election of officers at the next meeting to convene. All were in favor.

Ms. Golden also stated there are several more things coming through so we should have at least one more meeting before the end of the year.

(8) ADJOURNMENT

A motion was made by Member Fernado Tello/Member David Zacherl to adjourn. All members present voted aye.

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_____

Kimberly Golden, Secretary Date

Minutes approved by the Zoning Commission at its meeting on _____.

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PLANNING BOARD MINUTES
September 15, 2025

The Planning Board of the City of Texas City met in a regular meeting on Monday, September 15, 2025, at 5:00 p.m. Staff members present: Ms. Kimberly Golden, P.E. (City Engineer, Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (E&P Administrator), Veronica Carreon (Planning & Zoning Technician) and Mario Aguilar (E&P Fall Intern). Guests were: Howard Castleberry and Rhianna Powell (7 Brew Coffee), Sherri McElwee, Terry Melancon, Kate Good, Stephanie Burriss, Miles Manning, Glen Cullinene, and Walter Lawson.

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

(1) ROLL CALL

The following members answered roll call: Commissioner Jami Clark, Chairman Dickey Campbell, Commissioner Thelma Bowie, and Member Aric Owens.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES

A motion to approve the minutes of August 18, 2025 was made by Commissioner Jami Clark/Commissioner Thelma Bowie. All other members present voted aye.

Before reading the first agenda item, Ms. Kimberly Golden introduced Mario Aguilar, Fall Intern for Engineering & Planning. He was welcomed by the Board.

(4) REGULAR AGENDA

a. Consider and take action on the Development Plan for 7 Brew Coffee. Located at 3231 Palmer Highway (former location of O'Reilly Auto Parts). (Subject to approval of replat).

Ms. Kim Golden stated the Applicant, Howard Castleberry on behalf of Citadel Development Services, Austin, TX, is requesting approval of a Development Plan for the construction of a new 510 sf restaurant with a drive-thru only, beverage only restaurant which serves coffee, energy drinks and smoothies, with no food service.

It is located on Palmer Hwy east of 33rd Street North, which was the site for the former O'Reilly Auto Parts.

Staff have worked with the Applicant on the stacking of vehicles regarding a drive-thru. They will have double lanes and employees will be taking orders from the cars in the stack using iPads/tablets. Payment will be taken, and drinks will be hand delivered under the canopy.

Access to the business will be from 33rd Street North and there will not be an additional driveway onto Palmer Hwy, which is consistent with the 2011 Palmer Hwy Access Study.

They are complying with the requirements of the Gateway Overlay District as far as construction and landscaping and are ready to get started. Ms. Golden stated that the building will come in three pieces and will be assembled on site.

The only condition subject to approving this Development Plan would be subject to the replat actually being completed.

She then asked if there were any questions.

Chairman Dickey Campbell stated that O'Reilly Auto Parts had an extremely wide entrance and asked if that was completely going away, to which Ms. Golden stated yes, it would go away. Chairman Campbell asked if this was the Applicant's choice. Ms. Golden replied this was due to the 2011 Palmer Hwy Access Study.

The Applicant, Mr. Howard Castleberry, replied that he did not believe TxDOT was going to give them a driveway. Chairman Campbell asked if he asked for one. Mr. Castleberry replied they asked for a right turn only exit, which was denied and the way they now have it configured with access from 33rd Street North, it will work just fine. He added there will be plenty of room on 33rd Street North to enter.

Chairman Campbell asked about Discount Tire to the west of the property. Mr. Castleberry stated they have a tire check area on the side of their building and a dumpster but that they could work it out.

A motion was made by Commissioner Thelma Bowie/Commissioner Jami Clark to approve the Development Plan for 7 Brew Coffee conditioned upon approval of the replat. Located at 3231 Palmer Highway (former location of O'Reilly Auto Parts). All other members present voted aye.

Motion carried 4-0.

b. Consider and take action on the Replat for 7 Brew Coffee. Located at 3231 Palmer Highway (former location of O'Reilly Auto Parts).

Ms. Golden stated Texas City Code of Ordinances requires Planning Board approvals of replat. The property for 7 Brew Coffee requires a replat. The reason the Planning Board must approve replats is probably to ensure that whenever a subdivision is replatted, each of the replatted lots continues to have the necessary access to it is coming before the Board to ensure when it is replatted that it still has access to water, sewer, streets and drainage. The replat for 7 Brew Coffee does this.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Replat for 7 Brew Coffee. Located at 3231 Palmer Highway (former location of O'Reilly Auto Parts). All other members present voted aye.

Motion carried 4-0.

c. Consider and take action the Development Plan for Danni's Soul Food #2, a mobile food unit. Located at 7320 FM 1765 (northeast corner of Vauthier Road).

Ms. Golden indicated this is a request to approve a site to be used by a Mobile Food Unit (MFU) - food truck. The location is a vacant convenience store/fuel station that has not been in operation for quite some time. There are some fuel pumps out front but there is nothing to indicate that the tanks have been removed.

The Applicant, Dailon Richard, is proposing to place a Mobile Food Unit on site between the fuel pumps with no other changes proposed to the site. The MFU will operate as a take and pay, with no tables or seating available at the site, no trash receptacles, nor any restrooms. Staff believes the Applicant has permission from another nearby business for employees of the MFU to use the restrooms there.

The applicant is affiliated with a commissary that seems to be licensed and can handle all of their requirements. The commissary is located in La Marque. The proposed MFU site is located on the north side of FM 1765 which is in Texas City.

The proposed hours of operation are Monday through Friday, 11AM – 8PM. They may also be open some Saturdays and Sunday from 11AM – 8PM. The menu consists of soul food items as listed in the Staff Report. The food will not be prepared on site. It will be prepared at the commissary and brought to the MFU.

The concern that staff have has been laid out in the Staff Report. The Planning Board's role in this is to approve the site for purposes of the TCPD issuing the applicant a MFU permit.

Staff are not recommending approval of this site because of the existing pumps and unknown underground conditions of the proposed site. Without some measures to protect the pumps or to know the condition of the pumps and underground tanks, the staff cannot recommend the site as appropriate for a MFU.

Commissioner Thelma Bowie stated that the owners of this site had plenty of time to go in and remediate where the tanks are. Consequently, people now park their boats, trailers and other items there which has caused it to become a "dumping ground".

Member Aric Owens stated the pumps have to be monitored by TCEQ and they should know if the tanks have been removed. Ms. Golden replied if they had been removed and replaced with new pumps then they would be inactive.

Chairman Campbell asked if the canopy is still in place over the fuel pumps. Ms. Golden stated per the pictures of the site provided by the applicant and shown to the Planning Board at the meeting; there is no canopy.

Chairman Campbell then asked if the Applicant was in attendance. Ms. Veronica Carreon stated an invitation had been sent and they were also aware of the meeting date and time, but they were not in attendance. A decision was made to proceed with action on the agenda item.

Chairman Campbell added that it would be a lot nicer if the property were cleaned up - especially with a new high school diagonally across the street. There is also the church to the west of the property and a nice strip center to the south.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to deny the Development Plan for Danni's Soul Food #2, a mobile food unit, based on staff recommendation. All other members present voted aye.

Motion carried 4-0.

d. Consider and take action on the Preliminary Plat for Vic at Lago Mar. Located at P12130 Central Park Blvd, northwest of the new Dickinson Junior High School.

Ms. Golden indicated the site of the project and stated the Applicant is proposing to plat this 17.22-acre tract. Some extensions of the infrastructure will be required to provide services to the site, including the construction of a new sanitary sewer lift station.

The Applicant also has a Development Plan pending, which is still in review and not being presented at this time. The Development Plan proposes to place a 348-unit multi-family apartment complex with 30 efficiency apartments, 210 one-bedroom and 108 two-bedroom market rate units at the site.

Chairman Campbell asked if we are allowing apartments. Ms. Golden replied that the Lago Mar PUD indicates a certain number of apartments on the west side and a certain number of apartments on the east side. This number will satisfy what is allowed on the east side.

Commissioner Clark asked if this would be the only set of apartments on the east side. Ms. Golden replied probably yes.

Ms. Golden added the Development Plan in review will be meeting the applicable masonry requirements, the landscaping and the open space requirements. She reminded the Board that the Development Plan is not the action being presented to them at this time, but she wanted them to have context for the requested platting. The Development Plan will come to the Board at a later date.

The Preliminary Plat is being presented so that the Applicant can come forward with the Final Plat and preparation of construction drawings.

Chairman Campbell asked how many stories the project will have. Ms. Kate Goodwin replied it would be a three-story walk-up.

Chairman Campbell then asked if these 348 units will be the last of the apartments to be constructed in Lago Mar. Ms. Golden replied yes, this apartment project would probably fulfill the number of apartment units allowed by the PUD.

Member Owens asked if there was any concern about another multi-family unit. Ms. Golden replied there is no concern and that the new fire station is in Lago Mar and there is now a connection from Lago Mar Blvd to Central Park Blvd. Another new fire station is also in design and funded for construction along FM 2004, which station will have good access to the site.

Commissioner Bowie asked if there will be any commercial development. Ms. Golden replied that staff have received some Development Plans that are located in the nearby area, but not on the 17 acres being platted in this action. Ms. Sherri McElwee added that there are some other developments coming soon but have not yet been submitted to Engineering & Planning.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Preliminary Plat for Vic at Lago Mar. Located at P12130 Central Park Blvd, northwest of the new Dickinson Junior High School. All other members present voted aye.

Motion carried 4-0.

e. Consider and take action on the Development Plan for Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Street North.

Ms. Golden stated there are two action items regarding this project. There is a site plan to be reviewed and also a recommendation to the Zoning Commission on a zoning change to District "S-P" (Site Plan).

District "S-P" (Site Plan) depends on a site plan, and this zoning has to be considered because the Texas City Code of Ordinances requires the use as a halfway house for men in re-entry to be zoned District "S-P". The District "S-P" rezoning process means the application will be reviewed by staff and by the Planning Board, Zoning Commission and City Commission.

Staff understand that Come and See Friends Men's Discipleship Program House (CAS) has successfully been operating an unlicensed residential program at the site for approximately four years. They have not been intending to circumvent any of the required permits, but were simply not aware of the requirements. Once they became aware of the requirements, they have been working with staff in very good faith trying to meet all of the requirements.

Ms. Golden then indicated the site plan and stated that it does not have everything that is required in the ordinance, but she has been in contact with the engineer, and she is confident he will be able to add the few things that are needed before it is presented to the Zoning Commission.

One of the requirements not shown on the site plan, which may be important to the Planning Board for its consideration, is designated uses of the various areas of the project. The only use

shown on the site plat is the storage area, but staff understand the facility is being used as a transitional residence as a ministry of the church. Ms. Golden then asked the representatives present for CAS to show and explain the various uses on the site plan to the Planning Board. The representatives then explained the uses of the various areas as living area, kitchen dining area, sleeping area, storage and outside gather area.

There is no parking on the site, but Ms. Golden has been told the residents don't have vehicles. The designation of parking for the site is one of the requirements for the site plan. Pastor Lawson has stated there is a church nearby which allows parking as needed for the facility. There haven't been any complaints or problems brought to the City about parking issues in the area.

There are no particular area or height restrictions or standards stated for halfway houses in the Texas City Code of Ordinances. But there are some standards applicable to personal care facilities which can be used for reference. The personal care facilities standard is 120sf per person for multiple occupancies in a single bedroom. It is staff's understanding the sleeping area will be organized dormitory style and that 120sf seems like it would be a reasonable space standard to apply. The final maximum occupancy number will be determined by the Fire Marshal if the number of occupants based on the space standard exceeds the number determined by the Fire Marshal.

There are two restrooms and one shower. The Development Plan does not indicate a kitchen, but the representatives indicated the area to be used as a kitchen on the site plan.

Ms. Golden stated the existing zoning of the site is District "F" (Light Industrial) and the zoning of the adjacent to the site is District "E" (General Business). The area across from the site is District "C" (Multi-family Residential – High Density). The project is not impacting on any single family residential. Ms. Golden reminded the Planning Board that when the application is scheduled for presentation to the Zoning Commission a Public Hearing Notice will be mailed out to adjacent property owners within 200ft.

This project was circulated to staff, and they did not express any real concerns. Both the Chief Building Official and the Fire Marshal note the facility itself will be required to meet all applicable building and fire codes.

To ensure there is no confusion about this, the Fire Marshal previously made a routine inspection several months ago which found some violations that had to be resolved immediately due to safety concerns. However, those corrections were only immediate safety concerns and did not bring the site "up to code". It is expected additional modifications will be required for the building to actually meet all building codes, all fire codes and other necessary items for the intended use as a halfway house.

Once they get through the rezoning process they will then move on to the next process for obtaining a building permit.

Staff have no objections to the Development Plan subject to the engineer adding the necessary information to the site plan. Ms. Golden stated it was a very preliminary rough sketch and asked if anyone had any questions.

Chairman Campbell asked who owns the site. Paster Lawson replied it is owned by CAS Ministry. He stated it is called the Discipleship House, and they usually have 12 – 15 men there. It is not a permanent home. They do not charge the men anything. These are men that were addicted to drugs, in prison, or depressed men whose families don't want them in their homes. The ministry assists in transitioning the men and help them to better themselves. They try to heal the men holistically, get them into classes at COM, and get them to study. They clothe and house the men for six months. They help them be productive and find jobs. They help them save money

so that they can move on from CAS back into the community. They have success story after story. He added that there is another building at 1701 6th Street North where they transport the men for Bible study.

There were no other questions from the board members.

A motion was made by Commissioner Jami Clark/Member Aric Owens to approve the Development Plan for Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Street North. All other members present voted aye.

Motion carried 4-0.

f. Consider and make recommendation to the Zoning Commission on a zoning change request from Walter T. Lawson, Sr., Pastor CAS Friends Church, to change the zoning from District "F" (Light Industrial) to District "S-P" (Site Plan) to operate a Men's Discipleship Program House. Located at 917 8th Street North.

Ms. Golden reported the current zoning is District "F" (Light Industrial). The actual use of the building does not meet any requirements for District "F" (Light Industrial), but there haven't been any complaints about the use since they've been doing this for four years.

The rezoning process will require a Public Hearing Notice to be mailed to the adjacent property owners within 200' and they will have opportunity to come to the public hearing. The next public hearing meeting will be advertised when we are ready to present the Preliminary Zoning Approval to City Commission. So, if there are any objections from the neighborhood, they will have two opportunities to come and voice their concerns.

Member Owens stated this is where he has a struggle. He is trying to understand the city's map and land use and just because someone has done something wrong for four years this does not mean that's the right way of doing things. He has witnessed the denial of other items in zoning that don't necessarily seem fit. He then asked how they keep enforcing if they allow things to move forward in service.

Ms. Golden replied that District "S-P" (Site Plan) is a tool that allows you to take this very specific use on a very specific place and carve it out as an allowed use because an evaluation has been made for this particular use of this particular site under these particular conditions is not unacceptable.

Member Owens thinks what they are doing is great, but he is concerned and wants to make sure they are not doing something that is going to be oppressive.

Chairman Campbell stated this is a deteriorated area and if they do not at least consider this item then nothing will happen, and the property owners are the ones who suffer.

Pastor Lawson spoke about the neighboring buildings and stated in the future they hope to expand.

Chairman Campbell reminded everyone that this is only a recommendation and that there are still two more Boards to present to.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to make recommendation to the Zoning Commission on a zoning change request from Walter T. Lawson, Sr., Pastor CAS Friends Church, to change the zoning from District "F" (Light Industrial) to District "S-P" (Site Plan) to operate a Men's Discipleship Program House. Located at 917 8th Street North.

Motion carried 3-1.

(5) GENERAL UPDATES

(6) OTHER BUSINESS

(7) MOTION TO ADJOURN

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

Kimberly Golden 11/3/2025

Kimberly Golden, Secretary Date

Minutes approved by the Planning Board at its meeting on 11/3/2025.

CAS Friends House of Disciples
6-month Program
House Rules & Regulation

Matthew 28: 19-20 NIV

"Go therefore and make disciples of all the nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, teaching them to observe all things that I have commanded you; and Lo, I am with you always, even to the end of the age.",

A godly man is not a perfect man. We will never reach perfection until we are in the physical presence of Jesus (Philippians 3:12; 1 John 3:2). But the godly man embraces his manhood and knows that Jesus, not the world, has set the standard for what it means to be a real man. So, he strives daily to model his life after Jesus. He doesn't make excuses for his sins and weaknesses he finds in himself, but continually surrenders those areas to God and asks for His help in overcoming them (Romans 6:11—14). Regardless of physical appearance, social status, or economic standing. A man can be a godly man when he surrenders to God through faith in Jesus Christ and seeks to obey Him in every area of his life (Luke 10:27; Galatians 2:20)

A godly man is one who has died to his flesh (Galatians 5:24). This does not mean he no longer faces temptation. It means that, when he is tempted, the decision about whether to give in has already been made. He relies on the power of the Holy Spirit to help him say "no" to his flesh and "yes" to the Holy Spirit (1 Corinthians 10:13; Galatians 5:16). As he regularly opposes sin, he finds that his spirit grows stronger, and temptation becomes easier to resist (Hebrews 10:36).

HOUSE

- Wake up time is 7 am - morning routine.
- Curfew and doors locked at 10 pm, (Fri. & Sat 10:30 pm) Lights out at 10:30 pm.
- You must always be accounted for in addition to signing the out & in sheet. In addition, **You Must** make sure the House manager and or acting HMT is informed.
- Chores are assigned for two weeks periods which is posted on the white board in the hallway. Everyone is expected to complete their chores established by Pastor Terry. Remember chores are completed twice a day (morning and evening).
- Bed must be made each morning by 7:30am, No excuses will be accepted.
- All clothes must be hung and/or put away in totes or hanging area.

CAS Friends House of Disciples
6-month Program
House Rules & Regulations

- Laundry area must be cleaned organized by all. Bed sheets must be washed weekly.
- **NO** dishes are to be left in the sink or dish drainer at any time. You are expected to wash and put away your own dishes. Do not pour grease down the sink.
- You are required to clean the toilet after your use out of respect for the next person.
- Only faith based and or family movies will be played in the House. PG or PG-13 Rated will be allowed with minimum profanity.
- No overnight stays away from the house unless approved by Pastor Terry, overnight request to stay with the opposite sex is prohibited.
- ABOSOLUTELY, no weapons of any type will be allowed into the church or discipleship house.
- NO Stealing or disrespect of anyone's property! Theft will not be tolerated.
- All mail must be opened in front of House Minister.
- Issues within the house will be dealt with immediately. If it cannot be resolved within the men's meeting, Pastor Tery will have the final say.

CHURCH

- Church functions and studies are mandatory; you are expected to be at each function 15 minutes early and must stay until function is over, (Exceptions made for employment. Please give Pastor Terry or House Minister your work schedule.)
- You are expected to always keep the church ready for services ensuring restrooms are clean.
- **NO** horseplay or loud yelling.
- **NO** secular music in Men's house or on church property or in church vehicles.
- You **Must** attend all services unless working or given permission to miss by Pastor Terry.

SELF

- NO Lying or disrespect to anyone, NO profanity!! YOU LIVE IN GOD'S HOUSE.
- Personal Hygiene is a must. YOU **MUST** SHOWER DAILY! Showers will be no longer than 15 minutes. Wearing of deodorant is **MANDATORY!**
- **Clean** clothes must be worn daily.

CAS Friends House of Disciples
6-month Program
House Rules & Regulations

- All medication will be kept in a lock box and secured. If you are under a doctor's care, a list of any/all medications must be given to Pastor Terry.
- All valuables are to be kept locked in your totes.
- If you have an income of any type, you are responsible for your personal needs (i.e.: **hygiene products**, **food** and **laundry supplies, and haircuts**).
- No physical altercations or bullying. All parties involved will be asked to leave the house. Reentry is solely dependent upon Pastor Terry's discretion.
- If it's **not true**, don't **say it**. If it's not yours, don't **touch it**. Treat each other as you want to be treated.
- Any form of illegal drugs, as well as alcohol is prohibited and will not be tolerated. You will be asked to leave the premises and not return for 30 days - 6 months dependent upon Pastor Terry's discretion.
- If you are ill, notify house minister and you must go to the doctor. After seeing a doctor, if it's determined you need bed rest it will be approved. No other activities will be required.
- You must remember when exiting bunk area, you are to be fully dressed. YOU **MUST ALWAYS HAVE A SHIRT ON**!! Remember it's about respect for others and respecting God's house.
- Do not leave articles of clothing laying around the house and or bunk area. Everything must be kept decent and in order.
- Getting into new relationships while in the disciple program is prohibited. We want you only focused on your relationship with God and Him alone.

PROGRAM

- If you have a question, **ASK**. If you are not sure, **ASK**. If you don't know, **Do not** assume you know what to do, Look where you are now.
- NO counseling or giving advice to each other, Everyone's walk is different, thou similar, not the same.
- Should you leave the program for any reason; you will not be allowed back in the program for at least 30 days and with the agreement of Pastor Terry.

CAS Friends House of Disciples
6-month Program
House Rules & Regulations

- No cell phones and/or tablets the first 30 days upon starting the program. If you are caught with a cell phone, you will be terminated from the program, including asking to use a house mates' cell.

New Disciples must be in the program 45 days before they are permitted to lead, teach, and or drive church vehicles.

After the first 45 days, each participant is responsible to be actively looking for full time employment.

All residence will be evaluated every 30 days to ensure understanding and determine growth.

These rules are not up for discussion. If you do not think that you can obey these rules, you do not need to stay. Remember, you came here for help not a vacation.

Entry and Reentry is solely dependent upon Pastor Terry Melancon's discretion.

Signature: _____ Date: _____

By signing this you are agreeing that you understand and will abide by these rules.

CITY COMMISSION REGULAR MTG **(6) (b)**

Meeting Date: 11/19/2025

Public Hearing for comments on the zoning change of 1025 5th Ave N - Paks Food Store (Former Tiger Mart) from District "F" (Light Industrial) to District "D" (Neighborhood Service)

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Public Hearing for comments on the zoning change of 1025 5th Ave N - Paks Food Store (Former Tiger Mart) from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of constructing and operating a convenience store with fuel station.

BACKGROUND (Brief Summary)

The applicant is Nasser Zia for the owner Saeed Gaddi. This project began as a code enforcement case for the removal of leaking underground tanks and other code violations. Enforcement progressed through the court and an abatement order was entered to compel removal of the tanks and demolition of the building. The property is under contract to sell, and the prospective new owner negotiated a forbearance agreement to avoid demolition of the building. In accordance with the forbearance agreement, the leaking underground tanks and fuel station have been removed. The new owner now seeks to remodel the existing building as a convenience store and fuel station with new underground tanks and fuel pumps and to make the property compliant with all applicable codes including the Zoning Ordinance.

The site is a 0.502-acre lot with an existing building which has been vacant and unoccupied for several years. The underground fuel tanks, fuel pump and canopy have been removed.

DEVELOPMENT PLAN - The Planning Board approved a Development Plan subject to completing the rezoning change at its regular meeting on August 4, 2025. The proposed project will install new underground fuel tanks and fuel pumps on the vacant property east of the existing building; it will close the southwest driveway on 11 th St. N and add a new driveway to 5th Ave N. The new driveway will be located on an easement adjacent to the east property line to be acquired from the Texas City Economic Development Corporation. The site plan shows the relocation and enclosure of the dumpster with a masonry screening wall and metal doors, adds a parapet wall to the roof to screen the rooftop unit, and adds landscaping as required by the zoning ordinance.
The addition of the new driveway on 5th Ave N is necessary to allow onsite access for the fuel trucks to the new location for the new tanks on the vacant property east of the existing building. The tanks cannot be reinstalled to the location of the previous tanks because the canopy and fuel station would not meet the applicable setbacks.

The applicant has provided a survey and legal description for the easement. The Texas City Economic Development Corporation (TCEDC) has approved terms for the sale of the easement. The City Attorney is drafting the easement, which will expire unless construction is completed within one year, and whenever the site is no longer to be used for a fuel station.

REZONING APPLICATION - The property is currently zoned District "F" (Light Industrial), which is not compliant with the use as a convenience store with fuel station. Convenience stores with fuel stations are allowable uses in the District "E" (General Business) zoning district and may be allowed in District "D" (Neighborhood Services) if sized to support local neighborhood. The property north and west of the site is currently zoned District "B" (Single Family Attached Duplex Residential) and is currently developed with existing single-family dwellings. The property south and east of the site is currently zoned District "F" (Light Industrial). The adjacent property south of the site is occupied with

warehousing for CR Ventures Global LLC. The adjacent property to the east is owned by the TCEDC and used by the City of Texas City Public Works Department as a material storage yard. The property east of 10 th St. N is zoned District "E" (General Business).

The abatement of the dangerous and unsightly code violations is a benefit for the neighborhood. The reopening of a convenience store will also be a benefit to the neighborhood, which does not have ready access to convenient retail. It will also support a revitalization of the commercial corridor along 5 th Ave N, which is a convenient access point for the Sixth Street Revitalization District.

The zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) is also an improvement for the area. The property is bounded on the north and west by property zoned District "B" (Single Family Attached Duplex Residential), which actually has existing single-family residences. The property is bounded on the south by an existing warehouse installation and on the east by the Texas City Public Works material storage yard. The warehouse and storage yard uses are both consistent with the District "F" (Light Industrial) zoning district. The District "F" (Light Industrial) seems to date from the existence of the TCT Railroad, which is no longer active and has transferred its right-of-way to Texas City. 10 th St. N appears to be located in the former railroad right of way.

The existing abutment of the District "B" (Single Family Attached Duplex Residential) to the District "F" (Light Industrial) district is inherently incompatible. The zoning change of the site from District "F" (Light Industrial) to District "D" (Neighborhood Service) will help buffer and provide a transition between the incompatible zones.

The Zoning Commission held a public hearing upon notice to adjacent property owners on October 21, 2025. The Notice of the Zoning Commission Hearing was mailed to 19 property owners within 200 ft. No letters of opposition were received, and no one appeared at the hearing held on October 21, 2025, to oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant, the Zoning Commission voted 4-0 to recommend approval of the zoning change from District "F" Light Industrial to District "D" Neighborhood Service.

RECOMMENDATION

The Planning Board reviewed the site plan and rezoning application and recommended approval (4-0) at its regular meeting on August 4, 2025 **upon condition the applicant obtain an easement from the TCEDC for a new driveway to be constructed adjacent to the east boundary of the property.**

The Zoning Commission held a public hearing and considered the rezoning application and recommended approval of the zoning change from District F (Light Industrial) to District D (Neighborhood Services) at its regular meeting on October 21, 2025 (4-0), **upon condition the applicant obtain an easement from the TCEDC for a new driveway to be constructed adjacent to the east boundary of the property.**

Staff also have no objection to the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service), which is an improvement for the neighborhood and reduces the degree of incompatibility with the existing residential uses and zoning designation.

Fiscal Impact

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

No fiscal impact

Attachments

Vicinity Map
Site Plan
Zoning Map
Zoning Commission - Staff Report
Planning Board - Staff Report
Planning Board - Minutes 8.4.25
Draft - ZC Minutes - 10.21.2025


1025 5th Ave. N
Paks Food Store
Texas City Police Department
Noble Park
Species Gym Texas City
Saunas | Showers | Cold Plunge
Terraza
919 8th Ave N
Recently viewed
Pallet Bar & Grill
Texas City High School
Texas City Lodge 1118 AF&AM
Full Throttle Pros
Terror Isle Adventures
The Showboat Pavilion
Galveston County Food Bank
La Gardenia
Abbott Dr
10th Ave N
9th Ave N
8th Ave N
7th Ave N
6th Ave N
5th Ave N
4th Ave N
3rd Ave N
2nd Ave N
14th St N
13th St N
11th St N
10th St N
9th St N
8th St N
7th St N
5th St N
4th St N
16th St N
15th St N
11 1/2 St
1764
N
Layers
Google Maps

OWNER INFORMATION:

SAEED GADDI
P.O. BOX 2554
STAFFORD, TX 77497
832.277.6699

APPLICANT INFORMATION:

NASSER ZIA
NZ CONSTRUCTION CORP.
4450 S. WAYSIDE DR., STE. 101,
HOUSTON, TX 77087

SITE INFORMATION:

175'x125' = 21,875 SQ. FT.
TOTAL TRACT: 21,875 SQ. FT.
21,875 / 43,560 = 0.502 ACRE GROSS ACREAGE

LEGAL DESCRIPTION:

0.502 ACRES OUT OF PART OF TRACT 27 OF
THE JAMES B. WELLS SURVEY, ABSTRACT 205,
IN TEXAS CITY, GALVESTON COUNTY, TEXAS

LANDSCAPE ANALYSIS:

REQUIRED - 5%
21,875 SQ. FT. x 5% = 1,094SQ. FT.

TREES REQUIRED
1/500 SQ. FT.
1,094/500 = 2 TREES REQUIRED

TREES PROVIDED = 5 TREES

PARKING ANALYSIS:

REQUIRED - 1/200 SQ. FT. ENCLOSED SPACE
2,478 SQ. FT. / 200 SQ. FT. = 13 SPACES

ADA PARKING 1/25 SPACES PROVIDED
14/25 = 1 ADA PARKING PROVIDED

PROVIDED PARKING:

REGULAR SPACES:	12 SPACES
ADA SPACES:	1 SPACES
TOTAL	13 SPACES

ZONING:

PROPERTY IS ZONED "F" - LIGHT INDUSTRIAL
ADJOINING PROPERTIES ARE ZONED "F" - LIGHT INDUSTRIAL

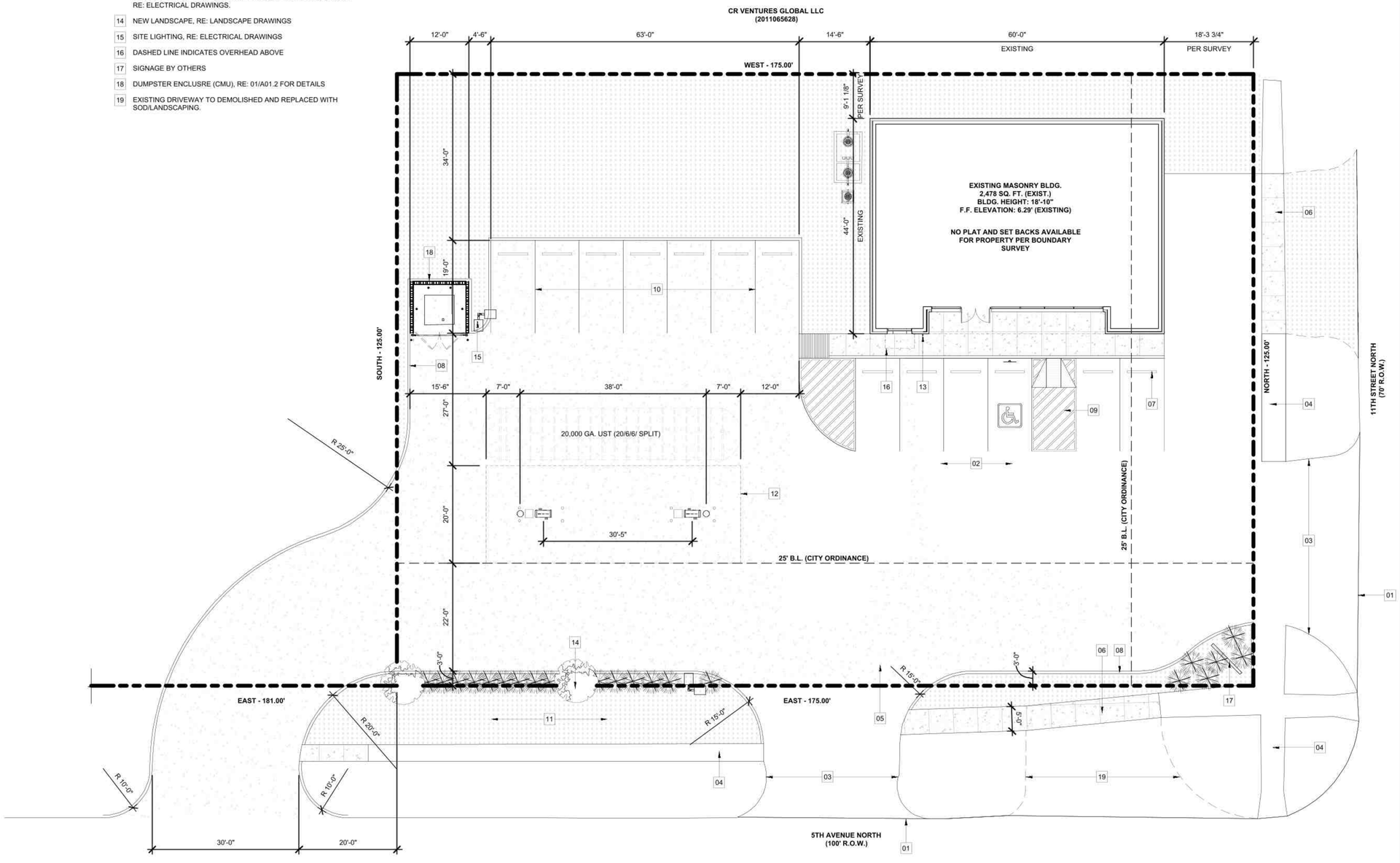
SITE PLAN KEYED NOTES:

01 EDGE OF PAVEMENT
02 EXISTING CONCRETE PAVING
03 EXISTING CONC. DRIVEWAY APPROACH
04 EXISTING SIDEWALK
05 HATCHED INDICATES NEW CONCRETE PAVEMENT, RE: CIVIL DRAWINGS
06 NEW CONCRETE SIDEWALK, RE: CIVIL DRAWINGS
07 WHEEL STOP, RE: CIVIL DRAWINGS
08 6" CONCRETE CURB, RE: CIVIL DRAWINGS
09 4" WIDE PAINTED CROSS-STRIPING AT 18" O.C. WITH BORDER WHITE TRAFFIC PAINT
10 4" WIDE PARKING STALL STRIPING - TRAFFIC WHITE
11 NATURAL GREEN
12 FUEL CANOPY, FUEL DISPENSER, UNDERGROUND TANK, AND CANOPY FOOTING BY OTHERS
13 EMERGENCY PUMP SHUT-OFF. THE DEVICES SHALL BE DISTINCTLY LABELED AS: EMERGENCY FUEL SHUTOFF. SIGNS SHALL BE PROVIDED IN APPROVED LOCATIONS. PER IFC 2303.2. RE: ELECTRICAL DRAWINGS.
14 NEW LANDSCAPE, RE: LANDSCAPE DRAWINGS
15 SITE LIGHTING, RE: ELECTRICAL DRAWINGS
16 DASHED LINE INDICATES OVERHEAD ABOVE
17 SIGNAGE BY OTHERS
18 DUMPSTER ENCLUSRE (CMU), RE: 01/A01.2 FOR DETAILS
19 EXISTING DRIVEWAY TO DEMOLISHED AND REPLACED WITH SOD/LANDSCAPING.



VICINITY MAP

KEY MAP 738-G



N

SITE PLAN | 1

Scale: 3/32" = 1'-0"

IMG + DESIGN

DIRECTORY

Irving Gonzalez
832.836.6030
irving@imgdesign.co

SEAL

SUBMITTALS

NO.	ISSUE	DATE
1	CITY REVISION	10/23/2024
2	CITY REVISION 2	12/10/2024
3	CITY REVISION 3	02/17/2025
4	CITY REVISION 4	05/14/2025

SPEED FUEL C-STORE REMODEL

1025 5TH AVENUE NORTH,
TEXAS CITY, GALVESTON COUNTY, TEXAS 77590

PROJECT NO.
C.2417

SHEET NAME
DETAILED SITE PLAN

SHEET NO.
A01.0

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1025 5TH AVE N TEXAS CITY, TX 77590
Search result
6th Ave N
5th Ave N
4th Ave N
3rd Ave N
13th St N
12th St N
11th St N
10th St N
9th St N
CITY HALL ANNEX
1025
(A-1) Single-Family Residential (Low Density)
(A-2) Patio Home
(B) Single-Family Attached Duplex Residential
(B-1) Townhouse Residential
(C) Multi-Family Residential (High Density)
(C-1) Multi-Family Residential (Medium Density)
(MH) Mobile Home
(D) Neighborhood Service
(D-1) Limited Service
(LGBD) Limited General Business District
(E) General Business
(E-1) Central Business
(O-P) Office-Professional
(E-2) Freeway Commercial
(E-3) Outdoor Commercial
(E-4) Commercial Warehouse
(CIMU) Commercial/Industrial Mixed Use
(F) Light Industrial
(F-1) Outdoor Industrial
(H) Heavy Industrial
(IBD) Industrial Business District
(P-I) Planned Industrial
I (PUD) Planned Unit Development
(G) Waterfront
(G-2) Recreational Waterfront
50 m
200 ft
Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, Tom

Texas City
EST. 1911
ENGINEERING & PLANNING

STAFF REPORT

TO: Zoning Commission – Regular Meeting – October 21, 2025

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

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

Date: October 15, 2025

RE: Zoning Change - 1025 5th Ave N – Paks Food Store (former Tiger Mart) – From District "F" (Light Industrial) to District "D" (Neighborhood Service)

Background: The applicant is Nasser Zia for the owner Saeed Gaddi. This project began as a code enforcement case for the removal of leaking underground tanks and other code violations. Enforcement progressed through the court and an abatement order was entered to compel removal of the tanks and demolition of the building. The property is under contract to sell, and the prospective new owner negotiated a forbearance agreement to avoid demolition of the building. In accordance with the forbearance agreement, the leaking underground tanks and fuel station have been removed. The new owner now seeks to remodel the existing building as a convenience store and fuel station with new underground tanks and fuel pumps and to make the property compliant with all applicable codes including the Zoning Ordinance.

Requested Action: Recommendation to approve the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service).

Staff Analysis: The site is a 0.502-acre lot with an existing building which has been vacant and unoccupied for several years. The underground fuel tanks, fuel pump and canopy have been removed.

DEVELOPMENT PLAN - The Planning Board approved a Development Plan subject to completing the rezoning change at its regular meeting on August 4, 2025. The proposed project will install new underground fuel tanks and fuel pumps on the vacant property east of the existing building; it will close the southwest driveway on 11th St. N and add a new driveway to 5th Ave N. The new driveway will be located on an easement adjacent to the east property line to be acquired from the Texas City Economic Development Corporation. The site plan shows the relocation and enclosure of the dumpster with a masonry screening wall and metal doors, adds a parapet wall to the roof to screen the rooftop unit and adds landscaping as required by the zoning ordinance.

The addition of the new driveway on 5th Ave N is necessary to allow onsite access for the fuel trucks to the new location for the new tanks on the vacant property east of the existing building. The tanks cannot be reinstalled to the location of the previous tanks because the canopy and fuel station would not meet the applicable setbacks.

The applicant has provided a survey and legal description for the easement. The Texas City Economic Development Corporation (TCEDC) has approved terms for the sale of the easement. The City Attorney is drafting the easement which will expire unless construction is completed within one year and whenever the site is no longer to be used for a fuel station.

REZONING APPLICATION - The property is currently zoned District "F" (Light Industrial) which is not compliant with the use as a convenience store with fuel station. Convenience stores with fuel stations are allowable uses in the District "E" (General Business) zoning district and may be allowed in District "D" (Neighborhood Services) if sized to support local neighborhood. The property north and west of the site is currently zoned District "B" (Single Family Attached Duplex Residential) and is currently developed with existing single-family dwellings. The property south and east of the site is currently zoned District "F" (Light Industrial). The adjacent property south of the site is occupied with warehousing for CR Ventures Global LLC. The adjacent property to the east is owned by the TCEDC and used by the City of Texas City Public Works Department as a material storage yard. The property east of 10th St. N is zoned District "E" (General Business).

The abatement of the dangerous and unsightly code violations is a betterment for the neighborhood. The reopening of a convenience store will also be a benefit to the neighborhood which does not have ready access to convenient retail. It will also support a revitalization of the commercial corridor along 5th Ave N which is a convenient access point for the Sixth Street Revitalization District.

The zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) is also an improvement for the area. The property is bounded on the north and west by property zoned District "B" (Single Family Attached Duplex Residential) which actually has existing single-family residences. The property is bounded on the south by an existing warehouse installation and on the east by the Texas City Public Works material storage yard. The warehouse and storage yard uses are both consistent with the District "F" (Light Industrial) zoning district. The District "F" (Light Industrial) seems to date from the existence of the TCT Railroad which is no longer active and has transferred its right of way to Texas City. 10th St. N appears to be located in the former railroad right of way.

The existing abutment of the District "B" (Single Family Attached Duplex Residential) to the District "F" (Light Industrial) district is inherently incompatible. The zoning change of the site from District "F" (Light Industrial) to District "D" (Neighborhood Service) will help buffer and provide a transition between the incompatible zones.

Recommendation: The Applicant has addressed all comments from staff and staff have no objection to approval of the Development Plan **conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC.** Staff also have no objection to the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service)

which is an improvement for the neighborhood and reduces the degree of incompatibility with the existing residential uses and zoning designation.

The Planning Board reviewed the rezoning application and recommended approval (4-0) at its regular meeting on August 4, 2025.

1801 9th Avenue North * P.O. Drawer 2608 * Texas City, TX 77592-2608
(409) 948-3111 * www.texascitytx.gov

Texas City
EST. 1911
ENGINEERING & PLANNING

STAFF REPORT

TO: Planning Board – Regular Meeting – August 4, 2025

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

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

Date: July 28, 2025

RE: Development Plan and Zoning Change - 1025 5th Ave N – Paks Food Store (former Tiger Mart)

Background: The applicant is Nasser Zia for the owner Saeed Gaddi. This project began as a code enforcement case for the removal of leaking underground tanks and other code violations. Enforcement progressed through the court and an abatement order was entered to compel removal of the tanks and demolition of the building. The property was sold, and the new owner negotiated a forbearance agreement to avoid demolition of the building. In accordance with the forbearance agreement, the leaking underground tanks and fuel station have been removed. The new owner now seeks to remodel the existing building as a convenience store and fuel station with new underground tanks and fuel pumps and to make the property complaint with all applicable codes including the Zoning Ordinance.

Requested Action: (i) approval of a Development Plan for the issuance of a building permit to remodel the existing building and install new fuel tanks and pumps as a convenience store and fuel station. (ii) recommendation to approve the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service).

Staff Analysis: The site is a 0.502-acre lot with an existing building which has been vacant and unoccupied for several years. The underground fuel tanks, fuel pump and canopy have been removed.

DEVELOPMENT PLAN - The proposed project will install new underground fuel tanks and fuel pumps on the vacant property east of the existing building; it will close the southwest driveway on 11th Street N and add a new driveway to 5th Ave N on an easement adjacent to the east property line to be acquired from the Texas City Economic Development Corporation. The site plan shows the relocation and enclosure of the dumpster with a masonry screening wall and metal doors, add a parapet wall to the roof to screen the rooftop unit and add landscaping as required by the zoning ordinance.

The addition of the new driveway on 5th Ave N is necessary to allow onsite access for the fuel trucks to fill the new relocated tanks. The tanks cannot be reinstalled to the location of the previous tanks because the canopy and fuel station would not meet the applicable setbacks.

REZONING APPLICATION - Applicant also has a zoning change application pending. The property is currently zoned District "F" (Light Industrial) which is not compliant with the use as a convenience store with fuel station. Convenience stores with fuel stations are allowable uses in the District "E" (General Business) zoning district. The property north and west of the site is currently zoned District "B" (Single Family Attached Duplex Residential) and is currently developed with existing single-family dwellings. The property south and east of the site is currently zoned District "F" (Light Industrial). The adjacent property south of the site is occupied with warehousing for CR Ventures Global LLC. The adjacent property to the east is owned by the TCEDC and used by the City of Texas City Public Works Department as a material storage yard. The property east of 10th Street N is zoned District "E" (General Business).

The abatement of the dangerous and unsightly code violations is a betterment for the neighborhood. The reopening of a convenience store will also be a benefit to the neighborhood which does not have ready access to convenient retail. It will also support a revitalization of the commercial corridor along 5th Ave N which is a convenient access point for the Sixth Street Revitalization District.

The zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) is also an improvement for the area. The property is bounded on the north and west by property zoned District "B" (Single Family Attached Duplex Residential) which actually has existing single-family residences. The property is bounded on the south by an existing warehouse installation and on the east by the Texas City Public Works material storage yard. The warehouse and storage yard uses are both consistent with the District "F" (Light Industrial) zoning district. The District "F" (Light Industrial) seems to date from the existence of the TCT Railroad which is no longer active and has transferred its right of way to Texas City. 10th St N appears to be located in the former railroad right of way.

The existing abutment of the District "B" (Single Family Attached Duplex Residential) to the District "F" (Light Industrial) district is inherently incompatible. The zoning change of the site from District "F" (Light Industrial) to District "D" (Neighborhood Service) will help buffer and provide a transition between the incompatible zones.

Recommendation: The Applicant has addressed all comments from staff and Staff have no objection to approval of the Development Plan **conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC.**

Staff also have no objection to the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) which is an improvement for the neighborhood and reduces the degree of incompatibility with the existing residential uses and zoning designation.

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PLANNING BOARD MINUTES

August 4, 2025

The Planning Board of the City of Texas City met in a regular meeting on Monday, August 4, 2025, at 5:00 p.m. Staff members present: Ms. Kimberly Golden, P.E. (City Engineer, Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician) and Caroline Luke (Administrative Assistant). Guests were: Kevin McDonald (Langan Engineering), Sherri McElwee (Quiddity Engineering), Nasser Zia (Nasser Zia Construction), Phil Newton (Highway 66 Partners), Simon Labrosse (Alpha Omega Renewables), & Mohsinal Umatiya (Owner of Paks Food Store).

Co-Chairman Perry O'Brien indicated a quorum was present and called the meeting to order.

(1) ROLL CALL

The following members answered roll call: Commissioner Jami Clark, Commissioner Thelma Bowie, Co-Chairman Perry O'Brien, and Member Aric Owens.

(2) APPROVAL OF MINUTES

A motion to approve the minutes of July 21, 2025 was made by Commissioner Jami Clark/Commissioner Thelma Bowie. All other members present voted aye.

(3) PUBLIC COMMENTS

There were no public comments.

(4) REGULAR AGENDA

a. **Consider and take action on the Final Plat for Lago Mar Commercial Replat No. 5. A portion of unrestricted Reserve "B", Block 2 Lago Mar Commercial according to the map or plat thereof recorded under Instrument Number 2016044734 map records of Galveston County, Texas situated in the Alexander Farmer League Abstract No. 11, Texas City. Located south of Crystal View Blvd Extension on the frontage road of I-45 S and containing 14.24 acres.**

Ms. Kim Golden gave a brief overview of the layout of the commercial replats in Lago Mar to reorient the board with the proposed development location. This replat is south of the HEB location and will be subdivided into seven lots. Ms. Golden pointed out that one of the lots does not have access to a public roadway, but there is an access easement to allow entry and exit from the lot. One of the conditions for approving this project is securing a mutual access agreement for the lots that abut the access easement. Drafting the mutual access agreement may take some time, but the developer indicates the process has begun. Establishing the pending agreement as a condition of approval allows other aspects of the project to continue while the agreement is prepared and executed before the Final Plat is recorded.

Ms. Golden said there are many developers interested in these lots, so it is appropriate to keep the project moving.

Co-Chairman Perry O'Brien asked about the function of the access agreement. Ms. Golden said the agreement would formalize who is responsible for the upkeep and maintenance of the access road since it is not a public road maintained by the City. She also mentioned that this road is

important because it leads to a lift station. This is not a public street that will be dedicated to the City, so there must be an agreement. Agreements like this are conventional practice and are simply a matter of getting it worked out between the lawyers. Ms. Golden said she is comfortable with this being a condition for approval so the plat will not be recorded until the agreement is signed and received by the City.

Member Aric Owens asked if there is any way to access Lot 3 from Lot 7. Ms. Golden said that there is access, but Lot 7 is still considered land-locked because it does not have frontage on a public street. Ms. Sherri McElwee, a representative of Quiddity Engineering, said that there is a 60-foot public access easement on the south side of Lot 7 that exists now. The easement goes all the way from Lago Mar Boulevard to Lot 7 because of the lift station site.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Final Plat for Lago Mar Commercial Replat No. 5 upon condition that a mutual access agreement providing for perpetual maintenance be executed and recorded prior to the recording of the plat and that the construction drawings be revised to address the final comments and to include the TxDOT approved plans for improvements to the frontage road. All other members present voted aye.

Motion carried 4-0.

b. **Consider and take action on the Final Plat for Lago Mar Commercial Replat No. 6. Being a portion of unrestricted Reserve "A", Block 1 Lago Mar Commercial, according to the map or plat thereof recorded under Instrument Number 2016044734, map records of Galveston County, Texas situated in the Alexander Farmer League, Abstract No. 11, City of Texas City. Located north of Lago Mar Blvd on frontage road of 1-45S and containing 6.51 acres to create 5 lots.**

Ms. Golden showed a map of the area to familiarize the board with the location of this project. She then said all lots have frontage on the south bound frontage road which is considered a public street. Everything has been sorted out except for the approval from TxDOT for the changes that will need to be made on the frontage road. The construction plans have been submitted to TxDOT and are under review. This is why the City has not released the construction plans. Approving the Final Plat will allow the project to continue moving forward and reserve the City's authority to withhold recording of the plat until TxDOT gives their approval.

Member Owens asked what the developers are waiting for from TxDOT. Ms. Golden said that there are changes to be made to the deceleration lane to add a driveway for the project. Member Owens asked if there was a timeline on hearing back from TxDOT. Ms. Golden said there is no clear timeline which means the developer will be proceeding at its own risk if it chooses to start construction before it has TxDOT's final approval.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Final Plat for Lago Mar Commercial Replat No. 6. All other members present voted aye.

Motion carried 4-0.

c. **Consider and take action on a Request for Extension of Time for the Preliminary Zoning Approval of Southern Select Energy Storage, a Battery Energy Storage System (BESS)project to be located on 6.29 acres at 701 Hwy 146 N.**

Ms. Golden informed the Planning Board that they reviewed this project approximately a year ago and gave a brief overview of the site location. Last year, the Planning Board and Zoning Commission heard and made a recommendation to approve the initial preliminary zoning change. City Commission granted preliminary zoning approval for 12 months in September 2024.

The 12 months are almost over and not granting an extension will result in the applicant restarting the application process. The applicant has started the permitting process, but this process can take a while. This extension will give them another 12 months to complete the permitting process.

Commissioner Clark asked if anything about the plan had changed. Ms. Golden said nothing in the plans had changed. This request for extension is simply a matter of making sure the applicant doesn't have to repeat the entire rezoning approval process.

Ms. Golden showed the board the Development Plan and said the applicant has complied with spacing, masonry, and landscaping requirements. The site will also include a paved road and two means of access. Ms. Golden said that the plan complies with the City's requirements for these kinds of projects.

Member Owens asked about the connection between Southern Select and Alpha Omega. Mr. Simon Labrosse, a representative of Alpha Omega Renewables, said that Alpha Omega is the development platform that issues project names and LLCs. This relationship allows there to be liability on a certain project instead of the entirety of Alpha Omega. If something happens with a project, it only affects that one project instead of the entire company.

Ms. Golden asked if it would be appropriate to identify Southern Select as a subsidiary of Alpha Omega. Mr. Labrosse said that would be a feasible explanation.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Request for Extension of Time for the Preliminary Zoning Approval of Southern Select Energy Storage. All other members present voted aye.

Motion carried 4-0.

d. Consider and make recommendation to the Zoning Commission on a zoning change request from Nasser Zia (NZ Construction Corp.) to change the zoning from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of remodeling and bringing the convenience store and fuel station into compliance. Located at 1025 5th Avenue North.

Ms. Golden explained the project location and informed the board that this location was formerly known as Tiger Mart. This location has had numerous code compliance issues and has been unoccupied for over one year. The lot is currently zoned as District "F" (Light Industrial) which is why it is on the agenda for a zoning change. The underground gasoline storage tanks that were previously on the property have been removed because it was determined that the tanks had been leaking. The remodel will install new underground gasoline storage tanks in the vacant area east of the existing building. The new location will allow the canopy and the development to meet the setback requirements. One of the existing driveways on 11th Street will be closed and the developer is in the process of securing an easement agreement on the adjacent property which is owned by the Texas City Economic Development Corporation for a new driveway on 5th Ave. The new driveway is needed to allow the fuel trucks to service the fuel station without disrupting traffic on the main roadway. Obtaining an easement agreement with TCEDC is a condition of approval, because this is not a feasible development without the easement for the driveway.

Ms. Golden introduced Mr. Nasser Zia, a representative for the project. Commissioner Jami Clark stated her excitement in seeing something moving to this location since it has been an eyesore for some time.

Co-Chairman O'Brien asked if there were any foreseen issues with TCEDC in obtaining the easement agreement. Ms. Golden said she was unsure, and the conversations had just begun between the parties.

Member Owens asked if there is any need for remediation from the leaking tanks. Ms. Golden said she was unaware if any soil testing had been completed. Mr. Zia said testing was done and no evidence of contamination was found.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the recommendation of a zoning change request to the Zoning Commission for Nasser Zia for the purpose of remodeling and bringing the owner's convenience store and fuel station into compliance conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC. All other members present voted aye.

Motion carried 4-0.

e. **Consider and take action on the Development Plan for Paks Food Store (Tiger Express) to remodel and bring a convenience store and fuel station into compliance. Located at 1025 5th Avenue North. Subject to approval of District "D" (Neighborhood Service) rezoning.**

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Development Plan for Paks Food Store (Tiger Express) to remodel and bring a convenience and fuel station into compliance contingent upon the approval of the zoning change request. All other members present voted aye.

Motion carried 4-0.

f. **Consider and take action on the Affirmation of Planned Development District for Hwy 66 Partners. Located at SH-3 and FM 1764.**

Ms. Golden said that this is not a typical agenda item and required to fill in a gap in City records. The property was rezoned as a PUD to District "I" (Planned Unit Development) via ordinance in 2009, but the documents explaining the terms of the PUD cannot be found. The actual development which has already been permitted and occurred to date gives an idea of the intent for development of the area and is consistent with the records that can be found. To help continue this development without hinderance, the Planning Board has been asked to consider the affirmation of the PUD to fill in the blanks.

Ms. Golden showed a map of the existing site and the areas that have not yet been developed. This affirmation will pertain only to the areas in the existing PUD that are vacant. The affirmation document is simple and outlines the acceptable uses for these undeveloped areas. With this documentation in place, proposed projects in the PUD can move forward. Ms. Golden informed the board that Phil Newton, from Hwy 66 Partners, is present.

Co-Chairman O'Brien asked if there was anything that could be added to the list of possible developments in the area. Ms. Golden said the developer had the opportunity to add whatever he wanted but chose to keep it simple. Co-Chairman O'Brien said it was a good document, and he supports the staff recommendation.

A motion was made by Commissioner Jami Clark/Member Aric Owens to approve the Affirmation of Planned Development District for Hwy 66 Partners. All other members present voted aye.

Motion carried 4-0.

(5) GENERAL UPDATES

Ms. Golden informed the board that the region is currently in a Master Transportation Planning Process right now. This is being facilitated by HGAC and the process is currently in the public outreach stage. There is a survey that can be completed online to provide input about transportation uses and needs. The survey has nine questions about transportation followed by demographic questions. Ms. Golden encouraged people to take the survey since this end of Galveston County and Texas City are typically underrepresented in regional plans. Commissioner Clark said she can confirm that Texas City is underrepresented in the survey since she is a board member for HGAC. Ms. Golden noted the importance of Texas City being represented in the survey because the regional plans can be used in so many ways, not only for transportation.

Member Owens asked if the City is publicizing this survey. Ms. Golden affirmed that the City's Communication Team is working to spread the survey to the public through the city's website, social media platforms and through the various boards.

(6) OTHER BUSINESS

Nothing to discuss.

(7) MOTION TO ADJOURN

Co-Chairman Perry O'Brien asked if there was any other business to which there was none. **A motion was made by Commissioner Jami Clark/Member Aric Owens to adjourn. All members present voted aye.**

Kimberly Golden 8/18/2025

Kimberly Golden, Secretary Date

Minutes approved by the Planning Board at its meeting on 8/18/2025.

ZONING COMMISSION
OCTOBER 21, 2025

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, October 21, 2025, at 5:00 p.m. Staff members present were: Kim Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), Danica Vaughan (Administrative Assistant), and Mario Aguilar (Fall Intern). Guests were: Kristin Edwards, Chris Jennings, Terry Melancon, Glen Cullinane, Elmo Johnson, Walter Lawson, Nasser Zia, Jason Cuomo, and Juan Pablo Gomez.

Co-chair Perry O'Brien asked Chairman Thelma Bowie to chair the meeting. All members present concurred in the request. As acting chair, Commissioner Bowie indicated a quorum was present and called the meeting to order at 5:00pm.

(1) ROLL CALL

The following members answered roll call: Co - Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, and Member Fernando Tello.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES

A motion to approve the minutes of July 15, 2025, was made by Co-Chairman Perry O'Brien/ Member Fernando Tello. All other members present voted aye.

(4) Pastor Walter Lawson seeks to rezone property from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation of Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

a. Staff Report

Ms. Kimberly Golden stated this site is currently zoned District "F" (Light Industrial) and the Applicant is requesting it to be rezoned to District "S-P" (Site Plan) due to the property being used as a halfway house. Under the definitions in the zoning ordinance it is considered a halfway house because it is a facility which provided housing, rehabilitation and/or training to three or more persons who are on probation or parole or with chemical dependencies. The halfway house use is only allowed in the District "S-P" (Site Plan) zoning designation.

Ms. Golden explained that the Development Plan/Site Plan was presented and approved by the Planning Board on September 22nd, 2025. It was approved by a majority but not a unanimous vote pf 3-1. The Planning Board approved the Development Plan/Site Plan subject to completing a couple of items to the site plan which condition has been met. The Site Plan now progresses to the Zoning Commission to consider the actual rezoning request and to make a recommendation to the City Commission.

There is an existing structure on the site. The current existing structure setback does not meet the setbacks of District "F" (Light Industrial). The current use does not meet the

District “F” (Light Industrial) zoning designation. District “S-P” (Site Plan) doesn’t specify setbacks. When a site plan is approved, it establishes the setback requirements. The intended use is transitional dormitory style housing, counseling, and limited services.

The site is currently zoned District “F” (Light Industrial). To the west it is currently zoned District “E” (General Business). All other adjacent properties are zoned District “F” (Light Industrial). The zoning designation changes to residential on east side of 10th Street. Therefore, there is not likely to be any conflict with any residential existing uses or districts based on current zoning. There is a hotel in the area and an apartment complex that are both zoned District “C” (Multi-Family Residential (High Density)).

Ms. Golden explained that in preparation for this hearing notification was mailed out to all the surrounding property owners in the area as required by city ordinance and state law. There were no comments received back either for or against it. There was also a sign posted on the site to inform the public of today’s public hearing. The sign was posted and has remained posted on the site since October 10th, 2025.

Ms. Golden stated the use as a halfway house has been ongoing for about four years.

In accordance with the requirements of the Planning Board, the applicants updated the site plan to show the designation of specific areas at the site. At the entry of the building from 8th Street North the space is a designated living area for communal gathering of the residents, then there is a common dining area with kitchen. The sleeping area is to the rear and then an outdoor patio area. The existing structure is a zero-lot line with no front or side setbacks. There is no designated onsite parking for the location but there are 30 parking spaces along the street and the church across the street will allow parking. Again, the program house is not a new use to the area. It has been operating for about four years without the proper zoning. As soon as the owners were made aware of the zoning requirements, they started the process of rezoning so the use could be compliant. Staff are not aware of any complaints from the four years of actual operatin.

Ms. Golden went on to explain the owners became aware of the zoning requirements as the result of a routine inspection by the Fire Marshal which found some conditions that needed to be mitigated. The active use as a halfway house was shut down and the building is currently not being used. Until the rezoning is made, the owner cannot reoccupy the site for use as a halfway house. Every indication is that the owner/operator of the halfway house was simply not aware of the zoning requirements. Once they became aware of the requirement they have been taking steps to become compliant.

The Planning Board voted (4-0) to approve the site plan subject to the rezoning. Planning Board also voted (3-1) to recommend the rezoning. Staff have no objection to the rezoning.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

At 5:14pm Commissioner Bowie declared the Public Hearing to be open and invited anyone in opposition to the rezoning to speak.

Mr. Chris Jennings, who owns a business across the street at 920 8th Avenue North,

and two empty lots next to the hotel stated he has had his business there for about fifteen years.

Mr. Jennings mentioned that he did not pull the police reports but the traffic around 917 8th Avenue North area when Come and See (CAS) Friends Men's Discipleship Program House occupies the building and there is a lot of loitering, trash, drug use and prostitution.

Two years ago they occupied the building next to his and people were living in the building going back and forth between houses morning and night. Mr. Jennings stated that with that same group of people they brought in an RV behind his shop, behind the building and were running prostitutes out of the RV. They were then run off by the police.

Mr. Jennings mentioned that he drives around his building every day between 5:30-7:00am before he meets with his employees and there is loitering 24/7 when CAS are occupying 917 8th Avenue North. Mr. Jennings stated he has this on camera and has caught it on camera for years.

Mr. Jennings expressed his frustration that when the occupants get out of wherever they were and are in between getting into the halfway house they sleep in front of his front door, in front of his shop. They use the restroom behind and next to his shop and the buildings around. They use the water from their buildings to shower and trash the area.

He feels that if the area is zoned "Light Industrial" he does not see the reason to make it somewhere people can sleep and stay the night and trash out front.

Mr. Jennings stated that there are couches out front of the building, and zero parking in the area regardless of what anyone says. He stated that someone had just moved into the building next door, and it is basically a junk yard now. Mr. Jennings thinks that the city should be working on removing that. He doesn't see any benefit to turning that into a building to house people, he's been in that building and he thinks there may be another place for this to happen, though he thinks its great what they are trying to do.

He also stated that traffic has a direct site to the area when driving to the dike and all you see is these people loitering out front and sitting out front. Mr. Jennings has offered to pay people to help pick up trash in the area, but everyone is just looking for a free handout. He feels that it is becoming more of an eye sore than a benefit to the city of Texas city.

Mr. Jennings stated that if we went to the Police Department and pulled records, we would find records of prostitution and drugs in the area. He stated that this may be because of the hotel in the area. Mr. Jennings did mention that the hotel has been updated, cleaned up to where it looks nice, but has still got pictures on his phone of prostitutes there two nights ago. He feels this is not a good place to put people coming out of prison going into a halfway house. He believes that what CAS are doing is a great thing, but he feels this just isn't the place.

Mr. Jennings opposes the rezoning 917 8th Avenue North.

Commissioner Bowie thanked Mr. Jennings for his comments and then asked if there was anyone who wanted to speak in favor of the zoning change.

Terry Melancon, who is the house manager at CAS is in favor of the rezoning for the

building. He stated he differs with the gentleman and denied that there was any trash. . Mr. Melancon stated that there is a NA (Narcotics Anonymous) next to their building and the entire building has no trash around it and doesn't know about the couches he is talking about. There is no prostitution and no drugs. None of the men can leave the program house without being accompanied by someone else as an accountability partner.

Mr. Melancon let us know that every person that comes into the halfway house is always accompanied by another person who is their accountability partner. No man ever leaves the house without one. These men are never left alone. There is always someone with them, there is always someone at the house and no one other than authorized personnel is allowed into the house. Each person is transported to and from the house by the program.

Mr. Melancon also stated that each occupant that comes into the house has to sign a document that states they are not allowed to have a car or a telephone while at the house for 45 days. This means there are no outgoing calls from the house. He stated that they cannot control the NA (Narcotics Anonymous) personnel who have the cars on the streets, but it is not the occupants from his building.

Mr. Melancon mentioned that the trash in the area that Mr. Jennings is talking about is not under their control. He stated that the men from the house pick up their trash and place it in their own trash bin. He also stated that the men in the house sit in their back patio area that was mentioned and shown by Ms. Golden. Mr. Melancon stated that the only time they have trash in the alley way is when they have called the city to remove bulk trash and it is taken out of their water bill.

Commissioner Bowie asked if there was anyone else desiring to speak for or against. There were none.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Pastor Walter Lawson.

A motion was made by Chairman Perry O'Brien/ Member David Zacherl to approve the zoning change request from Pastor Walter Lawson to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation on Come and See (CAS) friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

Chairman O'Brien stated he thought it was a good move when he voted for it on the Planning Board and he still thinks it's a good move as a zoning matter. As far as the other things that have been brought up during the public hearing he thinks that is a police matter and not a zoning board matter. **Three Members voted aye and Member Tello voted nay.**

Motion carried 3 – 1.

(5) Nasser Zia seeks to rezone property from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North.

a. Staff Report

Ms. Golden stated this site is currently zoned "F" (Light Industrial) and they are requesting to be rezoned to "D" (Neighborhood service). This is an existing building on the property which was used as a convenience store with a fuel station. The fuel station and tanks were removed.

This originated as a code enforcement issue years ago which then progressed to the point where there was an order to have it demolished. Pursuant to that order there was an agreement to forbear from demolition so that the prospective buyer could bring the building back into compliance. The new owner removed the fuel station and tanks and filled them in. The site plan is in compliance with zoning if the rezoning is approved. This is in terms of the current setbacks. They also resolved the code violations which had to do mostly with setback violations.

Ms. Golden informed the Board that the owner worked with Texas City Economic Development Corporation (TCEDC) so they could have an easement to the east for an additional driveway. This allows them to move the tanks to the side of the building which helped them come into compliance with the setbacks. Previously, the tanks were in front of the building and the fuel station canopy was not in compliance. The tanks had to be placed in the front because that was the only way the trucks could get to the tanks. With the additional driveway the trucks can come to the area to the east.

Ms. Golden stated that the Planning Board reviewed the site plan, subject to Applicant completing the transaction with TCEDC to obtain the easement. The site plan was approved, and the rezoning was recommended by the Planning Board and is now before the zoning commission for review.

Ms. Golden stated that across 10th Street North, the area is zoned as District "E" (General Business). To the east and north is zoned District "B" (Single Family Attached Duplex Residential) and the area has some single family residential in there. She also stated that District "D" is one step less intensive than General Business. She stated it is not the kind of zoning that draws people into the neighborhood but the kind that serves the neighborhood.

Ms. Golden stated the convenience store is not considered a bad fit for the neighborhood and does provide some buffering for the existing residential from the existing Light Industrial uses to the south. She also advised the Planning Board voted in support of the rezoning and that staff had no objections.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

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At 5:28pm Commissioner Bowie opened the Public Hearing and asked if anyone was present to speak in opposition to the zoning change. She asked if staff had received any written opposition.

Ms. Golden stated that in accordance with state law and city ordinances letters were sent out to the properties around the area and a sign was physically posted on the property giving notice of the public hearing today. The sign has been posted at the site continuously since October 10, 2025. Staff have not received any comments for or against the rezoning.

Commissioner Bowie asked if anyone present would like to speak in support of the zoning change.

Ms. Kristin Edwards, Director of TCEDC, spoke in favor of this rezoning.

Ms. Edwards stated that the TCEDC approved the easement for the driveway. They did take into account that the City of Texas City utilizes the area further south and the piece of property to the right. They made sure they worked with Public Works to make sure there would be no missteps in operations or any impact on them.

She stated the TCEDC is in support of the rezoning.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Nasser Zia.

A motion was made by Member David Zacherl/Member Fernando Tello to approve the zoning change request from Nasser Zia to rezone from District "F" (Light Industrial) to District "D" (Neighborhood Services) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North. All Members voted aye.

Motion carried 4 – 0.

(6) The City of Texas City Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity seek to rezone property from District "D-1" (Limited Service) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of Lots 6 & 7 and all of Lots 8 thru 16 and abandoned 15 ft alley way.

a. Staff Report

Ms. Golden stated this is one of the things that should have been taken care of back when the property went through the process of an abandonment of the alleys to consolidate the property into four lots.

Ms. Golden this was a project with TCEDC where they acquired this property and took it through a process of consolidating several small lots that were not buildable and

DRAFT

replatting them so there would be four bigger lots to build on area is currently zoned District “D” (Neighborhood Service) and should have been rezoned to District A (Single Family Residential) when the lots were replatted.

Ms. Golden stated that the property around this area is zoned District “C” (Multi-Family Residential (High Density)) but is actually built as single family homes. Across 4th Street is District “A” (Single Family Residential). She noted it is very appropriate for this area to be zoned as single family residential, they just missed bringing it to the board sooner.

Ms. Golden informed the Commission that two of the lots actually have been transacted and had houses built on them and that is why those property owners are also applicants. The other two lots are still owned by the TCEDC and Ms. Edwards was here as a representative for all the applicants.

Ms. Golden stated there were notices sent out and a sign posted at the property to which we have not received any comments back for or against the rezoning. Staff also agree with the rezoning.

Member Zacherl asked Ms. Golden if the lots meet the minimum square footage to which Ms. Golden responded with “Yes, they do now.”

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. **Public Hearing**

At 5:33pm Commissioner Bowie opened the Public Hearing and asked if anyone wanted to speak in opposition to the zoning change. No one responded.

Commissioner Bowie askied if anyone wanted to speak in favor of the zoning change.

Ms. Kristin Edwards spoke in favor of the rezoning. She spoke in terms of what TCEDC was able to do with these four lots after the replat. She also stated she was greatly appreciative of the assistance with getting the replat done.

Ms. Edwards stated that one of the four lots was able to have a home built on it and was able to transfer to a wonderful lady as a result of the EDC’s Land Swap Program. She stated she is now getting a nice new home on a nice piece of property. The other lot was given to Habitat for Humanity, and they were able to start construction on a new home for a gentleman that may not have been able to afford a home otherwise.

Ms. Edwards then stated one of the remaining two lots that still belong to the TCEDC may possibly go to Habitat for Humanity for another home. Also to be available to the TCEDC’s land swap program in general, which will allow them to move individuals out of the Industrial Business District to get them further away from the industrial activity, for their own safety. Ms. Edwards stated the properties are going to very good use and hopes to continue that.

There were no further questions to which a motion was made by Member Fernando Tello/ Member David Zacherl to close the Public Hearing. All other members voted aye.

DRAFT

c. Preliminary Zoning Approval – Consider and take action on the zoning change request from City of Texas City Economic Development.

A motion was made by Member David Zacherl/ Chairman Perry O'Brien to approve the zoning change request from The City of Texas Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity to rezone from District "D-1" (Limited Services) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of lots 6 & 7 and all lots 8 thru 16 and abandoned 15ft alley way. All Members voted aye.

Motion carried 4 – 0.

(7) GENERAL UPDATES

Ms. Golden informed the board that we have a new board member. Member David Zacherl is now a member of the Zoning Commission, formerly he was an alternate. She also gave us an update on the current members and alternates which is as follows; Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, Member Fernando Tello and member Bruce Clawson. She also stated Alternate Lisa Salinas was a previous alternate and has been reappointed as an Alternate. Ms. Becky McLaughlin is a newly appointed Alternate Member to the Zoning Commission.

Ms. Golden asked the board members to review the current contact information we have on file and to make sure it is correct. She asked that they reach out to Veronica Carreon if any changes are to be made. She also informed them that on the sheet is our contact information at the bottom of the page.

Ms. Golden stated that the City Attorney is going to prepare a memo for her to provide to them about the Open Meetings Act. She informed the board members that as appointed members of a board they are now subject to the restrictions of the Open Meetings Act. As appointed members they are not allowed to have group discussions with each other about anything pertaining to the zoning meetings unless they are in a properly called and noticed Zoning Commission Meeting. A group email sent to all board members may be considered a "walking quorum" and so they cannot send group emails to each other about zoning matters. The only group emails they should be seeing or receiving about zoning matters will be from Veronica and strictly about the scheduling of the meetings.

Ms. Golden informed the board that they need to elect officers. Chairman Perry O'Brien has been serving as Chair and will do so until he is replaced but they no longer have a Co-Chair and asked if they would like to have an agenda item for the election of officers at the next meeting to convene. All were in favor.

Ms. Golden also stated there are several more things coming through so we should have at least one more meeting before the end of the year.

(8) ADJOURNMENT

A motion was made by Member Fernado Tello/Member David Zacherl to adjourn. All members present voted aye.

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_____

Kimberly Golden, Secretary Date

Minutes approved by the Zoning Commission at its meeting on _____.

DRAFT

CITY COMMISSION REGULAR MTG **(6) (c)**

Meeting Date: 11/19/2025

Public Hearing for comments on the zoning change of 601 4th St N, 607 4th St N, 410 6th Ave N & 416 6th Ave N from District "D-1" (Limited Service) to District "A" (Single Family Residential)

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Public Hearing for comments on the zoning change of 601 4th St N, 607 4th St N, & 416 6th St N from District "D-1" (Limited Service) to District "A" (Single Family Residential) for the purpose of constructing new single family residences.

BACKGROUND (Brief Summary)

In April 2024, the TCEDC successfully sought the abandonment of a dedicated alley and the replatting of several non-compliant vacant lots on property it owned at the northwest corner of 6th Ave N and 4th Street N. The property was replatted into four compliant lots for the purpose of single-family residential new construction. At the time of replatting, the zoning of the property was misidentified as District "A" (Single Family Residential), when in fact it was zoned District "D-1" (Limited Services). The current owners of the properties request rezoning to District "A" (Single Family Residential).

The future land use plan shows this area as being "Established Neighborhoods," where the area is generally characterized by satisfactory housing conditions. This land use category also recognizes that undeveloped tracts should become residential.
The existing land uses around this site are all single-family residential. The zoning designation north and west of and adjacent to the site is District "C" (Multifamily), but the existing structures are single-family. The zoning designation south of the site across 6th Ave N is District "C" (Multifamily), but the existing structures are single-family. The zoning designation east of the site across 4th Street N is District "A" (Single Family Residential).

The Zoning Commission held a public hearing upon notice to adjacent property owners on October 21, 2025. The Notice of the Zoning Commission Hearing was mailed to 29 property owners within 200 ft. No letters of opposition were received, and one person appeared at the hearing held on October 21, 2025, but did not oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant, the Zoning Commission voted 4-0 to recommend approval of the zoning change from District "D-1" (Limited Service) to District "A" (Single Family Residential).

RECOMMENDATION

The Zoning Commission held a public hearing and considered the zoning change application at its regular meeting on October 21, 2025 and voted (4-0) to recommend changing the zoning from District D-1 (Limited Service) to District A (Single Family Residential) for the purpose of constructing new single family residences.

Staff have no objection to the requested zoning change.

Fiscal Impact

Funds Available Y/N: N/A
Amount Requested: N/A
Source of Funds: N/A
Account #: N/A
Fiscal Impact:
No fiscal impact

Attachments

Vicinity Map
Site Plan
Development Application
Zoning Commission - Staff Report
Draft - ZC Minutes - 10.21.2025


Being a replat of Block 135
Texas City Second Division
Lots 6 thru 16 and 15 ft
Alley Way
N
8th Ave N
7th Ave N
6th Ave N
5th Ave N
5th St N
6th St N
7th St N
4th St N
3rd St N
2nd St N
1st St N
Greater Harvest Baptist Church
Wells Windows
Pallet Bar & Grill
M & S Open Door Ministry
Terror Isle Adventures
The Showboat Pavilion
CENTRO DE BENDICION
3rd Coast Demolition And Junk Removal
Google Maps
Layers



METES AND BOUNDS DESCRIPTION

Being a 0.733 acre (31,945 Sq. Ft.) tract of land and being out of Lots 6 and 7 and all of Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, and 15 foot Alleyway of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 0.733 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found for the northeast corner of said Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley Way;

THENCE S 87°36'02" W along and with the south right of way line of said 20 foot Alley Way, and the north line of said Block 135 a distance of 275.00 feet to a 3/8" iron rod found for the northeast corner of Lot 5 of said Block 135 OF TEXAS CITY SECOND DIVISION, and being the northwest corner of the herein described tract;

THENCE S 02°23'58 " E along and with the east line of said Lot 5, a distance of 61.40 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261";

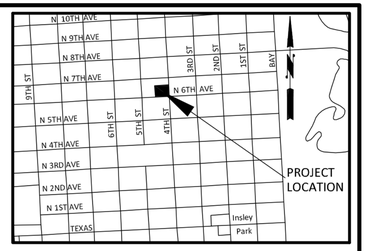
THENCE N 87°36'02 " E a distance of 38.20 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261";

THENCE S 02°23'58 " E a distance of 63.60 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°36'02 " E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 236.80feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the said east right of way of 4th Street North (100' Right-of-Way) for the southeast corner of the herein described tract;

THENCE N 02°23'58" W along and with the said east right of way line of said 4th Street North (100' Right-of-Way), a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.



VICINITY MAP (NTS)

GENERAL NOTES :

1) By graphical plotting only this subdivision lies within Flood Zone Horizontally Hatched Shaded "X" , as shown on Flood Insurance Rate Map (FIRM) No. 48167C0269G dated 8-15-2019.

2) Purpose of this Replat it to combine 11 lots and 15 foot Alley way into 1 lot.

3) By acceptance of this plat the City of Texas City agrees to abandon the North to South 15 foot Alley Way in Block 135 between Lots 11 and 12 thru 16.

4) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

5) The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are stricly based from the City Planning Letter Issued by American Title Company (Effective Date: June 15, 2023) GF No. 2791023-04187

6) Owner of Record, TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation G.C.C.F. No. 2021030128.

7) All of the property subdivided in the foregoing plat is within the incorporated boundary of the City of Texas City, Texas

It is understood that if the final plans for (Subdivision Name) are approved by the City Engineer and Planning Board of the City of Texas City, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely. No changes shall be made in construction plans without the consent in writing of the City Engineer being first had and obtained.

STATE OF TEXAS }
COUNTY OF GALVESTON }

That Texas City Economic Development Corporation a Texas non-profit corporation action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Replat of BLOCK 135 TEXAS CITY SECOND DIVISION LOTS 6 THRU 16 AND 15 FT ALLEY WAY, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposed indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

Texas City Economic Development Corporation a Texas non-profit corporation does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS _____ DAY OF _____, 20___.

_____
Mark Ciavaglia Chairman
Texas City Economic Development Corporation

_____
Lien Holder
The City of Texas City, Texas

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____ day of _____, 2023.

Notary Public for
the State of Texas
My Commission Expires July 27, 2023.

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____ day of _____, 2023.

Notary Public for
the State of Texas
My Commission Expires July 27, 2023.

_____
Owner

Witness:

_____

On the _____ of _____, 20___.

ABBREVIATIONS

GCCF - GALVESTON COUNTY CLERK'S FILE
GCMR- GALVESTON COUNTY MAP RECORD
GCDR - GALVESTON COUNTY DEED RECORD
CCF NO. - CLERK'S FILE NUMBER
CIR - CAPPED IRON ROD
IP - IRON PIPE
IR- IRON ROD
ROW - RIGHT OF WAY
POB - POINT OF BEGINNING

Surveyor
Ellis Surveying Services, LLC.
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

Owner / Developer:
Texas City Economic Development Corp.
1801 Palmer Hwy.
Texas City, Tx. 77590

On the _____ day of _____, 20___, this plat was duly approved by the Planning Board of the City of Texas City.

Signed: _____
Secretary of the City of Texas City Planning Board

Signed: _____
Chairman of the City of Texas City Planning Board

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 20___, AT _____ O'Clock ___M., and duly recorded on _____, 20___, AT _____ O'Clock ___M. , under Galveston County Clerk's File No. _____, Galveston County Map Records.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas.

By _____
Deputy

This is to certify that all improvements to Replat of BLOCK 135 TEXAS CITY SECOND DIVISION LOTS 6 THRU 16 AND 15 FT ALLEY WAY Subdivision have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the County Clerk's office.

_____
Mayor, City of Texas City Texas

KNOW ALL MEN BY THESE PRESENTS: I , the undersigned _____ , a Professional Engineer Registered in the State of Texas, hereby certify that proper engineering consideration has been given to these plans and all engineering aspects are in compliance with City and State engineering regulations and laws

_____
Registered Professional Engineer

P.E. Registration No._____

KNOW ALL MEN BY THESE PRESENTS: I , the undersigned Scott D. Ellis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with the City and State regulations and laws and made on the ground and that the corner monuments were property placed under my supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

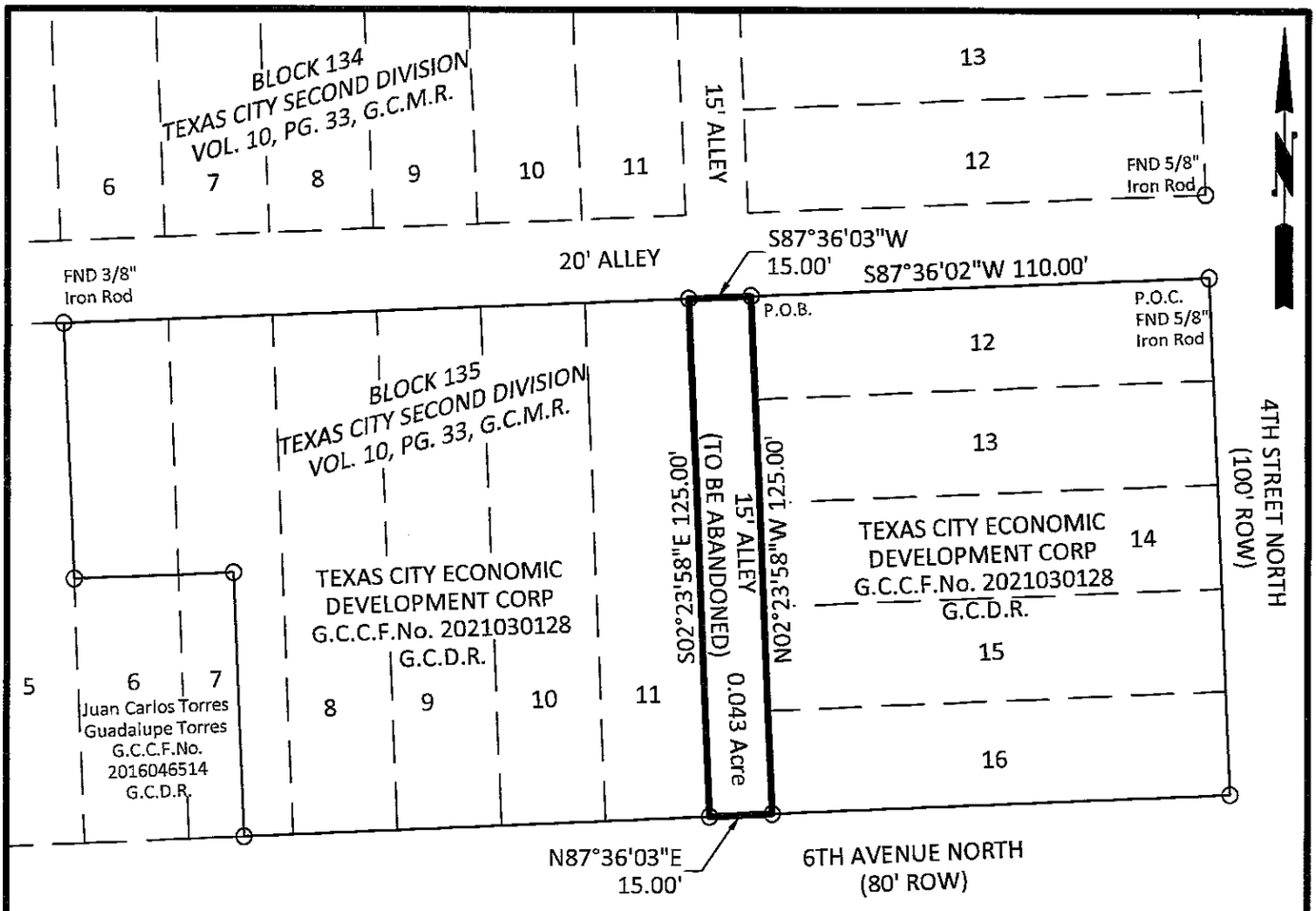
Scott D. Ellis, RPLS
Tex. Reg. No. 6261



REPLAT OF
BLOCK 135 TEXAS CITY SECOND DIVISION
LOTS 6 THRU 16 AND 15 FT ALLEY WAY

CONTAINING
0.733 ACRES (31,945 SQ. FT.)
AND BEING
4 LOTS, 1 BLOCK, 0 RESERVES
LOCATED IN THE
CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS
JUNE 28, 2023

PROJECT NO. 3152



METES AND BOUNDS DESCRIPTION

Being a 0.043 acre (1,875 Sq. Ft.) tract of land and being out of and a part of the North to South 15 foot Alley between Lot 11 and Lots 12 thru 16 of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 15 foot Alley being more fully described by metes and bounds as follows;

COMMENCING at a 5/8" iron rod found for the northeast corner of said Lot 12 of Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley;

THENCE S 87°36'02" W along and with the south right of way line of said 20 foot Alley, and the north line of said Lot 12 of Block 135 a distance of 110.00 feet to a point for corner for the northeast corner of said 15 foot Alley of Block 135 OF TEXAS CITY SECOND DIVISION, and being the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE S 87°36'03 " W along and with the south right of way line of said 20 foot Alley, and the north line of said Block 135 a distance of 15 feet to a point for corner for the northwest corner of said 15 foot Alley, and the northeast corner of said Lot 11;

THENCE S 02°23'58 " E along and with the west line of 15 foot Alley and the east line of said Lot 11 a distance of 125.00 feet to a point for corner for the southwest corner of said 15 foot Alley being in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°36'03 " E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 15 feet to a point for corner for the southeast corner of said 15 foot Alley and southwest corner of said Lot 16;

THENCE N 02°23'58" W along and with the east line of said 15 foot Alley and the west lines of said Lots 16 thru 12 a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

ABBREVIATIONS

GCMR.-GALVESTON COOUNTY MAP RECORDS
GCDR.-GALVESTON COUNTY DEED RECORDS
CCF NO.-CLERK'S FILE NUMBER
P.O.C.- POINT OF COMMENCING
P.O.B.- POINT OF BEGINNING

STATE OF TEXAS
REGISTERED
SCOTT D. ELLIS
6261
PROFESSIONAL
LAND SURVEYOR

Scott D. Ellis

ELLIS SURVEYING SERVICES

Ellis Surveying Services, LLC.
2805 25th Avenue North
Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

EXHIBIT "A"
PAGE 1 OF 1

ABANDONMENT OF
15 FOOT ALLEY
BLOCK 135
TEXAS CITY SECOND DIVISION
VOLUME 10 PAGE 33
MAP RECORDS GALVESTON COUNTY
CONTAINING
0.043 ACRES (1,875 SQ. FT.)
LOCATED IN THE
CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS
JULY 07, 2023

CITY OF TEXAS CITY

Engineering & Planning
7800 E. F. Lowry Expy
Texas City, Texas 77591
409.643.5936

DEVELOPMENT APPLICATION

APPLICATION TYPE — PLEASE CHECK APPROPRIATE BOX BELOW

☐ Zoning Change	☑ Replat	☐ Subdivision Master Plan
☐ Detailed Site Plan	☐ Minor Plat	☐ ROW Abandonment
☐ Preliminary Plat	☐ Amending Plat	☐ Sixth Street Revitalization
☐ Final Plat	☐ Vacating Plat	☐ Mobile Food Unit

See appropriate checklist and fee schedule for minimum submittal requirements for each application

PROPERTY INFORMATION

Project Name: Replat of Block 135 Texas City Second Division Lots 6 thru 16 and 15 ft Alley Way

Project Address or Location: 601 ML King Jr Street Texas City, Tx 77590

Legal Description: N 61.4 ft of Lots 6&7 W13.2 Ft of Lot 7 & all of lots 8 thru 16 blk 135 Texas City 2nd Division

Proposed No. of Lots: 4 Gross Acreage: 0.733

Existing Zoning: A-1 Proposed Zoning: A-1

Existing Use: Vacant Proposed Use: Residential

APPLICANT & OWNER INFORMATION

Name of Applicant: Scott Ellis
(print or type)

Signature: _____ Company: Ellis Surveying Services

Address: 2805 25th Ave N

City: Texas City State: TX Zip: 77590

E-mail: Scott@ellissurvey.com Ph: 409-938-8700 Fax: _____

Name of Property Owner: Texas City Economic Development Corp
(print or type)

Signature: _____ Company: Texas City Economic Development Corp

Address: 1801 Palmer Hwy

City: Texas City State: TX Zip: 77590

E-mail: Kedwards@texascity.gov Ph: 409-643-5919 Fax: _____

(The property owner may submit a notarized letter of authorization in lieu of a signed application)

For Department Use Only

Date Received: 12/19/23 Fee Paid: $ 300.00

Accepted by: _____

Rezoning request – Submitted by Kristin Edwards, Economic Development Director

October 1, 2025

The Texas City Economic Development Corporation is seeking to re-zone four (4) pieces of property located at 4th Street and 6th Avenue. Those properties include:

1. 601 4th Street North – GCAD 758484 .245
2. 607 4th Street North – GCAD 758483 .158
3. 410 6th Avenue North – GCAD 758485 .172
4. 416 6th Avenue North – GCAD 758486 .245

0.82

In April 2024, the City Commission approved a replat of EDC-owned property to create four compliant residential lots for the construction of new single-family residences. Since that time, the EDC has deeded one piece of property to Bay Area Habitat for Humanity and one piece to a land-swap recipient, Mae Budwine.

However, due to a clerical error at the time of the replat, the properties were not re-zoned from D-1 Limited Service to District A-Single Family Residential. This request would allow the Zoning Board to re-zone all four properties for residential use.

Applications for all four pieces of property are included in this application. The application for GCAD 758484 is signed by Mrs. Budwine, and the application for GCAD 758483 is signed by Megan Schaffer with Bay Area Habitat for Humanity.



The TCEDC is requesting four (4) pieces of property be re-zoned from (D-1) Limited Service (pictured above in pink) to (A) Single Family Residential.

Texas City
EST. 1911
ENGINEERING & PLANNING

STAFF REPORT

TO: Zoning Commission – Regular Meeting – October 21, 2025

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

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

Date: October 15, 2025, 2025

RE: Zoning Change – 601 4th St N, 607 4th St N, 410 6th St N, 416 6th St N – Rezoning from District "D-1" (Limited Service) to District "A" (Single Family Residential)

Background: In April 2024 the TCEDC successfully sought the abandonment of a dedicated alley and the replatting of several non-compliant vacant lots on property it owned at the northwest corner of 6th Ave N and 4th Street N. The property was replatted into four compliant lots for the purpose of single family residential new construction. At the time of replatting, the zoning of the property was mis-identified as District "A" (Single Family Residential), when in fact it was zoned District "D-1" (Limited Services). The current owners of the properties request rezoning to District "A" (Single Family Residential).

Requested Action: Rezone 0.82 acres contained in four lots located at the northwest corner of 6th Ave N and 4th Street N and addressed as 601 4th St N(0.245 ac), 607 4th St N (0.158 ac), 410 6th St N (0.172 ac), 416 6th St N (0.245 ac) from District "D-1" (Limited Service) to District "A" (Single Family Residential) for the purpose of single family residential new construction.

Staff analysis and recommendation: The future land use plan shows this area as being "Established Neighborhoods" where the area is generally characterized by satisfactory housing conditions. This land use category also recognizes that undeveloped tracts should become residential.

The existing land uses around this site are all single family residential. The zoning designation north and west of and adjacent to the site is District "C" (Multifamily), but the existing structures are single family. The zoning designation south of the site across 6th Ave N is District "C" (Multifamily), but the existing structures are single family. The zoning designation east of the site across 4th Street N is District "A" (Single Family Residential).

The rezoning from District "D-1" (Limited Service) to District "A" (Single Family Residential) would be consistent with the Future Land Use Plan and would not be incompatible with the existing single family residential uses. Staff have no objection to the requested zoning change.

ZONING COMMISSION
OCTOBER 21, 2025

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, October 21, 2025, at 5:00 p.m. Staff members present were: Kim Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), Danica Vaughan (Administrative Assistant), and Mario Aguilar (Fall Intern). Guests were: Kristin Edwards, Chris Jennings, Terry Melancon, Glen Cullinane, Elmo Johnson, Walter Lawson, Nasser Zia, Jason Cuomo, and Juan Pablo Gomez.

Co-chair Perry O'Brien asked Chairman Thelma Bowie to chair the meeting. All members present concurred in the request. As acting chair, Commissioner Bowie indicated a quorum was present and called the meeting to order at 5:00pm.

(1) ROLL CALL

The following members answered roll call: Co - Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, and Member Fernando Tello.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES

A motion to approve the minutes of July 15, 2025, was made by Co-Chairman Perry O'Brien/ Member Fernando Tello. All other members present voted aye.

(4) Pastor Walter Lawson seeks to rezone property from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation of Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

a. Staff Report

Ms. Kimberly Golden stated this site is currently zoned District "F" (Light Industrial) and the Applicant is requesting it to be rezoned to District "S-P" (Site Plan) due to the property being used as a halfway house. Under the definitions in the zoning ordinance it is considered a halfway house because it is a facility which provided housing, rehabilitation and/or training to three or more persons who are on probation or parole or with chemical dependencies. The halfway house use is only allowed in the District "S-P" (Site Plan) zoning designation.

Ms. Golden explained that the Development Plan/Site Plan was presented and approved by the Planning Board on September 22nd, 2025. It was approved by a majority but not a unanimous vote pf 3-1. The Planning Board approved the Development Plan/Site Plan subject to completing a couple of items to the site plan which condition has been met. The Site Plan now progresses to the Zoning Commission to consider the actual rezoning request and to make a recommendation to the City Commission.

There is an existing structure on the site. The current existing structure setback does not meet the setbacks of District "F" (Light Industrial). The current use does not meet the

District “F” (Light Industrial) zoning designation. District “S-P” (Site Plan) doesn’t specify setbacks. When a site plan is approved, it establishes the setback requirements. The intended use is transitional dormitory style housing, counseling, and limited services.

The site is currently zoned District “F” (Light Industrial). To the west it is currently zoned District “E” (General Business). All other adjacent properties are zoned District “F” (Light Industrial). The zoning designation changes to residential on east side of 10th Street. Therefore, there is not likely to be any conflict with any residential existing uses or districts based on current zoning. There is a hotel in the area and an apartment complex that are both zoned District “C” (Multi-Family Residential (High Density)).

Ms. Golden explained that in preparation for this hearing notification was mailed out to all the surrounding property owners in the area as required by city ordinance and state law. There were no comments received back either for or against it. There was also a sign posted on the site to inform the public of today’s public hearing. The sign was posted and has remained posted on the site since October 10th, 2025.

Ms. Golden stated the use as a halfway house has been ongoing for about four years.

In accordance with the requirements of the Planning Board, the applicants updated the site plan to show the designation of specific areas at the site. At the entry of the building from 8th Street North the space is a designated living area for communal gathering of the residents, then there is a common dining area with kitchen. The sleeping area is to the rear and then an outdoor patio area. The existing structure is a zero-lot line with no front or side setbacks. There is no designated onsite parking for the location but there are 30 parking spaces along the street and the church across the street will allow parking. Again, the program house is not a new use to the area. It has been operating for about four years without the proper zoning. As soon as the owners were made aware of the zoning requirements, they started the process of rezoning so the use could be compliant. Staff are not aware of any complaints from the four years of actual operatin.

Ms. Golden went on to explain the owners became aware of the zoning requirements as the result of a routine inspection by the Fire Marshal which found some conditions that needed to be mitigated. The active use as a halfway house was shut down and the building is currently not being used. Until the rezoning is made, the owner cannot reoccupy the site for use as a halfway house. Every indication is that the owner/operator of the halfway house was simply not aware of the zoning requirements. Once they became aware of the requirement they have been taking steps to become compliant.

The Planning Board voted (4-0) to approve the site plan subject to the rezoning. Planning Board also voted (3-1) to recommend the rezoning. Staff have no objection to the rezoning.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

At 5:14pm Commissioner Bowie declared the Public Hearing to be open and invited anyone in opposition to the rezoning to speak.

Mr. Chris Jennings, who owns a business across the street at 920 8th Avenue North,

and two empty lots next to the hotel stated he has had his business there for about fifteen years.

Mr. Jennings mentioned that he did not pull the police reports but the traffic around 917 8th Avenue North area when Come and See (CAS) Friends Men's Discipleship Program House occupies the building and there is a lot of loitering, trash, drug use and prostitution.

Two years ago they occupied the building next to his and people were living in the building going back and forth between houses morning and night. Mr. Jennings stated that with that same group of people they brought in an RV behind his shop, behind the building and were running prostitutes out of the RV. They were then run off by the police.

Mr. Jennings mentioned that he drives around his building every day between 5:30-7:00am before he meets with his employees and there is loitering 24/7 when CAS are occupying 917 8th Avenue North. Mr. Jennings stated he has this on camera and has caught it on camera for years.

Mr. Jennings expressed his frustration that when the occupants get out of wherever they were and are in between getting into the halfway house they sleep in front of his front door, in front of his shop. They use the restroom behind and next to his shop and the buildings around. They use the water from their buildings to shower and trash the area.

He feels that if the area is zoned "Light Industrial" he does not see the reason to make it somewhere people can sleep and stay the night and trash out front.

Mr. Jennings stated that there are couches out front of the building, and zero parking in the area regardless of what anyone says. He stated that someone had just moved into the building next door, and it is basically a junk yard now. Mr. Jennings thinks that the city should be working on removing that. He doesn't see any benefit to turning that into a building to house people, he's been in that building and he thinks there may be another place for this to happen, though he thinks its great what they are trying to do.

He also stated that traffic has a direct site to the area when driving to the dike and all you see is these people loitering out front and sitting out front. Mr. Jennings has offered to pay people to help pick up trash in the area, but everyone is just looking for a free handout. He feels that it is becoming more of an eye sore than a benefit to the city of Texas city.

Mr. Jennings stated that if we went to the Police Department and pulled records, we would find records of prostitution and drugs in the area. He stated that this may be because of the hotel in the area. Mr. Jennings did mention that the hotel has been updated, cleaned up to where it looks nice, but has still got pictures on his phone of prostitutes there two nights ago. He feels this is not a good place to put people coming out of prison going into a halfway house. He believes that what CAS are doing is a great thing, but he feels this just isn't the place.

Mr. Jennings opposes the rezoning 917 8th Avenue North.

Commissioner Bowie thanked Mr. Jennings for his comments and then asked if there was anyone who wanted to speak in favor of the zoning change.

Terry Melancon, who is the house manager at CAS is in favor of the rezoning for the

building. He stated he differs with the gentleman and denied that there was any trash. . Mr. Melancon stated that there is a NA (Narcotics Anonymous) next to their building and the entire building has no trash around it and doesn't know about the couches he is talking about. There is no prostitution and no drugs. None of the men can leave the program house without being accompanied by someone else as an accountability partner.

Mr. Melancon let us know that every person that comes into the halfway house is always accompanied by another person who is their accountability partner. No man ever leaves the house without one. These men are never left alone. There is always someone with them, there is always someone at the house and no one other than authorized personnel is allowed into the house. Each person is transported to and from the house by the program.

Mr. Melancon also stated that each occupant that comes into the house has to sign a document that states they are not allowed to have a car or a telephone while at the house for 45 days. This means there are no outgoing calls from the house. He stated that they cannot control the NA (Narcotics Anonymous) personnel who have the cars on the streets, but it is not the occupants from his building.

Mr. Melancon mentioned that the trash in the area that Mr. Jennings is talking about is not under their control. He stated that the men from the house pick up their trash and place it in their own trash bin. He also stated that the men in the house sit in their back patio area that was mentioned and shown by Ms. Golden. Mr. Melancon stated that the only time they have trash in the alley way is when they have called the city to remove bulk trash and it is taken out of their water bill.

Commissioner Bowie asked if there was anyone else desiring to speak for or against. There were none.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Pastor Walter Lawson.

A motion was made by Chairman Perry O'Brien/ Member David Zacherl to approve the zoning change request from Pastor Walter Lawson to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation on Come and See (CAS) friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

Chairman O'Brien stated he thought it was a good move when he voted for it on the Planning Board and he still thinks it's a good move as a zoning matter. As far as the other things that have been brought up during the public hearing he thinks that is a police matter and not a zoning board matter. **Three Members voted aye and Member Tello voted nay.**

Motion carried 3 – 1.

(5) Nasser Zia seeks to rezone property from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North.

a. Staff Report

Ms. Golden stated this site is currently zoned "F" (Light Industrial) and they are requesting to be rezoned to "D" (Neighborhood service). This is an existing building on the property which was used as a convenience store with a fuel station. The fuel station and tanks were removed.

This originated as a code enforcement issue years ago which then progressed to the point where there was an order to have it demolished. Pursuant to that order there was an agreement to forbear from demolition so that the prospective buyer could bring the building back into compliance. The new owner removed the fuel station and tanks and filled them in. The site plan is in compliance with zoning if the rezoning is approved. This is in terms of the current setbacks. They also resolved the code violations which had to do mostly with setback violations.

Ms. Golden informed the Board that the owner worked with Texas City Economic Development Corporation (TCEDC) so they could have an easement to the east for an additional driveway. This allows them to move the tanks to the side of the building which helped them come into compliance with the setbacks. Previously, the tanks were in front of the building and the fuel station canopy was not in compliance. The tanks had to be placed in the front because that was the only way the trucks could get to the tanks. With the additional driveway the trucks can come to the area to the east.

Ms. Golden stated that the Planning Board reviewed the site plan, subject to Applicant completing the transaction with TCEDC to obtain the easement. The site plan was approved, and the rezoning was recommended by the Planning Board and is now before the zoning commission for review.

Ms. Golden stated that across 10th Street North, the area is zoned as District "E" (General Business). To the east and north is zoned District "B" (Single Family Attached Duplex Residential) and the area has some single family residential in there. She also stated that District "D" is one step less intensive than General Business. She stated it is not the kind of zoning that draws people into the neighborhood but the kind that serves the neighborhood.

Ms. Golden stated the convenience store is not considered a bad fit for the neighborhood and does provide some buffering for the existing residential from the existing Light Industrial uses to the south. She also advised the Planning Board voted in support of the rezoning and that staff had no objections.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

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At 5:28pm Commissioner Bowie opened the Public Hearing and asked if anyone was present to speak in opposition to the zoning change. She asked if staff had received any written opposition.

Ms. Golden stated that in accordance with state law and city ordinances letters were sent out to the properties around the area and a sign was physically posted on the property giving notice of the public hearing today. The sign has been posted at the site continuously since October 10, 2025. Staff have not received any comments for or against the rezoning.

Commissioner Bowie asked if anyone present would like to speak in support of the zoning change.

Ms. Kristin Edwards, Director of TCEDC, spoke in favor of this rezoning.

Ms. Edwards stated that the TCEDC approved the easement for the driveway. They did take into account that the City of Texas City utilizes the area further south and the piece of property to the right. They made sure they worked with Public Works to make sure there would be no missteps in operations or any impact on them.

She stated the TCEDC is in support of the rezoning.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Nasser Zia.

A motion was made by Member David Zacherl/Member Fernando Tello to approve the zoning change request from Nasser Zia to rezone from District "F" (Light Industrial) to District "D" (Neighborhood Services) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North. All Members voted aye.

Motion carried 4 – 0.

(6) The City of Texas City Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity seek to rezone property from District "D-1" (Limited Service) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of Lots 6 & 7 and all of Lots 8 thru 16 and abandoned 15 ft alley way.

a. Staff Report

Ms. Golden stated this is one of the things that should have been taken care of back when the property went through the process of an abandonment of the alleys to consolidate the property into four lots.

Ms. Golden this was a project with TCEDC where they acquired this property and took it through a process of consolidating several small lots that were not buildable and

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replatting them so there would be four bigger lots to build on area is currently zoned District “D” (Neighborhood Service) and should have been rezoned to District A (Single Family Residential) when the lots were replatted.

Ms. Golden stated that the property around this area is zoned District “C” (Multi-Family Residential (High Density)) but is actually built as single family homes. Across 4th Street is District “A” (Single Family Residential). She noted it is very appropriate for this area to be zoned as single family residential, they just missed bringing it to the board sooner.

Ms. Golden informed the Commission that two of the lots actually have been transacted and had houses built on them and that is why those property owners are also applicants. The other two lots are still owned by the TCEDC and Ms. Edwards was here as a representative for all the applicants.

Ms. Golden stated there were notices sent out and a sign posted at the property to which we have not received any comments back for or against the rezoning. Staff also agree with the rezoning.

Member Zacherl asked Ms. Golden if the lots meet the minimum square footage to which Ms. Golden responded with “Yes, they do now.”

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. **Public Hearing**

At 5:33pm Commissioner Bowie opened the Public Hearing and asked if anyone wanted to speak in opposition to the zoning change. No one responded.

Commissioner Bowie askied if anyone wanted to speak in favor of the zoning change.

Ms. Kristin Edwards spoke in favor of the rezoning. She spoke in terms of what TCEDC was able to do with these four lots after the replat. She also stated she was greatly appreciative of the assistance with getting the replat done.

Ms. Edwards stated that one of the four lots was able to have a home built on it and was able to transfer to a wonderful lady as a result of the EDC’s Land Swap Program. She stated she is now getting a nice new home on a nice piece of property. The other lot was given to Habitat for Humanity, and they were able to start construction on a new home for a gentleman that may not have been able to afford a home otherwise.

Ms. Edwards then stated one of the remaining two lots that still belong to the TCEDC may possibly go to Habitat for Humanity for another home. Also to be available to the TCEDC’s land swap program in general, which will allow them to move individuals out of the Industrial Business District to get them further away from the industrial activity, for their own safety. Ms. Edwards stated the properties are going to very good use and hopes to continue that.

There were no further questions to which a motion was made by Member Fernando Tello/ Member David Zacherl to close the Public Hearing. All other members voted aye.

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c. Preliminary Zoning Approval – Consider and take action on the zoning change request from City of Texas City Economic Development.

A motion was made by Member David Zacherl/ Chairman Perry O'Brien to approve the zoning change request from The City of Texas Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity to rezone from District "D-1" (Limited Services) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of lots 6 & 7 and all lots 8 thru 16 and abandoned 15ft alley way. All Members voted aye.

Motion carried 4 – 0.

(7) GENERAL UPDATES

Ms. Golden informed the board that we have a new board member. Member David Zacherl is now a member of the Zoning Commission, formerly he was an alternate. She also gave us an update on the current members and alternates which is as follows; Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, Member Fernando Tello and member Bruce Clawson. She also stated Alternate Lisa Salinas was a previous alternate and has been reappointed as an Alternate. Ms. Becky McLaughlin is a newly appointed Alternate Member to the Zoning Commission.

Ms. Golden asked the board members to review the current contact information we have on file and to make sure it is correct. She asked that they reach out to Veronica Carreon if any changes are to be made. She also informed them that on the sheet is our contact information at the bottom of the page.

Ms. Golden stated that the City Attorney is going to prepare a memo for her to provide to them about the Open Meetings Act. She informed the board members that as appointed members of a board they are now subject to the restrictions of the Open Meetings Act. As appointed members they are not allowed to have group discussions with each other about anything pertaining to the zoning meetings unless they are in a properly called and noticed Zoning Commission Meeting. A group email sent to all board members may be considered a "walking quorum" and so they cannot send group emails to each other about zoning matters. The only group emails they should be seeing or receiving about zoning matters will be from Veronica and strictly about the scheduling of the meetings.

Ms. Golden informed the board that they need to elect officers. Chairman Perry O'Brien has been serving as Chair and will do so until he is replaced but they no longer have a Co-Chair and asked if they would like to have an agenda item for the election of officers at the next meeting to convene. All were in favor.

Ms. Golden also stated there are several more things coming through so we should have at least one more meeting before the end of the year.

(8) ADJOURNMENT

A motion was made by Member Fernado Tello/Member David Zacherl to adjourn. All members present voted aye.

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_____

Kimberly Golden, Secretary Date

Minutes approved by the Zoning Commission at its meeting on _____.

DRAFT

CITY COMMISSION REGULAR MTG **(7) (a)**

Meeting Date: 11/19/2025

Consider and take action on Preliminary Zoning Approval for the zoning change of 917 8th Ave N Come & See Friends Men's Discipleship Program House from District "F" (Light Industrial) to District "S-P" (Site Plan)

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on Preliminary Zoning Approval for 917 8th Ave N Come & See Friends Men's Discipleship Program House from District "F" (Light Industrial) to District "S-P" (Site Plan) for the purpose of resuming operations as a halfway house for men in reentry and recovery.

BACKGROUND (Brief Summary)

The applicant, Walter T. Lawson, Sr. Pastor, Come and See Friends Church, seeks approval of a zoning change from District “F” (Light Industrial) to District “S-P” (Site Plan) to continue the operation of a halfway house for men in reentry.The program has been operating as an unlicensed residential program at the site for approximately four years. The residential program was shut down by Fire Marshals for numerous code violations which have been resolved. The rezoning is requested so the halfway house can resume operations in compliance with the requiements of the Zoning Ordinance.

The Zoning Ordinance defines a “half-way house” as “a facility for the housing, rehabilitation and/or training of three or more persons, who are on probation or parole or are pre-released inmates from correctional institutions or other persons found guilty of criminal offenses; or for the housing, rehabilitation, training, counseling or treatment of three or more persons for alcohol, chemical or drug abuse and/or dependencies.” Section 160.006. Halfway houses are required to be in District “S-P” (Site Plan), per Section 160.051(C)(b)(8). There are no height or area dimensions specified for the use. However, there are area dimensions for Personal Care Facilities which may be considered advisory of 100 sf per person in single occupancy bedrooms and 120 sf per person in double occupancy bedrooms.

In the absence of any area or height specifications in the ordinance for the use the requirements are determined by the approved Site Plan. The proposed Site Plan indicates an area of 43ft x 26ft for dormitory style sleeping quarters. Applying the standard of 120 sf for multiple occupancies would allow an occupancy of up to 9 residents. However, a final occupancy load will be determined by the Fire Marshal and established through the building permitting and certificate of occupancy process. The Site Plan shows the existing building to have two restrooms, one of which is shown to also have a shower. The Site Plan shows a designated kitchen area, dining area and a small outdoor open space at the rear of the building.

EXISTING BUILDING: The location at 917 8th Ave N is an existing building on a

0.056-acre lot (25ft x 102ft – 2448 sf). The Site Plan shows the existing building as 26ft x 123ft (3,198 sf) which exceeds the size of lot. It is very likely the existing building is the same size as the platted lot with zero lot line setbacks.

EXISTING ZONING: The site is currently zoned District “F” (Light Industrial). The adjacent property to the west is zoned District “E” (General Business). Adjacent properties to the east and across 8th Ave N to the north are all zoned District “F” (Light Industrial). The existing facility does not meet the setback requirements of the District “F” zoning designation which requires a minimum lot width of 80ft, minimum lot depth of 150ft, minimum lot area of 15,000 sf, minimum front yard of 30ft, minimum rear yard of 30ft. There is no minimum side setback except from a residential district which does not apply to this location. The existing use as a halfway house is not an allowable principal use in District “F”.

EXISTING PARKING: There is no off-street parking for the existing building, but the applicant identifies 30 public parking spaces available adjacent to the site and across the street. The site plan states no off-street parking spaces are required. The applicant indicates the residents do not have vehicles.

INTENDED USE: The applicant seeks a rezoning to District “S-P” (Site Plan) so it can continue its ministry to indigent men in recovery who are returning from incarceration or have ongoing involvement with the criminal justice system through probation or parole. The ministry provides transitional dormitory style housing, counseling, and limited wrap around supportive services such as assistance with obtaining identification documents, driver’s license, etc. Residents maintain a strict schedule of required activities including daily prayer and bible study and are subjectto random drug screening. The facility is not licensed by the State of Texas, nor are the counselors licensed. The ministry is supported by community donations. Residents are not required to pay a fixed rent or for any supportive services.

Review comments did not express any concerns. Building Officials and Fire Marshals note that the facility will be required to meet all applicable codes. Courtesy inspections have been conducted to inform the applicant about the permitting process and the modifications likely to be required to satisfy applicable codes.

The Planning Board approved the proposed Site Plan upon certain conditions at its meeting on September 15, 2025, and recommended approval of the zoning change (3-1).

The Zoning Commission held a public hearing upon notice to adjacent property owners on October 21, 2025. The Notice of the Zoning Commission Hearing was mailed to 14 property owners within 200 ft. No letters of opposition were received, and one person appeared at the hearing held on October 21, 2025, to oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant, the Zoning Commission voted 3-1 to recommend approval of the zoning change from District "F" Light Industrial to District "S-P" Site Plan.

RECOMMENDATION

The majority of the Planning Board recommended the rezoning at its meeting on September 15, 2025 (3-1).
The majority of the Zoning Commission recommended the rezoning at its meeting on October 21, 2025 (3-1).

City staff, including the City Engineer, the Chief Building Official, and the Fire Marshal, have reviewed the recommended Detailed Site Plan and offer no objection to the zoning change from District "F" (Light Industrial) to District "SP" (Site Plan) for the purpose of resuming operations as a halfway house for men in reentry and recovery.

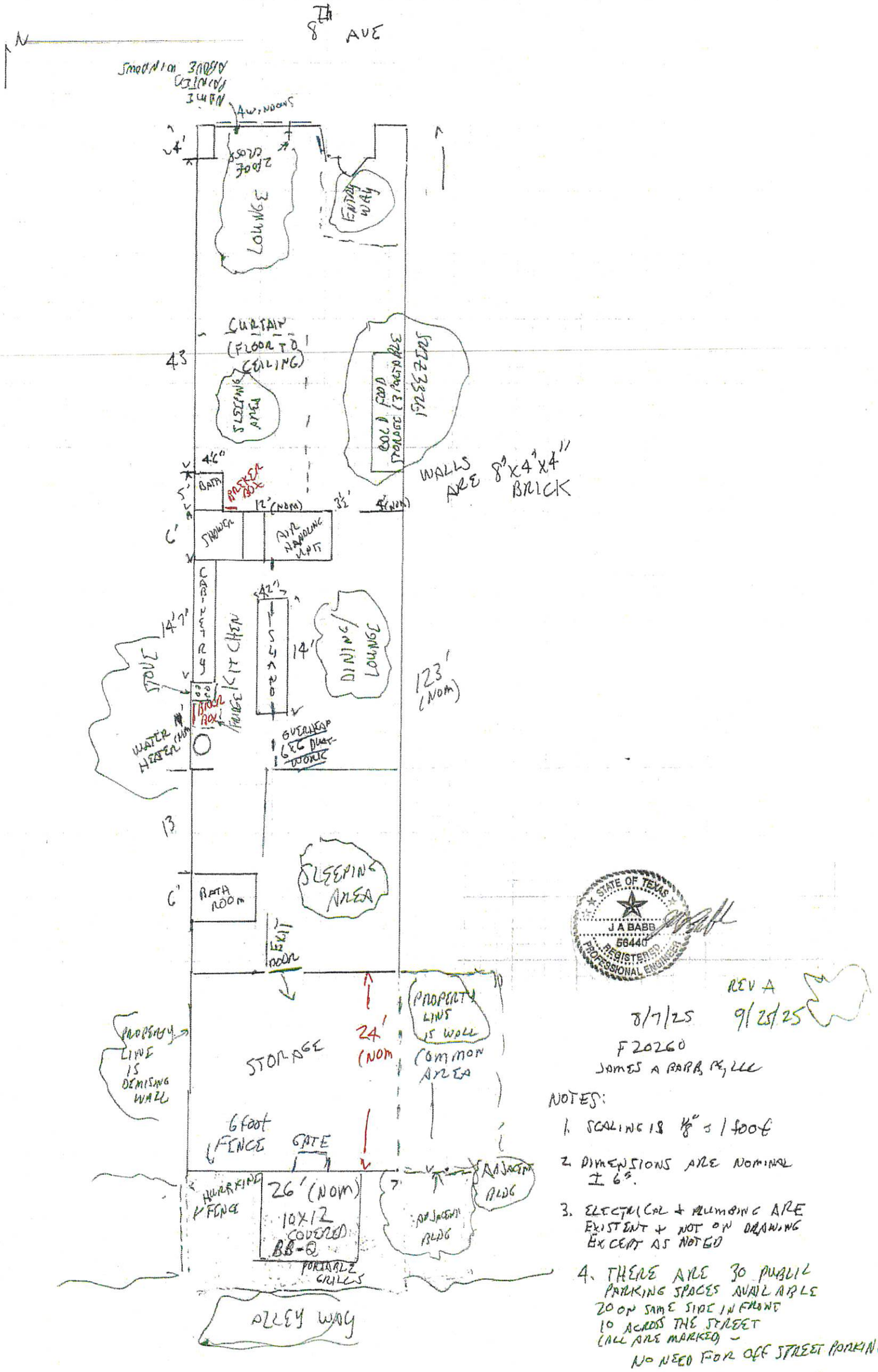
Fiscal Impact

Funds Available Y/N: N/A
Amount Requested: N/A
Source of Funds: N/A
Account #: N/A
Fiscal Impact:
No fiscal impact

Attachments

Vicinity Map
Site Plan
Planning Board - Staff Report
PB minutes - 9.15.2025
Draft - ZC Minutes - 10.21.2025
CAS Friends House Rules & Regulations


Criminal Justice Center
9th Ave N
9th Ave N
1764
9th Ave N
N
Sharp Inspection & Lube
Benny's Auto Repair
Texas City Fire Department 2
Best Budget Inn
Texas City Animal Hospital
8th Ave N
8th Ave N
8th Ave N
8th Ave N
8th Ave N
10th St N
11th St N
9th St N
8th St N
CAS Friends Men's Discipleship Program
Abbott Dr
Abbott Dr
7th Ave N
7th Ave N
7th Ave N
7th Ave N
7th Ave N
Jones Drive Inn Grocery
Layers
Google
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google
United States
Terms
Privacy
Send Product Feedback
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911 8th AVENUE
TEXAS CITY

STATE OF TEXAS
J A BABB
56440
REGISTERED
PROFESSIONAL ENGINEER

8/7/25

REV A
9/25/25

F20260
JAMES A BABB PE, LLC

NOTES:

1. SCALING IS 1/8" = 1 foot
2. DIMENSIONS ARE NOMINAL ± 6".
3. ELECTRICAL & PLUMBING ARE EXISTENT & NOT ON DRAWING EXCEPT AS NOTED
4. THERE ARE 30 PUBLIC PARKING SPACES AVAILABLE 20 ON SAME SIDE IN FRONT 10 ACROSS THE STREET (ALL ARE MARKED) — NO NEED FOR OFF STREET PARKING

Texas City
EST. 1911
ENGINEERING & PLANNING

STAFF REPORT

TO: Planning Board – Regular Meeting – September 15, 2025

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

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

Date: September 8, 2025

RE: Development Plan/Site Plan for Zoning Change - 917 8th Ave N – Come and See Friends Men's Discipleship Program House

Background: The applicant, Walter T. Lawson, Sr. Pastor, Come and See Friends Church, seeks approval of a Site Plan for a zoning change from District "F" (Light Industrial) to District "S-P" (Site Plan) to continue the operation of a halfway house for men in re-entry. The program has been operating as an unlicensed residential program at the site for approximately four years. The residential program was shut down by Fire Marshals for numerous hazardous conditions and code violations which rendered the building unsafe for the dormitory style occupancy by 13 residents.

Requested Action: (i) Approval of Site Plan for rezoning of an existing commercial building from District "F" (Light Industrial) to District "S-P" (Site Plan) for use as a halfway house for men released from incarceration; and (ii) Approval of a Development Plan as a condition precedent for the issuance of a building permit to make improvements necessary to operate as a code compliant halfway house; and (iii) Affirmation the intended use is consistent with the purpose and guidelines of the Sixth Street Revitalization District.

Staff Analysis and Recommendation: "Halfway House" is defined in the Zoning Ordinance as "a facility for the housing, rehabilitation and/or training of three or more persons, who are on probation or parole or are pre-released inmates from correctional institutions or other persons found guilty of criminal offenses; or for the housing, rehabilitation, training, counseling or treatment of three or more persons for alcohol, chemical or drug abuse and/or dependencies." Section 160.006. Halfway houses are required to be in District "S-P" (Site Plan), per Section 160.051(C)(b)(8), but there are no height or area dimensions specified for the use. However, there are area dimensions for Personal Care Facilities which may be considered advisory of 100 sf per person in single occupancy bedrooms and 120 sf per person in double occupancy bedrooms.

In the absence of any area or height specifications in the ordinance for the use the requirements are determined by the approved Site Plan. The proposed Site Plan does not indicate an anticipated number of occupants or the designation of a space standard per occupant. The proposed Site Plan seems to indicate an area of 43ft x 26ft for dormitory style sleeping quarters. Applying the standard of 120 sf for multiple

occupancies would allow an occupancy of 9 residents. However, a final occupancy load will be determined by the Fire Marshal and established through the building permitting and certificate of occupancy process.

The Site Plan shows the existing building to have two restrooms, one of which is shown to also have a shower. The Site Plan does not show a separate kitchen facility. It is thought the site has a small green space at the rear of the building, but the Site Plan does not show any adjacent green space.

EXISTING BUILDING: The location at 917 8th Ave N is an existing building on a 0.056-acre lot (25ft x 102ft – 2448 sf). The Site Plan shows the existing building as 26ft x 123ft (3,198 sf) which exceeds the size of lot.

EXISTING ZONING: The site is currently zoned District "F" (Light Industrial). The adjacent property to the west is zoned District "E" (General Business). Adjacent properties to the east and across 8th Ave N to the north are all zoned District "F" (Light Industrial). The existing facility does not meet the setback requirements of the District "F" zoning designation which requires a minimum lot width of 80ft, minimum lot depth of 150ft, minimum lot area of 15,000 sf, minimum front yard of 30ft, minimum rear yard of 30ft. There is no minimum side setback except from a residential district which does not apply to this location. The existing use as a halfway house is not an allowable principal use in District "F".

EXISTING PARKING: The site does not have any off-street parking. The applicant advises the residents do not have cars and that the adjacent property owners have no objection to sharing the parking spaces. Some on-street parking is available.

INTENDED USE: The applicant seeks a rezoning to District "S-P" (Site Plan) so it can continue its ministry to indigent men in recovery who are returning from incarceration or have ongoing involvement with the criminal justice system through probation or parole. The ministry provides transitional dormitory style housing, counseling, and limited wrap around supportive services such as assistance with obtaining identification documents, driver's license, etc. Residents maintain a strict schedule of required activities including daily prayer and bible study and are subject to random drug screening. The facility is not licensed by the State of Texas nor are they counselors. The ministry is supported by community donations. Residents are not required to pay a fixed rent. Additional information regarding the programming is included in the agenda packet.

Review comments did not express any concerns. Building Officials and Fire Marshals note the facility will be required to meet all applicable codes. Courtesy inspections have been scheduled to inform the applicant about the permitting process and the modifications likely to be required to satisfy applicable codes.

RECOMMENDATION: The program has been operating at the site without permits but also without any complaints from the surrounding neighborhood. The site is not adjacent or close to any existing residential uses. The use as a halfway house would not be incompatible with the existing use of an adjacent property by Narcotics

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Anonymous and there have been no complaints noted from an adjacent church. So long as the applicants complete the rezoning process and satisfy the requirements of the Building Officials and Fire Marshals, staff offer no objection to the Site Plan and proposed rezoning.

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PLANNING BOARD MINUTES
September 15, 2025

The Planning Board of the City of Texas City met in a regular meeting on Monday, September 15, 2025, at 5:00 p.m. Staff members present: Ms. Kimberly Golden, P.E. (City Engineer, Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (E&P Administrator), Veronica Carreon (Planning & Zoning Technician) and Mario Aguilar (E&P Fall Intern). Guests were: Howard Castleberry and Rhianna Powell (7 Brew Coffee), Sherri McElwee, Terry Melancon, Kate Good, Stephanie Burriss, Miles Manning, Glen Cullinene, and Walter Lawson.

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

(1) ROLL CALL

The following members answered roll call: Commissioner Jami Clark, Chairman Dickey Campbell, Commissioner Thelma Bowie, and Member Aric Owens.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES

A motion to approve the minutes of August 18, 2025 was made by Commissioner Jami Clark/Commissioner Thelma Bowie. All other members present voted aye.

Before reading the first agenda item, Ms. Kimberly Golden introduced Mario Aguilar, Fall Intern for Engineering & Planning. He was welcomed by the Board.

(4) REGULAR AGENDA

a. Consider and take action on the Development Plan for 7 Brew Coffee. Located at 3231 Palmer Highway (former location of O'Reilly Auto Parts). (Subject to approval of replat).

Ms. Kim Golden stated the Applicant, Howard Castleberry on behalf of Citadel Development Services, Austin, TX, is requesting approval of a Development Plan for the construction of a new 510 sf restaurant with a drive-thru only, beverage only restaurant which serves coffee, energy drinks and smoothies, with no food service.

It is located on Palmer Hwy east of 33rd Street North, which was the site for the former O'Reilly Auto Parts.

Staff have worked with the Applicant on the stacking of vehicles regarding a drive-thru. They will have double lanes and employees will be taking orders from the cars in the stack using iPads/tablets. Payment will be taken, and drinks will be hand delivered under the canopy.

Access to the business will be from 33rd Street North and there will not be an additional driveway onto Palmer Hwy, which is consistent with the 2011 Palmer Hwy Access Study.

They are complying with the requirements of the Gateway Overlay District as far as construction and landscaping and are ready to get started. Ms. Golden stated that the building will come in three pieces and will be assembled on site.

The only condition subject to approving this Development Plan would be subject to the replat actually being completed.

She then asked if there were any questions.

Chairman Dickey Campbell stated that O'Reilly Auto Parts had an extremely wide entrance and asked if that was completely going away, to which Ms. Golden stated yes, it would go away. Chairman Campbell asked if this was the Applicant's choice. Ms. Golden replied this was due to the 2011 Palmer Hwy Access Study.

The Applicant, Mr. Howard Castleberry, replied that he did not believe TxDOT was going to give them a driveway. Chairman Campbell asked if he asked for one. Mr. Castleberry replied they asked for a right turn only exit, which was denied and the way they now have it configured with access from 33rd Street North, it will work just fine. He added there will be plenty of room on 33rd Street North to enter.

Chairman Campbell asked about Discount Tire to the west of the property. Mr. Castleberry stated they have a tire check area on the side of their building and a dumpster but that they could work it out.

A motion was made by Commissioner Thelma Bowie/Commissioner Jami Clark to approve the Development Plan for 7 Brew Coffee conditioned upon approval of the replat. Located at 3231 Palmer Highway (former location of O'Reilly Auto Parts). All other members present voted aye.

Motion carried 4-0.

b. Consider and take action on the Replat for 7 Brew Coffee. Located at 3231 Palmer Highway (former location of O'Reilly Auto Parts).

Ms. Golden stated Texas City Code of Ordinances requires Planning Board approvals of replat. The property for 7 Brew Coffee requires a replat. The reason the Planning Board must approve replats is probably to ensure that whenever a subdivision is replatted, each of the replatted lots continues to have the necessary access to it is coming before the Board to ensure when it is replatted that it still has access to water, sewer, streets and drainage. The replat for 7 Brew Coffee does this.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Replat for 7 Brew Coffee. Located at 3231 Palmer Highway (former location of O'Reilly Auto Parts). All other members present voted aye.

Motion carried 4-0.

c. Consider and take action the Development Plan for Danni's Soul Food #2, a mobile food unit. Located at 7320 FM 1765 (northeast corner of Vauthier Road).

Ms. Golden indicated this is a request to approve a site to be used by a Mobile Food Unit (MFU) - food truck. The location is a vacant convenience store/fuel station that has not been in operation for quite some time. There are some fuel pumps out front but there is nothing to indicate that the tanks have been removed.

The Applicant, Dailon Richard, is proposing to place a Mobile Food Unit on site between the fuel pumps with no other changes proposed to the site. The MFU will operate as a take and pay, with no tables or seating available at the site, no trash receptacles, nor any restrooms. Staff believes the Applicant has permission from another nearby business for employees of the MFU to use the restrooms there.

The applicant is affiliated with a commissary that seems to be licensed and can handle all of their requirements. The commissary is located in La Marque. The proposed MFU site is located on the north side of FM 1765 which is in Texas City.

The proposed hours of operation are Monday through Friday, 11AM – 8PM. They may also be open some Saturdays and Sunday from 11AM – 8PM. The menu consists of soul food items as listed in the Staff Report. The food will not be prepared on site. It will be prepared at the commissary and brought to the MFU.

The concern that staff have has been laid out in the Staff Report. The Planning Board's role in this is to approve the site for purposes of the TCPD issuing the applicant a MFU permit.

Staff are not recommending approval of this site because of the existing pumps and unknown underground conditions of the proposed site. Without some measures to protect the pumps or to know the condition of the pumps and underground tanks, the staff cannot recommend the site as appropriate for a MFU.

Commissioner Thelma Bowie stated that the owners of this site had plenty of time to go in and remediate where the tanks are. Consequently, people now park their boats, trailers and other items there which has caused it to become a "dumping ground".

Member Aric Owens stated the pumps have to be monitored by TCEQ and they should know if the tanks have been removed. Ms. Golden replied if they had been removed and replaced with new pumps then they would be inactive.

Chairman Campbell asked if the canopy is still in place over the fuel pumps. Ms. Golden stated per the pictures of the site provided by the applicant and shown to the Planning Board at the meeting; there is no canopy.

Chairman Campbell then asked if the Applicant was in attendance. Ms. Veronica Carreon stated an invitation had been sent and they were also aware of the meeting date and time, but they were not in attendance. A decision was made to proceed with action on the agenda item.

Chairman Campbell added that it would be a lot nicer if the property were cleaned up - especially with a new high school diagonally across the street. There is also the church to the west of the property and a nice strip center to the south.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to deny the Development Plan for Danni's Soul Food #2, a mobile food unit, based on staff recommendation. All other members present voted aye.

Motion carried 4-0.

d. Consider and take action on the Preliminary Plat for Vic at Lago Mar. Located at P12130 Central Park Blvd, northwest of the new Dickinson Junior High School.

Ms. Golden indicated the site of the project and stated the Applicant is proposing to plat this 17.22-acre tract. Some extensions of the infrastructure will be required to provide services to the site, including the construction of a new sanitary sewer lift station.

The Applicant also has a Development Plan pending, which is still in review and not being presented at this time. The Development Plan proposes to place a 348-unit multi-family apartment complex with 30 efficiency apartments, 210 one-bedroom and 108 two-bedroom market rate units at the site.

Chairman Campbell asked if we are allowing apartments. Ms. Golden replied that the Lago Mar PUD indicates a certain number of apartments on the west side and a certain number of apartments on the east side. This number will satisfy what is allowed on the east side.

Commissioner Clark asked if this would be the only set of apartments on the east side. Ms. Golden replied probably yes.

Ms. Golden added the Development Plan in review will be meeting the applicable masonry requirements, the landscaping and the open space requirements. She reminded the Board that the Development Plan is not the action being presented to them at this time, but she wanted them to have context for the requested platting. The Development Plan will come to the Board at a later date.

The Preliminary Plat is being presented so that the Applicant can come forward with the Final Plat and preparation of construction drawings.

Chairman Campbell asked how many stories the project will have. Ms. Kate Goodwin replied it would be a three-story walk-up.

Chairman Campbell then asked if these 348 units will be the last of the apartments to be constructed in Lago Mar. Ms. Golden replied yes, this apartment project would probably fulfill the number of apartment units allowed by the PUD.

Member Owens asked if there was any concern about another multi-family unit. Ms. Golden replied there is no concern and that the new fire station is in Lago Mar and there is now a connection from Lago Mar Blvd to Central Park Blvd. Another new fire station is also in design and funded for construction along FM 2004, which station will have good access to the site.

Commissioner Bowie asked if there will be any commercial development. Ms. Golden replied that staff have received some Development Plans that are located in the nearby area, but not on the 17 acres being platted in this action. Ms. Sherri McElwee added that there are some other developments coming soon but have not yet been submitted to Engineering & Planning.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Preliminary Plat for Vic at Lago Mar. Located at P12130 Central Park Blvd, northwest of the new Dickinson Junior High School. All other members present voted aye.

Motion carried 4-0.

e. Consider and take action on the Development Plan for Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Street North.

Ms. Golden stated there are two action items regarding this project. There is a site plan to be reviewed and also a recommendation to the Zoning Commission on a zoning change to District "S-P" (Site Plan).

District "S-P" (Site Plan) depends on a site plan, and this zoning has to be considered because the Texas City Code of Ordinances requires the use as a halfway house for men in re-entry to be zoned District "S-P". The District "S-P" rezoning process means the application will be reviewed by staff and by the Planning Board, Zoning Commission and City Commission.

Staff understand that Come and See Friends Men's Discipleship Program House (CAS) has successfully been operating an unlicensed residential program at the site for approximately four years. They have not been intending to circumvent any of the required permits, but were simply not aware of the requirements. Once they became aware of the requirements, they have been working with staff in very good faith trying to meet all of the requirements.

Ms. Golden then indicated the site plan and stated that it does not have everything that is required in the ordinance, but she has been in contact with the engineer, and she is confident he will be able to add the few things that are needed before it is presented to the Zoning Commission.

One of the requirements not shown on the site plan, which may be important to the Planning Board for its consideration, is designated uses of the various areas of the project. The only use

shown on the site plat is the storage area, but staff understand the facility is being used as a transitional residence as a ministry of the church. Ms. Golden then asked the representatives present for CAS to show and explain the various uses on the site plan to the Planning Board. The representatives then explained the uses of the various areas as living area, kitchen dining area, sleeping area, storage and outside gather area.

There is no parking on the site, but Ms. Golden has been told the residents don't have vehicles. The designation of parking for the site is one of the requirements for the site plan. Pastor Lawson has stated there is a church nearby which allows parking as needed for the facility. There haven't been any complaints or problems brought to the City about parking issues in the area.

There are no particular area or height restrictions or standards stated for halfway houses in the Texas City Code of Ordinances. But there are some standards applicable to personal care facilities which can be used for reference. The personal care facilities standard is 120sf per person for multiple occupancies in a single bedroom. It is staff's understanding the sleeping area will be organized dormitory style and that 120sf seems like it would be a reasonable space standard to apply. The final maximum occupancy number will be determined by the Fire Marshal if the number of occupants based on the space standard exceeds the number determined by the Fire Marshal.

There are two restrooms and one shower. The Development Plan does not indicate a kitchen, but the representatives indicated the area to be used as a kitchen on the site plan.

Ms. Golden stated the existing zoning of the site is District "F" (Light Industrial) and the zoning of the adjacent to the site is District "E" (General Business). The area across from the site is District "C" (Multi-family Residential – High Density). The project is not impacting on any single family residential. Ms. Golden reminded the Planning Board that when the application is scheduled for presentation to the Zoning Commission a Public Hearing Notice will be mailed out to adjacent property owners within 200ft.

This project was circulated to staff, and they did not express any real concerns. Both the Chief Building Official and the Fire Marshal note the facility itself will be required to meet all applicable building and fire codes.

To ensure there is no confusion about this, the Fire Marshal previously made a routine inspection several months ago which found some violations that had to be resolved immediately due to safety concerns. However, those corrections were only immediate safety concerns and did not bring the site "up to code". It is expected additional modifications will be required for the building to actually meet all building codes, all fire codes and other necessary items for the intended use as a halfway house.

Once they get through the rezoning process they will then move on to the next process for obtaining a building permit.

Staff have no objections to the Development Plan subject to the engineer adding the necessary information to the site plan. Ms. Golden stated it was a very preliminary rough sketch and asked if anyone had any questions.

Chairman Campbell asked who owns the site. Paster Lawson replied it is owned by CAS Ministry. He stated it is called the Discipleship House, and they usually have 12 – 15 men there. It is not a permanent home. They do not charge the men anything. These are men that were addicted to drugs, in prison, or depressed men whose families don't want them in their homes. The ministry assists in transitioning the men and help them to better themselves. They try to heal the men holistically, get them into classes at COM, and get them to study. They clothe and house the men for six months. They help them be productive and find jobs. They help them save money

so that they can move on from CAS back into the community. They have success story after story. He added that there is another building at 1701 6th Street North where they transport the men for Bible study.

There were no other questions from the board members.

A motion was made by Commissioner Jami Clark/Member Aric Owens to approve the Development Plan for Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Street North. All other members present voted aye.

Motion carried 4-0.

f. Consider and make recommendation to the Zoning Commission on a zoning change request from Walter T. Lawson, Sr., Pastor CAS Friends Church, to change the zoning from District "F" (Light Industrial) to District "S-P" (Site Plan) to operate a Men's Discipleship Program House. Located at 917 8th Street North.

Ms. Golden reported the current zoning is District "F" (Light Industrial). The actual use of the building does not meet any requirements for District "F" (Light Industrial), but there haven't been any complaints about the use since they've been doing this for four years.

The rezoning process will require a Public Hearing Notice to be mailed to the adjacent property owners within 200' and they will have opportunity to come to the public hearing. The next public hearing meeting will be advertised when we are ready to present the Preliminary Zoning Approval to City Commission. So, if there are any objections from the neighborhood, they will have two opportunities to come and voice their concerns.

Member Owens stated this is where he has a struggle. He is trying to understand the city's map and land use and just because someone has done something wrong for four years this does not mean that's the right way of doing things. He has witnessed the denial of other items in zoning that don't necessarily seem fit. He then asked how they keep enforcing if they allow things to move forward in service.

Ms. Golden replied that District "S-P" (Site Plan) is a tool that allows you to take this very specific use on a very specific place and carve it out as an allowed use because an evaluation has been made for this particular use of this particular site under these particular conditions is not unacceptable.

Member Owens thinks what they are doing is great, but he is concerned and wants to make sure they are not doing something that is going to be oppressive.

Chairman Campbell stated this is a deteriorated area and if they do not at least consider this item then nothing will happen, and the property owners are the ones who suffer.

Pastor Lawson spoke about the neighboring buildings and stated in the future they hope to expand.

Chairman Campbell reminded everyone that this is only a recommendation and that there are still two more Boards to present to.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to make recommendation to the Zoning Commission on a zoning change request from Walter T. Lawson, Sr., Pastor CAS Friends Church, to change the zoning from District "F" (Light Industrial) to District "S-P" (Site Plan) to operate a Men's Discipleship Program House. Located at 917 8th Street North.

Motion carried 3-1.

(5) GENERAL UPDATES

(6) OTHER BUSINESS

(7) MOTION TO ADJOURN

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

Kimberly Golden 11/3/2025

Kimberly Golden, Secretary Date

Minutes approved by the Planning Board at its meeting on 11/3/2025.

ZONING COMMISSION
OCTOBER 21, 2025

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, October 21, 2025, at 5:00 p.m. Staff members present were: Kim Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), Danica Vaughan (Administrative Assistant), and Mario Aguilar (Fall Intern). Guests were: Kristin Edwards, Chris Jennings, Terry Melancon, Glen Cullinane, Elmo Johnson, Walter Lawson, Nasser Zia, Jason Cuomo, and Juan Pablo Gomez.

Co-chair Perry O'Brien asked Chairman Thelma Bowie to chair the meeting. All members present concurred in the request. As acting chair, Commissioner Bowie indicated a quorum was present and called the meeting to order at 5:00pm.

(1) ROLL CALL

The following members answered roll call: Co - Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, and Member Fernando Tello.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES

A motion to approve the minutes of July 15, 2025, was made by Co-Chairman Perry O'Brien/ Member Fernando Tello. All other members present voted aye.

(4) Pastor Walter Lawson seeks to rezone property from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation of Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

a. Staff Report

Ms. Kimberly Golden stated this site is currently zoned District "F" (Light Industrial) and the Applicant is requesting it to be rezoned to District "S-P" (Site Plan) due to the property being used as a halfway house. Under the definitions in the zoning ordinance it is considered a halfway house because it is a facility which provided housing, rehabilitation and/or training to three or more persons who are on probation or parole or with chemical dependencies. The halfway house use is only allowed in the District "S-P" (Site Plan) zoning designation.

Ms. Golden explained that the Development Plan/Site Plan was presented and approved by the Planning Board on September 22nd, 2025. It was approved by a majority but not a unanimous vote pf 3-1. The Planning Board approved the Development Plan/Site Plan subject to completing a couple of items to the site plan which condition has been met. The Site Plan now progresses to the Zoning Commission to consider the actual rezoning request and to make a recommendation to the City Commission.

There is an existing structure on the site. The current existing structure setback does not meet the setbacks of District "F" (Light Industrial). The current use does not meet the

District “F” (Light Industrial) zoning designation. District “S-P” (Site Plan) doesn’t specify setbacks. When a site plan is approved, it establishes the setback requirements. The intended use is transitional dormitory style housing, counseling, and limited services.

The site is currently zoned District “F” (Light Industrial). To the west it is currently zoned District “E” (General Business). All other adjacent properties are zoned District “F” (Light Industrial). The zoning designation changes to residential on east side of 10th Street. Therefore, there is not likely to be any conflict with any residential existing uses or districts based on current zoning. There is a hotel in the area and an apartment complex that are both zoned District “C” (Multi-Family Residential (High Density)).

Ms. Golden explained that in preparation for this hearing notification was mailed out to all the surrounding property owners in the area as required by city ordinance and state law. There were no comments received back either for or against it. There was also a sign posted on the site to inform the public of today’s public hearing. The sign was posted and has remained posted on the site since October 10th, 2025.

Ms. Golden stated the use as a halfway house has been ongoing for about four years.

In accordance with the requirements of the Planning Board, the applicants updated the site plan to show the designation of specific areas at the site. At the entry of the building from 8th Street North the space is a designated living area for communal gathering of the residents, then there is a common dining area with kitchen. The sleeping area is to the rear and then an outdoor patio area. The existing structure is a zero-lot line with no front or side setbacks. There is no designated onsite parking for the location but there are 30 parking spaces along the street and the church across the street will allow parking. Again, the program house is not a new use to the area. It has been operating for about four years without the proper zoning. As soon as the owners were made aware of the zoning requirements, they started the process of rezoning so the use could be compliant. Staff are not aware of any complaints from the four years of actual operatin.

Ms. Golden went on to explain the owners became aware of the zoning requirements as the result of a routine inspection by the Fire Marshal which found some conditions that needed to be mitigated. The active use as a halfway house was shut down and the building is currently not being used. Until the rezoning is made, the owner cannot reoccupy the site for use as a halfway house. Every indication is that the owner/operator of the halfway house was simply not aware of the zoning requirements. Once they became aware of the requirement they have been taking steps to become compliant.

The Planning Board voted (4-0) to approve the site plan subject to the rezoning. Planning Board also voted (3-1) to recommend the rezoning. Staff have no objection to the rezoning.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

At 5:14pm Commissioner Bowie declared the Public Hearing to be open and invited anyone in opposition to the rezoning to speak.

Mr. Chris Jennings, who owns a business across the street at 920 8th Avenue North,

and two empty lots next to the hotel stated he has had his business there for about fifteen years.

Mr. Jennings mentioned that he did not pull the police reports but the traffic around 917 8th Avenue North area when Come and See (CAS) Friends Men's Discipleship Program House occupies the building and there is a lot of loitering, trash, drug use and prostitution.

Two years ago they occupied the building next to his and people were living in the building going back and forth between houses morning and night. Mr. Jennings stated that with that same group of people they brought in an RV behind his shop, behind the building and were running prostitutes out of the RV. They were then run off by the police.

Mr. Jennings mentioned that he drives around his building every day between 5:30-7:00am before he meets with his employees and there is loitering 24/7 when CAS are occupying 917 8th Avenue North. Mr. Jennings stated he has this on camera and has caught it on camera for years.

Mr. Jennings expressed his frustration that when the occupants get out of wherever they were and are in between getting into the halfway house they sleep in front of his front door, in front of his shop. They use the restroom behind and next to his shop and the buildings around. They use the water from their buildings to shower and trash the area.

He feels that if the area is zoned "Light Industrial" he does not see the reason to make it somewhere people can sleep and stay the night and trash out front.

Mr. Jennings stated that there are couches out front of the building, and zero parking in the area regardless of what anyone says. He stated that someone had just moved into the building next door, and it is basically a junk yard now. Mr. Jennings thinks that the city should be working on removing that. He doesn't see any benefit to turning that into a building to house people, he's been in that building and he thinks there may be another place for this to happen, though he thinks its great what they are trying to do.

He also stated that traffic has a direct site to the area when driving to the dike and all you see is these people loitering out front and sitting out front. Mr. Jennings has offered to pay people to help pick up trash in the area, but everyone is just looking for a free handout. He feels that it is becoming more of an eye sore than a benefit to the city of Texas city.

Mr. Jennings stated that if we went to the Police Department and pulled records, we would find records of prostitution and drugs in the area. He stated that this may be because of the hotel in the area. Mr. Jennings did mention that the hotel has been updated, cleaned up to where it looks nice, but has still got pictures on his phone of prostitutes there two nights ago. He feels this is not a good place to put people coming out of prison going into a halfway house. He believes that what CAS are doing is a great thing, but he feels this just isn't the place.

Mr. Jennings opposes the rezoning 917 8th Avenue North.

Commissioner Bowie thanked Mr. Jennings for his comments and then asked if there was anyone who wanted to speak in favor of the zoning change.

Terry Melancon, who is the house manager at CAS is in favor of the rezoning for the

building. He stated he differs with the gentleman and denied that there was any trash. . Mr. Melancon stated that there is a NA (Narcotics Anonymous) next to their building and the entire building has no trash around it and doesn't know about the couches he is talking about. There is no prostitution and no drugs. None of the men can leave the program house without being accompanied by someone else as an accountability partner.

Mr. Melancon let us know that every person that comes into the halfway house is always accompanied by another person who is their accountability partner. No man ever leaves the house without one. These men are never left alone. There is always someone with them, there is always someone at the house and no one other than authorized personnel is allowed into the house. Each person is transported to and from the house by the program.

Mr. Melancon also stated that each occupant that comes into the house has to sign a document that states they are not allowed to have a car or a telephone while at the house for 45 days. This means there are no outgoing calls from the house. He stated that they cannot control the NA (Narcotics Anonymous) personnel who have the cars on the streets, but it is not the occupants from his building.

Mr. Melancon mentioned that the trash in the area that Mr. Jennings is talking about is not under their control. He stated that the men from the house pick up their trash and place it in their own trash bin. He also stated that the men in the house sit in their back patio area that was mentioned and shown by Ms. Golden. Mr. Melancon stated that the only time they have trash in the alley way is when they have called the city to remove bulk trash and it is taken out of their water bill.

Commissioner Bowie asked if there was anyone else desiring to speak for or against. There were none.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Pastor Walter Lawson.

A motion was made by Chairman Perry O'Brien/ Member David Zacherl to approve the zoning change request from Pastor Walter Lawson to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation on Come and See (CAS) friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

Chairman O'Brien stated he thought it was a good move when he voted for it on the Planning Board and he still thinks it's a good move as a zoning matter. As far as the other things that have been brought up during the public hearing he thinks that is a police matter and not a zoning board matter. **Three Members voted aye and Member Tello voted nay.**

Motion carried 3 – 1.

(5) Nasser Zia seeks to rezone property from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North.

a. Staff Report

Ms. Golden stated this site is currently zoned "F" (Light Industrial) and they are requesting to be rezoned to "D" (Neighborhood service). This is an existing building on the property which was used as a convenience store with a fuel station. The fuel station and tanks were removed.

This originated as a code enforcement issue years ago which then progressed to the point where there was an order to have it demolished. Pursuant to that order there was an agreement to forbear from demolition so that the prospective buyer could bring the building back into compliance. The new owner removed the fuel station and tanks and filled them in. The site plan is in compliance with zoning if the rezoning is approved. This is in terms of the current setbacks. They also resolved the code violations which had to do mostly with setback violations.

Ms. Golden informed the Board that the owner worked with Texas City Economic Development Corporation (TCEDC) so they could have an easement to the east for an additional driveway. This allows them to move the tanks to the side of the building which helped them come into compliance with the setbacks. Previously, the tanks were in front of the building and the fuel station canopy was not in compliance. The tanks had to be placed in the front because that was the only way the trucks could get to the tanks. With the additional driveway the trucks can come to the area to the east.

Ms. Golden stated that the Planning Board reviewed the site plan, subject to Applicant completing the transaction with TCEDC to obtain the easement. The site plan was approved, and the rezoning was recommended by the Planning Board and is now before the zoning commission for review.

Ms. Golden stated that across 10th Street North, the area is zoned as District "E" (General Business). To the east and north is zoned District "B" (Single Family Attached Duplex Residential) and the area has some single family residential in there. She also stated that District "D" is one step less intensive than General Business. She stated it is not the kind of zoning that draws people into the neighborhood but the kind that serves the neighborhood.

Ms. Golden stated the convenience store is not considered a bad fit for the neighborhood and does provide some buffering for the existing residential from the existing Light Industrial uses to the south. She also advised the Planning Board voted in support of the rezoning and that staff had no objections.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

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At 5:28pm Commissioner Bowie opened the Public Hearing and asked if anyone was present to speak in opposition to the zoning change. She asked if staff had received any written opposition.

Ms. Golden stated that in accordance with state law and city ordinances letters were sent out to the properties around the area and a sign was physically posted on the property giving notice of the public hearing today. The sign has been posted at the site continuously since October 10, 2025. Staff have not received any comments for or against the rezoning.

Commissioner Bowie asked if anyone present would like to speak in support of the zoning change.

Ms. Kristin Edwards, Director of TCEDC, spoke in favor of this rezoning.

Ms. Edwards stated that the TCEDC approved the easement for the driveway. They did take into account that the City of Texas City utilizes the area further south and the piece of property to the right. They made sure they worked with Public Works to make sure there would be no missteps in operations or any impact on them.

She stated the TCEDC is in support of the rezoning.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Nasser Zia.

A motion was made by Member David Zacherl/Member Fernando Tello to approve the zoning change request from Nasser Zia to rezone from District "F" (Light Industrial) to District "D" (Neighborhood Services) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North. All Members voted aye.

Motion carried 4 – 0.

(6) The City of Texas City Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity seek to rezone property from District "D-1" (Limited Service) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of Lots 6 & 7 and all of Lots 8 thru 16 and abandoned 15 ft alley way.

a. Staff Report

Ms. Golden stated this is one of the things that should have been taken care of back when the property went through the process of an abandonment of the alleys to consolidate the property into four lots.

Ms. Golden this was a project with TCEDC where they acquired this property and took it through a process of consolidating several small lots that were not buildable and

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replatting them so there would be four bigger lots to build on area is currently zoned District “D” (Neighborhood Service) and should have been rezoned to District A (Single Family Residential) when the lots were replatted.

Ms. Golden stated that the property around this area is zoned District “C” (Multi-Family Residential (High Density)) but is actually built as single family homes. Across 4th Street is District “A” (Single Family Residential). She noted it is very appropriate for this area to be zoned as single family residential, they just missed bringing it to the board sooner.

Ms. Golden informed the Commission that two of the lots actually have been transacted and had houses built on them and that is why those property owners are also applicants. The other two lots are still owned by the TCEDC and Ms. Edwards was here as a representative for all the applicants.

Ms. Golden stated there were notices sent out and a sign posted at the property to which we have not received any comments back for or against the rezoning. Staff also agree with the rezoning.

Member Zacherl asked Ms. Golden if the lots meet the minimum square footage to which Ms. Golden responded with “Yes, they do now.”

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. **Public Hearing**

At 5:33pm Commissioner Bowie opened the Public Hearing and asked if anyone wanted to speak in opposition to the zoning change. No one responded.

Commissioner Bowie askied if anyone wanted to speak in favor of the zoning change.

Ms. Kristin Edwards spoke in favor of the rezoning. She spoke in terms of what TCEDC was able to do with these four lots after the replat. She also stated she was greatly appreciative of the assistance with getting the replat done.

Ms. Edwards stated that one of the four lots was able to have a home built on it and was able to transfer to a wonderful lady as a result of the EDC’s Land Swap Program. She stated she is now getting a nice new home on a nice piece of property. The other lot was given to Habitat for Humanity, and they were able to start construction on a new home for a gentleman that may not have been able to afford a home otherwise.

Ms. Edwards then stated one of the remaining two lots that still belong to the TCEDC may possibly go to Habitat for Humanity for another home. Also to be available to the TCEDC’s land swap program in general, which will allow them to move individuals out of the Industrial Business District to get them further away from the industrial activity, for their own safety. Ms. Edwards stated the properties are going to very good use and hopes to continue that.

There were no further questions to which a motion was made by Member Fernando Tello/ Member David Zacherl to close the Public Hearing. All other members voted aye.

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c. Preliminary Zoning Approval – Consider and take action on the zoning change request from City of Texas City Economic Development.

A motion was made by Member David Zacherl/ Chairman Perry O'Brien to approve the zoning change request from The City of Texas Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity to rezone from District "D-1" (Limited Services) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of lots 6 & 7 and all lots 8 thru 16 and abandoned 15ft alley way. All Members voted aye.

Motion carried 4 – 0.

(7) GENERAL UPDATES

Ms. Golden informed the board that we have a new board member. Member David Zacherl is now a member of the Zoning Commission, formerly he was an alternate. She also gave us an update on the current members and alternates which is as follows; Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, Member Fernando Tello and member Bruce Clawson. She also stated Alternate Lisa Salinas was a previous alternate and has been reappointed as an Alternate. Ms. Becky McLaughlin is a newly appointed Alternate Member to the Zoning Commission.

Ms. Golden asked the board members to review the current contact information we have on file and to make sure it is correct. She asked that they reach out to Veronica Carreon if any changes are to be made. She also informed them that on the sheet is our contact information at the bottom of the page.

Ms. Golden stated that the City Attorney is going to prepare a memo for her to provide to them about the Open Meetings Act. She informed the board members that as appointed members of a board they are now subject to the restrictions of the Open Meetings Act. As appointed members they are not allowed to have group discussions with each other about anything pertaining to the zoning meetings unless they are in a properly called and noticed Zoning Commission Meeting. A group email sent to all board members may be considered a "walking quorum" and so they cannot send group emails to each other about zoning matters. The only group emails they should be seeing or receiving about zoning matters will be from Veronica and strictly about the scheduling of the meetings.

Ms. Golden informed the board that they need to elect officers. Chairman Perry O'Brien has been serving as Chair and will do so until he is replaced but they no longer have a Co-Chair and asked if they would like to have an agenda item for the election of officers at the next meeting to convene. All were in favor.

Ms. Golden also stated there are several more things coming through so we should have at least one more meeting before the end of the year.

(8) ADJOURNMENT

A motion was made by Member Fernado Tello/Member David Zacherl to adjourn. All members present voted aye.

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Kimberly Golden, Secretary Date

Minutes approved by the Zoning Commission at its meeting on _____.

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CAS Friends House of Disciples
6-month Program
House Rules & Regulation

Matthew 28: 19-20 NIV

"Go therefore and make disciples of all the nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, teaching them to observe all things that I have commanded you; and Lo, I am with you always, even to the end of the age.",

A godly man is not a perfect man. We will never reach perfection until we are in the physical presence of Jesus (Philippians 3:12; 1 John 3:2). But the godly man embraces his manhood and knows that Jesus, not the world, has set the standard for what it means to be a real man. So, he strives daily to model his life after Jesus. He doesn't make excuses for his sins and weaknesses he finds in himself, but continually surrenders those areas to God and asks for His help in overcoming them (Romans 6:11—14). Regardless of physical appearance, social status, or economic standing. A man can be a godly man when he surrenders to God through faith in Jesus Christ and seeks to obey Him in every area of his life (Luke 10:27; Galatians 2:20)

A godly man is one who has died to his flesh (Galatians 5:24). This does not mean he no longer faces temptation. It means that, when he is tempted, the decision about whether to give in has already been made. He relies on the power of the Holy Spirit to help him say "no" to his flesh and "yes" to the Holy Spirit (1 Corinthians 10:13; Galatians 5:16). As he regularly opposes sin, he finds that his spirit grows stronger, and temptation becomes easier to resist (Hebrews 10:36).

HOUSE

- Wake up time is 7 am - morning routine.
- Curfew and doors locked at 10 pm, (Fri. & Sat 10:30 pm) Lights out at 10:30 pm.
- You must always be accounted for in addition to signing the out & in sheet. In addition, **You Must** make sure the House manager and or acting HMT is informed.
- Chores are assigned for two weeks periods which is posted on the white board in the hallway. Everyone is expected to complete their chores established by Pastor Terry. Remember chores are completed twice a day (morning and evening).
- Bed must be made each morning by 7:30am, No excuses will be accepted.
- All clothes must be hung and/or put away in totes or hanging area.

CAS Friends House of Disciples
6-month Program
House Rules & Regulations

- Laundry area must be cleaned organized by all. Bed sheets must be washed weekly.
- **NO** dishes are to be left in the sink or dish drainer at any time. You are expected to wash and put away your own dishes. Do not pour grease down the sink.
- You are required to clean the toilet after your use out of respect for the next person.
- Only faith based and or family movies will be played in the House. PG or PG-13 Rated will be allowed with minimum profanity.
- No overnight stays away from the house unless approved by Pastor Terry, overnight request to stay with the opposite sex is prohibited.
- ABOSOLUTELY, no weapons of any type will be allowed into the church or discipleship house.
- NO Stealing or disrespect of anyone's property! Theft will not be tolerated.
- All mail must be opened in front of House Minister.
- Issues within the house will be dealt with immediately. If it cannot be resolved within the men's meeting, Pastor Tery will have the final say.

CHURCH

- Church functions and studies are mandatory; you are expected to be at each function 15 minutes early and must stay until function is over, (Exceptions made for employment. Please give Pastor Terry or House Minister your work schedule.)
- You are expected to always keep the church ready for services ensuring restrooms are clean.
- **NO** horseplay or loud yelling.
- **NO** secular music in Men's house or on church property or in church vehicles.
- You **Must** attend all services unless working or given permission to miss by Pastor Terry.

SELF

- NO Lying or disrespect to anyone, NO profanity!! YOU LIVE IN GOD'S HOUSE.
- Personal Hygiene is a must. YOU **MUST** SHOWER DAILY! Showers will be no longer than 15 minutes. Wearing of deodorant is **MANDATORY!**
- **Clean** clothes must be worn daily.

CAS Friends House of Disciples
6-month Program
House Rules & Regulations

- All medication will be kept in a lock box and secured. If you are under a doctor's care, a list of any/all medications must be given to Pastor Terry.
- All valuables are to be kept locked in your totes.
- If you have an income of any type, you are responsible for your personal needs (i.e.: **hygiene products**, **food** and **laundry supplies, and haircuts**).
- No physical altercations or bullying. All parties involved will be asked to leave the house. Reentry is solely dependent upon Pastor Terry's discretion.
- If it's **not true**, don't **say it**. If it's not yours, don't **touch it**. Treat each other as you want to be treated.
- Any form of illegal drugs, as well as alcohol is prohibited and will not be tolerated. You will be asked to leave the premises and not return for 30 days - 6 months dependent upon Pastor Terry's discretion.
- If you are ill, notify house minister and you must go to the doctor. After seeing a doctor, if it's determined you need bed rest it will be approved. No other activities will be required.
- You must remember when exiting bunk area, you are to be fully dressed. YOU **MUST ALWAYS HAVE A SHIRT ON**!! Remember it's about respect for others and respecting God's house.
- Do not leave articles of clothing laying around the house and or bunk area. Everything must be kept decent and in order.
- Getting into new relationships while in the disciple program is prohibited. We want you only focused on your relationship with God and Him alone.

PROGRAM

- If you have a question, **ASK**. If you are not sure, **ASK**. If you don't know, **Do not** assume you know what to do, Look where you are now.
- NO counseling or giving advice to each other, Everyone's walk is different, thou similar, not the same.
- Should you leave the program for any reason; you will not be allowed back in the program for at least 30 days and with the agreement of Pastor Terry.

CAS Friends House of Disciples
6-month Program
House Rules & Regulations

- No cell phones and/or tablets the first 30 days upon starting the program. If you are caught with a cell phone, you will be terminated from the program, including asking to use a house mates' cell.

New Disciples must be in the program 45 days before they are permitted to lead, teach, and or drive church vehicles.

After the first 45 days, each participant is responsible to be actively looking for full time employment.

All residence will be evaluated every 30 days to ensure understanding and determine growth.

These rules are not up for discussion. If you do not think that you can obey these rules, you do not need to stay. Remember, you came here for help not a vacation.

Entry and Reentry is solely dependent upon Pastor Terry Melancon's discretion.

Signature: _____ Date: _____

By signing this you are agreeing that you understand and will abide by these rules.

CITY COMMISSION REGULAR MTG **(7) (b)**

Meeting Date: 11/19/2025

Consider and take action on Preliminary Zoning Approval for the zoning change of 1025 5th Ave N - Paks Food Store (Former Tiger Mart) from District "F" (Light Industrial) to District "D" (Neighborhood Service)

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on Preliminary Zoning Approval for 1025 5th Ave N - Paks Food Store (Former Tiger Mart) from District "F" (Light Industrial) to District "D" (Neighborhood Service)

BACKGROUND (Brief Summary)

The applicant is Nasser Zia for the owner Saeed Gaddi. This project began as a code enforcement case for the removal of leaking underground tanks and other code violations. Enforcement progressed through the court and an abatement order was entered to compel removal of the tanks and demolition of the building. The property is under contract to sell, and the prospective new owner negotiated a forbearance agreement to avoid demolition of the building. In accordance with the forbearance agreement, the leaking underground tanks and fuel station have been removed. The new owner now seeks to remodel the existing building as a convenience store and fuel station with new underground tanks and fuel pumps and to make the property compliant with all applicable codes including the Zoning Ordinance.

The site is a 0.502-acre lot with an existing building which has been vacant and unoccupied for several years. The underground fuel tanks, fuel pump, and canopy have been removed.

DEVELOPMENT PLAN - The Planning Board approved a Development Plan, subject to completing the rezoning change at its regular meeting on August 4, 2025. The proposed project will install new underground fuel tanks and fuel pumps on the vacant property east of the existing building; it will close the southwest driveway on 77th St. N and add a new driveway to Sth Ave N. The new driveway will be located on an easement adjacent to the east property line to be acquired from the Texas City Economic Development Corporation. The site plan shows the relocation and enclosure of the dumpster with a masonry screening wall and metal doors, adds a parapet wall to the roof to screen the rooftop unit, and adds landscaping as required by the zoning ordinance.

The addition of the new driveway on 5th Ave N is necessary to allow onsite access for the fuel trucks to the new location for the new tanks on the vacant property east of the existing building. The tanks cannot be reinstalled to the location of the previous tanks because the canopy and fuel station would not meet the applicable setbacks.

The applicant has provided a survey and legal description for the easement. The Texas City Economic Development Corporation (TCEDC) has approved terms for the sale of the

easement. The City Attorney is drafting the easement, which will expire unless construction is completed within one year, and whenever the site is no longer to be used for a fuel station.

REZONING APPLICATION - The property is currently zoned District "F" (Light Industrial), which is not compliant with the use as a convenience store with fuel station. Convenience stores with fuel stations are allowable uses in the District "E" (General Business) zoning district and may be allowed in District "D" (Neighborhood Services) if sized to support local neighborhood. The property north and west of the site is currently zoned District "B" (Single Family Attached Duplex Residential) and is currently developed with existing single-family dwellings. The property south and east of the site is currently zoned District "F" (Light Industrial). The adjacent property south of the site is occupied with warehousing for CR Ventures Global LLC. The adjacent property to the east is owned by the TCEDC and used by the City of Texas City Public Works Department as a material storage yard. The property east of 10th St. N is zoned District "E" (General Business).

The abatement of the dangerous and unsightly code violations is a benefit for the neighborhood. The reopening of a convenience store will also be a benefit to the neighborhood, which does not have ready access to convenient retail. It will also support a revitalization of the commercial corridor along 5th Ave N, which is a convenient access point for the Sixth Street Revitalization District.

The zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) is also an improvement for the area. The property is bounded on the north and west by property zoned District "B" {Single Family Attached Duplex Residential) which actually has existing single-family residences. The property is bounded on the south by an existing warehouse installation and on the east by the Texas City Public Works material storage yard. The warehouse and storage yard uses are both consistent with the District "F" (Light Industrial) zoning district. The District "F" (Light Industrial) seems to date from the existence of the TCT Railroad, which is no longer active and has transferred its right of way to Texas City. 10th St. N appears to be located within the former railroad right-of-way.

The existing abutment of the District "B" (Single Family Attached Duplex Residential) to the District "F" (Light Industrial) district is inherently incompatible. The zoning change of the site from District "F" (Light Industrial) to District "D" (Neighborhood Service) will help buffer and provide a transition between the incompatible zones.

The Zoning Commission held a public hearing upon notice to adjacent property owners on October 21, 2025. The Notice of the Zoning Commission Hearing was mailed to 19 property owners within 200 ft. No letters of opposition were received, and no one appeared at the hearing held on October 21, 2025, to oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant, the Zoning Commission voted 4-0 to recommend approval of the zoning change from District "F" Light Industrial to District "D" Neighborhood Service conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC.

RECOMMENDATION

The Planning Board reviewed the rezoning application and recommended approval (4-0) at its regular meeting on August 4, 2025 **conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC.**

The Zoning Commission held a public hearing and considered the rezoning application at its regular meeting on October 21, 2025 and voted (4-0) to recommend approval of the zoning change from District F (Light Industrial) to District D (Neighborhood Service) **conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC.**

Staff also have no objection to the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service), which is an improvement for the neighborhood and reduces the degree of incompatibility with the adjacent existing residential uses and zoning designation.

Fiscal Impact

Funds Available Y/N:	N/A
Amount Requested:	N/A
Source of Funds:	N/A
Account #:	N/A

Fiscal Impact:

No fiscal impact

Attachments

Vicinity Map
Site Plan
Zoning Map
Zoning Commission - Staff Report
Planning Board - Staff Report
Planning Board Minutes 8.4.25
Draft - ZC Minutes - 10.21.2025


1025 5th Ave. N
Paks Food Store
Texas City Police Department
Noble Park
Species Gym Texas City
Saunas | Showers | Cold Plunge
Terraza
919 8th Ave N
Recently viewed
Pallet Bar & Grill
Texas City High School
Texas City Lodge 1118 AF&AM
Full Throttle Pros
Terror Isle Adventures
The Showboat Pavilion
Galveston County Food Bank
La Gardenia
Abbott Dr
10th Ave N
9th Ave N
8th Ave N
7th Ave N
6th Ave N
5th Ave N
4th Ave N
3rd Ave N
2nd Ave N
14th St N
13th St N
11th St N
10th St N
9th St N
8th St N
7th St N
5th St N
4th St N
16th St N
15th St N
11 1/2 St
1764
N
Layers
Google Maps

OWNER INFORMATION:

SAEED GADDI
P.O. BOX 2554
STAFFORD, TX 77497
832.277.6699

APPLICANT INFORMATION:

NASSER ZIA
NZ CONSTRUCTION CORP.
4450 S. WAYSIDE DR., STE. 101,
HOUSTON, TX 77087

SITE INFORMATION:

175'x125' = 21,875 SQ. FT.
TOTAL TRACT: 21,875 SQ. FT.
21,875 / 43,560 = 0.502 ACRE GROSS ACREAGE

LEGAL DESCRIPTION:

0.502 ACRES OUT OF PART OF TRACT 27 OF
THE JAMES B. WELLS SURVEY, ABSTRACT 205,
IN TEXAS CITY, GALVESTON COUNTY, TEXAS

LANDSCAPE ANALYSIS:

REQUIRED - 5%
21,875 SQ. FT. x 5% = 1,094SQ. FT.

TREES REQUIRED
1/500 SQ. FT.
1,094/500 = 2 TREES REQUIRED

TREES PROVIDED = 5 TREES

PARKING ANALYSIS:

REQUIRED - 1/200 SQ. FT. ENCLOSED SPACE
2,478 SQ. FT. / 200 SQ. FT. = 13 SPACES

ADA PARKING 1/25 SPACES PROVIDED
14/25 = 1 ADA PARKING PROVIDED

PROVIDED PARKING:

REGULAR SPACES:	12 SPACES
ADA SPACES:	1 SPACES
TOTAL	13 SPACES

ZONING:

PROPERTY IS ZONED "F" - LIGHT INDUSTRIAL
ADJOINING PROPERTIES ARE ZONED "F" - LIGHT INDUSTRIAL

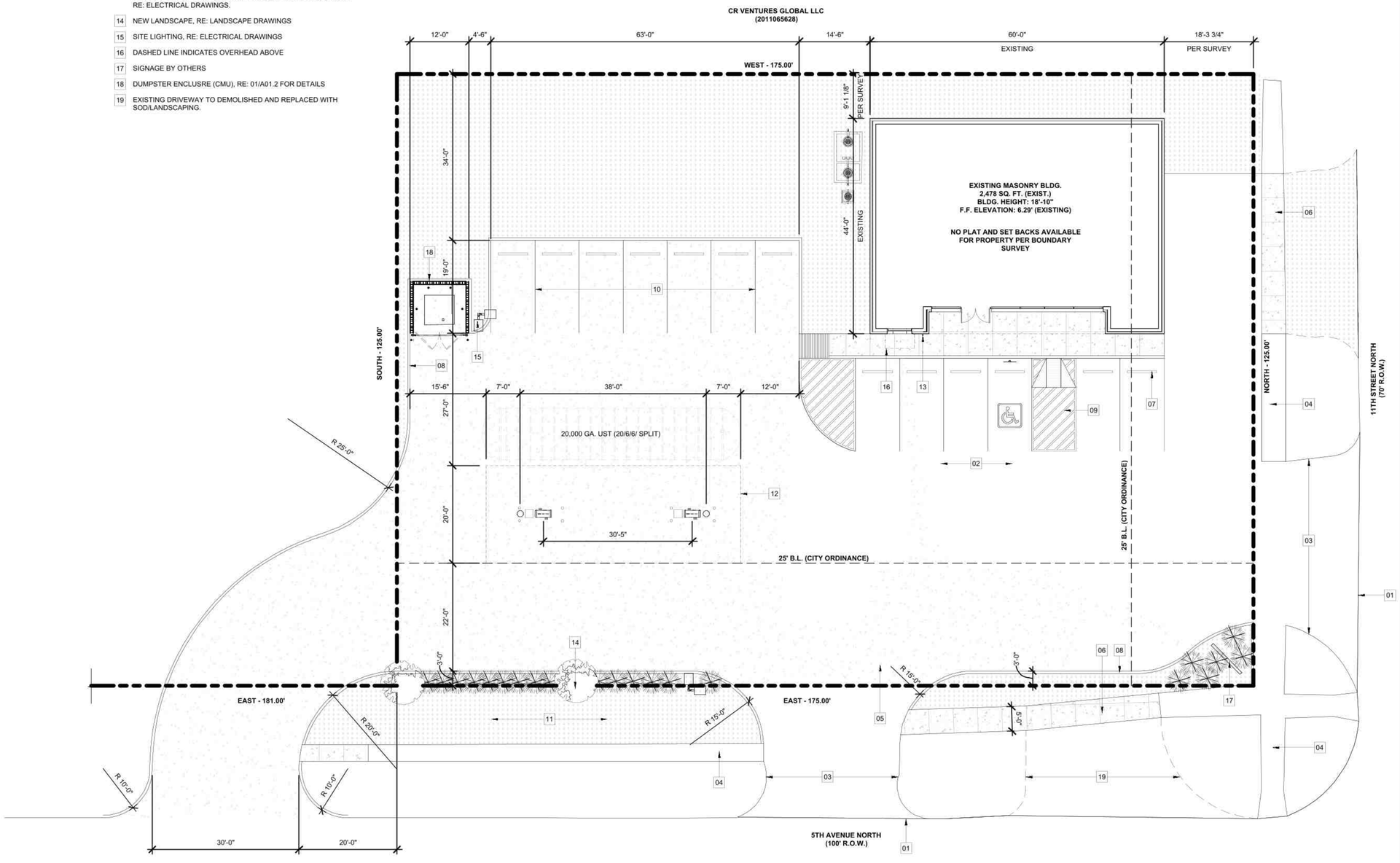
SITE PLAN KEYED NOTES:

01 EDGE OF PAVEMENT
02 EXISTING CONCRETE PAVING
03 EXISTING CONC. DRIVEWAY APPROACH
04 EXISTING SIDEWALK
05 HATCHED INDICATES NEW CONCRETE PAVEMENT, RE: CIVIL DRAWINGS
06 NEW CONCRETE SIDEWALK, RE: CIVIL DRAWINGS
07 WHEEL STOP, RE: CIVIL DRAWINGS
08 6" CONCRETE CURB, RE: CIVIL DRAWINGS
09 4" WIDE PAINTED CROSS-STRIPING AT 18" O.C. WITH BORDER WHITE TRAFFIC PAINT
10 4" WIDE PARKING STALL STRIPING - TRAFFIC WHITE
11 NATURAL GREEN
12 FUEL CANOPY, FUEL DISPENSER, UNDERGROUND TANK, AND CANOPY FOOTING BY OTHERS
13 EMERGENCY PUMP SHUT-OFF. THE DEVICES SHALL BE DISTINCTLY LABELED AS: EMERGENCY FUEL SHUTOFF. SIGNS SHALL BE PROVIDED IN APPROVED LOCATIONS. PER IFC 2303.2. RE: ELECTRICAL DRAWINGS.
14 NEW LANDSCAPE, RE: LANDSCAPE DRAWINGS
15 SITE LIGHTING, RE: ELECTRICAL DRAWINGS
16 DASHED LINE INDICATES OVERHEAD ABOVE
17 SIGNAGE BY OTHERS
18 DUMPSTER ENCLUSRE (CMU), RE: 01/A01.2 FOR DETAILS
19 EXISTING DRIVEWAY TO DEMOLISHED AND REPLACED WITH SOD/LANDSCAPING.



VICINITY MAP

KEY MAP 738-G



N

SITE PLAN | 1

Scale: 3/32" = 1'-0"

IMG + DESIGN

DIRECTORY

Irving Gonzalez
832.836.6030
irving@imgdesign.co

SEAL

SUBMITTALS

NO.	ISSUE	DATE
1	CITY REVISION	10/23/2024
2	CITY REVISION 2	12/10/2024
3	CITY REVISION 3	02/17/2025
4	CITY REVISION 4	05/14/2025

SPEED FUEL C-STORE REMODEL

1025 5TH AVENUE NORTH,
TEXAS CITY, GALVESTON COUNTY, TEXAS 77590

PROJECT NO.
C.2417

SHEET NAME
DETAILED SITE PLAN

SHEET NO.
A01.0

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1025 5TH AVE N TEXAS CITY, TX 77590
Search result
6th Ave N
5th Ave N
4th Ave N
3rd Ave N
13th St N
12th St N
11th St N
10th St N
9th St N
CITY HALL ANNEX
1025
(A-1) Single-Family Residential (Low Density)
(A-2) Patio Home
(B) Single-Family Attached Duplex Residential
(B-1) Townhouse Residential
(C) Multi-Family Residential (High Density)
(C-1) Multi-Family Residential (Medium Density)
(MH) Mobile Home
(D) Neighborhood Service
(D-1) Limited Service
(LGBD) Limited General Business District
(E) General Business
(E-1) Central Business
(O-P) Office-Professional
(E-2) Freeway Commercial
(E-3) Outdoor Commercial
(E-4) Commercial Warehouse
(CIMU) Commercial/Industrial Mixed Use
(F) Light Industrial
(F-1) Outdoor Industrial
(H) Heavy Industrial
(IBD) Industrial Business District
(P-I) Planned Industrial
I (PUD) Planned Unit Development
(G) Waterfront
(G-2) Recreational Waterfront
50 m
200 ft
Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, Tom

Texas City
EST. 1911
ENGINEERING & PLANNING

STAFF REPORT

TO: Zoning Commission – Regular Meeting – October 21, 2025

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

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

Date: October 15, 2025

RE: Zoning Change - 1025 5th Ave N – Paks Food Store (former Tiger Mart) – From District "F" (Light Industrial) to District "D" (Neighborhood Service)

Background: The applicant is Nasser Zia for the owner Saeed Gaddi. This project began as a code enforcement case for the removal of leaking underground tanks and other code violations. Enforcement progressed through the court and an abatement order was entered to compel removal of the tanks and demolition of the building. The property is under contract to sell, and the prospective new owner negotiated a forbearance agreement to avoid demolition of the building. In accordance with the forbearance agreement, the leaking underground tanks and fuel station have been removed. The new owner now seeks to remodel the existing building as a convenience store and fuel station with new underground tanks and fuel pumps and to make the property compliant with all applicable codes including the Zoning Ordinance.

Requested Action: Recommendation to approve the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service).

Staff Analysis: The site is a 0.502-acre lot with an existing building which has been vacant and unoccupied for several years. The underground fuel tanks, fuel pump and canopy have been removed.

DEVELOPMENT PLAN - The Planning Board approved a Development Plan subject to completing the rezoning change at its regular meeting on August 4, 2025. The proposed project will install new underground fuel tanks and fuel pumps on the vacant property east of the existing building; it will close the southwest driveway on 11th St. N and add a new driveway to 5th Ave N. The new driveway will be located on an easement adjacent to the east property line to be acquired from the Texas City Economic Development Corporation. The site plan shows the relocation and enclosure of the dumpster with a masonry screening wall and metal doors, adds a parapet wall to the roof to screen the rooftop unit and adds landscaping as required by the zoning ordinance.

The addition of the new driveway on 5th Ave N is necessary to allow onsite access for the fuel trucks to the new location for the new tanks on the vacant property east of the existing building. The tanks cannot be reinstalled to the location of the previous tanks because the canopy and fuel station would not meet the applicable setbacks.

The applicant has provided a survey and legal description for the easement. The Texas City Economic Development Corporation (TCEDC) has approved terms for the sale of the easement. The City Attorney is drafting the easement which will expire unless construction is completed within one year and whenever the site is no longer to be used for a fuel station.

REZONING APPLICATION - The property is currently zoned District "F" (Light Industrial) which is not compliant with the use as a convenience store with fuel station. Convenience stores with fuel stations are allowable uses in the District "E" (General Business) zoning district and may be allowed in District "D" (Neighborhood Services) if sized to support local neighborhood. The property north and west of the site is currently zoned District "B" (Single Family Attached Duplex Residential) and is currently developed with existing single-family dwellings. The property south and east of the site is currently zoned District "F" (Light Industrial). The adjacent property south of the site is occupied with warehousing for CR Ventures Global LLC. The adjacent property to the east is owned by the TCEDC and used by the City of Texas City Public Works Department as a material storage yard. The property east of 10th St. N is zoned District "E" (General Business).

The abatement of the dangerous and unsightly code violations is a betterment for the neighborhood. The reopening of a convenience store will also be a benefit to the neighborhood which does not have ready access to convenient retail. It will also support a revitalization of the commercial corridor along 5th Ave N which is a convenient access point for the Sixth Street Revitalization District.

The zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) is also an improvement for the area. The property is bounded on the north and west by property zoned District "B" (Single Family Attached Duplex Residential) which actually has existing single-family residences. The property is bounded on the south by an existing warehouse installation and on the east by the Texas City Public Works material storage yard. The warehouse and storage yard uses are both consistent with the District "F" (Light Industrial) zoning district. The District "F" (Light Industrial) seems to date from the existence of the TCT Railroad which is no longer active and has transferred its right of way to Texas City. 10th St. N appears to be located in the former railroad right of way.

The existing abutment of the District "B" (Single Family Attached Duplex Residential) to the District "F" (Light Industrial) district is inherently incompatible. The zoning change of the site from District "F" (Light Industrial) to District "D" (Neighborhood Service) will help buffer and provide a transition between the incompatible zones.

Recommendation: The Applicant has addressed all comments from staff and staff have no objection to approval of the Development Plan **conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC.** Staff also have no objection to the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service)

which is an improvement for the neighborhood and reduces the degree of incompatibility with the existing residential uses and zoning designation.

The Planning Board reviewed the rezoning application and recommended approval (4-0) at its regular meeting on August 4, 2025.

1801 9th Avenue North * P.O. Drawer 2608 * Texas City, TX 77592-2608
(409) 948-3111 * www.texascitytx.gov

Texas City
EST. 1911
ENGINEERING & PLANNING

STAFF REPORT

TO: Planning Board – Regular Meeting – August 4, 2025

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

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

Date: July 28, 2025

RE: Development Plan and Zoning Change - 1025 5th Ave N – Paks Food Store (former Tiger Mart)

Background: The applicant is Nasser Zia for the owner Saeed Gaddi. This project began as a code enforcement case for the removal of leaking underground tanks and other code violations. Enforcement progressed through the court and an abatement order was entered to compel removal of the tanks and demolition of the building. The property was sold, and the new owner negotiated a forbearance agreement to avoid demolition of the building. In accordance with the forbearance agreement, the leaking underground tanks and fuel station have been removed. The new owner now seeks to remodel the existing building as a convenience store and fuel station with new underground tanks and fuel pumps and to make the property complaint with all applicable codes including the Zoning Ordinance.

Requested Action: (i) approval of a Development Plan for the issuance of a building permit to remodel the existing building and install new fuel tanks and pumps as a convenience store and fuel station. (ii) recommendation to approve the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service).

Staff Analysis: The site is a 0.502-acre lot with an existing building which has been vacant and unoccupied for several years. The underground fuel tanks, fuel pump and canopy have been removed.

DEVELOPMENT PLAN - The proposed project will install new underground fuel tanks and fuel pumps on the vacant property east of the existing building; it will close the southwest driveway on 11th Street N and add a new driveway to 5th Ave N on an easement adjacent to the east property line to be acquired from the Texas City Economic Development Corporation. The site plan shows the relocation and enclosure of the dumpster with a masonry screening wall and metal doors, add a parapet wall to the roof to screen the rooftop unit and add landscaping as required by the zoning ordinance.

The addition of the new driveway on 5th Ave N is necessary to allow onsite access for the fuel trucks to fill the new relocated tanks. The tanks cannot be reinstalled to the location of the previous tanks because the canopy and fuel station would not meet the applicable setbacks.

REZONING APPLICATION - Applicant also has a zoning change application pending. The property is currently zoned District "F" (Light Industrial) which is not compliant with the use as a convenience store with fuel station. Convenience stores with fuel stations are allowable uses in the District "E" (General Business) zoning district. The property north and west of the site is currently zoned District "B" (Single Family Attached Duplex Residential) and is currently developed with existing single-family dwellings. The property south and east of the site is currently zoned District "F" (Light Industrial). The adjacent property south of the site is occupied with warehousing for CR Ventures Global LLC. The adjacent property to the east is owned by the TCEDC and used by the City of Texas City Public Works Department as a material storage yard. The property east of 10th Street N is zoned District "E" (General Business).

The abatement of the dangerous and unsightly code violations is a betterment for the neighborhood. The reopening of a convenience store will also be a benefit to the neighborhood which does not have ready access to convenient retail. It will also support a revitalization of the commercial corridor along 5th Ave N which is a convenient access point for the Sixth Street Revitalization District.

The zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) is also an improvement for the area. The property is bounded on the north and west by property zoned District "B" (Single Family Attached Duplex Residential) which actually has existing single-family residences. The property is bounded on the south by an existing warehouse installation and on the east by the Texas City Public Works material storage yard. The warehouse and storage yard uses are both consistent with the District "F" (Light Industrial) zoning district. The District "F" (Light Industrial) seems to date from the existence of the TCT Railroad which is no longer active and has transferred its right of way to Texas City. 10th St N appears to be located in the former railroad right of way.

The existing abutment of the District "B" (Single Family Attached Duplex Residential) to the District "F" (Light Industrial) district is inherently incompatible. The zoning change of the site from District "F" (Light Industrial) to District "D" (Neighborhood Service) will help buffer and provide a transition between the incompatible zones.

Recommendation: The Applicant has addressed all comments from staff and Staff have no objection to approval of the Development Plan **conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC.**

Staff also have no objection to the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) which is an improvement for the neighborhood and reduces the degree of incompatibility with the existing residential uses and zoning designation.

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PLANNING BOARD MINUTES

August 4, 2025

The Planning Board of the City of Texas City met in a regular meeting on Monday, August 4, 2025, at 5:00 p.m. Staff members present: Ms. Kimberly Golden, P.E. (City Engineer, Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician) and Caroline Luke (Administrative Assistant). Guests were: Kevin McDonald (Langan Engineering), Sherri McElwee (Quiddity Engineering), Nasser Zia (Nasser Zia Construction), Phil Newton (Highway 66 Partners), Simon Labrosse (Alpha Omega Renewables), & Mohsinal Umatiya (Owner of Paks Food Store).

Co-Chairman Perry O'Brien indicated a quorum was present and called the meeting to order.

(1) ROLL CALL

The following members answered roll call: Commissioner Jami Clark, Commissioner Thelma Bowie, Co-Chairman Perry O'Brien, and Member Aric Owens.

(2) APPROVAL OF MINUTES

A motion to approve the minutes of July 21, 2025 was made by Commissioner Jami Clark/Commissioner Thelma Bowie. All other members present voted aye.

(3) PUBLIC COMMENTS

There were no public comments.

(4) REGULAR AGENDA

a. **Consider and take action on the Final Plat for Lago Mar Commercial Replat No. 5. A portion of unrestricted Reserve "B", Block 2 Lago Mar Commercial according to the map or plat thereof recorded under Instrument Number 2016044734 map records of Galveston County, Texas situated in the Alexander Farmer League Abstract No. 11, Texas City. Located south of Crystal View Blvd Extension on the frontage road of I-45 S and containing 14.24 acres.**

Ms. Kim Golden gave a brief overview of the layout of the commercial replats in Lago Mar to reorient the board with the proposed development location. This replat is south of the HEB location and will be subdivided into seven lots. Ms. Golden pointed out that one of the lots does not have access to a public roadway, but there is an access easement to allow entry and exit from the lot. One of the conditions for approving this project is securing a mutual access agreement for the lots that abut the access easement. Drafting the mutual access agreement may take some time, but the developer indicates the process has begun. Establishing the pending agreement as a condition of approval allows other aspects of the project to continue while the agreement is prepared and executed before the Final Plat is recorded.

Ms. Golden said there are many developers interested in these lots, so it is appropriate to keep the project moving.

Co-Chairman Perry O'Brien asked about the function of the access agreement. Ms. Golden said the agreement would formalize who is responsible for the upkeep and maintenance of the access road since it is not a public road maintained by the City. She also mentioned that this road is

important because it leads to a lift station. This is not a public street that will be dedicated to the City, so there must be an agreement. Agreements like this are conventional practice and are simply a matter of getting it worked out between the lawyers. Ms. Golden said she is comfortable with this being a condition for approval so the plat will not be recorded until the agreement is signed and received by the City.

Member Aric Owens asked if there is any way to access Lot 3 from Lot 7. Ms. Golden said that there is access, but Lot 7 is still considered land-locked because it does not have frontage on a public street. Ms. Sherri McElwee, a representative of Quiddity Engineering, said that there is a 60-foot public access easement on the south side of Lot 7 that exists now. The easement goes all the way from Lago Mar Boulevard to Lot 7 because of the lift station site.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Final Plat for Lago Mar Commercial Replat No. 5 upon condition that a mutual access agreement providing for perpetual maintenance be executed and recorded prior to the recording of the plat and that the construction drawings be revised to address the final comments and to include the TxDOT approved plans for improvements to the frontage road. All other members present voted aye.

Motion carried 4-0.

b. **Consider and take action on the Final Plat for Lago Mar Commercial Replat No. 6. Being a portion of unrestricted Reserve "A", Block 1 Lago Mar Commercial, according to the map or plat thereof recorded under Instrument Number 2016044734, map records of Galveston County, Texas situated in the Alexander Farmer League, Abstract No. 11, City of Texas City. Located north of Lago Mar Blvd on frontage road of 1-45S and containing 6.51 acres to create 5 lots.**

Ms. Golden showed a map of the area to familiarize the board with the location of this project. She then said all lots have frontage on the south bound frontage road which is considered a public street. Everything has been sorted out except for the approval from TxDOT for the changes that will need to be made on the frontage road. The construction plans have been submitted to TxDOT and are under review. This is why the City has not released the construction plans. Approving the Final Plat will allow the project to continue moving forward and reserve the City's authority to withhold recording of the plat until TxDOT gives their approval.

Member Owens asked what the developers are waiting for from TxDOT. Ms. Golden said that there are changes to be made to the deceleration lane to add a driveway for the project. Member Owens asked if there was a timeline on hearing back from TxDOT. Ms. Golden said there is no clear timeline which means the developer will be proceeding at its own risk if it chooses to start construction before it has TxDOT's final approval.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Final Plat for Lago Mar Commercial Replat No. 6. All other members present voted aye.

Motion carried 4-0.

c. **Consider and take action on a Request for Extension of Time for the Preliminary Zoning Approval of Southern Select Energy Storage, a Battery Energy Storage System (BESS)project to be located on 6.29 acres at 701 Hwy 146 N.**

Ms. Golden informed the Planning Board that they reviewed this project approximately a year ago and gave a brief overview of the site location. Last year, the Planning Board and Zoning Commission heard and made a recommendation to approve the initial preliminary zoning change. City Commission granted preliminary zoning approval for 12 months in September 2024.

The 12 months are almost over and not granting an extension will result in the applicant restarting the application process. The applicant has started the permitting process, but this process can take a while. This extension will give them another 12 months to complete the permitting process.

Commissioner Clark asked if anything about the plan had changed. Ms. Golden said nothing in the plans had changed. This request for extension is simply a matter of making sure the applicant doesn't have to repeat the entire rezoning approval process.

Ms. Golden showed the board the Development Plan and said the applicant has complied with spacing, masonry, and landscaping requirements. The site will also include a paved road and two means of access. Ms. Golden said that the plan complies with the City's requirements for these kinds of projects.

Member Owens asked about the connection between Southern Select and Alpha Omega. Mr. Simon Labrosse, a representative of Alpha Omega Renewables, said that Alpha Omega is the development platform that issues project names and LLCs. This relationship allows there to be liability on a certain project instead of the entirety of Alpha Omega. If something happens with a project, it only affects that one project instead of the entire company.

Ms. Golden asked if it would be appropriate to identify Southern Select as a subsidiary of Alpha Omega. Mr. Labrosse said that would be a feasible explanation.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Request for Extension of Time for the Preliminary Zoning Approval of Southern Select Energy Storage. All other members present voted aye.

Motion carried 4-0.

d. Consider and make recommendation to the Zoning Commission on a zoning change request from Nasser Zia (NZ Construction Corp.) to change the zoning from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of remodeling and bringing the convenience store and fuel station into compliance. Located at 1025 5th Avenue North.

Ms. Golden explained the project location and informed the board that this location was formerly known as Tiger Mart. This location has had numerous code compliance issues and has been unoccupied for over one year. The lot is currently zoned as District "F" (Light Industrial) which is why it is on the agenda for a zoning change. The underground gasoline storage tanks that were previously on the property have been removed because it was determined that the tanks had been leaking. The remodel will install new underground gasoline storage tanks in the vacant area east of the existing building. The new location will allow the canopy and the development to meet the setback requirements. One of the existing driveways on 11th Street will be closed and the developer is in the process of securing an easement agreement on the adjacent property which is owned by the Texas City Economic Development Corporation for a new driveway on 5th Ave. The new driveway is needed to allow the fuel trucks to service the fuel station without disrupting traffic on the main roadway. Obtaining an easement agreement with TCEDC is a condition of approval, because this is not a feasible development without the easement for the driveway.

Ms. Golden introduced Mr. Nasser Zia, a representative for the project. Commissioner Jami Clark stated her excitement in seeing something moving to this location since it has been an eyesore for some time.

Co-Chairman O'Brien asked if there were any foreseen issues with TCEDC in obtaining the easement agreement. Ms. Golden said she was unsure, and the conversations had just begun between the parties.

Member Owens asked if there is any need for remediation from the leaking tanks. Ms. Golden said she was unaware if any soil testing had been completed. Mr. Zia said testing was done and no evidence of contamination was found.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the recommendation of a zoning change request to the Zoning Commission for Nasser Zia for the purpose of remodeling and bringing the owner's convenience store and fuel station into compliance conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC. All other members present voted aye.

Motion carried 4-0.

e. **Consider and take action on the Development Plan for Paks Food Store (Tiger Express) to remodel and bring a convenience store and fuel station into compliance. Located at 1025 5th Avenue North. Subject to approval of District "D" (Neighborhood Service) rezoning.**

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Development Plan for Paks Food Store (Tiger Express) to remodel and bring a convenience and fuel station into compliance contingent upon the approval of the zoning change request. All other members present voted aye.

Motion carried 4-0.

f. **Consider and take action on the Affirmation of Planned Development District for Hwy 66 Partners. Located at SH-3 and FM 1764.**

Ms. Golden said that this is not a typical agenda item and required to fill in a gap in City records. The property was rezoned as a PUD to District "I" (Planned Unit Development) via ordinance in 2009, but the documents explaining the terms of the PUD cannot be found. The actual development which has already been permitted and occurred to date gives an idea of the intent for development of the area and is consistent with the records that can be found. To help continue this development without hinderance, the Planning Board has been asked to consider the affirmation of the PUD to fill in the blanks.

Ms. Golden showed a map of the existing site and the areas that have not yet been developed. This affirmation will pertain only to the areas in the existing PUD that are vacant. The affirmation document is simple and outlines the acceptable uses for these undeveloped areas. With this documentation in place, proposed projects in the PUD can move forward. Ms. Golden informed the board that Phil Newton, from Hwy 66 Partners, is present.

Co-Chairman O'Brien asked if there was anything that could be added to the list of possible developments in the area. Ms. Golden said the developer had the opportunity to add whatever he wanted but chose to keep it simple. Co-Chairman O'Brien said it was a good document, and he supports the staff recommendation.

A motion was made by Commissioner Jami Clark/Member Aric Owens to approve the Affirmation of Planned Development District for Hwy 66 Partners. All other members present voted aye.

Motion carried 4-0.

(5) GENERAL UPDATES

Ms. Golden informed the board that the region is currently in a Master Transportation Planning Process right now. This is being facilitated by HGAC and the process is currently in the public outreach stage. There is a survey that can be completed online to provide input about transportation uses and needs. The survey has nine questions about transportation followed by demographic questions. Ms. Golden encouraged people to take the survey since this end of Galveston County and Texas City are typically underrepresented in regional plans. Commissioner Clark said she can confirm that Texas City is underrepresented in the survey since she is a board member for HGAC. Ms. Golden noted the importance of Texas City being represented in the survey because the regional plans can be used in so many ways, not only for transportation.

Member Owens asked if the City is publicizing this survey. Ms. Golden affirmed that the City's Communication Team is working to spread the survey to the public through the city's website, social media platforms and through the various boards.

(6) OTHER BUSINESS

Nothing to discuss.

(7) MOTION TO ADJOURN

Co-Chairman Perry O'Brien asked if there was any other business to which there was none. **A motion was made by Commissioner Jami Clark/Member Aric Owens to adjourn. All members present voted aye.**

Kimberly Golden 8/18/2025

Kimberly Golden, Secretary Date

Minutes approved by the Planning Board at its meeting on 8/18/2025.

ZONING COMMISSION
OCTOBER 21, 2025

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, October 21, 2025, at 5:00 p.m. Staff members present were: Kim Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), Danica Vaughan (Administrative Assistant), and Mario Aguilar (Fall Intern). Guests were: Kristin Edwards, Chris Jennings, Terry Melancon, Glen Cullinane, Elmo Johnson, Walter Lawson, Nasser Zia, Jason Cuomo, and Juan Pablo Gomez.

Co-chair Perry O'Brien asked Chairman Thelma Bowie to chair the meeting. All members present concurred in the request. As acting chair, Commissioner Bowie indicated a quorum was present and called the meeting to order at 5:00pm.

(1) ROLL CALL

The following members answered roll call: Co - Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, and Member Fernando Tello.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES

A motion to approve the minutes of July 15, 2025, was made by Co-Chairman Perry O'Brien/ Member Fernando Tello. All other members present voted aye.

(4) Pastor Walter Lawson seeks to rezone property from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation of Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

a. Staff Report

Ms. Kimberly Golden stated this site is currently zoned District "F" (Light Industrial) and the Applicant is requesting it to be rezoned to District "S-P" (Site Plan) due to the property being used as a halfway house. Under the definitions in the zoning ordinance it is considered a halfway house because it is a facility which provided housing, rehabilitation and/or training to three or more persons who are on probation or parole or with chemical dependencies. The halfway house use is only allowed in the District "S-P" (Site Plan) zoning designation.

Ms. Golden explained that the Development Plan/Site Plan was presented and approved by the Planning Board on September 22nd, 2025. It was approved by a majority but not a unanimous vote pf 3-1. The Planning Board approved the Development Plan/Site Plan subject to completing a couple of items to the site plan which condition has been met. The Site Plan now progresses to the Zoning Commission to consider the actual rezoning request and to make a recommendation to the City Commission.

There is an existing structure on the site. The current existing structure setback does not meet the setbacks of District "F" (Light Industrial). The current use does not meet the

District “F” (Light Industrial) zoning designation. District “S-P” (Site Plan) doesn’t specify setbacks. When a site plan is approved, it establishes the setback requirements. The intended use is transitional dormitory style housing, counseling, and limited services.

The site is currently zoned District “F” (Light Industrial). To the west it is currently zoned District “E” (General Business). All other adjacent properties are zoned District “F” (Light Industrial). The zoning designation changes to residential on east side of 10th Street. Therefore, there is not likely to be any conflict with any residential existing uses or districts based on current zoning. There is a hotel in the area and an apartment complex that are both zoned District “C” (Multi-Family Residential (High Density)).

Ms. Golden explained that in preparation for this hearing notification was mailed out to all the surrounding property owners in the area as required by city ordinance and state law. There were no comments received back either for or against it. There was also a sign posted on the site to inform the public of today’s public hearing. The sign was posted and has remained posted on the site since October 10th, 2025.

Ms. Golden stated the use as a halfway house has been ongoing for about four years.

In accordance with the requirements of the Planning Board, the applicants updated the site plan to show the designation of specific areas at the site. At the entry of the building from 8th Street North the space is a designated living area for communal gathering of the residents, then there is a common dining area with kitchen. The sleeping area is to the rear and then an outdoor patio area. The existing structure is a zero-lot line with no front or side setbacks. There is no designated onsite parking for the location but there are 30 parking spaces along the street and the church across the street will allow parking. Again, the program house is not a new use to the area. It has been operating for about four years without the proper zoning. As soon as the owners were made aware of the zoning requirements, they started the process of rezoning so the use could be compliant. Staff are not aware of any complaints from the four years of actual operatin.

Ms. Golden went on to explain the owners became aware of the zoning requirements as the result of a routine inspection by the Fire Marshal which found some conditions that needed to be mitigated. The active use as a halfway house was shut down and the building is currently not being used. Until the rezoning is made, the owner cannot reoccupy the site for use as a halfway house. Every indication is that the owner/operator of the halfway house was simply not aware of the zoning requirements. Once they became aware of the requirement they have been taking steps to become compliant.

The Planning Board voted (4-0) to approve the site plan subject to the rezoning. Planning Board also voted (3-1) to recommend the rezoning. Staff have no objection to the rezoning.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

At 5:14pm Commissioner Bowie declared the Public Hearing to be open and invited anyone in opposition to the rezoning to speak.

Mr. Chris Jennings, who owns a business across the street at 920 8th Avenue North,

and two empty lots next to the hotel stated he has had his business there for about fifteen years.

Mr. Jennings mentioned that he did not pull the police reports but the traffic around 917 8th Avenue North area when Come and See (CAS) Friends Men's Discipleship Program House occupies the building and there is a lot of loitering, trash, drug use and prostitution.

Two years ago they occupied the building next to his and people were living in the building going back and forth between houses morning and night. Mr. Jennings stated that with that same group of people they brought in an RV behind his shop, behind the building and were running prostitutes out of the RV. They were then run off by the police.

Mr. Jennings mentioned that he drives around his building every day between 5:30-7:00am before he meets with his employees and there is loitering 24/7 when CAS are occupying 917 8th Avenue North. Mr. Jennings stated he has this on camera and has caught it on camera for years.

Mr. Jennings expressed his frustration that when the occupants get out of wherever they were and are in between getting into the halfway house they sleep in front of his front door, in front of his shop. They use the restroom behind and next to his shop and the buildings around. They use the water from their buildings to shower and trash the area.

He feels that if the area is zoned "Light Industrial" he does not see the reason to make it somewhere people can sleep and stay the night and trash out front.

Mr. Jennings stated that there are couches out front of the building, and zero parking in the area regardless of what anyone says. He stated that someone had just moved into the building next door, and it is basically a junk yard now. Mr. Jennings thinks that the city should be working on removing that. He doesn't see any benefit to turning that into a building to house people, he's been in that building and he thinks there may be another place for this to happen, though he thinks its great what they are trying to do.

He also stated that traffic has a direct site to the area when driving to the dike and all you see is these people loitering out front and sitting out front. Mr. Jennings has offered to pay people to help pick up trash in the area, but everyone is just looking for a free handout. He feels that it is becoming more of an eye sore than a benefit to the city of Texas city.

Mr. Jennings stated that if we went to the Police Department and pulled records, we would find records of prostitution and drugs in the area. He stated that this may be because of the hotel in the area. Mr. Jennings did mention that the hotel has been updated, cleaned up to where it looks nice, but has still got pictures on his phone of prostitutes there two nights ago. He feels this is not a good place to put people coming out of prison going into a halfway house. He believes that what CAS are doing is a great thing, but he feels this just isn't the place.

Mr. Jennings opposes the rezoning 917 8th Avenue North.

Commissioner Bowie thanked Mr. Jennings for his comments and then asked if there was anyone who wanted to speak in favor of the zoning change.

Terry Melancon, who is the house manager at CAS is in favor of the rezoning for the

building. He stated he differs with the gentleman and denied that there was any trash. . Mr. Melancon stated that there is a NA (Narcotics Anonymous) next to their building and the entire building has no trash around it and doesn't know about the couches he is talking about. There is no prostitution and no drugs. None of the men can leave the program house without being accompanied by someone else as an accountability partner.

Mr. Melancon let us know that every person that comes into the halfway house is always accompanied by another person who is their accountability partner. No man ever leaves the house without one. These men are never left alone. There is always someone with them, there is always someone at the house and no one other than authorized personnel is allowed into the house. Each person is transported to and from the house by the program.

Mr. Melancon also stated that each occupant that comes into the house has to sign a document that states they are not allowed to have a car or a telephone while at the house for 45 days. This means there are no outgoing calls from the house. He stated that they cannot control the NA (Narcotics Anonymous) personnel who have the cars on the streets, but it is not the occupants from his building.

Mr. Melancon mentioned that the trash in the area that Mr. Jennings is talking about is not under their control. He stated that the men from the house pick up their trash and place it in their own trash bin. He also stated that the men in the house sit in their back patio area that was mentioned and shown by Ms. Golden. Mr. Melancon stated that the only time they have trash in the alley way is when they have called the city to remove bulk trash and it is taken out of their water bill.

Commissioner Bowie asked if there was anyone else desiring to speak for or against. There were none.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Pastor Walter Lawson.

A motion was made by Chairman Perry O'Brien/ Member David Zacherl to approve the zoning change request from Pastor Walter Lawson to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation on Come and See (CAS) friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

Chairman O'Brien stated he thought it was a good move when he voted for it on the Planning Board and he still thinks it's a good move as a zoning matter. As far as the other things that have been brought up during the public hearing he thinks that is a police matter and not a zoning board matter. **Three Members voted aye and Member Tello voted nay.**

Motion carried 3 – 1.

(5) Nasser Zia seeks to rezone property from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North.

a. Staff Report

Ms. Golden stated this site is currently zoned "F" (Light Industrial) and they are requesting to be rezoned to "D" (Neighborhood service). This is an existing building on the property which was used as a convenience store with a fuel station. The fuel station and tanks were removed.

This originated as a code enforcement issue years ago which then progressed to the point where there was an order to have it demolished. Pursuant to that order there was an agreement to forbear from demolition so that the prospective buyer could bring the building back into compliance. The new owner removed the fuel station and tanks and filled them in. The site plan is in compliance with zoning if the rezoning is approved. This is in terms of the current setbacks. They also resolved the code violations which had to do mostly with setback violations.

Ms. Golden informed the Board that the owner worked with Texas City Economic Development Corporation (TCEDC) so they could have an easement to the east for an additional driveway. This allows them to move the tanks to the side of the building which helped them come into compliance with the setbacks. Previously, the tanks were in front of the building and the fuel station canopy was not in compliance. The tanks had to be placed in the front because that was the only way the trucks could get to the tanks. With the additional driveway the trucks can come to the area to the east.

Ms. Golden stated that the Planning Board reviewed the site plan, subject to Applicant completing the transaction with TCEDC to obtain the easement. The site plan was approved, and the rezoning was recommended by the Planning Board and is now before the zoning commission for review.

Ms. Golden stated that across 10th Street North, the area is zoned as District "E" (General Business). To the east and north is zoned District "B" (Single Family Attached Duplex Residential) and the area has some single family residential in there. She also stated that District "D" is one step less intensive than General Business. She stated it is not the kind of zoning that draws people into the neighborhood but the kind that serves the neighborhood.

Ms. Golden stated the convenience store is not considered a bad fit for the neighborhood and does provide some buffering for the existing residential from the existing Light Industrial uses to the south. She also advised the Planning Board voted in support of the rezoning and that staff had no objections.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

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At 5:28pm Commissioner Bowie opened the Public Hearing and asked if anyone was present to speak in opposition to the zoning change. She asked if staff had received any written opposition.

Ms. Golden stated that in accordance with state law and city ordinances letters were sent out to the properties around the area and a sign was physically posted on the property giving notice of the public hearing today. The sign has been posted at the site continuously since October 10, 2025. Staff have not received any comments for or against the rezoning.

Commissioner Bowie asked if anyone present would like to speak in support of the zoning change.

Ms. Kristin Edwards, Director of TCEDC, spoke in favor of this rezoning.

Ms. Edwards stated that the TCEDC approved the easement for the driveway. They did take into account that the City of Texas City utilizes the area further south and the piece of property to the right. They made sure they worked with Public Works to make sure there would be no missteps in operations or any impact on them.

She stated the TCEDC is in support of the rezoning.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Nasser Zia.

A motion was made by Member David Zacherl/Member Fernando Tello to approve the zoning change request from Nasser Zia to rezone from District "F" (Light Industrial) to District "D" (Neighborhood Services) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North. All Members voted aye.

Motion carried 4 – 0.

(6) The City of Texas City Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity seek to rezone property from District "D-1" (Limited Service) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of Lots 6 & 7 and all of Lots 8 thru 16 and abandoned 15 ft alley way.

a. Staff Report

Ms. Golden stated this is one of the things that should have been taken care of back when the property went through the process of an abandonment of the alleys to consolidate the property into four lots.

Ms. Golden this was a project with TCEDC where they acquired this property and took it through a process of consolidating several small lots that were not buildable and

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replatting them so there would be four bigger lots to build on area is currently zoned District “D” (Neighborhood Service) and should have been rezoned to District A (Single Family Residential) when the lots were replatted.

Ms. Golden stated that the property around this area is zoned District “C” (Multi-Family Residential (High Density)) but is actually built as single family homes. Across 4th Street is District “A” (Single Family Residential). She noted it is very appropriate for this area to be zoned as single family residential, they just missed bringing it to the board sooner.

Ms. Golden informed the Commission that two of the lots actually have been transacted and had houses built on them and that is why those property owners are also applicants. The other two lots are still owned by the TCEDC and Ms. Edwards was here as a representative for all the applicants.

Ms. Golden stated there were notices sent out and a sign posted at the property to which we have not received any comments back for or against the rezoning. Staff also agree with the rezoning.

Member Zacherl asked Ms. Golden if the lots meet the minimum square footage to which Ms. Golden responded with “Yes, they do now.”

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. **Public Hearing**

At 5:33pm Commissioner Bowie opened the Public Hearing and asked if anyone wanted to speak in opposition to the zoning change. No one responded.

Commissioner Bowie askied if anyone wanted to speak in favor of the zoning change.

Ms. Kristin Edwards spoke in favor of the rezoning. She spoke in terms of what TCEDC was able to do with these four lots after the replat. She also stated she was greatly appreciative of the assistance with getting the replat done.

Ms. Edwards stated that one of the four lots was able to have a home built on it and was able to transfer to a wonderful lady as a result of the EDC’s Land Swap Program. She stated she is now getting a nice new home on a nice piece of property. The other lot was given to Habitat for Humanity, and they were able to start construction on a new home for a gentleman that may not have been able to afford a home otherwise.

Ms. Edwards then stated one of the remaining two lots that still belong to the TCEDC may possibly go to Habitat for Humanity for another home. Also to be available to the TCEDC’s land swap program in general, which will allow them to move individuals out of the Industrial Business District to get them further away from the industrial activity, for their own safety. Ms. Edwards stated the properties are going to very good use and hopes to continue that.

There were no further questions to which a motion was made by Member Fernando Tello/ Member David Zacherl to close the Public Hearing. All other members voted aye.

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c. Preliminary Zoning Approval – Consider and take action on the zoning change request from City of Texas City Economic Development.

A motion was made by Member David Zacherl/ Chairman Perry O'Brien to approve the zoning change request from The City of Texas Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity to rezone from District "D-1" (Limited Services) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of lots 6 & 7 and all lots 8 thru 16 and abandoned 15ft alley way. All Members voted aye.

Motion carried 4 – 0.

(7) GENERAL UPDATES

Ms. Golden informed the board that we have a new board member. Member David Zacherl is now a member of the Zoning Commission, formerly he was an alternate. She also gave us an update on the current members and alternates which is as follows; Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, Member Fernando Tello and member Bruce Clawson. She also stated Alternate Lisa Salinas was a previous alternate and has been reappointed as an Alternate. Ms. Becky McLaughlin is a newly appointed Alternate Member to the Zoning Commission.

Ms. Golden asked the board members to review the current contact information we have on file and to make sure it is correct. She asked that they reach out to Veronica Carreon if any changes are to be made. She also informed them that on the sheet is our contact information at the bottom of the page.

Ms. Golden stated that the City Attorney is going to prepare a memo for her to provide to them about the Open Meetings Act. She informed the board members that as appointed members of a board they are now subject to the restrictions of the Open Meetings Act. As appointed members they are not allowed to have group discussions with each other about anything pertaining to the zoning meetings unless they are in a properly called and noticed Zoning Commission Meeting. A group email sent to all board members may be considered a "walking quorum" and so they cannot send group emails to each other about zoning matters. The only group emails they should be seeing or receiving about zoning matters will be from Veronica and strictly about the scheduling of the meetings.

Ms. Golden informed the board that they need to elect officers. Chairman Perry O'Brien has been serving as Chair and will do so until he is replaced but they no longer have a Co-Chair and asked if they would like to have an agenda item for the election of officers at the next meeting to convene. All were in favor.

Ms. Golden also stated there are several more things coming through so we should have at least one more meeting before the end of the year.

(8) ADJOURNMENT

A motion was made by Member Fernado Tello/Member David Zacherl to adjourn. All members present voted aye.

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_____

Kimberly Golden, Secretary Date

Minutes approved by the Zoning Commission at its meeting on _____.

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CITY COMMISSION REGULAR MTG **(7) (c)**

Meeting Date: 11/19/2025

Consider and take action on Preliminary Zoning Approval for the zoning change of 601 4th St N, 607 4th St N, 410 6th Ave N & 416 6th Ave N from District "D-1" (Limited Service) to District "A" (Single Family Residential)

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on Preliminary Zoning Approval for the zoning change of 601 4th St N, 607 4th St N, & 416 6th St N from District "D-1" (Limited Service) to District "A" (Single Family Residential) for the purpose of constructing new single family residences.

BACKGROUND (Brief Summary)

In April 2024, the TCEDC successfully sought the abandonment of a dedicated alley and the replatting of several non-compliant vacant lots on property it owned at the northwest corner of 6th Ave N and 4th Street N. The property was replatted into four compliant lots for the purpose of single-family residential new construction. At the time of replatting, the zoning of the property was misidentified as District "A" (Single Family Residential), when in fact it was zoned District "D-1" (Limited Services). The current owners of the properties request rezoning to District "A" (Single Family Residential).

The future land use plan shows this area as being "Established Neighborhoods," where the area is generally characterized by satisfactory housing conditions. This land use category also recognizes that undeveloped tracts should become residential.The existing land uses around this site are all single-family residential. The zoning designation north and west of and adjacent to the site is District "C" (Multifamily), but the existing structures are single-family. The zoning designation south of the site across 6th Ave N is District "C" (Multifamily), but the existing structures are single-family. The zoning designation east of the site across 4th Street N is District "A" (Single Family Residential).

The Zoning Commission held a public hearing upon notice to adjacent property owners on October 21, 2025. The Notice of the Zoning Commission Hearing was mailed to 29 property owners within 200 ft. No letters of opposition were received, and one person appeared at the hearing held on October 21, 2025, but did not oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant, the Zoning Commission voted 4-0 to recommend approval of the zoning change from District "D-1" (Limited Service) to District "A" (Single Family Residential) for the purpose of construction new single family residences.

RECOMMENDATION

The Zoning Commission held a public hearing and considered the zoning change for four lots located at the northwest quadrant of the intersection of 6th Ave N and 4th Street N at its regular meeting on October 21, 2025 and voted (4-0) to recommend approval of the zoning change from District D-1 (Limited SErvice) to District A (Single Family Residential) for the purpose of constructing new single family residences.
Staff have no objection to the requested zoning change.

Fiscal Impact

Funds Available Y/N:	N/A
Amount Requested:	N/A
Source of Funds:	N/A
Account #:	N/A

Fiscal Impact:
No fiscal impact

Attachments

Vicinity Map
Site Plan
Development Application
Zoning Commission - Staff Report
Planning Board - Staff Report
Planning Board - Minutes 3.18.24
Draft - ZC Minutes - 10.21.2025


Being a replat of Block 135
Texas City Second Division
Lots 6 thru 16 and 15 ft
Alley Way
N
8th Ave N
7th Ave N
6th Ave N
5th Ave N
5th St N
6th St N
7th St N
4th St N
3rd St N
2nd St N
1st St N
Greater Harvest Baptist Church
Wells Windows
Pallet Bar & Grill
M & S Open Door Ministry
Terror Isle Adventures
The Showboat Pavilion
CENTRO DE BENDICION
3rd Coast Demolition And Junk Removal
Google Maps
Layers



METES AND BOUNDS DESCRIPTION

Being a 0.733 acre (31,945 Sq. Ft.) tract of land and being out of Lots 6 and 7 and all of Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, and 15 foot Alleyway of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 0.733 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found for the northeast corner of said Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley Way;

THENCE S 87°36'02" W along and with the south right of way line of said 20 foot Alley Way, and the north line of said Block 135 a distance of 275.00 feet to a 3/8" iron rod found for the northeast corner of Lot 5 of said Block 135 OF TEXAS CITY SECOND DIVISION, and being the northwest corner of the herein described tract;

THENCE S 02°23'58 " E along and with the east line of said Lot 5, a distance of 61.40 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261";

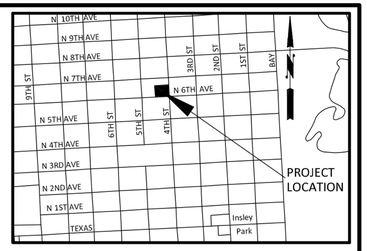
THENCE N 87°36'02 " E a distance of 38.20 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261";

THENCE S 02°23'58 " E a distance of 63.60 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°36'02 " E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 236.80feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the said east right of way of 4th Street North (100' Right-of-Way) for the southeast corner of the herein described tract;

THENCE N 02°23'58" W along and with the said east right of way line of said 4th Street North (100' Right-of-Way), a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.



VICINITY MAP (NTS)

GENERAL NOTES :

1) By graphical plotting only this subdivision lies within Flood Zone Horizontally Hatched Shaded "X" , as shown on Flood Insurance Rate Map (FIRM) No. 48167C0269G dated 8-15-2019.

2) Purpose of this Replat it to combine 11 lots and 15 foot Alley way into 1 lot.

3) By acceptance of this plat the City of Texas City agrees to abandon the North to South 15 foot Alley Way in Block 135 between Lots 11 and 12 thru 16.

4) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

5) The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are stricly based from the City Planning Letter Issued by American Title Company (Effective Date: June 15, 2023) GF No. 2791023-04187

6) Owner of Record, TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation G.C.C.F. No. 2021030128.

7) All of the property subdivided in the foregoing plat is within the incorporated boundary of the City of Texas City, Texas

It is understood that if the final plans for (Subdivision Name) are approved by the City Engineer and Planning Board of the City of Texas City, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely. No changes shall be made in construction plans without the consent in writing of the City Engineer being first had and obtained.

STATE OF TEXAS }
COUNTY OF GALVESTON }

That Texas City Economic Development Corporation a Texas non-profit corporation action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Replat of BLOCK 135 TEXAS CITY SECOND DIVISION LOTS 6 THRU 16 AND 15 FT ALLEY WAY, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposed indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

Texas City Economic Development Corporation a Texas non-profit corporation does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS _____ DAY OF _____, 20___.

_____
Mark Ciavaglia Chairman
Texas City Economic Development Corporation

_____
Lien Holder
The City of Texas City, Texas

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____ day of _____, 2023.

Notary Public for
the State of Texas
My Commission Expires July 27, 2023.

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____ day of _____, 2023.

Notary Public for
the State of Texas
My Commission Expires July 27, 2023.

_____
Owner

Witness:

_____

On the _____ of _____, 20___.

ABBREVIATIONS

GCCF - GALVESTON COUNTY CLERK'S FILE
GCMR- GALVESTON COUNTY MAP RECORD
GCDR - GALVESTON COUNTY DEED RECORD
CCF NO. - CLERK'S FILE NUMBER
CIR - CAPPED IRON ROD
IP - IRON PIPE
IR- IRON ROD
ROW - RIGHT OF WAY
POB - POINT OF BEGINNING

Surveyor
Ellis Surveying Services, LLC.
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

Owner / Developer:
Texas City Economic Development Corp.
1801 Palmer Hwy.
Texas City, Tx. 77590

On the _____ day of _____, 20___, this plat was duly approved by the Planning Board of the City of Texas City.

Signed: _____
Secretary of the City of Texas City Planning Board

Signed: _____
Chairman of the City of Texas City Planning Board

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 20___, AT _____ O'Clock ___M., and duly recorded on _____, 20___, AT _____ O'Clock ___M. , under Galveston County Clerk's File No. _____, Galveston County Map Records.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas.

By _____
Deputy

This is to certify that all improvements to Replat of BLOCK 135 TEXAS CITY SECOND DIVISION LOTS 6 THRU 16 AND 15 FT ALLEY WAY Subdivision have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the County Clerk's office.

_____
Mayor, City of Texas City Texas

KNOW ALL MEN BY THESE PRESENTS: I , the undersigned _____ , a Professional Engineer Registered in the State of Texas, hereby certify that proper engineering consideration has been given to these plans and all engineering aspects are in compliance with City and State engineering regulations and laws

_____
Registered Professional Engineer

P.E. Registration No._____

KNOW ALL MEN BY THESE PRESENTS: I , the undersigned Scott D. Ellis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with the City and State regulations and laws and made on the ground and that the corner monuments were property placed under my supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

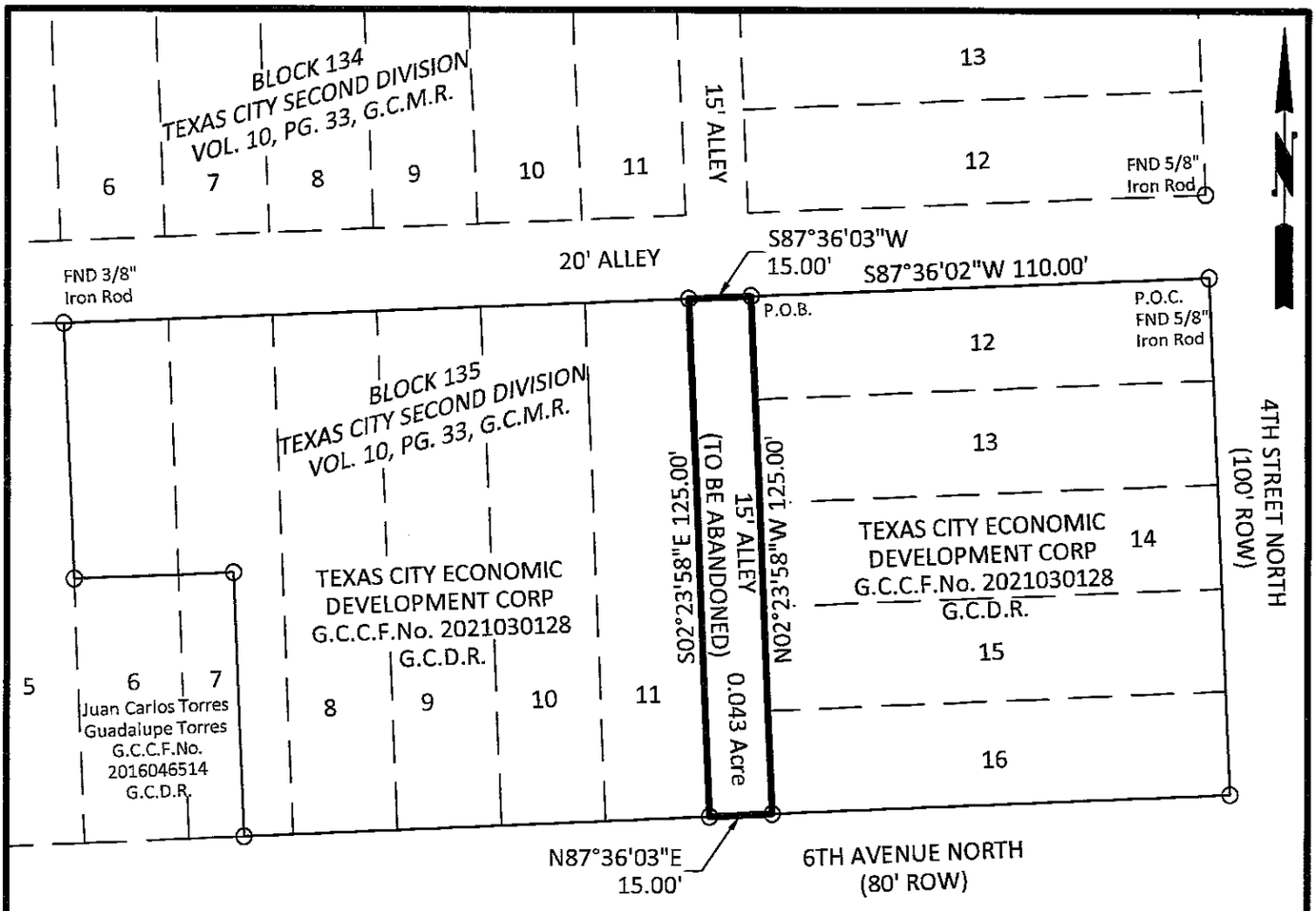
Scott D. Ellis, RPLS
Tex. Reg. No. 6261



REPLAT OF
BLOCK 135 TEXAS CITY SECOND DIVISION
LOTS 6 THRU 16 AND 15 FT ALLEY WAY

CONTAINING
0.733 ACRES (31,945 SQ. FT.)
AND BEING
4 LOTS, 1 BLOCK, 0 RESERVES
LOCATED IN THE
CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS
JUNE 28, 2023

PROJECT NO. 3152



METES AND BOUNDS DESCRIPTION

Being a 0.043 acre (1,875 Sq. Ft.) tract of land and being out of and a part of the North to South 15 foot Alley between Lot 11 and Lots 12 thru 16 of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 15 foot Alley being more fully described by metes and bounds as follows;

COMMENCING at a 5/8" iron rod found for the northeast corner of said Lot 12 of Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley;

THENCE S 87°36'02" W along and with the south right of way line of said 20 foot Alley, and the north line of said Lot 12 of Block 135 a distance of 110.00 feet to a point for corner for the northeast corner of said 15 foot Alley of Block 135 OF TEXAS CITY SECOND DIVISION, and being the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE S 87°36'03 " W along and with the south right of way line of said 20 foot Alley, and the north line of said Block 135 a distance of 15 feet to a point for corner for the northwest corner of said 15 foot Alley, and the northeast corner of said Lot 11;

THENCE S 02°23'58 " E along and with the west line of 15 foot Alley and the east line of said Lot 11 a distance of 125.00 feet to a point for corner for the southwest corner of said 15 foot Alley being in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°36'03 " E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 15 feet to a point for corner for the southeast corner of said 15 foot Alley and southwest corner of said Lot 16;

THENCE N 02°23'58" W along and with the east line of said 15 foot Alley and the west lines of said Lots 16 thru 12 a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

ABBREVIATIONS

GCMR.-GALVESTON COOUNTY MAP RECORDS
GCDR.-GALVESTON COUNTY DEED RECORDS
CCF NO.-CLERK'S FILE NUMBER
P.O.C.- POINT OF COMMENCING
P.O.B.- POINT OF BEGINNING

STATE OF TEXAS
REGISTERED
SCOTT D. ELLIS
6261
PROFESSIONAL
LAND SURVEYOR

Scott D. Ellis

ELLIS SURVEYING SERVICES

Ellis Surveying Services, LLC.
2805 25th Avenue North
Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

EXHIBIT "A"
PAGE 1 OF 1

ABANDONMENT OF
15 FOOT ALLEY
BLOCK 135
TEXAS CITY SECOND DIVISION
VOLUME 10 PAGE 33
MAP RECORDS GALVESTON COUNTY
CONTAINING
0.043 ACRES (1,875 SQ. FT.)
LOCATED IN THE
CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS
JULY 07, 2023

CITY OF TEXAS CITY

Engineering & Planning
7800 E. F. Lowry Expy
Texas City, Texas 77591
409.643.5936

DEVELOPMENT APPLICATION

APPLICATION TYPE — PLEASE CHECK APPROPRIATE BOX BELOW

☐ Zoning Change	☑ Replat	☐ Subdivision Master Plan
☐ Detailed Site Plan	☐ Minor Plat	☐ ROW Abandonment
☐ Preliminary Plat	☐ Amending Plat	☐ Sixth Street Revitalization
☐ Final Plat	☐ Vacating Plat	☐ Mobile Food Unit

See appropriate checklist and fee schedule for minimum submittal requirements for each application

PROPERTY INFORMATION

Project Name: Replat of Block 135 Texas City Second Division Lots 6 thru 16 and 15 ft Alley Way

Project Address or Location: 601 ML King Jr Street Texas City, Tx 77590

Legal Description: N 61.4 ft of Lots 6&7 W13.2 Ft of Lot 7 & all of lots 8 thru 16 blk 135 Texas City 2nd Division

Proposed No. of Lots: 4 Gross Acreage: 0.733

Existing Zoning: A-1 Proposed Zoning: A-1

Existing Use: Vacant Proposed Use: Residential

APPLICANT & OWNER INFORMATION

Name of Applicant: Scott Ellis
(print or type)

Signature: _____ Company: Ellis Surveying Services

Address: 2805 25th Ave N

City: Texas City State: TX Zip: 77590

E-mail: Scott@ellissurvey.com Ph: 409-938-8700 Fax: _____

Name of Property Owner: Texas City Economic Development Corp
(print or type)

Signature: _____ Company: Texas City Economic Development Corp

Address: 1801 Palmer Hwy

City: Texas City State: TX Zip: 77590

E-mail: Kedwards@texascity.gov Ph: 409-643-5919 Fax: _____

(The property owner may submit a notarized letter of authorization in lieu of a signed application)

For Department Use Only

Date Received: 12/19/23 Fee Paid: $ 300.00

Accepted by: _____

Rezoning request – Submitted by Kristin Edwards, Economic Development Director

October 1, 2025

The Texas City Economic Development Corporation is seeking to re-zone four (4) pieces of property located at 4th Street and 6th Avenue. Those properties include:

1. 601 4th Street North – GCAD 758484 .245
2. 607 4th Street North – GCAD 758483 .158
3. 410 6th Avenue North – GCAD 758485 .172
4. 416 6th Avenue North – GCAD 758486 .245

0.82

In April 2024, the City Commission approved a replat of EDC-owned property to create four compliant residential lots for the construction of new single-family residences. Since that time, the EDC has deeded one piece of property to Bay Area Habitat for Humanity and one piece to a land-swap recipient, Mae Budwine.

However, due to a clerical error at the time of the replat, the properties were not re-zoned from D-1 Limited Service to District A-Single Family Residential. This request would allow the Zoning Board to re-zone all four properties for residential use.

Applications for all four pieces of property are included in this application. The application for GCAD 758484 is signed by Mrs. Budwine, and the application for GCAD 758483 is signed by Megan Schaffer with Bay Area Habitat for Humanity.



The TCEDC is requesting four (4) pieces of property be re-zoned from (D-1) Limited Service (pictured above in pink) to (A) Single Family Residential.

Texas City
EST. 1911
ENGINEERING & PLANNING

STAFF REPORT

TO: Zoning Commission – Regular Meeting – October 21, 2025

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

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

Date: October 15, 2025, 2025

RE: Zoning Change – 601 4th St N, 607 4th St N, 410 6th St N, 416 6th St N – Rezoning from District "D-1" (Limited Service) to District "A" (Single Family Residential)

Background: In April 2024 the TCEDC successfully sought the abandonment of a dedicated alley and the replatting of several non-compliant vacant lots on property it owned at the northwest corner of 6th Ave N and 4th Street N. The property was replatted into four compliant lots for the purpose of single family residential new construction. At the time of replatting, the zoning of the property was mis-identified as District "A" (Single Family Residential), when in fact it was zoned District "D-1" (Limited Services). The current owners of the properties request rezoning to District "A" (Single Family Residential).

Requested Action: Rezone 0.82 acres contained in four lots located at the northwest corner of 6th Ave N and 4th Street N and addressed as 601 4th St N(0.245 ac), 607 4th St N (0.158 ac), 410 6th St N (0.172 ac), 416 6th St N (0.245 ac) from District "D-1" (Limited Service) to District "A" (Single Family Residential) for the purpose of single family residential new construction.

Staff analysis and recommendation: The future land use plan shows this area as being "Established Neighborhoods" where the area is generally characterized by satisfactory housing conditions. This land use category also recognizes that undeveloped tracts should become residential.

The existing land uses around this site are all single family residential. The zoning designation north and west of and adjacent to the site is District "C" (Multifamily), but the existing structures are single family. The zoning designation south of the site across 6th Ave N is District "C" (Multifamily), but the existing structures are single family. The zoning designation east of the site across 4th Street N is District "A" (Single Family Residential).

The rezoning from District "D-1" (Limited Service) to District "A" (Single Family Residential) would be consistent with the Future Land Use Plan and would not be incompatible with the existing single family residential uses. Staff have no objection to the requested zoning change.

CITY OF TEXAS CITY, TEXAS

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

Texas City
EST. 1911

Mayor:
Dedrick Johnson

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

TO: Planning Board – Regular Meeting on March 18, 2024

FROM: Kim Golden, P.E.

CC: Doug Kneupper, P.E.

DATE: March 8, 2023

RE: Abandonment of alley off 6th Ave N between 4th and 5th Avenues N

Background: Large Portions of Texas City have been subdivided into a grid or network 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. Many of the alleys were utilized for solid water pick-up, but trash receptacles are now picked up from the streets. 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.

Procedure: Requests for abandonment are made by application, which can be initiated only by the property owners abutting such right of way. Texas City Ordinance 159.029 requires the Planning Board to hold a public hearing upon notice to abutting property owners and to "consider the impact upon properties that do not physically abut the right-of-way sought to be abandoned, with special consideration being given to the ease and availability of access to such properties in the event the requested abandonment is approved." The Planning Board will then make a recommendation to the City Commission. If approved by the City Commission, the abandonment of right-of-way shall be by ordinance, which shall be filed following adoption with the County Clerk.

Review and Recommendation: Applicant is the Texas City Economic Development Corporation TCEDC), which owns all of the property abutting the 15ft alley sought to be abandoned. The abutting property consists of nine (9) undersized lots and parts of two (2) other undersized lots, all of which are adjacent and contiguous. The existing lots are undersized because they do not meet the current zoning requirements for minimum width, length, or area. TCEDC seeks the abandonment of this section of the alley so the existing vacant lots and alley can be consolidated and re-subdivided by replat into four compliant residential lots for the construction of new single-family residences in accordance with the Texas City Zoning Ordinance. The site is zoned District A – Single Family Residential, which has a minimum lots size requirements of 50ft wide, 100ft deep, and 6,000 sq ft in area. The four re-platted lots will meet or exceed these minimum requirements.

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 offers no objection to approval of the abandonment.

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 ally 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 Subdivison 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 the 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.**

Kimberly Golden, Secretary — Date 4/15/2024

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

ZONING COMMISSION
OCTOBER 21, 2025

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, October 21, 2025, at 5:00 p.m. Staff members present were: Kim Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), Danica Vaughan (Administrative Assistant), and Mario Aguilar (Fall Intern). Guests were: Kristin Edwards, Chris Jennings, Terry Melancon, Glen Cullinane, Elmo Johnson, Walter Lawson, Nasser Zia, Jason Cuomo, and Juan Pablo Gomez.

Co-chair Perry O'Brien asked Chairman Thelma Bowie to chair the meeting. All members present concurred in the request. As acting chair, Commissioner Bowie indicated a quorum was present and called the meeting to order at 5:00pm.

(1) ROLL CALL

The following members answered roll call: Co - Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, and Member Fernando Tello.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES

A motion to approve the minutes of July 15, 2025, was made by Co-Chairman Perry O'Brien/ Member Fernando Tello. All other members present voted aye.

(4) Pastor Walter Lawson seeks to rezone property from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation of Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

a. Staff Report

Ms. Kimberly Golden stated this site is currently zoned District "F" (Light Industrial) and the Applicant is requesting it to be rezoned to District "S-P" (Site Plan) due to the property being used as a halfway house. Under the definitions in the zoning ordinance it is considered a halfway house because it is a facility which provided housing, rehabilitation and/or training to three or more persons who are on probation or parole or with chemical dependencies. The halfway house use is only allowed in the District "S-P" (Site Plan) zoning designation.

Ms. Golden explained that the Development Plan/Site Plan was presented and approved by the Planning Board on September 22nd, 2025. It was approved by a majority but not a unanimous vote pf 3-1. The Planning Board approved the Development Plan/Site Plan subject to completing a couple of items to the site plan which condition has been met. The Site Plan now progresses to the Zoning Commission to consider the actual rezoning request and to make a recommendation to the City Commission.

There is an existing structure on the site. The current existing structure setback does not meet the setbacks of District "F" (Light Industrial). The current use does not meet the

District “F” (Light Industrial) zoning designation. District “S-P” (Site Plan) doesn’t specify setbacks. When a site plan is approved, it establishes the setback requirements. The intended use is transitional dormitory style housing, counseling, and limited services.

The site is currently zoned District “F” (Light Industrial). To the west it is currently zoned District “E” (General Business). All other adjacent properties are zoned District “F” (Light Industrial). The zoning designation changes to residential on east side of 10th Street. Therefore, there is not likely to be any conflict with any residential existing uses or districts based on current zoning. There is a hotel in the area and an apartment complex that are both zoned District “C” (Multi-Family Residential (High Density)).

Ms. Golden explained that in preparation for this hearing notification was mailed out to all the surrounding property owners in the area as required by city ordinance and state law. There were no comments received back either for or against it. There was also a sign posted on the site to inform the public of today’s public hearing. The sign was posted and has remained posted on the site since October 10th, 2025.

Ms. Golden stated the use as a halfway house has been ongoing for about four years.

In accordance with the requirements of the Planning Board, the applicants updated the site plan to show the designation of specific areas at the site. At the entry of the building from 8th Street North the space is a designated living area for communal gathering of the residents, then there is a common dining area with kitchen. The sleeping area is to the rear and then an outdoor patio area. The existing structure is a zero-lot line with no front or side setbacks. There is no designated onsite parking for the location but there are 30 parking spaces along the street and the church across the street will allow parking. Again, the program house is not a new use to the area. It has been operating for about four years without the proper zoning. As soon as the owners were made aware of the zoning requirements, they started the process of rezoning so the use could be compliant. Staff are not aware of any complaints from the four years of actual operatin.

Ms. Golden went on to explain the owners became aware of the zoning requirements as the result of a routine inspection by the Fire Marshal which found some conditions that needed to be mitigated. The active use as a halfway house was shut down and the building is currently not being used. Until the rezoning is made, the owner cannot reoccupy the site for use as a halfway house. Every indication is that the owner/operator of the halfway house was simply not aware of the zoning requirements. Once they became aware of the requirement they have been taking steps to become compliant.

The Planning Board voted (4-0) to approve the site plan subject to the rezoning. Planning Board also voted (3-1) to recommend the rezoning. Staff have no objection to the rezoning.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

At 5:14pm Commissioner Bowie declared the Public Hearing to be open and invited anyone in opposition to the rezoning to speak.

Mr. Chris Jennings, who owns a business across the street at 920 8th Avenue North,

and two empty lots next to the hotel stated he has had his business there for about fifteen years.

Mr. Jennings mentioned that he did not pull the police reports but the traffic around 917 8th Avenue North area when Come and See (CAS) Friends Men's Discipleship Program House occupies the building and there is a lot of loitering, trash, drug use and prostitution.

Two years ago they occupied the building next to his and people were living in the building going back and forth between houses morning and night. Mr. Jennings stated that with that same group of people they brought in an RV behind his shop, behind the building and were running prostitutes out of the RV. They were then run off by the police.

Mr. Jennings mentioned that he drives around his building every day between 5:30-7:00am before he meets with his employees and there is loitering 24/7 when CAS are occupying 917 8th Avenue North. Mr. Jennings stated he has this on camera and has caught it on camera for years.

Mr. Jennings expressed his frustration that when the occupants get out of wherever they were and are in between getting into the halfway house they sleep in front of his front door, in front of his shop. They use the restroom behind and next to his shop and the buildings around. They use the water from their buildings to shower and trash the area.

He feels that if the area is zoned "Light Industrial" he does not see the reason to make it somewhere people can sleep and stay the night and trash out front.

Mr. Jennings stated that there are couches out front of the building, and zero parking in the area regardless of what anyone says. He stated that someone had just moved into the building next door, and it is basically a junk yard now. Mr. Jennings thinks that the city should be working on removing that. He doesn't see any benefit to turning that into a building to house people, he's been in that building and he thinks there may be another place for this to happen, though he thinks its great what they are trying to do.

He also stated that traffic has a direct site to the area when driving to the dike and all you see is these people loitering out front and sitting out front. Mr. Jennings has offered to pay people to help pick up trash in the area, but everyone is just looking for a free handout. He feels that it is becoming more of an eye sore than a benefit to the city of Texas city.

Mr. Jennings stated that if we went to the Police Department and pulled records, we would find records of prostitution and drugs in the area. He stated that this may be because of the hotel in the area. Mr. Jennings did mention that the hotel has been updated, cleaned up to where it looks nice, but has still got pictures on his phone of prostitutes there two nights ago. He feels this is not a good place to put people coming out of prison going into a halfway house. He believes that what CAS are doing is a great thing, but he feels this just isn't the place.

Mr. Jennings opposes the rezoning 917 8th Avenue North.

Commissioner Bowie thanked Mr. Jennings for his comments and then asked if there was anyone who wanted to speak in favor of the zoning change.

Terry Melancon, who is the house manager at CAS is in favor of the rezoning for the

building. He stated he differs with the gentleman and denied that there was any trash. . Mr. Melancon stated that there is a NA (Narcotics Anonymous) next to their building and the entire building has no trash around it and doesn't know about the couches he is talking about. There is no prostitution and no drugs. None of the men can leave the program house without being accompanied by someone else as an accountability partner.

Mr. Melancon let us know that every person that comes into the halfway house is always accompanied by another person who is their accountability partner. No man ever leaves the house without one. These men are never left alone. There is always someone with them, there is always someone at the house and no one other than authorized personnel is allowed into the house. Each person is transported to and from the house by the program.

Mr. Melancon also stated that each occupant that comes into the house has to sign a document that states they are not allowed to have a car or a telephone while at the house for 45 days. This means there are no outgoing calls from the house. He stated that they cannot control the NA (Narcotics Anonymous) personnel who have the cars on the streets, but it is not the occupants from his building.

Mr. Melancon mentioned that the trash in the area that Mr. Jennings is talking about is not under their control. He stated that the men from the house pick up their trash and place it in their own trash bin. He also stated that the men in the house sit in their back patio area that was mentioned and shown by Ms. Golden. Mr. Melancon stated that the only time they have trash in the alley way is when they have called the city to remove bulk trash and it is taken out of their water bill.

Commissioner Bowie asked if there was anyone else desiring to speak for or against. There were none.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Pastor Walter Lawson.

A motion was made by Chairman Perry O'Brien/ Member David Zacherl to approve the zoning change request from Pastor Walter Lawson to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation on Come and See (CAS) friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

Chairman O'Brien stated he thought it was a good move when he voted for it on the Planning Board and he still thinks it's a good move as a zoning matter. As far as the other things that have been brought up during the public hearing he thinks that is a police matter and not a zoning board matter. **Three Members voted aye and Member Tello voted nay.**

Motion carried 3 – 1.

(5) Nasser Zia seeks to rezone property from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North.

a. Staff Report

Ms. Golden stated this site is currently zoned "F" (Light Industrial) and they are requesting to be rezoned to "D" (Neighborhood service). This is an existing building on the property which was used as a convenience store with a fuel station. The fuel station and tanks were removed.

This originated as a code enforcement issue years ago which then progressed to the point where there was an order to have it demolished. Pursuant to that order there was an agreement to forbear from demolition so that the prospective buyer could bring the building back into compliance. The new owner removed the fuel station and tanks and filled them in. The site plan is in compliance with zoning if the rezoning is approved. This is in terms of the current setbacks. They also resolved the code violations which had to do mostly with setback violations.

Ms. Golden informed the Board that the owner worked with Texas City Economic Development Corporation (TCEDC) so they could have an easement to the east for an additional driveway. This allows them to move the tanks to the side of the building which helped them come into compliance with the setbacks. Previously, the tanks were in front of the building and the fuel station canopy was not in compliance. The tanks had to be placed in the front because that was the only way the trucks could get to the tanks. With the additional driveway the trucks can come to the area to the east.

Ms. Golden stated that the Planning Board reviewed the site plan, subject to Applicant completing the transaction with TCEDC to obtain the easement. The site plan was approved, and the rezoning was recommended by the Planning Board and is now before the zoning commission for review.

Ms. Golden stated that across 10th Street North, the area is zoned as District "E" (General Business). To the east and north is zoned District "B" (Single Family Attached Duplex Residential) and the area has some single family residential in there. She also stated that District "D" is one step less intensive than General Business. She stated it is not the kind of zoning that draws people into the neighborhood but the kind that serves the neighborhood.

Ms. Golden stated the convenience store is not considered a bad fit for the neighborhood and does provide some buffering for the existing residential from the existing Light Industrial uses to the south. She also advised the Planning Board voted in support of the rezoning and that staff had no objections.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

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At 5:28pm Commissioner Bowie opened the Public Hearing and asked if anyone was present to speak in opposition to the zoning change. She asked if staff had received any written opposition.

Ms. Golden stated that in accordance with state law and city ordinances letters were sent out to the properties around the area and a sign was physically posted on the property giving notice of the public hearing today. The sign has been posted at the site continuously since October 10, 2025. Staff have not received any comments for or against the rezoning.

Commissioner Bowie asked if anyone present would like to speak in support of the zoning change.

Ms. Kristin Edwards, Director of TCEDC, spoke in favor of this rezoning.

Ms. Edwards stated that the TCEDC approved the easement for the driveway. They did take into account that the City of Texas City utilizes the area further south and the piece of property to the right. They made sure they worked with Public Works to make sure there would be no missteps in operations or any impact on them.

She stated the TCEDC is in support of the rezoning.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Nasser Zia.

A motion was made by Member David Zacherl/Member Fernando Tello to approve the zoning change request from Nasser Zia to rezone from District "F" (Light Industrial) to District "D" (Neighborhood Services) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North. All Members voted aye.

Motion carried 4 – 0.

(6) The City of Texas City Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity seek to rezone property from District "D-1" (Limited Service) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of Lots 6 & 7 and all of Lots 8 thru 16 and abandoned 15 ft alley way.

a. Staff Report

Ms. Golden stated this is one of the things that should have been taken care of back when the property went through the process of an abandonment of the alleys to consolidate the property into four lots.

Ms. Golden this was a project with TCEDC where they acquired this property and took it through a process of consolidating several small lots that were not buildable and

DRAFT

replatting them so there would be four bigger lots to build on area is currently zoned District “D” (Neighborhood Service) and should have been rezoned to District A (Single Family Residential) when the lots were replatted.

Ms. Golden stated that the property around this area is zoned District “C” (Multi-Family Residential (High Density)) but is actually built as single family homes. Across 4th Street is District “A” (Single Family Residential). She noted it is very appropriate for this area to be zoned as single family residential, they just missed bringing it to the board sooner.

Ms. Golden informed the Commission that two of the lots actually have been transacted and had houses built on them and that is why those property owners are also applicants. The other two lots are still owned by the TCEDC and Ms. Edwards was here as a representative for all the applicants.

Ms. Golden stated there were notices sent out and a sign posted at the property to which we have not received any comments back for or against the rezoning. Staff also agree with the rezoning.

Member Zacherl asked Ms. Golden if the lots meet the minimum square footage to which Ms. Golden responded with “Yes, they do now.”

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. **Public Hearing**

At 5:33pm Commissioner Bowie opened the Public Hearing and asked if anyone wanted to speak in opposition to the zoning change. No one responded.

Commissioner Bowie askied if anyone wanted to speak in favor of the zoning change.

Ms. Kristin Edwards spoke in favor of the rezoning. She spoke in terms of what TCEDC was able to do with these four lots after the replat. She also stated she was greatly appreciative of the assistance with getting the replat done.

Ms. Edwards stated that one of the four lots was able to have a home built on it and was able to transfer to a wonderful lady as a result of the EDC’s Land Swap Program. She stated she is now getting a nice new home on a nice piece of property. The other lot was given to Habitat for Humanity, and they were able to start construction on a new home for a gentleman that may not have been able to afford a home otherwise.

Ms. Edwards then stated one of the remaining two lots that still belong to the TCEDC may possibly go to Habitat for Humanity for another home. Also to be available to the TCEDC’s land swap program in general, which will allow them to move individuals out of the Industrial Business District to get them further away from the industrial activity, for their own safety. Ms. Edwards stated the properties are going to very good use and hopes to continue that.

There were no further questions to which a motion was made by Member Fernando Tello/ Member David Zacherl to close the Public Hearing. All other members voted aye.

DRAFT

c. Preliminary Zoning Approval – Consider and take action on the zoning change request from City of Texas City Economic Development.

A motion was made by Member David Zacherl/ Chairman Perry O'Brien to approve the zoning change request from The City of Texas Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity to rezone from District "D-1" (Limited Services) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of lots 6 & 7 and all lots 8 thru 16 and abandoned 15ft alley way. All Members voted aye.

Motion carried 4 – 0.

(7) GENERAL UPDATES

Ms. Golden informed the board that we have a new board member. Member David Zacherl is now a member of the Zoning Commission, formerly he was an alternate. She also gave us an update on the current members and alternates which is as follows; Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, Member Fernando Tello and member Bruce Clawson. She also stated Alternate Lisa Salinas was a previous alternate and has been reappointed as an Alternate. Ms. Becky McLaughlin is a newly appointed Alternate Member to the Zoning Commission.

Ms. Golden asked the board members to review the current contact information we have on file and to make sure it is correct. She asked that they reach out to Veronica Carreon if any changes are to be made. She also informed them that on the sheet is our contact information at the bottom of the page.

Ms. Golden stated that the City Attorney is going to prepare a memo for her to provide to them about the Open Meetings Act. She informed the board members that as appointed members of a board they are now subject to the restrictions of the Open Meetings Act. As appointed members they are not allowed to have group discussions with each other about anything pertaining to the zoning meetings unless they are in a properly called and noticed Zoning Commission Meeting. A group email sent to all board members may be considered a "walking quorum" and so they cannot send group emails to each other about zoning matters. The only group emails they should be seeing or receiving about zoning matters will be from Veronica and strictly about the scheduling of the meetings.

Ms. Golden informed the board that they need to elect officers. Chairman Perry O'Brien has been serving as Chair and will do so until he is replaced but they no longer have a Co-Chair and asked if they would like to have an agenda item for the election of officers at the next meeting to convene. All were in favor.

Ms. Golden also stated there are several more things coming through so we should have at least one more meeting before the end of the year.

(8) ADJOURNMENT

A motion was made by Member Fernado Tello/Member David Zacherl to adjourn. All members present voted aye.

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_____

Kimberly Golden, Secretary Date

Minutes approved by the Zoning Commission at its meeting on _____.

DRAFT

CITY COMMISSION REGULAR MTG **(9) (a)**

Meeting Date: 11/19/2025

Submitted By: Renee Edgar, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Approve City Commission Minutes for November 5, 2025 meeting. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

November 5, 2025 Minutes

REGULAR CALLED CITY COMMISSION MEETING

M I N U T E S

WEDNESDAY, NOVEMBER 5, 2025 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, NOVEMBER 5, 2025, at 5:00 P.M. in the Kenneth T. Nunn Council Room in City Hall, Texas City, Texas. A quorum having been met, the meeting was called to order at 5:00 p.m. by Mayor Dedrick D. Johnson.

1. ROLL CALL

Present: Dedrick D. Johnson, Mayor
Thelma Bowie, Commissioner At-Large, Mayor Pro Tem
Abel Garza, Jr. , Commissioner At-Large
DeAndre' Knoxson, Commissioner District 1
Chris Sharp, Commissioner District 3
Jami Clark, Commissioner District 4

Absent: Keith Love, Commissioner District 2

2. INVOCATION

Led by David Buckley, Jr., Pastor of Sanford's Temple Church of God in Christ.

3. PLEDGE OF ALLEGIANCE

Led by Abel Garza, Jr., Commissioner At-Large.

4. PROCLAMATIONS AND PRESENTATIONS

a. Presenting a Certificate of Recognition to Ronnie Oliver

Dedrick D. Johnson, Mayor, recognized Ronnie Oliver for his exceptional leadership in American Legion Baseball.

b. Proclaiming November 3-7, 2025, as Municipal Courts Week.

Dedrick D. Johnson, Mayor, presented a proclamation to Connie Hayley, Interim Court Administrator, in honor of Municipal Courts Week.

5. REPORTS

a. Parks Division (Parks, Rec & Tour)

Charles Thompson, Assistant Superintendent, gave a PowerPoint presentation.

6. PUBLIC COMMENTS

There were none.

7. CONSENT AGENDA

Commissioner At-Large, Abel Garza, Jr., made a motion to approve Consent Agenda items 7a, c, d, e, f, g, h, i, j, l, and m. The motion was seconded by Commissioner At-Large, Mayor Pro Tem, Thelma Bowie. Commissioner District 3, Chris Sharp, pulled Consent Agenda item 7b, and Mayor, Dedrick D. Johnson, pulled Consent Agenda item 7k for more discussion and both were voted on separately.

a. Approve City Commission Minutes for the October 15, 2025, meeting. (City Secretary)

Vote: 6 - 0 CARRIED

b. Consider and take action on Resolution No. 2025-122, approving and awarding Commission Grant funds in the amount of $2,500 to Memorial Lutheran and First Presbyterian Churches. (Commissioner Chris Sharp)

Chis Sharp, Commissioner District 3, pulled this Consent Agenda item to introduce Pastor Chon Pugh of Memorial Lutheran and First Presbyterian Churches. Paston Pugh discussed the two different initiatives the funds from the grant will benefit. The first initiative aims to sustain the Community Food Pantry, which will purchase shelf-stable food, fresh produce, and hygiene items. The second initiative will provide scholarships to cover full or partial fees for local youth to attend a camp focused on faith, leadership, and outdoor activities.

Motion by Commissioner District 3 Chris Sharp, Seconded by Commissioner At-Large Abel Garza, Jr.

Vote: 6 - 0 CARRIED

c. Consider and take action on Resolution No. 2025-119, accept a donation in the amount of $1,500 from the Galveston County Senior Citizens Activities, Inc. nonprofit 501C (3) for the Texas City, Nessler Senior Program. (Rec & Tour)

Vote: 6 - 0 CARRIED

d. Consider and take action on Resolution No. 2025-123, authorizing the purchase of a 2026 F350 w/ Service Body and Crane for the Waste Water Treatment Plant. (Public Works-Utilities)

Vote: 6 - 0 CARRIED

e. Consider and take action on Resolution No. 2025-124, authorizing the purchase of a Ven-Trac Slope Mower through Sourcewell Contract #60230155020: 112624-TTC. (Public Works)

Vote: 6 - 0 CARRIED

f. Consider and take action on Resolution No. 2025-125, authorizing the library to purchase books and periodicals via Texas SmartBuy contract with Ingram Library Services and Brodart Co., not to exceed $115,000. (Moore Memorial Library)

Vote: 6 - 0 CARRIED

g. Consider and take action on Resolution No. 2025-126, awarding ITB 2025-490 and entering into a contract for Right of Way Vegetation Management. (Public Works)

Vote: 6 - 0 CARRIED

h. Consider and take action on Resolution No. 2025-127, approval of a blanket purchase order to TCEQ Annual Water System and Waste Water Permit Fees in the amount of $130,000. (Public Work-Utilities)

Vote: 6 - 0 CARRIED

i. Consider and take action on Resolution No. 2025-128, authorizing the Mayor to enter into a contract with Blue Cross Blue Shield of Texas for the City's stop loss coverage. (Human Resources)

Vote: 6 - 0 CARRIED

j. Consider and take action on Resolution No. 2025-130, appointing a member to the Civil Service Commission. (City Secretary)

Vote: 6 - 0 CARRIED

k. Consider and take action on Resolution No. 2025-133, authorizing the purchase of an ETERRA EX-40 Slope Mower (Flail Mower) Attachment and a Hyundai Forklift. (Public Works)

Dedrick D. Johnson, Mayor, pulled this Consent Agenda item to clarify the correct item being purchased.

Jack Haralson, Public Works Director, explains this item is for the purchase of a John Deere 6105 Tractor w/ Slope Mower for $177,295.07 through Sourcewell Ag 08293-DAC (PG BA CG 76).

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 4 Jami Clark

Vote: 6 - 0 CARRIED

l. Consider and take action on Resolution No. 2025-134, authorizing the purchase of a 2026 F250 for Street and Bridge through TIPS USA 24091 TRANSPORTATION VEHICLES Contract. (Public Works- Street & Bridge)

Vote: 6 - 0 CARRIED

m. Consider and take action on Resolution No. 2025-135, authorizing the purchase of a 2026 F750 Dump Truck through TIPS USA 24901 TRANSPORTATION VEHICLES Contract. (Public Works- Street & Bridge)

Vote: 6 - 0 CARRIED

8. REGULAR ITEMS

a. Consider and take action on the first reading of Ordinance 2025-07, amending the Texas City Code of Ordinances Title XV "Land Usage," Chapter 150 "Building Regulations; Construction"; Chapter 153 "Mechanical Regulations"; and Chapter 151 "Electricity" and Chapter 154 "Plumbing" to update the building permit requirements for insurance and surety bond. (Engineering)

Kim Golden, City Engineer, suggested requiring minimum insurance coverage of $300,000, with the City of Texas City designated as an additional insured party and a surety bond of $10,000 as a condition for the issuance of building permits to licensed contractors, plumbers, HVAC/mechanical contractors, and electricians for work performed in Texas City.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 4 Jami Clark

Vote: 6 - 0 CARRIED

b. Consider and take action on Resolution No. 2025-129, authorizing a professional design engineering services agreement with ARKK Engineers for the Central Park Blvd Project. (Engineering)

Kim Golden, City Engineer, suggests proceeding with the engineering design of the project to allow for the timely use of the County bond proceeds for the construction of the project.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 3 Chris Sharp

Vote: 6 - 0 CARRIED

c. Consider and take action on Ordinance No. 2025-18, approving a variance to 106.25ft for the minimum lot width requirement for 7509 Wetzel. (Engineering)

Kim Golden, City Engineer, suggests approving a variance from the 200ft minimum lot width requirement in Section 159.050(F) for lots without access to municipal sanitary sewer service to 106.25ft for 7509 Wetzel to allow construction of a new single-family residence.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 1 DeAndre' Knoxson

Vote: 6 - 0 CARRIED

d. Consider and take action on Resolution No. 2025-131, authorizing the rewiring of FM 2004 Water Well. (Public Works- Utilities)

Jack Haralson, Public Works Director, explained the main supply wiring was stolen, and in the process, the large motor control centers that control the operation of the pumps sustained severe damage. Currently, the site is non-operational, and the wiring to connect an emergency standby generator was stolen as well. Crescent Electric evaluated the damages and estimated the cost of repairs to not exceed $450,000.00.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large Abel Garza, Jr.

Vote: 6 - 0 CARRIED

e. Consider and take action on Resolution No. 2025-132, awarding RFP 2025-492 and entering into a contract for Construction Manager at Risk services for the Municipal Complex. (Public Works)

Jack Haralson, Public Works Director, suggests selecting Spawglass Construction as the Construction Manager at Risk (CMAR) contractor for the new Municipal Complex. He went on to say that there were many qualified vendors with great bids and the committee did not feel like they could have gone wrong with any of them, but Spawglass impressed them the most, and it is the same company that built the current City Hall in 1955.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 1 DeAndre' Knoxson

Vote: 6 - 0 CARRIED

9. COMMISSIONERS' COMMENTS

10. MAYOR'S COMMENTS

An audiovisual recording of this meeting is available on the City's website and retained by the CSO for two years after the date of the adoption of the minutes to which the meeting corresponds.

11. ADJOURNMENT

Having no further business, Commissioner At-Large Abel Garza, Jr. made a MOTION to ADJOURN at 5:47 p.m.; the motion was SECONDED by Mayor Dedrick D. Johnson. All present voted AYE. MOTION CARRIED.

_____

DEDRICK D. JOHNSON, MAYOR

ATTEST:

_____

Rhomari Leigh, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG **(9) (b)**

Meeting Date: 11/19/2025

Purchase of a Ditch Witch HX30A

Submitted For: Corbin Ballast, Utilities **Submitted By:** Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval for purchase of a Ditch Witch Trailer Mounted Hydro Excavator from EKA with Buy-board quote #684-22. (see exhibit A)

BACKGROUND (Brief Summary)

Purchase of trailer mounted hydro-excavation unit. Unit is budgeted, replacing an 11-year-old unit.

RECOMMENDATION

It is the recommendation of the Utilities Department for the Commission to approve this purchase.

Fiscal Impact

Funds Available Y/N: Yes
Amount Requested: $84,417.54
Source of Funds: FY26 Budget
Account #: 501706 55020
Fiscal Impact:

Attachments

Exhibit A
Resolution

Earle Kinlaw & Associates, Inc.
146 MLK Jr. Blvd • Suite 337 • Monroe, GA 30655
770.498.9316
EKASales.com

Customer Quote

EKA Quote #	Date	Quote valid until:
13563	10/22/2025	11/21/2025

Name / Address
CITY OF TEXAS CITY Hwy 146 911 TEXAS CITY, TX 77590-5472 Corbin Ballast +1 409-643-5860

Solicitation number	DEALER/CUST

Delivery Address

EKA Quote Contact	Contract Number	Payment Terms	F.O.B. terms	Dealer
cindy@ekasales.com	684-22	NET 30 DAYS	DEST	DITCH WITCH PRO

Item / Description	Qty	Price Each	Total
DITCH WITCH HX30A With the following configuration: Debris Tank 500 Gallon Water Tank 200 Gallons Filter Cyclonic Separator Controls Right Hand Traffic Reverse Flow Hose and Tooling 3 Inch HX Boom Jib Prospector Digging Lance Water Air Gap Trailer Tongue Tool Box Hydraulic Oil Standard Color Standard Trailer Jack Hydraulic #259-1012 - PROSPECTOR EXTENSION, 48"LG W/FITTING #301-5571 - REDUCED FHC BODY (64F-96F) #205-1237 - T/W (ST235/80R16) #190-2804 - REAR WORK LIGHTS #350-3197 - SPARE TIRE CARRIER #025-1040 - VT12 500 GAL STANDARD TRAILER BUYBOARD #684-22	1	84,417.54	84,417.54

Earle Kinlaw & Associates, Inc. [dba] EKA
DUNS: 075949644 SAM Unique Entity ID:DKRAJNL462K6
TIN:58-1328598 Cage Code:2Y851.
We appreciate the opportunity to serve your government business needs.

Total **$84,417.54**

RESOLUTION NO. 2025-136

A RESOLUTION AUTHORIZING THE PURCHASE OF A DITCH WITCH TRAILER MOUNTED HYDRO EXCAVATOR FOR PUBLIC WORKS, THE UTILITIES DEPARTMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Public Works and the Utilities Department request authorization for the purchase of a Ditch Witch Trailer Mounted Hydro Excavator from EKA through Buy-Board Quote No. 684-22 in the amount of $84,417.54; and

WHEREAS, funds are available in the FY 2025-2026 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby authorizes the purchase of a Ditch Witch Trailer Mounted Hydro Excavator from EKA through Buy-Board Quote No. 684-22 in the amount of $84,417.54, as set out on the proposal attached hereto as **Exhibit "A"** and made a part hereof for all intents and purposes.

SECTION 2: That the Mayor is authorized to approve all change orders, up to 25% of the original contracted amount, without bringing the matter before the Commission.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG **(9) (c)**

Meeting Date: 11/19/2025

Seville Place Apartments- La Porte

Submitted For: Kyle Dickson, City Attorney Office

Submitted By: Renee Edgar, City Secretary

Department: City Attorney Office

Information

ACTION REQUEST

A Resolution supporting Southeast Texas Housing Finance Corporation's issuance of bonds for Seville Place Apartments — La Porten ($22,500,000) located in La Porte, Texas

BACKGROUND (Brief Summary)

City of Texas City as a governmental unit participates in the Southeast Texas Housing Finance Corporation program and feels it is in the best interest of the City to support the City of La Porte, Texas, in its efforts to seek Multifamily Housing Tax-Exempt Bonds to develop a multifamily property.

The issuance of the above-referenced bonds is expected to advance the Corporation’s continued efforts in providing safe, decent, sanitary, and affordable housing to the residents of its sponsoring political subdivision, including the Seville Place Apartments — La Porte located in La Porte, Texas.

SETH must obtain approval from all nineteen (19) of its jurisdictions for the issuance of any tax-exempt bonds.

RECOMMENDATION

To authorize the City of Texas City to sign General and No Litigation Certificates for SETH.

Fiscal Impact

Attachments

Exhibit A

Resolution

SETH

SOUTHEAST TEXAS HOUSING FINANCE CORPORATION

October 27, 2025

The Honorable Dedrick Johnson Sr.
City of Texas City Mayor's Office
1801 9th Avenue North
Texas City, TX 77590

RE: Seville Place Apartments - La Porte
Issuance of Tax-Exempt Bond Financing
The Southeast Texas Housing Finance Corporation

Dear Mayor Johnson:

Please find enclosed:

- **General and No Litigation Certificate**

These documents represent the Approval for the Issuance of Tax-Exempt Bonds for the acquisition and rehabilitation of the Seville Place Apartments – La Porte.

Please **sign three (3) copies** of the **General and No Litigation Certificate.** ***In order to meet the Attorney General's submission date please, respectively, return the original executed copies no later than December 12, 2025 using the pre-paid Fed-Ex Envelope included in this packet.***

NOTE: Please Do Not Date the General and No Litigation Certificate. The State of Texas' Attorney General's Office will date those forms when appropriate.

For your review, I have also included a copy of:

- **Certificate of Approval from the City of La Porte**
- **Certificate of Hearing Officer**

If you or your staff have any questions, please do not hesitate to contact me at 281-484-4663 ext. 108; rwilliams@sethfc.com, or Candace Carrier-Spencer at 281-484-4663 ext. 107;ccspencer@sethfc.com.

Sincerely,

Ron Williams
Executive Director

xc: Ms. Georgia Barzilay, SETH Director (w/o Attachments)
Ms. Rhomari Leigh, City Secretary (with Attachments)
Mr. Kyle Dickson, City Attorney (with Attachments)

NOTE: Neither the State of Texas Attorney General's Office nor the Housing Finance Corporation's Act requires a Resolution of Approval by City Council's or Commissioners' Courts. SETH must obtain approval from all eighteen (18) of its jurisdictions for the issuance of any tax-exempt bonds.

GENERAL AND NO LITIGATION CERTIFICATE OF THE CITY OF TEXAS CITY

We hereby certify that we are duly elected or appointed and acting officers of the City of Texas City, Texas (the *"City"*). We do hereby further certify that:

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the *"Attorney General"*) and all persons interested in the validity of the proceedings of The Southeast Texas Housing Finance Corporation (the *"Corporation"*) related to the issuance by the Corporation of its tax-exempt obligations for the Seville Place Apartments project, to be issued in one or more series in an aggregate principal amount not to exceed $22,500,000 (the *"Bonds"*).

2. The City Council (the *"Governing Body"*) of the City authorized the membership of the City in the Corporation, a joint housing finance corporation created pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, as amended (the *"Act"*), and approved the Corporation's articles of incorporation (and all amendments thereto).

3. The City has appointed Georgia Barzilay to act as a member of the board of directors of the Corporation. The individual is a resident of a city or county which is a member of the Corporation.

4. The Governing Body has taken no action pursuant to the Act, including Section 394.016(c) thereof, or otherwise, to limit the effectiveness of the resolution authorizing the issuance of the Bonds or in any way affecting the proceedings relating to the issuance of the Bonds.

5. The Governing Body has not created any other Corporation that currently has the power to make home mortgages or loans to lending institutions, the proceeds of which are to be used to make home mortgage or loans on residential developments.

6. No litigation is pending, or to our knowledge threatened, in any court in any way affecting the existence of the Corporation or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds or the financing documents to which the Corporation is a party, or contesting in any way the completeness or accuracy of any disclosure document prepared in connection with the issuance of the Bonds, or contesting the powers of the Corporation or its authority with respect to the financing documents to which it is party.

7. Each of the undersigned officers of the City hereby certifies that he or she is the duly elected or appointed incumbent of the office appearing below his or her signature and that the signature of the other officer appearing below is the true and correct signature of such person.

8. The Attorney General of the State of Texas is hereby authorized and directed to date this Certificate concurrently with the date of his approval of the Bonds and this Certificate shall be deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

9. By his or her signature hereto, the undersigned representative of the Governing Body assumes no liability whatsoever with respect to the Bonds. The Bonds are not an indebtedness of the Governing Body or the City and the Governing Body and the City shall have no liability therefor.

[Remainder of Page Intentionally Left Blank]

CERTIFICATE OF APPROVAL
FOR ISSUANCE OF TAX-EXEMPT OBLIGATIONS

I, the chief elected executive officer of the City of La Porte, Texas, elected at-large by the voters of the City of La Porte, Texas, make this certificate solely to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance of one or more series of tax-exempt obligations by The Southeast Texas Housing Finance Corporation (the *"Corporation"*) in an aggregate principal amount of not more than $22,500,000 (the *"Bonds"*). The Bonds will be issued for the benefit of LSP Partners, LP or an affiliate thereof (the *"Borrower"*), in connection with the acquisition, rehabilitation and equipping of a multifamily housing development known as Seville Place Apartments located at 3701 Luelle Boulevard, La Porte, Texas 77571 and consisting of approximately 180 units (the *"Development"*). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of Southeast Texas Multifamily Resources, Inc., an affiliate of the Corporation, will own the land on which the Development is located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Southeast Texas Multifamily Resources, Inc.

A public hearing was held on behalf of the City of La Porte, Texas, by Ron Williams, the designated hearing officer, as described in the attached Certificate of Hearing Officer. As the "applicable elected representative" of the City of La Porte, Texas, I approve the issuance of the Bonds in the amount and for the purpose described above.

This approval is not: (1) a warranty by the City of La Porte, Texas, the Mayor of the City of La Porte, Texas, or of any agency, political subdivision, or instrumentality of the State of Texas that the Bonds will be paid or that any of the obligations assumed in connection with issuance of the Bonds will in fact be performed; (2) a pledge of the faith and credit of the State of Texas or of any agency, political subdivision, or instrumentality the State of Texas; or (3) a warranty of the validity of the corporate existence of the Corporation or of the Bonds themselves.

IN WITNESS WHEREOF, I have officially signed my name in the City of La Porte, Texas, on the date set forth below.

Mayor Rick Helton
City of La Porte, Texas

Dated: October 13, 2025, 2025

CERTIFICATE OF HEARING OFFICER

I, the undersigned, acting as hearing officer (the *"Hearing Officer"*), do hereby make and execute this certificate for the benefit of all persons interested in the proposed issuance of one or more series of tax-exempt obligations by The Southeast Texas Housing Finance Corporation in an aggregate principal amount not to exceed $22,500,000 (the *"Bonds"*) for the benefit of LSP Partners, LP, or an affiliate thereof, in connection with the acquisition, rehabilitation and equipping of an approximately 180-unit multifamily housing development located at 3701 Luella Boulevard, La Porte, Texas 77571 (the *"Development"*).

I hereby certify as follows:

1. That I am the duly appointed Hearing Officer for the public hearing that was held on September 11, 2025, at 11:00 a.m. Central time telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), in connection with the issuance of the Bonds.

2. That notice of the public hearing was published no less than seven days before the date of the public hearing in a newspaper or newspapers of general circulation available to residents of the Texas Counties of Austin, Brazoria, Chambers, Galveston, Liberty, Matagorda, Walker, Waller and Wharton and the Texas Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Shoreacres, Texas City and Tomball, as described in *Exhibit A* attached hereto; the notice included the date, time and place of the public hearing, the location, a description of the Development and the maximum aggregate principal amount of the Bonds.

3. That all interested persons who attended the public hearing telephonically were given an opportunity to comment on the proposed issuance of the Bonds and the Development. The names and comments of all interested persons appearing at the public hearing, if any, are set forth in *Exhibit A* attached hereto.

4. That after giving all interested persons an opportunity to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and comment, the public hearing was declared closed.

5. That a copy of the affidavit of publication of notice of public hearing is set forth in *Exhibit B* attached hereto.

[Remainder of Page Intentionally Left Blank]

WITNESS MY HAND this 11th day of September, 2025.



Ron Williams, Hearing Officer

RESOLUTION NO. 2025-137

A RESOLUTION AUTHORIZING THE CITY OF TEXAS CITY TO EXECUTE A GENERAL AND NO LITIGATION CERTIFICATE AND STATING OUR NON-OBJECTION TO SUCH FROM THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION (SETH) FOR SEVILLE PLACE APARTMENTS- LA PORTE ($22,500,000) LOCATED IN LA PORTE, TEXAS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City Commissioners (the "Governing Body") of the local governmental unit authorized the creation of the Corporation as a joint housing finance corporation pursuant to the Texas Housing Finance Corporations Act, Texas Local Government Code, Chapter 394, as amended ("the Act");

WHEREAS, the City of Texas City, as a governmental unit, participates in the Southeast Texas Housing Finance Corporation program and feels it is in the best interest of the City to support the City of La Porte, Texas, in its efforts to seek Multifamily Housing Tax-Exempt Bonds to develop a multifamily property; and

WHEREAS, the issuance of the above-referenced bonds is expected to advance the Corporation's continued efforts in providing safe, decent, sanitary, and affordable housing to the residents of its sponsoring political subdivision, including the Seville Place Apartments-La Porte located in La Porte, Texas;

WHEREAS, to gain approval of the Texas Attorney General's Office for the issuance of the bonds, the Corporation has asked the City to confirm certain information;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the issuance of bonds in support of the Southeast Texas Housing Finance Corporation for Seville Place Apartments-La Porte, TWENTY-TWO MILLION FIVE HUNDRED THOUSAND DOLLARS ($22,500,000) located in La Porte, Texas.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG **(9) (d)**

Meeting Date: 11/19/2025

City of Texas City Hazard Mitigation Plan

Submitted For: Joe Tumbleson, Emergency Management

Submitted By: Patricia Mata, Community Development/ Grant Admin

Department: Emergency Management

Information

ACTION REQUEST

Consider and take action on Resolution No. 25-138, adoption of the City of Texas City Hazard Mitigation Plan for 2025.

BACKGROUND (Brief Summary)

A Hazard Mitigation Plan (HMP) is a strategic document developed by a community to identify potential hazards, assess risks and vulnerabilities, and outline long-term strategies to reduce the impacts of disasters. The plan serves as a proactive approach to lessen future losses of life, property, and economic disruption by implementing cost-effective mitigation actions. Through careful analysis of regional hazards, such as floods, hurricanes, and industrial incidents, the HMP guides decision-making and prioritizes projects that strengthen community resilience. It also ensures eligibility for federal and state mitigation funding and promotes coordination among local agencies, stakeholders, and the public to build a safer, more disaster-resistant community. A hazard mitigation plan must be updated every five years. Therefore, the City of Texas City has chosen to implement a Hazard Mitigation Plan in 2025. Previous mitigation actions from the Texas City Multi-Hazard Mitigation Plan 2019 were reviewed as a baseline for new actions, goals, and objectives.

RECOMMENDATION

Staff recommends that the City Commission adopt the City of Texas City Hazard Mitigation Plan as presented, authorizing the Mayor to execute any related documents necessary to finalize adoption and maintain compliance with FEMA requirements.

Fiscal Impact

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

The adoption of the City of Texas City Hazard Mitigation Plan for 2025 has no fiscal impact.

Attachments

2025 City of Texas City Hazard Mitigation Plan

Sample Resolution

Prepared for:

Texas City
EST. 1911



City of Texas City
Hazard Mitigation Plan

10/27/2025

Prepared by: Lockwood, Andrews & Newnam, Inc.

LAN



Houston
3700 W. Sam Houston Pkwy S
Suite 400
Houston, TX 77042-3720

713.266.6900
info@lan-inc.com
www.lan-inc.com

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Expansive Soils Hazard Overview 1

City of Texas City Expansive Soils Hazard 9

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Dam and Levee Failure Hazard Overview 1

City of Texas City Dam and Levee Failure Hazard 9

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Section 1: Overview

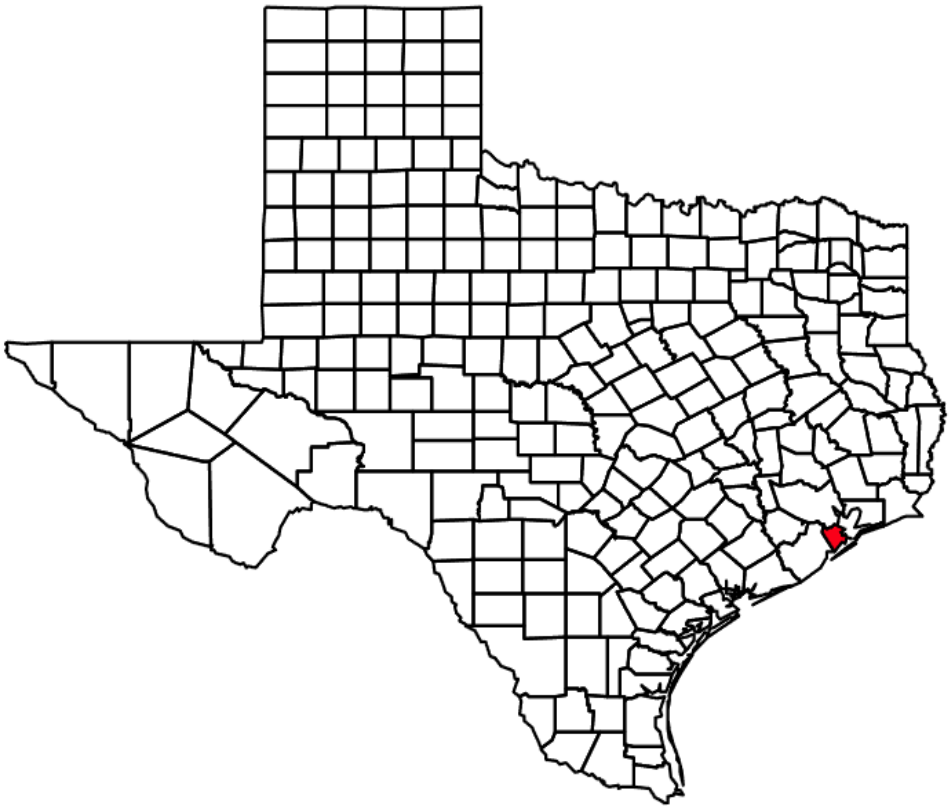
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Introduction

Planning Area

The City of Texas City is located along the south-east border of Texas and has a land area of 66.27 square miles.

Figure 1-1. City of Texas City Location Map



To be eligible for FEMA post-disaster mitigation funding, including Hazard Mitigation Grant Program funding, hazard mitigation plans must be updated every five years. Therefore, the City of Texas City has chosen to implement a Hazard Mitigation Plan in 2025.

Figure 1-2. Planning Area Map



Plan Participants

Representatives and staff members from the City of Texas City will form the Planning Team. For purposes of defining roles, stakeholders are individuals or groups that are vested in and affected by a mitigation action or policy. Examples of stakeholders include business owners, chamber of commerce, neighborhood associations, Red Cross, hospital districts, and private organizations. Public outreach also plays an important role in the Plan development. Stakeholders and the public were encouraged to participate in the development of the Plan. Section 2 includes a list of Planning Team members and activities and meetings held that involved the Planning Team and the public.

Hazard Mitigation Action Planning

The City of Texas City is susceptible to a wide range of natural hazards, including drought, hurricanes and tropical storms, floods, windstorms, extreme heat, lightning, tornadoes, hailstorms, expansive soils, dam and levee failure, wildfires, and winter storms. These life-threatening hazards can destroy property, disrupt the economy, and lower the overall quality of life for residents. The impacts of hazards can be lessened in terms of their effect on people and property through effective hazard mitigation action planning and implementation. This Plan provides an

opportunity for the City of Texas City to evaluate successful mitigation actions and explore opportunities to reduce future disaster loss.

Scope

The focus of the mitigation plan is to reduce future losses within the City of Texas City by identifying mitigation strategies based on a detailed hazard risk analysis, including an assessment of both regional hazards and vulnerability. The mitigation strategies seek to identify potential loss-reduction opportunities. The goal of this effort is to work towards more disaster-resistant City.

The scope of the hazards considered herein are those associated with natural hazards. Other planning frameworks exist in the region for hazards not addressed here, including man-made hazards such as security concerns, critical infrastructure protection, hazardous materials responses, and medical and public health responses to terrorism. Agencies and organizations who may be contacted for further information on these topics include local emergency management agencies, Local Emergency Planning Committees (LEPCs), law enforcement agencies, fire departments, state and public health departments, local drinking water suppliers, local offices of the Texas Commission on Environmental Quality, and the Houston-Galveston Area Council.

Section 2: Planning Process

Plan Development 1
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Plan Development

Mitigation planning involves bringing together community leaders to identify natural hazards threatening their community and define key actions to implement with the goal of achieving a more disaster-resistant community. This section provides an overview of the planning process, highlighting key steps as well as providing a detailed description of how stakeholders and the public were involved.

Planning Team

A Microsoft Teams virtual meeting was held on December 17, 2024, with the City of Texas City and Lockwood, Andrews and Newnam (LAN) to identify Planning Team members. The Planning Team identified Plan stakeholders, discussing options for engaging the public, and setting a project schedule.

Planning Team members included in Table 2-1 were asked to attend all workshops during the planning process. Some of the responsibilities of the Planning Team included: completing Capability Assessment Surveys, providing a public survey to the public, providing input regarding the identification of hazards, ranking hazards, identifying mitigation goals, developing new mitigation strategies, and identifying critical facilities.

Table 2-1. Planning Team

City	Position of Title	Department
City of Texas City	Manager and Homeland Security Director	Emergency Management
City of Texas City	Director, Community Development & Grant Administration	Community Development Department
City of Texas City	Assistant Emergency Manager	Emergency Management
City of Texas City	Public Works Director	Public Works Department
City of Texas City	Floodplain Manager	Engineering Department
City of Texas City	Engineering & Planning, City Engineer, Director	Engineering Department
City of Texas City	Fire Marshall	Fire Department

Planning Process

The process used to prepare this Plan includes following steps outlined in the Local Mitigation Planning Policy Guide. After the Planning Team was organized, a Capability Assessment Survey was developed and distributed at the Kick-Off Workshop on January 24, 2025. Both the Planning Team and the public ranked hazards. Specific mitigation strategies were discussed at the Mitigation Workshop on March 6, 2025. Finally, Plan Maintenance and implementation procedures were developed and are included in Section 18. A schedule of planning activities is included as Table 2-2.

Table 2-2. Schedule of Planning Tasks

Date	Service/Deliverable
1/24/2025	Conduct Kickoff Meeting, Capability Assessment; identify and evaluate hazards; begin drafting HMAP
3/6/2025	Conduct Risk Assessment Teams Virtual Workshop for Planning Team; begin drafting Risk Analysis; review upcoming Mitigation Strategy objectives, Conduct Mitigation Strategy Teams Workshop Planning Team, work with planning team to complete mitigation worksheets.

Date	Service/Deliverable
3/6/2025	Conduct public workshop by Virtual Teams Meeting and at the Moore Memorial Public Library. Reviewed Risk Analysis and strategy objectives with the public and other Stakeholders.
5/5/2025	Provide HMP Draft to Planning Team for review and comment.
5/14/2025	Planning Team met to review Draft HMP Plan and to provide comments.
5/22/2025	Posted outreach for Draft HMP to City Website & social media for two-week public comment period.
6/12/2025	Submit HMP Draft to TDEM for review and edits
TBD	FEMA Approval of PLAN; City of Texas City adopts Plan by resolution

Kickoff Workshop

The Planning Team Kickoff Workshop and Public Meetings were held virtually on January 24, 2025. The initial meeting provided an opportunity to inform officials and key department personnel about how the planning process pertained to their distinct roles and responsibilities, and also to involve stakeholder groups and the general public. In addition to the kickoff presentation, participants received the following information:

- Project overview regarding the planning process.
- Public Survey access information.
- Hazard Ranking form.
- Capability Assessment survey for completion.

A hazard ranking exercise was conducted at the Kickoff public meeting to get input from residents and rank natural hazards affecting the planning area. Participants ranked hazards in terms of level of risk, frequency of occurrence, and potential impact. Overall, residents ranked Hurricanes/Tropical Storms and Windstorms as the highest hazard risks followed by Floods, Extreme Heat, Severe Winter Storms, Lighting, Tornados, Dam/Levee Failure, Hailstorm, Coastal Erosion, Droughts, Land Subsidence, Expensive Soils, and Wildfires.

The Planning Team Kickoff Workshop was well attended. Efforts were made to document key participants. The following table highlights planning team participants for the City. For a

comprehensive list of meeting attendees, meeting handouts, and documentation refer to Appendix A.

Table 2-3. Kickoff Workshop Participation Summary

Key Participants		Participation
Position or Title	**Agency**	
Manager and Homeland Security Director	Emergency Management, City of Texas City	✓ Present for Plan Overview ✓ Received Public Survey Access Information ✓ Participated in Hazard Ranking Exercise ✓ Received Capability Assessment
Assistance Emergency Manager	Emergency Management, City of Texas City	✓ Present for Plan Overview ✓ Received Public Survey Access Information ✓ Participated in Hazard Ranking Exercise ✓ Received Capability Assessment
Directory, Community Development & Grant Administration	Community Development, City of Texas City	✓ Present for Plan Overview ✓ Received Public Survey Access Information ✓ Participated in Hazard Ranking Exercise ✓ Received Capability Assessment
Public Works Director	Public Works Department, City of Texas City	✓ Present for Plan Overview ✓ Received Public Survey Access Information ✓ Participated in Hazard Ranking Exercise ✓ Received Capability Assessment
Floodplain Manager	Engineering, City of Texas City	✓ Present for Plan Overview ✓ Received Public Survey Access Information ✓ Participated in Hazard Ranking Exercise ✓ Received Capability Assessment
Engineering & Planning, City Engineer, Director	Engineering Department, City of Texas City	✓ Present for Plan Overview ✓ Received Public Survey Access Information ✓ Participated in Hazard Ranking Exercise ✓ Received Capability Assessment

Key Participants		Participation
Position or Title	**Agency**	
Fire Marshall	Fire Department City of Texas City	✓ Present for Plan Overview ✓ Received Public Survey Access Information ✓ Participated in Hazard Ranking Exercise ✓ Received Capability Assessment

Following the Plan Kickoff Workshop, the City of Texas City posted links to the public survey on its website and social media to solicit public outreach and input for the Plan.

Hazard Identification

Hazard identification and ranking was a major component of the Plan Kickoff Meeting. Following the Kickoff Meeting the Planning Team reviewed the public input received concerning the hazard ranking and formulated the final ranked list of natural hazards to be incorporated into the Plan. Hazards identification is documented in detail in Section 3 of this Plan.

Risk Assessment

A preliminary risk assessment for the City of Texas City Hazard Mitigation Action Plan was presented to Planning Team members via webinar on March 6, 2025. The resulting risk assessment profiled hazard events, provided information on previous occurrences, estimated probability of future events, and detailed the spatial extent and magnitude of impact on people and property. A hazard profile and vulnerability analysis for each of the natural hazards can be found in Sections 5 through 18 in this Plan.

Mitigation Review and Development

The mitigation strategy development for the Plan involved creating mitigation goals and new mitigation actions. Previous mitigation actions from the Texas City Multi-Hazard Mitigation Plan 2019 plan were reviewed as a baseline for new actions, goals, and objectives. The Planning Team reviewed their respective mitigation actions from the 2019 plan to determine projects that are still viable and may be included in the new City of Texas City Hazard Mitigation Action Plan.

An inclusive and structured process was used to develop and prioritize mitigation actions for this Plan, including the following steps:

Potential mitigation actions were developed, and the list narrowed down to those that were most likely to be implemented, most cost-effective in reducing risk, and most likely to receive political and community support.

A Problem Statement was developed for each hazard to determine actions to mitigate the specific problem or risk, background information on why the action is needed was documented as well as who (by title) will oversee implementation of the project. The timeframe for implementation was defined and any obstacles to implementation such as local environmental groups opposing the project or lack of community support was identified.

Participants were provided with an inventory of federal and state funding sources that could potentially assist in implementing the proposed mitigation actions. Planning Team Members considered benefits that would result from the mitigation actions versus the cost of those projects. The economic impact of implementing one action over another was a consideration.

Planning Team Members identified and prioritized proposed actions, costs and benefits, effects on existing buildings and future development, implementation schedules, and potential funding sources.

Table 2-4. Planning Team Meeting Attendance Summary

City	Kickoff & Public Meetings	Mitigation/Risk Assessment Strategy Workshops	Provide MAP Draft to Planning Team for Comments
Meeting Date	January 24, 2025	March 6, 2025	May 5, 2025
City of Texas City	X	X	X

X = Attended. Detailed attendance records are included in Appendix A.
C = Did not attend.

Resources and Existing Plans

Resources

A variety of resources were utilized in compiling the data needed to perform the hazard analysis. Resources included FEMA, the United States Army Corps of Engineers (USACE), Texas A&M Forest Service, National Oceanic and Atmospheric Administration (NOAA), the 2023 National Land Cover Database, the Texas Water Development Board (TWDB), the Texas Geographic Society, the Texas State Data Center, the Texas Division of Emergency Management (TDEM), the 2022 Census Bureau Population Estimate, the Galveston County Appraisal District, the USDA Galveston County Census of Agriculture, and local hazard event reports.

Review of the several plans, including the Comprehensive Master Plan, Stormwater Master Plan, Emergency Operations Plan, Capital Improvements Plan, and the Economic Development Plan provided essential data for developing actions to implement and incorporate into the mitigation plan.

Incorporation of Existing Plans

Current projects and studies were utilized as a starting point for discussing mitigation actions and how to incorporate the Plan into other local planning mechanisms such as budgetary, administrative, and development initiatives. Previous hazard events, occurrences, and hazard risk data were identified through NOAA's National Climatic Data Center (NCDC), Texas Geographic Society, U.S. Geographic Society, U.S. Department of Agricultural, local reporting, and other sources. The preliminary results were presented at the Risk Assessment webinar to facilitate a discussion to help participants develop actions for their city. Furthermore, these studies were used as a starting point for suggesting grant and mitigation activities based on local and FEMA's Hazard Mitigation Assistance (HMA) funding.

Public and Stakeholder Involvement

An important component of mitigation planning is public participation and stakeholder involvement. Input from individual citizens and the community as a whole provides the Planning Team with a greater understanding of local concerns and increases the likelihood of successfully implemented mitigation actions. If citizens and stakeholders are involved, they are more likely to gain a greater appreciation of the hazards present in their community and take steps to reduce their impact. Neighboring communities as well as local and regional stakeholders were invited and were provided with an overview of the planning process and how they may work with the City

of Texas City to apply for future project funding to implement mitigation projects relative to their specific hazard risks. All stakeholders were invited by email.

Stakeholders

The following groups represent a partial list of organizations invited to provide input into the Plan.

Table 2-5. Plan Stakeholders

ENTITY	TITLE
City of Texas City	Manager and Homeland Security Director
City of Texas City	Community Development Director & Grants Administration
City of Texas City	Assistant Emergency Manager
City of Texas City	Public Works Director
City of Texas City	Floodplain Manager
City of Texas City	Engineering & Planning, City Engineer, Director
City of Texas City	Fire Marshall
Galveston County Recovers	Executive Director
Gulf Coast Center	Community, Public & Behavioral Health
Gulf Coast Transit District	Director
Galveston County Health District	Senior Environmental Investigator
Galveston County Food Bank	President & CEO
Texas City Independent School District	Director of Communications
Texas City Housing Authority	Executive Director
College of the Mainland Police	Lieutenant
Gulf Coast Water Authority	Deputy General Manager / Chief Operating Officer
Texas City La Marque Chamber of Commerce	President & CEO

Multiple non-profit organizations such as Galveston County Food Bank were invited to provide input to the plan. The food bank provides individuals and families that are economically disadvantaged or underserved populations with easy access to resources beyond food, connecting them to other agencies and services that can assist with needs such as childcare, job placement, family therapy, healthcare and other resources that can help get them back on their

feet and on the path to recovery and/or self-sufficiency. Gulf Coast Center provides response and recovery to disasters or community crises, including emotional support, education, training and connectivity to resources.

Public Participation

Public involvement in the development of the plan included two public meetings prior to Plan approval and adoption. Public input was sought using three methods: open public meetings; public survey; and the draft Plan was made available for public review on the City of Texas City website, as well as other social media platforms. Public outreach for these opportunities is provided in Appendix A.

Public Participation Survey

In addition to the open public meetings, the City of Texas City Hazard Mitigation Action Plan participants were able to solicit input from citizens and stakeholders through the use of a Public Survey. The survey was designed to obtain data and information from the residents of the City of Texas City and surrounding areas. The City of Texas City solicited surveys through their website and social media. Links to the surveys were distributed by local officials and at public meetings. A total of 141 responses to the survey were completed which provided valuable input in the development of the Plan. A summary of the survey findings is provided in Appendix B.

Public feedback assisted in driving the direction of hazard profiling, developing mitigation actions for areas of concern expressed in the survey, and allowed the community to voice their concerns and involve those interested in the Hazard Mitigation Plan for the City of Texas City. Public feedback was also used in the cost-benefit analysis and prioritization of mitigation actions by factoring public opinion into the ranking criteria.

Section 3: Hazard Identification and Risk Assessment Overview

Hazard Identification 1
Risk Assessment Overview 5

Hazard Identification

The purpose of this section is to provide background information for the hazard identification process, as well as descriptions for the natural hazards identified.

Upon a review of the full range of natural hazards suggested under FEMA planning guidance, the Planning Team identified twelve hazards that are to be addressed in the Plan. These hazards were identified utilizing input from Planning Team members, and a review of the current Texas State Hazard Mitigation Plan ("State Plan"). Readily available online information from reputable sources such as federal and state agencies was also evaluated to supplement information as needed. Based on this review, twelve hazards were identified as significant, as seen in Table 3-1.

Table 3-1. Hazard Descriptions

Hazard	Ranking	Description
Drought	1	Droughts can be classified as meteorological, hydrological, agricultural, or socioeconomic droughts. A meteorological drought is a reduction of precipitation from the expected average or typical precipitation patterns. A hydrologic drought occurs when below average rainfall impacts streams, lakes, reservoirs, and groundwater levels. Agricultural droughts are brought on by insufficient moisture in the soil, typically impacting crops. Socioeconomic droughts occur when water demand exceeds supply due to a precipitation-related supply shortfall. Droughts may initiate or exacerbate other hazards, such as extreme heat or wildfires.

Table 3-1. Hazard Descriptions

Hazard	Ranking	Description
Hurricanes/ Tropical Storms	2	Hurricanes and tropical storms are intense tropical weather systems that produce damaging winds, generate storm surge, and heavy rainfall.
Flood	3	A flood is the accumulation of water within a body of water, which results in the overflow of excess water onto adjacent lands, usually floodplains. The floodplain is the land adjoining the channel of a river, stream, ocean, lake, or other watercourse susceptible to flooding. Flooding is the partial or complete inundation of otherwise normally dry land. Types of flooding include riverine, coastal, and shallow flooding.
Windstorms	4	A windstorm is a storm with high winds or violent gusts with little or no rain. The windstorm hazard excludes extreme wind events that occur with other wind-related natural hazards such as hurricanes, tropical storms, and tornados which are addressed elsewhere in this plan.
Extreme Heat	5	Extreme heat is the condition whereby temperatures hover ten degrees or more above the average high temperature in a region for an extended period. If extreme heat conditions persist, it may be considered a heat wave.
Lightning	6	Lightning is a sudden electrostatic discharge during an electrical storm between electrically charged regions of a cloud, between that cloud and another cloud, or between a cloud and the ground.

Table 3-1. Hazard Descriptions

Hazard	Ranking	Description
Tornado	7	A tornado is a violently rotating column of air extending between, and in contact with, a cloud and the surface of the earth. Tornadoes have wind speeds of 250 miles per hour or more. Damage paths can be more than one mile wide and fifty miles long.
Hailstorm	8	Hail is a form of precipitation that occurs when updrafts in thunderstorms carry raindrops upward into extremely cold areas of the atmosphere where they freeze into ice. Nearly all severe thunderstorms produce hail aloft, though it may melt before reaching the ground. Multi-cell thunderstorms produce many hailstones, but not usually large hailstones. In the life cycle of the multi-cell thunderstorm, the mature stage is relatively short so there is not much time for growth of the hailstone. Supercell thunderstorms have sustained updrafts that support large hail formation by repeatedly lifting the hailstones into the very cold air at the top of the thunderstorm cloud. In general hail two inches (5 cm), a little larger than golf ball, or larger in diameter is associated with supercells. Non-supercell storms can produce golf ball size hail. In all cases, the hail falls when the thunderstorm's updraft can no longer support the weight of the ice. The stronger the updraft the larger the hailstone can grow[1].
Expansive Soils	9	Expansive soils contain minerals such as clay that are prone to large volume changes (swelling and shrinking). Soils with a high content of expansive minerals can shrink in drier seasons forming deep cracks. This shrinkage can remove support from buildings or other structures and result in damaging subsidence.

[1] NOAA

Table 3-1. Hazard Descriptions

Hazard	Ranking	Description
Dam and Levee Failure	10	A dam is a barrier that is constructed to hold back water. A dam failure is a systematic failure of a dam structure resulting in the uncontrolled release of water, often resulting in floods that could exceed the 100-year flood plain boundaries. A levee is an embankment built to prevent overflow from a body of water. A levee failure is when a levee embankment fails, or is intentionally breached, causing the previously contained water to flood the land behind the levee.
Wildfire	11	A wildfire is an uncontrolled fire almost exclusively fueled by natural vegetative fuels. Fuel may come in the form of grass, brush, or tress. Wildfire risk increases with high concentrations of connected fuels. Meteorological conditions such as high temperatures, low humidity, droughts, and high wind can also increase wildfire risk. Humans are the most common source of initial ignition in wildfires. Sparks from agricultural, industrial, or automobile activity may start a wildfire.

Table 3-1. Hazard Descriptions

Hazard	Ranking	Description
Winter Storms	12	A severe winter storm event is defined as a storm with snow, ice, or freezing rain. Severe winter storms are rare for the Texas Coastal area. Sever winter storms may include snowstorms, blizzards, cold waves, and ice storms. Snowstorms include four or more inches of snow in a 12-hour period. Blizzards are characterized by low temperatures and strong winds in excess of 35 mph with large amounts of drifting snow. A cold wave is a winter cold front with a drastic drop in temperature. An ice storm occurs when rain falls out of the warm upper layers of the atmosphere into a cold and dry layer near the ground.[2]

Risk Assessment Overview

The risk assessment includes seven general parameters that are described for each hazard: description, location, extent, previous occurrences, future probability, vulnerability, and impacts.

Frequency of return, or probability, was calculated by dividing the number of events in the recorded period for each hazard by the overall time period that the resource database recorded events.

Applicable hazard profiles include a description of a general vulnerability assessment. Vulnerability is the total of assets that are subject to damages from a hazard (based on historic recorded damages). Assets in the region were inventoried and defined in hazard zones where appropriate.

[2] Texas State Hazard Mitigation Plan Update 2023

Section 4: Vulnerability Assessment Overview

Vulnerable Assets Overview 1
City of Texas City Existing Assets 3
Vulnerable Future Assets 3

Vulnerable Assets Overview

Vulnerable assets are those that are susceptible to damage and loss from hazard events. A community's vulnerability to a natural hazard is measured as a function of that community's existing and future vulnerable assets including, but not limited to, populations, critical and non-critical infrastructure, property, and systems. Quantifying existing assets is the first step in defining a community's vulnerability to natural hazards. Existing assets are defined below for the City of Texas City.

Populations for the City of Texas City are included in the Existing Asset sections below. A description of the City of Texas City land cover is shown in Table 4-1.

While the City has experienced development and increased population growth since the last Hazard Mitigation Plan update, growth and development has not taken place in a way that changes vulnerability. The City's vulnerability remains unchanged.

Because vulnerability remains unchanged, community priorities also remain unchanged. Protection of population, industry, and public infrastructure remain key priorities for mitigation efforts.

Table 4-1. City of Texas City Land Cover[1]

Land Cover Type	Percent of Area
Barren Land	0.79%
Cultivated Crops	0.05%
Deciduous Forest	0.00%
Developed, High Intensity	2.66%
Developed, Low Intensity	5.90%
Developed, Medium Intensity	5.54%
Developed, Open Space	2.58%
Emergent Herbaceous Wetlands	5.33%
Evergreen Forest	0.10%
Hay/Pasture	9.85%
Herbaceous	0.30%
Mixed Forest	0.19%
Open Water	65.38%
Shrub/Scrub	0.02%
Unclassified	0.00%
Woody Wetlands	1.30%

Critical Facilities

For the purpose of hazard mitigation, FEMA defines critical facilities as hospitals, fire stations, police stations, courthouse, communications, and similar facilities where essential programs/services are provided. Other facilities such as public schools may be deemed by a community to be a critical facility as well. These facilities should be given special consideration when formulating regulatory alternatives and floodplain management plans. A critical facility should not be located in a floodplain if at all possible. If located in a floodplain it should be provided a higher level of protection so that it can continue to function and provide services during and after a flood. Hazard mitigation actions to mitigate risk to critical facilities located in the 100-year floodplain, or potentially impacted by future flood conditions, are included in this Plan in Section 19. Critical Facilities are tabulated in Appendix C of the Plan.

[1] USDA Crop Land and National Land Cover Dataset, 2023

City of Texas City Existing Assets

Population[2]			
53,084			
Critical Structure			
Type	**Quantity**		
Roadways	984.42 Miles		
Railroads	45.40 Miles		
Crop Land	11,819 Acres[3]; $438,411,673 Value[4]		
Non-Critical Facilities: Property[4]			
Residential		**Commercial**	
Parcels	**Total Improvement Value**	**Parcels**	**Total Improvement Value**
21,160	$3,479,490,151	1,592	$1,279,967,437

Vulnerable Future Assets

Future growth and development in the City of Texas City may affect hazard vulnerability. For identification of a community's future assets, it is useful to consider anticipated population growth, development trends, and planning and development management efforts. Based on population projections for the county planning area provided by the Texas Demographic Center[5], the county, overall, is expected to grow approximately 31% from 2020 to 2040. The City of Texas City experiences steady growth in development including trade and transportation, port activity, warehousing, and agricultural land.

Future assets are another important matrix to assess the planning area's vulnerability to natural hazards. With development comes the need to address the risk of natural hazards for larger populations and increased numbers of non-critical and critical facilities. Historically, hurricanes, tropical storms, and flooding have been a widespread problem for the Plan area; potential for these hazards creates limitations for urban land uses. A goal of community officials in the Plan area is to develop strategies to ensure that future development has reduced risk of impact by natural hazards while not inhibiting community growth. Vulnerability including potential dollar losses is defined for each hazard.

[2] U.S. Census Bureau. "ACS Demographic and Housing Estimates." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05*, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?q=texas city.
[3] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium
[4] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District
[5] Population Projections for Texas Counties, 2020-2040 and 2020-2060

Section 5: Drought

Drought Hazard Overview 1
City of Texas City Drought Hazard 9

Drought Hazard Overview

Description

Droughts can be classified as meteorological, hydrological, agricultural, or socioeconomic droughts. A meteorological drought is a reduction of precipitation from the expected average or typical precipitation patterns. A hydrologic drought occurs when below average rainfall impacts streams, lakes, reservoirs, and groundwater levels. Agricultural droughts are brought on by insufficient moisture in the soil, typically impacting crops. Socioeconomic droughts occur when water demand exceeds supply due to a precipitation-related supply shortfall. Droughts may initiate or exacerbate other hazards, such as extreme heat or wildfires.

Location

The spatial extent of a drought tends to be relatively large, often stretching across multiple counties. Consequently, the entire City of Texas City is vulnerable to the impact of a drought. Crops and livestock are vulnerable to drought. The overwhelming majority of crop/pastureland is found in the northwestern portion of the city. Additional information about agricultural vulnerability can be found in the summary table.

Extent

The Palmer Hydrologic Drought Index is a value calculated monthly by NOAA. The PHDI takes the balance between environmental water supplies and demands. The index typically ranges between -6 to +6, as shown in Table 5-1. Negative numbers indicate a period of drought. Positive numbers indicate wet periods.

Table 5-1. Drought Extents (PHDI)

PHDI Value Range	Qualitative Drought Extent
0 - -0.5	Normal
-0.5 – -1.0	Incipient Drought
-1.0 – -2.0	Mild Drought
-2.0 – -3.0	Moderate Drought
-3.0 – -4.0	Severe Drought
< -4.0	Extreme Drought

The Texas A&M Forest Service (TFS) uses the Keetch-Byram Drought Index (KBDI), which is based on a daily water balance and is expressed in hundredths of an inch of soil moisture depletion. It is a closed system ranging from 0 to 800, where 0 represents a saturated soil, and 800 represents an absolutely dry soil. At any point along the scale, the KBDI value indicates the amount of precipitation it would take to bring the moisture level back to zero, or saturation. KBDI was developed to correlate the effects of drought on wildfire potential. This relationship is reflected in Table 5-2. The KBDI Index for the planning area may be viewed in Figure 1.

Table 5-2. Drought Extents (KBDI Index)

KBDI Value Range	Qualitative Drought Extent
0 – 200	Soil moisture and large class fuel moistures are high and do not contribute much to fire intensity.
200 – 400	Fuels are beginning to dry and contribute to wildfire intensity. Heavier fuels will still not readily ignite and burn.
400 – 600	Lower litter and duff layers contribute to fire intensity and will burn actively. Wildfire intensity begins to increase significantly. Larger fuels could burn or smolder for several days.
600 – 800	Often associated with more severe drought with increased wildfire occurrence. Intense, deep-burning fires with extreme intensities can be expected. Live fuels can also be expected to burn actively at these levels.

Occurrences

Droughts in the City of Texas City can be long lasting, or short term. In the City of Texas City, the months of December, November, and January have the lowest average PHDI. PHDI values for the City of Texas City come from a NOAA North American Drought Monitoring station (USW00012918) located near the Houston Hobby Airport[1]. A summary of drought occurrences recorded by this monitoring station may be viewed in Table 5-3. A list of the average monthly PHDI values from 1937 to 2024 may be viewed in Table 5-4. These monthly average PHDI values were used for the occurrences, extent, and probability analyses present in City of Texas City Drought Hazard Table.

Table 5-3. Summary of the City of Texas City Drought Occurrences

Severity	Months on Record (1937 – 2024)	Percent of Total Time
Incipient Drought	87	8.3%
Mild Drought	253	24.0%
Moderate Drought	140	13.3%
Severe Drought	58	5.5%
Extreme Drought	15	1.4%
Total Months of Drought (PHDI <-0.5)	553	52.5%

[1] https://www.ncei.noaa.gov/access/monitoring/nadm/indices/palmer/stn

Table 5-4. City of Texas City Historical PHDI Values (1937 – 2024)

Months of drought (PHDI <-0.5) indicated in red												
Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1937	-0.18	-0.49	0.57	-0.55	-1.25	-1.48	-1.88	-1.92	-2.14	-1.85	-1.93	-1.33
1938	-1.11	-1.25	-1.64	-1.1	-0.67	-0.72	-0.56	-0.81	-0.99	-1.31	-1.4	-1.42
1939	-1.05	-1.07	-1.53	-1.64	-1.7	-1.79	-1	-1.07	-1.48	-1.86	-2.09	-2.43
1940	-2.91	-2.88	-2.9	-3.02	-3.29	-2.99	-3.01	-3.46	-3.35	-3.03	-1.61	-1.22
1941	-1.49	-1.41	1.59	2.11	1.95	2.24	2.42	2.19	3.1	3.65	3.11	2.51
1942	1.79	1.48	1.22	1.53	0.78	0.7	1.99	2.39	2.22	1.55	1.39	1.3
1943	1.25	0.63	0.98	-0.67	-0.83	-1.23	1.16	0.78	0.55	-0.84	1.68	1.88
1944	3.44	2.71	3.45	2.61	3.59	2.68	1.72	1.81	1.51	0.8	-1.32	-0.58
1945	-0.86	-0.96	-1.2	0.62	0.36	0.28	0.22	1.85	1.27	1.21	-0.98	0.89
1946	1.6	1.36	1.09	0.88	1.83	2.1	2.4	2.62	3.18	2.82	4.75	4.07
1947	3.91	3.12	2.97	2.37	2.89	2.08	1.39	1.98	1.04	-1.27	-1.05	-0.95
1948	0.44	0.66	-0.19	-0.49	-0.33	-0.59	-0.91	-1.25	-1.58	-1.94	-1.16	-1.66
1949	-1.18	-0.6	1.08	1.65	0.8	-1.16	0.66	-0.03	-0.81	2.68	1.69	2.95
1950	2.71	2.78	2.15	2.32	1.65	1.62	1.32	-1.01	-1.68	-2.15	-2.6	-3.15
1951	-2.74	-2.92	-2.2	-2.35	-2.31	-2.46	-2.94	-3.31	-3.03	-3.27	-3.47	-3.63
1952	-4.39	-3.22	-2.97	-1.96	-1.85	-1.91	-1.73	-2.22	-2.52	-2.84	-2.06	-1.36
1953	-1.73	-1.48	-2.24	-2.49	-1.75	-1.93	-2.23	-1.35	-2.14	-2.24	-1.8	-0.71
1954	-1.13	-1.87	-2.19	-2.19	-2.24	-2.69	-2.6	-2.6	-3.37	-2.71	-2.85	-3.21
1955	-2.53	-1.55	-1.94	-1.79	-1.83	-2.2	-2.58	-1.38	-1.19	-1.7	-2.17	-2.61
1956	-2.48	-2.51	-2.77	-2.78	-2.81	-2.82	-3.38	-3.99	-4.34	-4.24	-4.38	-3.86
1957	-4.34	-4.32	-1.76	-0.56	-1	-1.18	-1.84	-2.06	-1.25	1.78	2.26	1.6
1958	1.8	1.83	1.43	1.12	0.58	-1.47	-1.35	-1.64	1.81	1.16	0.55	-1.45
1959	-1.48	2.03	1.57	2.42	2.46	1.82	2.55	3.29	3.01	2.78	2.28	2.51
1960	1.95	2.05	1.36	0.79	-1.43	1.03	0.73	1.25	-0.82	0.35	0.23	1.58
1961	1.73	1.7	1.14	0.85	-0.68	0.68	1.8	1.87	2.28	1.27	2.47	2.16
1962	1.6	0.64	-1.46	-0.99	-1.49	-1.16	-1.79	-2.12	-2.29	-2.37	-1.86	-1.42
1963	-1.27	-1.21	-1.74	-2.29	-2.97	-2.6	-2.93	-3.29	-3.7	-4.08	-3.48	-2.77
1964	-2.58	-1.75	-1.65	-1.88	-2.12	-2.49	-2.94	-3.17	-2.63	-2.62	-2.44	-1.81
1965	-2.05	-1.78	-2	-2.45	-1.97	-2.2	-2.64	-2.93	-3.09	-2.96	-2.8	-2.1
1966	-1.55	1.84	1.53	2.31	3.33	2.86	2.13	2.32	1.82	1.79	1.02	-1.23

Table 5-4. City of Texas City Historical PHDI Values (1937 – 2024) (cont.)

Months of drought (PHDI <-0.5) indicated in red												
Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1967	-1.57	-1.67	-1.95	-1.76	-1.96	-2.6	-2	-2.39	-2.22	-2.19	-2.86	-2.44
1968	-1.21	-1.28	-1.01	-1.04	2.17	2.7	2.99	2.67	2.21	1.79	1.35	0.55
1969	-1.44	-0.8	0.72	0.61	0.62	-0.49	-0.68	-1.12	-1.35	-1.31	-1.75	-1.51
1970	-1.63	-1.51	-0.63	-0.78	2.4	1.62	1.19	0.58	1.27	1.7	1.22	-1.17
1971	-2	-2.29	-2.52	-2.59	-2.8	-3.15	-3.26	-2.51	-1.89	-2.17	-2.39	-1.93
1972	-1.77	-1.91	-2.31	-1.45	-0.7	-0.59	1.36	0.97	1.12	-0.49	0.94	0.32
1973	0.62	0.69	0.97	2.47	2.08	3.07	3.81	3.67	4.19	4.8	3.46	2.98
1974	2.92	2.15	2.19	1.78	2.16	1.48	1.36	2.03	1.86	1.79	2.32	2
1975	1.71	0.98	0.75	0.94	1.3	1.76	1.49	2	1.08	1.19	0.57	-1.27
1976	-1.53	-2.18	-1.93	-1.72	-1.54	1.39	2.49	2.4	2.68	2.49	3.06	3.85
1977	3.62	3.17	2.89	2.96	2.18	1.64	1.21	0.75	-1.26	-1.68	-1.1	-1.5
1978	1.22	1.27	0.75	-0.86	-1.2	-1.32	-1.63	-1.93	-1.28	-1.86	-1.02	-1.18
1979	0.92	1.25	2.44	2.7	2.61	2.51	4.71	4.73	6.31	5.74	4.81	4.09
1980	4.6	3.84	3.91	3.34	3	2.15	1.32	-1.93	-1.48	-1.71	-1.75	-2.11
1981	-2.01	-1.77	-1.87	-2.13	-0.69	2.4	3.17	5.33	4.42	5.1	4.35	3.73
1982	3.05	2.92	2.46	2.27	2.46	2.29	1.72	1.52	0.64	-1.35	-0.68	0.75
1983	0.51	1.21	1.46	0.73	0.87	0.6	1.09	1.74	2.41	1.93	1.56	1.56
1984	1.62	1.48	1.08	-0.91	-1.17	-1.59	-1.54	-0.85	-0.67	1.35	1.06	0.71
1985	-0.56	1.01	1.46	0.7	-1.22	-1.37	-1.55	-1.9	-1.85	-1.67	-1.03	-1.09
1986	-1.6	-1.65	-1.9	-2.26	-2.22	-1.51	-1.95	-1.66	-1.59	-1.2	1.29	1.97
1987	1.65	1.79	1.06	-1.19	-0.91	0.55	1.41	1.29	0.59	-1.07	-1.21	-1.3
1988	-1.76	-2.22	-1.47	-1.54	-2.07	-2.36	-2.42	-2.96	-2.95	-2.92	-3.45	-3.94
1989	-3.34	-3.62	-3.51	-3.59	-3.06	-1.22	-1.27	2.28	1.35	0.99	-1.16	-1.72
1990	-1.47	-1.22	-0.71	0.67	-0.17	-0.73	-1.25	-1.82	-1.83	-1.87	-2.06	-2.22
1991	-0.67	1.78	1.27	2.47	2.89	3.28	2.72	1.98	2.36	1.7	1.56	2.13
1992	2.85	3.53	3.42	3.33	3.67	3.27	3.09	2.65	2.21	1.46	2.49	2.29
1993	2.83	2.32	2.85	3.01	2.82	2.96	2.69	1.85	0.84	1.83	2.46	1.91
1994	1.52	0.85	-1.11	-0.85	0.74	0.83	-0.53	-0.68	-1.27	2.23	1.23	2.26
1995	2.68	2.24	2.75	2.46	2.7	2.2	1.97	1.32	0.93	-1.02	-0.91	0.59
1996	-0.38	-0.9	-1.33	-1.56	-2.37	-1.85	-2.5	-1.59	-1.07	-1.39	-1.83	-2.03

Table 5-4. City of Texas City Historical PHDI Values (1937 – 2024) (cont.)

Months of drought (PHDI <-0.5) indicated in red												
Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1997	-1.2	1.44	2.02	3.13	3.61	3.33	2.82	2.03	2.46	3.04	2.51	3.2
1998	3.71	3.67	3.3	2.4	1.07	-2.16	-2.69	-2.66	-1.44	-0.71	2.01	1.9
1999	1.78	0.91	0.89	-1.16	-0.82	-0.65	-0.64	-1.31	-1.97	-2.37	-2.83	-2.7
2000	-3.08	-3.46	-3.79	-3.27	-2.77	-3	-3.39	-3.68	-3.46	-2.97	-1.45	-1.39
2001	-0.92	-1.59	1.38	-0.73	-1.01	2.21	1.92	3.22	3.77	3.56	3.57	4.1
2002	3.29	2.53	2.44	2.49	2.27	1.78	2.33	3.01	2.53	3.01	2.61	2.67
2003	2.05	1.78	1.22	0.68	-2.01	-1.85	-1.68	-1.46	-0.66	-0.68	-0.88	-0.91
2004	-0.74	0.82	0.1	0.08	0.42	0.92	0.8	0.84	-0.53	-0.94	1.18	0.67
2005	-1.04	-0.75	0.37	-0.52	-0.95	-1.72	1.19	0.9	-0.98	-1.42	-1.71	-2.02
2006	-2.57	-2.82	-3.2	-3.38	-2.96	-2.07	-1.07	-0.97	-1.23	2.8	1.92	1.78
2007	2.43	1.74	2.95	2.99	3.61	3.22	4.03	4.42	4.27	3.25	2.95	2.09
2008	2.63	2.42	2.13	1.54	0.57	0.63	-1.09	0.62	1.66	1.1	1.22	-0.76
2009	-1.47	-1.97	-1.93	2.6	1.53	0.6	-1.82	-2.39	-2.24	-0.97	-1.24	1.43
2010	1.07	1.13	0.9	-0.63	-1.26	-1.42	1.25	0.79	0.89	-0.86	-0.71	-0.19
2011	0	-0.71	-1.38	-2.21	-3.08	-3.58	-3.78	-4.36	-4.78	-4.18	-4.09	-3.65
2012	-2.98	-1.87	-1.37	-1.66	-1.08	-1.4	-0.67	-0.81	-0.98	-1.47	-2.15	-1.74
2013	-1.8	-2.09	-2.28	-0.67	-0.85	-1.42	-2.05	-2.61	-2.4	-1.4	-1.21	-1.66
2014	-2.15	-2.19	-1.95	-2.2	-0.86	-1.13	-1.61	-1.81	-1.81	-2.01	-1.76	-1.49
2015	-0.87	-1.33	0.9	1.71	3.32	2.86	2.28	3.14	2.75	3.62	3.06	2.6
2016	2.11	1.41	1.43	2.4	2.7	2.83	2.86	3.45	2.6	1.62	0.89	-1.71
2017	-1.73	-2.13	-0.8	-0.89	-1.15	-1.18	-1.43	6.37	5.55	4.52	3.3	3.13
2018	2.85	2.58	1.92	1.63	1.18	0.73	1.12	-1.26	-0.69	0.67	0.28	0.88
2019	0.96	-0.05	-0.64	-0.87	1.09	1.18	-0.55	0.32	1.26	0.95	0.56	-1.12
2020	-0.79	-1.01	-1.86	-1.96	-1.31	-1.39	-0.8	-0.92	1.67	0.8	0.64	1.62
2021	0.97	0.61	-1.08	-1.25	0.98	0.9	1.41	1.34	1.61	0.97	-0.88	-1.75
2022	-1.91	-2.29	-2.26	-2.57	-2.88	-3.54	-4.02	-3.81	-4.31	-4.18	-3.21	-3.2
2023	-2.9	-3.36	-3.6	-3.17	-2.84	-2.93	-3.15	-3.93	-4.16	-3.47	-3.08	-3.08
2024	-1.52	-1.86	-1.9	-1.85	-0.94	-1.24	1.59	1.15	-1.04	-1.54		

Probability

Probability, or frequency of return, was calculated by dividing the number of months of drought in the recorded time period by the overall time period that the resource database has recorded. A drought may cover several parts of the city; however, a drought event is recorded for the entire city based on the levels of severity and the length in time of each occurrence. Table 5-5 provides a general overview of drought severity, probability, and return interval. Probabilities for future drought events are defined for the entire city in the following sections.

Table 5-5. City of Texas City Drought Probability

Drought Extent	Estimated Annual Probability	Estimated Return Interval
Incipient Drought	8.3%	1 year
Mild Drought	24.0%	0.35 years
Moderate Drought	13.3%	0.63 years
Severe Drought	5.5%	1.52 years
Extreme Drought	1.4%	5.95 years

Probabilities of future drought events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average temperatures change so too will the locations, frequencies, and range of anticipated intensities of droughts. In many parts of the United States and the world, climate change increases the odds of worsening drought. Regions such as the U.S. Southwest, where droughts are expected to get more frequent, intense, and longer lasting, are at particular risk. The impacts of drought will be increasingly severe as Texas City's population grows and climate change leads to longer, more frequent droughts. Urban development will increase water demand, compounding the effects of drought on both public services and the economy. The need for enhanced water management systems, including improved infrastructure for water recycling and conservation, will grow as these pressures increase.

Impact

Common effects of drought include crop failure, water supply shortages, and fish and wildlife mortality. There is very low risk of loss of life or damage to structures associated with drought. Droughts may cause water shortages and require regulators to enact water rationing. The impacts of drought tend to be felt most by agriculture and related industries. Droughts can damage crops

and pastoral lands and in severe cases, droughts may kill trees and cause loss of livestock. Dead vegetation from drought can serve as fuel for wildfires.

Crop insurance is purchased by agricultural producers such as farmers and ranchers to protect their investment in the event of natural disaster like drought, hail, or flood. The extent of crop loss due to drought occurrences is difficult to quantify because a drought during a growing season can impact the next two years of crop production. Documentation of agricultural losses due to drought is typically filed by the landowner directly with the policy holder and is not a matter of public record. For this reason, historical crop damages caused by drought is not quantified herein.

Economic impacts of droughts may be complex and far ranging. Water is required to produce many goods and services. If impacts are felt in basal levels of supply chains, there is potential for measurable downstream effects. The impacts of a drought may be felt by many interconnected industries and may reach well beyond the temporal or spatial extents of the drought.

An example of these economic impacts may be demonstrated by the 2011 Texas Drought, which had a total direct cost of agricultural loss estimated at $5.2 billion with an estimated $3.5 billion in indirect cost for a total of $8.7 billion in losses statewide. Some of this cost is associated to the decreased park attendance, demanding $4.6 million just to keep parks open to the public[2].

Vulnerability

Communities with a greater proportion of crop area may be more vulnerable to the economic impacts of drought. Cropland was calculated by using the 2023 USDA Crop Land and National Land Cover Dataset. This data is the most recent data of its type.

Droughts may potentiate the effects of other hazards. For example, droughts may remove water from vegetation, rendering areas more vulnerable to wildfires. Wildfire hazards are discussed elsewhere in this plan.

[2] Testimony at TWDB Work Session Meeting (October 21, 2014)

City of Texas City Drought Hazard

LOCATION
City Wide

OCCURRENCE	EXTENT				
Months of Drought (PHDI <-0.5) 1937-2024	Magnitude (PHDI Description)				
	Months of Incipient Drought	Months of Mild Drought	Months of Moderate Drought	Months of Severe Drought	Months of Extreme Drought
553	87	253	140	58	15

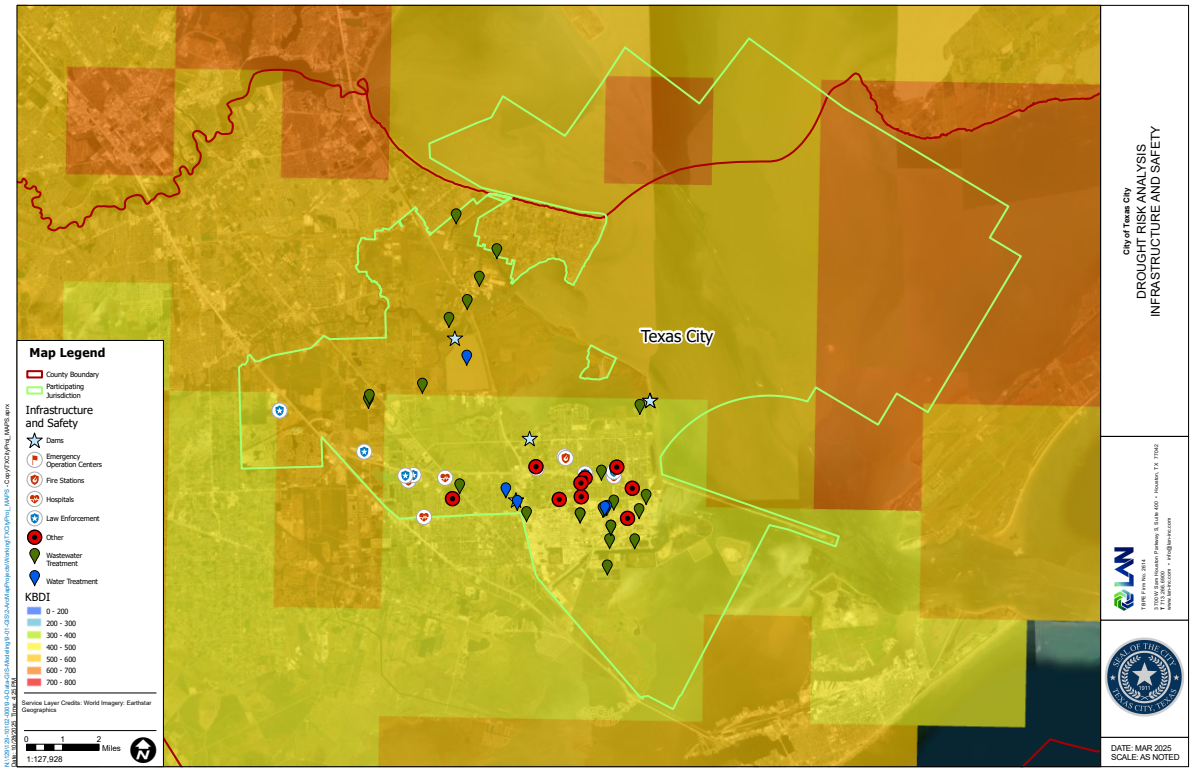
PROBABILITY					
Annual Chance of Drought (PHDI <-0.5)	Magnitude (PHDI Description)				
	Annual Chance of Incipient Drought	Annual Chance of Mild Drought	Annual Chance of Moderate Drought	Annual Chance of Severe Drought	Annual Chance of Extreme Drought
52.5%	8.3%	24.0%	13.3%	5.5%	1.4%

IMPACT
Crop and Pasture Damage
Values of historical crop and pasture damages caused by drought are not available in the public domain by jurisdiction as confirmed by AgriLife and USDA Webb County Farm Service Agency.

VULNERABILITY	
Crop and Pastureland	
Acres[3]	Percent of Total Jurisdictional Area
11,819	9.90%

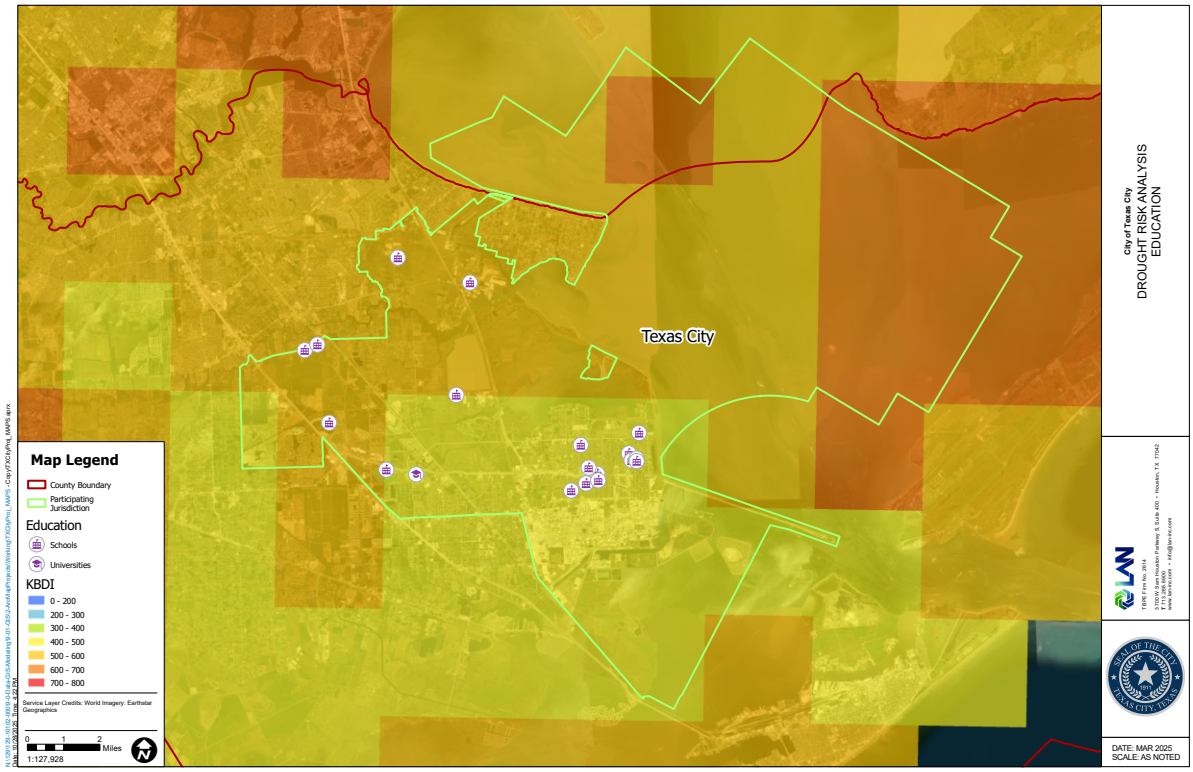
[3] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium

Figure 5-1. City of Texas City Drought Hazard Map (Infrastructure and Safety)[4]



[4]Texas A&M Forest Service (TFS), estimated Mar. 25th, 2025

Figure 5-2. City of Texas City Drought Hazard Map (Education)[5]



[5] Texas A&M Forest Service (TFS), estimated Mar. 25th, 2025

Figure 5-3. City of Texas City Drought Hazard Map (Care Centers)[6]



[6] Texas A&M Forest Service (TFS), estimated Mar. 25th, 2025

Section 6: Hurricane and Tropical Storms

Hurricane and Tropical Storms Hazard Overview 1
City of Texas City Hurricane and Tropical Storms Hazard 6

Hurricane and Tropical Storms Hazard Overview

Description

Hurricanes and tropical storms are intense tropical weather systems that produce damaging winds, generate storm surge, and heavy rainfall.

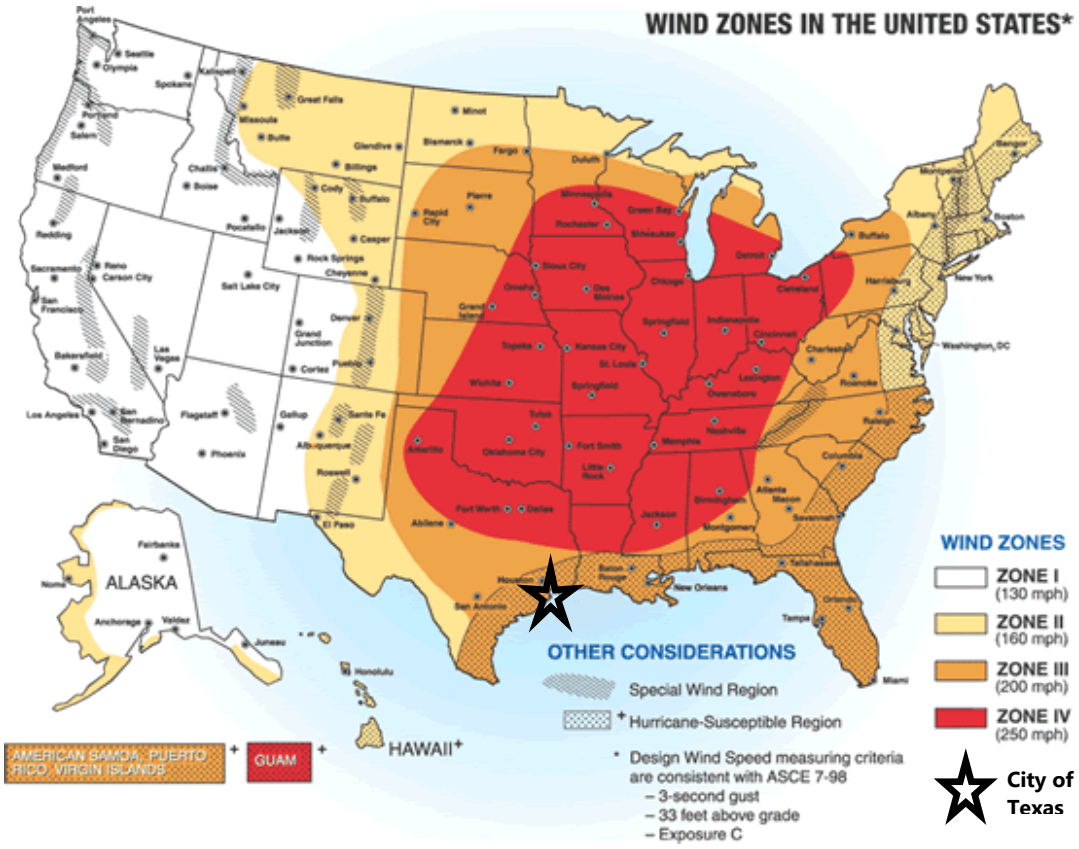
Location

Hurricanes and tropical storms do not have a specific geographic boundary and can occur throughout the planning area uniformly. According to FEMA Wind Zones in the United States as shown in Figure 6-1, the entirety of the City of Texas City is identified as a Hurricane-Susceptible Region and is in Wind Zone III, associated with winds as high as 200 mph.

The effects of a hurricane can be felt as far as 150 miles from the center of the storm. The most damaging effects of a storm, both in terms of wind damage and storm surge, are likely to be felt within the radius of maximum wind (RMW). Hurricanes are considered to have made a direct strike when an area passes within the RMW. The average RMW of Atlantic hurricanes has been observed to be about 30 miles[1]. A 30-mile buffer applied to the storms that have occurred in the planning area encompasses the entire planning area. Consequently, the entire planning area should be considered at risk of hurricane or tropical storm damage.

[1] Source: A Note on the Radius of Maximum Wind for Hurricanes, S.A. Hsu and Zhondge Yan, 1998

Figure 6-1. FEMA Wind Zones in the United States



Extent

Hurricane intensity is categorized by the Saffir-Simpson Scale, ranked 1 – 5, in order of lowest to highest wind speed. This scale, while it is based on a limited suite of characteristics of hurricane intensity, provides an informative framework with which hurricanes can be discussed. Category 3, 4, and 5 storms are the most dangerous hurricanes. There is a significant potential for property damage and loss of life associated with Category 3-5 storms. Only 20% of tropical hurricane landfalls are from Category 3-5 storms, yet Category 3-5 storms have caused 70% of hurricane-related damage in the United States. Category 1 and 2 storms, while generally not as dangerous as Category 3-5 storms, still require consideration and preparation. For example, Hurricane Ike was a Category 2 storm, yet was the third most destructive hurricane to make landfall in the United States. Table 6-1 describes Saffir-Simpson Scale hurricane categories and associated maximum wind speeds.

Historically, hurricanes and tropical storms have regularly passed within 30 miles of the planning area, as shown in Figure 6-2 through 6-5. Given the planning area's distance from the coast, it is anticipated that a Category 5 Hurricane will impact the planning area in the future even though

there has been no recorded occurrence of a Category 5 hurricane within 30 miles of the planning area.

Table 6-1. Saffir-Simpson Hurricane Wind Scale[2]

Category	Maximum Sustained Wind Speed (MPH)
1	74-95
2	96-110
3	111-129
4	130-156
5	157+

Occurrences

The typical Atlantic hurricane season runs from June to October. Most storms occur within this range. Between 1854 and 2024, a total of 42 unique storms crossed within 30 miles of the planning area. A detailed breakdown of storms by intensity is presented in Table 6-2. More than half of the storms that crossed within 30 miles of the planning area during this time were below Category 1, but it is important to note that tropical storms and depressions can also have devastating impacts.

Table 6-2. Historical Occurrences[3]

Hurricanes and Tropical Storms Within 30 Miles of Planning Area (1854 – 2024)						
Total Storms	Tropical Storms & Depressions	Category 1 Hurricanes	Category 2 Hurricanes	Category 3 Hurricanes	Category 4 Hurricanes	Category 5 Hurricanes
42	25	8	5	1	3	0

Probability

The annual probability and reoccurrence intervals of tropical storms and hurricanes is presented in Table 6-3. Probability and reoccurrence intervals are calculated by dividing the number of events by the observation period. It should be noted that these probabilities reflect the previous

[2] Landsea, C.W., Pielke, R.A. Jr., Mestas-Nunez, A.M., Knaff, J.A. (1999)
Atlantic Basin Hurricanes: Indices of Climatic Changes. *Climactic Change*, 42:89-129.
[3] NOAA

occurrence of the center of a storm tracking within 30 miles of the planning area. This is because the effects of a hurricane can be felt as far as 150 miles from the center of the storm. and the most damaging effects of a storm, in terms of wind damage, are likely to be felt within the radius of 30 miles. A 30-mile buffer applied to the storms that have occurred in the planning area encompasses the entire planning area. Consequently, the entire planning area should experience the same risk probability and recurrence intervals. Although a Category 5 storm has not passed within 30 miles of the City of Texas City in the recorded history of storms available, the occurrence is not entirely out of the question. Therefore, the annual probability of a Category 5 storm passing within 30 miles of the City of Texas City has been assigned as 0.5%.

Table 6-3. Reoccurrence Probability

Annual Probability of Storms Within 30 Miles of Planning Area						
Future Storms	Tropical Storms & Depressions	Category 1 Hurricanes	Category 2 Hurricanes	Category 3 Hurricanes	Category 4 Hurricanes	Category 5 Hurricanes
24.7%	14.7%	4.7%	2.9%	0.6%	1.8%	0.5%

Probabilities of future hurricane and tropical storm events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns, average temperatures, and sea levels change, so too will the locations, frequencies, and range of anticipated intensities of hurricanes and tropical storms. Climate change worsens hurricane impacts in the United States by increasing the intensity and decreasing the speed at which they travel. There is uncertainty as to whether there will be an effect on the number of hurricanes, but the intensity and severity of hurricanes will continue to increase as the climate changes. The City of Texas City is particularly vulnerable due to its proximity to the coast. Climate change is projected to increase the intensity of these storms, resulting in heavier rainfall over shorter periods. This will overwhelm stormwater drainage systems and lead to more frequent flash flooding, particularly in low-lying and newly developed areas. As the city's population and urban footprint expand, more people and infrastructure will be exposed to flood risks, requiring improvements in flood management infrastructure, including levees, storm drains, and water retention systems.

Impact

The City of Texas City is surrounded by Galveston Bay and is less than 10 miles away from the Gulf of Mexico; the entire planning area will be vulnerable due to the proximity to impacts of wind brought on by hurricanes and tropical storms. Texas City is at risk for hurricanes and tropical storms, and is close enough to the coast to be susceptible to storm surge hazards.

Additionally, hurricanes and tropical storms produce large amounts of rain. This rain can overwhelm drainage systems. Even hurricanes or tropical storms that have weakened after making landfall can continue to drop significant quantities of water. This water can lead to flooding.

The impacts to communities from a Category 5 storm could be near complete destruction of all assets. Houses and commercial property could be destroyed. In addition to the destruction of property, populations can be displaced if their homes are destroyed. Power and other utilities can be interrupted, even by lower category storms. Crops can be severely damaged, resulting in economic impacts.

Vulnerability

The City of Texas City is located close enough to the Texas coast that all assets are at risk from hurricanes and tropical storms. The Gulf Coast often generates powerful hurricanes and tropical storms, particularly Category 4 and 5 storms. It is important to note all assets within the planning area are close enough to the coast that vulnerability to damage from hurricanes and tropical storms are high. These assets are summarized in the Impact & Vulnerability table.

City of Texas City Hurricane and Tropical Storms Hazard

LOCATION
Area at Risk
City Wide

OCCURRENCE	EXTENT					
Total Storms	Tropical Storms & Depressions	Category 1 Hurricanes	Category 2 Hurricanes	Category 3 Hurricanes	Category 4 Hurricanes	Category 5 Hurricanes
42	25	8	5	1	3	0

PROBABILITY						
Future Storms	Tropical Storms & Depressions	Category 1 Hurricanes	Category 2 Hurricanes	Category 3 Hurricanes	Category 4 Hurricanes	Category 5 Hurricanes
24.7%	14.7%	4.7%	2.9%	0.6%	1.8%	0.5%

IMPACT & VULNERABILITY	
Total Population[4]	**Land Area (Acres)[5]**
53,084	41,328.26
Residential Parcels[6]	**Residential Total Improvement Value**
21,160	$3,479,490,151
Commercial Parcels	**Commercial Total Improvement Value**
1,592	$1,279,967,437
Industrial Parcels	**Industrial Total Improvement Value**
172	$8,434,100,320
Crop Area (Acres)	**Crop Value**
11,819	$438,411,673
Roadway (Miles)	**Railroad (Miles)**
984.42	45.40

Historical occurrences can provide insight into potential future impacts. Due to the varying characteristics of hurricane wind and storm surge and location of the storm during landfall, the impact of future storms may differ dramatically than historical storms of similar magnitude.

Hurricane Carla made landfall in Texas in 1961 as a Category 4 storm. Across the state of Texas, 43 people died and $325.7 million in damages were experienced. Texas City experienced a storm surge of about 10 feet. Hurricane Alicia made land fall in the Houston-Galveston region in 1983 as a Category 3 storm. Across the state, the storm caused $3 billion in damage and the deaths of 21 people. The City of Texas City was largely protected by the levee system. Hurricane Ike made landfall on nearby Galveston island as a Category 2 storm in 2008. Across the state, the storm caused 84 fatalities and $30 billion in damages. The Texas City Dike was overtopped by the storm and damaged. In 2017, Hurricane Harvey made landfall as a Category 4 storm near Rockport, TX. The storm is tied with Hurricane Katrina as the costliest storm on record with $125 billion in damages and 107 deaths.

[4] U.S. Census Bureau. "ACS Demographic and Housing Estimates." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05*, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?q=texas city. Accessed on December 4, 2024.
[5] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium
[6] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District

Figure 6-2. Map of Hurricane & Tropical Storms for The City of Texas City (1854 – 2024)

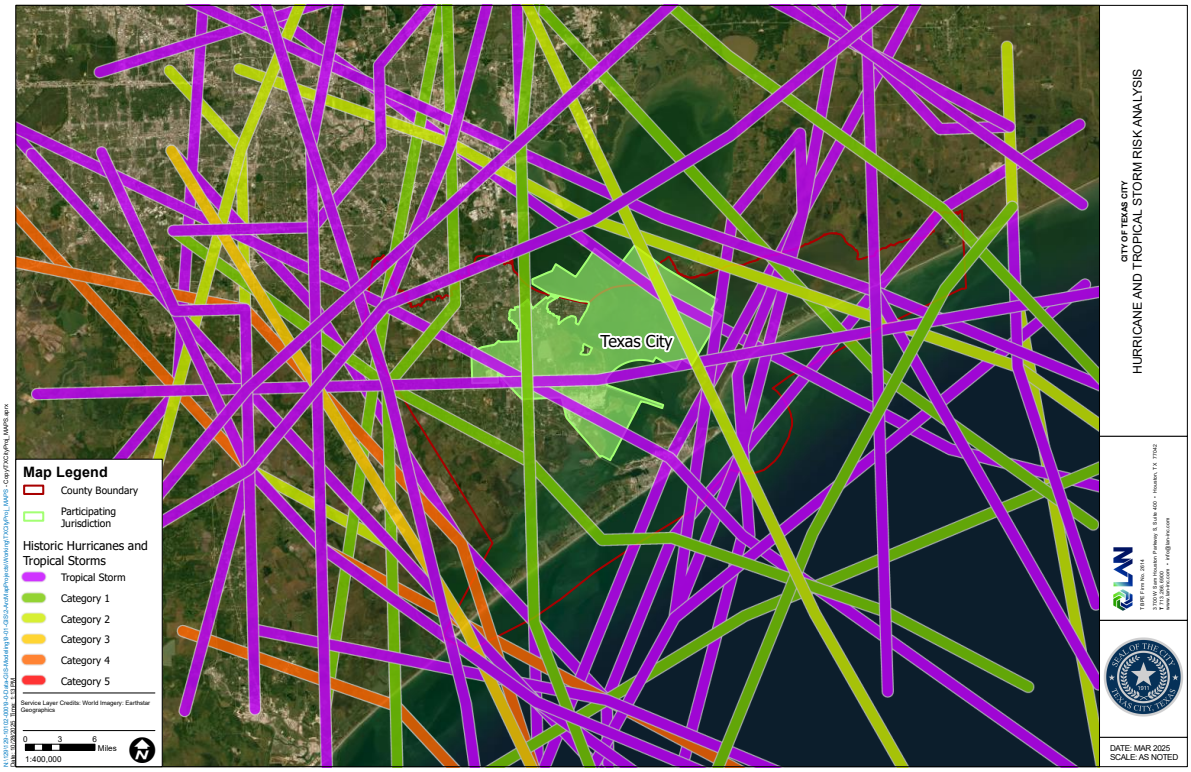


Figure 6-3. Map of Hurricane & Tropical Storms for The City of Texas City (1854 – 2024) (Infrastructure and Safety)



Figure 6-4. Map of Hurricane & Tropical Storms for The City of Texas City (1854 – 2024) (Education)



Figure 6-5. Map of Hurricane & Tropical Storms for The City of Texas City (1854 – 2024) (Care Centers)



Section 7: Flood

Flood Hazard Overview....1
City of Texas City Flood Hazard....7

Flood Hazard Overview

Description

A flood is the overflow of excess water onto adjacent lands, usually floodplains. The floodplain is the land adjoining the channel of a river, stream, ocean, lake, or other watercourse susceptible to flooding. Flooding is the partial or complete inundation of otherwise normally dry land. Types of flooding include riverine, coastal, and shallow flooding.

Location

Sources of flooding in the City of Texas City include riverine flooding, coastal flooding, and flooding resulting from poor drainage, otherwise referred to as localized flooding. Federal Emergency Management Agency (FEMA) flood maps are the number one resource for defining location of flood hazard for a community. The current effective FEMA Flood Insurance Rate Maps (FIRMS) and Flood Insurance Study (FIS) for the City of Texas City are from 2019.

Adoption of flood maps in conjunction with development of a new city-wide Hazard Mitigation Plan provides the City of Texas City an opportunity to coordinate and implement these two planning mechanisms into land use policies, regulations, and ordinances, and to alter the built environment to build resiliency to natural hazards over time. Communities may also consider higher regulatory standards to be more aligned with the city's regulations, and to more effectively, and responsibly, manage the local National Flood Insurance Program (NFIP).

This report section includes floodplain maps with the 2019 FEMA Flood Insurance Rate Maps (FIRMs) floodplain extents which incorporate the hydrologic and hydraulic analysis of the area. This floodplain map may be seen in Figure 7-1.

Extent

Magnitude of flood hazards is expressed in term of the 100-yr storm maximum flood depth experienced by the planning area. The maximum flood depth was found through the effective flood hazard data in the area. The highest static base flood elevation in the City of Texas City is 3 feet. Generally, homes that are impacted by more than four feet of flood depth are considered by

FEMA as a complete loss. Therefore, flood depth combined with number of homes impacted by floods is one measure of a community's vulnerability to flood damage. FEMA flood maps designate Special Flood Hazard Areas (SFHA) which indicate areas of the city that have a 1% annual chance of inundation. A 0.2% annual chance of inundation floodplain has also been designated by FEMA, further detailing the extent of flood hazards in The City of Texas City.

Occurrences

Flood occurrences in the City of Texas City are documented in the National Climatic Data Center (NCDC) Storm Event Database. The NCDC data reports include event details such as property damage, crop damage, injury, and death. Details of floods recorded by the NCDC from 1996 to 2024 may be viewed in Table 7-1.

Table 7-1. NCDC flood records 1996 – 2024

Date	Type	Deaths	Injuries	Property Damage
11/16/1996	Coastal Flood	0	0	$250,000
1/27/1997	Flash Flood	0	0	$5,000
3/25/1997	Flash Flood	0	0	$10,000
4/11/1997	Flash Flood	0	0	$5,000
4/25/1997	Coastal Flood	0	0	$360,000
12/8/1997	Flash Flood	0	0	$3,000
1/6/1998	Flash Flood	0	0	$5,000
6/29/1998	Flash Flood	0	0	$-
9/10/1998	Flash Flood	0	0	$-
10/4/1998	Flash Flood	0	0	$45,000
9/13/2000	Flash Flood	0	0	$100,000
6/5/2001	Flash Flood	0	0	$-
6/8/2001	Flash Flood	0	0	$-
8/28/2001	Flash Flood	0	0	$30,000
8/30/2001	Flash Flood	0	0	$80,000
5/17/2002	Flash Flood	0	0	$150,000
8/15/2002	Flash Flood	0	0	$100,000
11/5/2002	Flash Flood	0	0	$55,000
12/4/2002	Flash Flood	0	0	$20,000
9/1/2003	Flash Flood	0	0	$4,000
8/19/2006	Flash Flood	0	0	$10,000

Table 7-1. NCDC flood records 1996 – 2024

Date	Type	Deaths	Injuries	Property Damage
10/16/2006	Coastal Flood	0	0	$110,000
7/6/2007	Flash Flood	0	0	$-
11/8/2009	Coastal Flood	0	0	$-
12/1/2009	Coastal Flood	0	0	$-
1/9/2011	Coastal Flood	0	0	$5,000
4/12/2015	Flash Flood	0	0	$-
5/12/2015	Flash Flood	0	0	$20,000
8/20/2015	Flash Flood	0	0	$-
10/31/2015	Coastal Flood	0	0	$-
12/27/2015	Coastal Flood	0	0	$-
5/9/2016	Coastal Flood	0	0	$-
12/3/2016	Coastal Flood	0	0	$70,000
4/18/2017	Flash Flood	0	0	$104,000
8/26/2017	Flash Flood	3	0	$10,000,000,000
8/29/2017	Flash Flood	0	0	$1,000
9/11/2018	Flash Flood	0	0	$100,000
9/14/2018	Flash Flood	0	0	$-
10/24/2018	Flash Flood	0	0	$-
12/8/2018	Flash Flood	0	0	$-
12/27/2018	Coastal Flood	0	0	$-
5/22/2019	Coastal Flood	0	0	$-
9/18/2019	Flash Flood	0	0	$-
10/24/2019	Coastal Flood	0	0	$-
10/9/2020	Coastal Flood	0	0	$-
12/29/2022	Flash Flood	0	0	$-
12/30/2022	Flash Flood	0	0	$-
9/15/2023	Flash Flood	0	0	$-
11/30/2023	Flash Flood	0	0	$5,000
4/29/2024	Flash Flood	0	0	$-
6/19/2024	Coastal Flood	0	0	$-
7/8/2024	Flash Flood	0	0	$-
7/20/2024	Flash Flood	0	0	$10,000
7/26/2024	Flash Flood	0	0	$20,000

Additionally, five non-hurricane, flood-related FEMA disaster declarations took place in the City of Texas City between 1953 and 2024. Disaster declarations are made at the county level without published detail of impacts to cities. Consequently, these disasters are not described within the tables. Disaster Declarations are shown in Table 7-2.

Table 7-2. City of Texas City Flood-Related Disaster Declarations1

Disaster Number	Declaration Date	Incident Begin Date	Incident End Date	Public Assistance Grants
398	Jul 11, 1973	Jul 11, 1973	Jul 11, 1973	Information Not Provided
595	Jul 28, 1979	Jul 28, 1979	Jul 28, 1979	Information Not Provided
603	Sep 25, 1979	Sep 25, 1979	Sep 25, 1979	Information Not Provided
1041	Oct 18, 1994	Oct 14, 1994	Nov 8, 1994	Information Not Provided
1257	Oct 21, 1998	Oct 17, 1998	Nov 15, 1998	$33,279,674.22

Probability

Probability and frequency of return were calculated by dividing the number of flood events in the recorded time period for flood hazards by the overall time period that the resource database has recorded events. Estimated probability of future flood events has been calculated for the planning area. The probabilities shown in the table are based on previous occurrences documented by the NCDC database.

Probabilities of future flood events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. Climate change exacerbates several weather-related factors that contribute to floods, such as rainfall, snowmelt, sea levels, etc. As long-term weather patterns, average temperatures, and sea levels change, so too will the locations, frequencies, and range of anticipated intensities of floods. Flooding is expected to worsen with both climate change and urban development. As more impervious surfaces are created by roads, parking lots, and buildings, the capacity for natural drainage will decrease, increasing the likelihood of flash flooding during heavy rain events. Climate change is projected to bring more intense and

[1] https://www.fema.gov/data-visualization/disaster-declarations-states-and-counties

unpredictable rainfall, further straining Texas City's drainage infrastructure. Population growth will place more people and public assets, such as schools, hospitals, and transportation systems, at risk, especially in flood-prone areas.

Impact

Impacts of flooding frequently include damage to people, property, buildings, and infrastructure. Flooding may cause bridge and road closures, service disruptions, and injuries and fatalities. Flood impacts are summarized in the planning area table.

Vulnerability

Asset vulnerability to flood can be found in the tables below. Major vulnerabilities are defined as property value, roadway, railroads, and critical facilities within the 100-year floodplain.

NFIP Participation

One of the most powerful tools businesses and homeowners have to protect themselves from flooding is flood insurance through the National Flood Insurance Program (NFIP). The City of Texas City participates in the NFIP.

The City of Texas City has a total of 310 repetitive loss properties, having received a total of $15,892,061.65 in flood insurance payments. Repetitive Loss properties are properties that have received two or more payments of $1,000 within a ten-year period. Of the community's 310 repetitive loss properties, 60 are severe repetitive loss properties. Severe repetitive loss properties are properties that have received four NFIP payments of over $5,000 each.

The City of Texas City has developed mitigation actions related to NFIP compliance and maintenance. These mitigation actions can be seen in Section 17. The City of Texas City identified flooding as a hazard of particular relevance. Consequently, numerous mitigation actions were developed that will help mitigate the impacts of floods. Many of these actions relate to continued compliance with the NFIP and public outreach projects that exceed the NFIP minimum standards. The City of Texas City recognizes the flood mitigation benefits of exceeding the NFIP minimum standards.

Table 7-3. City of Texas City Ordinance

LOCATION OF ORDINANCE LANGUAGE					
Community	**Adoption of NFIP criteria in local regulation**	**Adoption of the latest effective FIRM**	**Latest Effective FIRM Date**	**Implementation/ enforcement of local regulations to develop in SFHAs**	**Designee/ agency responsible for implementing requirements of the NFIP**
City of Texas City	Section 157.25	Section 157.07	08/15/2019	Sections 157.01 – 157.45	Section 157.25

*Ordinance for the City of Texas City is in Appendix D

The implementation of post-event substantial improvement/substantial damage (SI/SD) review starts with an assessment of the damage, to determine the impact and magnitude of the damage/improvement from an event. That assessment may be performed by local, State or Federal personnel using FEMA's Preliminary Damage Assessment Guide. Based on the information collected, if a structure was damaged to an extent that triggers SI/SD, then when repaired, it will have to meet all current building codes and regulations (including current elevation requirements). The SI/SD determination is based on the value of the damaged structure and not land value, which is determined by examining the Galveston County Appraisal District data. Upon request, a notice letter will be sent to property owners stating what the determination was. If the letter states there was SI/SD the property owner can appeal the decision, otherwise the owner can continue the permit application review process. From the permit review process, permits can begin being issued to the property owner and inspections can be performed.

City of Texas City Flood Hazard

LOCATION		EXTENT
Flooding Types	**Major Flooding Source**	**100-yr Storm Maximum Flood Depth (Feet)**
Coastal Riverine Localized	Galveston Bay	3

OCCURRENCES	
Number of Floods (Range: 1996-2024)	**Risk to Health and Safety (No. Incidences by Type)**
54	3 deaths, 0 injuries

PROBABILITY	
Future Flood Events Likelihood	**Return Interval**
193% annual chance	1 flood every 6.2 months

IMPACT			
Parcels in SFHA	**Property Value in SFHA[2]**	**Roadway (Mile)**	**Railroad (Mile)**
2,125	$643,046,110	188	32

VULNERABILITY[3]			
Total Number of Closed Paid Losses		**Total Dollar Amount of Closed Paid Losses**	
2,735		$45,547,605.87	
Repetitive Loss Structures (No.)	**Repetitive Loss Payments**	**Severe Repetitive Loss Structures (No.)**	**Severe Repetitive Loss Payments**
250	$9,241,196.21	60	$6,650,865.44

[2] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District
[3] FEMA, as of Jan. 13th, 2025

VULNERABILITY (CONT.)	
Repetitive Loss Structure NFIP Occupancy Status	**Number of Repetitive Loss Structures**
Single Family	258
2-4 Family Residential	4
Other Residential	5
Business Nonresidential	4
Other Nonresidential	39

ASSET CLASS	ASSETS IN SFHA
Water	Thomas Mackey WTP
Wastewater	Galveston Bay RV Resort & Marina
	Central WWTF
	Hillman Shrimp and Oyster Co.
	Oxbow Marine Terminal Texas City
	40-Acre Facility WTP
	Texas City Terminal II
	Isp Technologies, Inc.
	San Leon WWTF
	Duratherm Inc
Schools	Hughes Road El
	John And Shamarion Barber Middle
Dams	Galveston County Water Industrial Reservoir Dam
	Gottfried Moller Pump Station ("Pump Station A")
	A.B. Wolvin Pump Station ("Pump Station B")

Figure 7-1. Map of FEMA Floodplains for the City of Texas City – (Infrastructure and Safety)

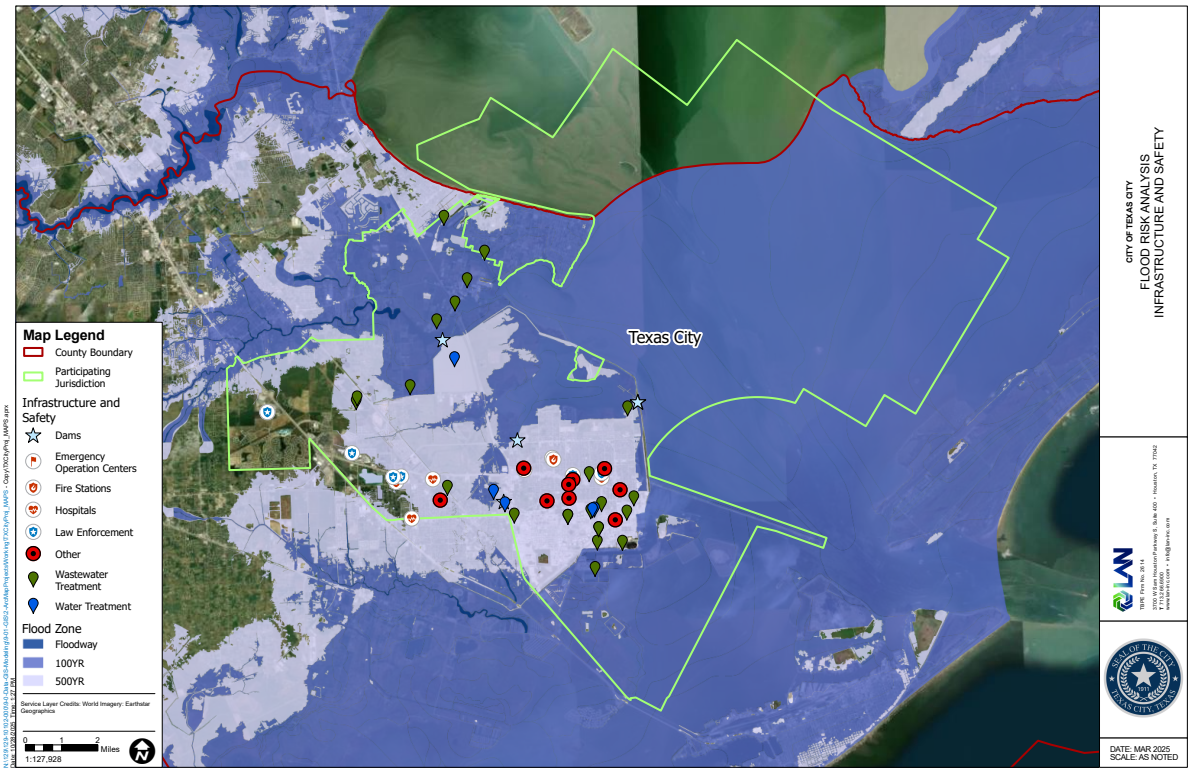


Figure 7-2. Map of FEMA Floodplains for the City of Texas City – (Education)

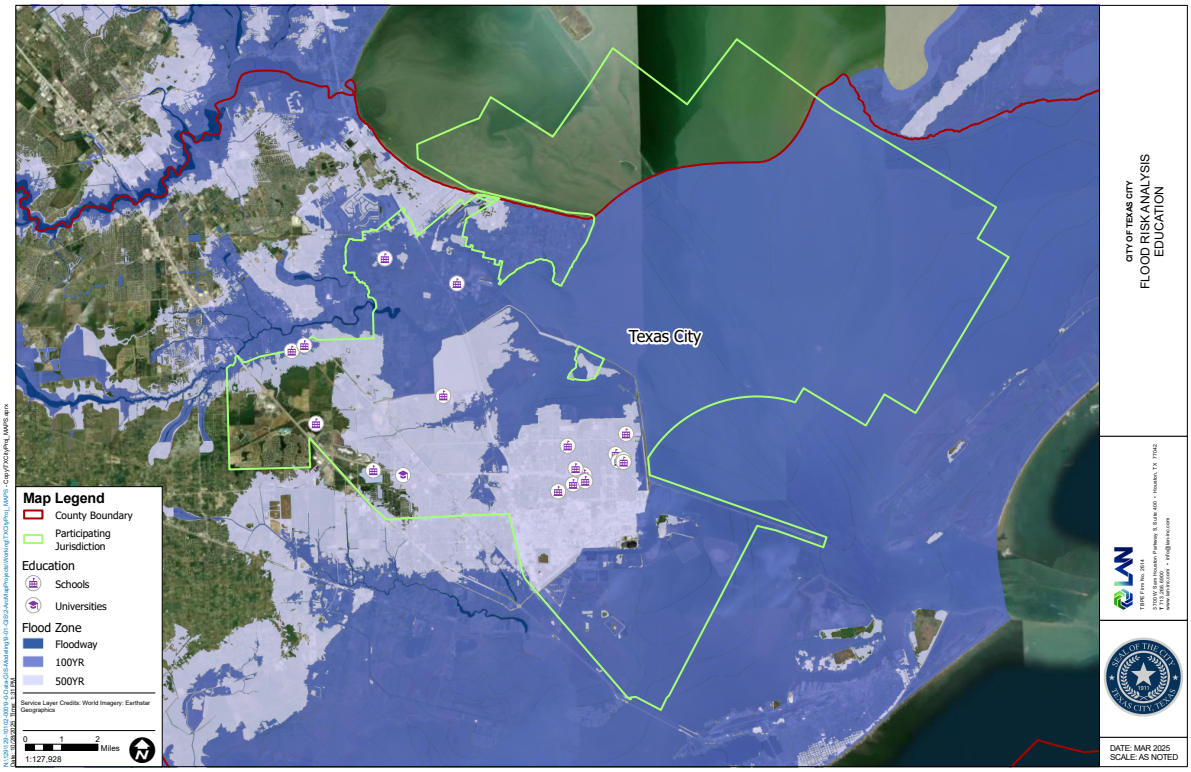
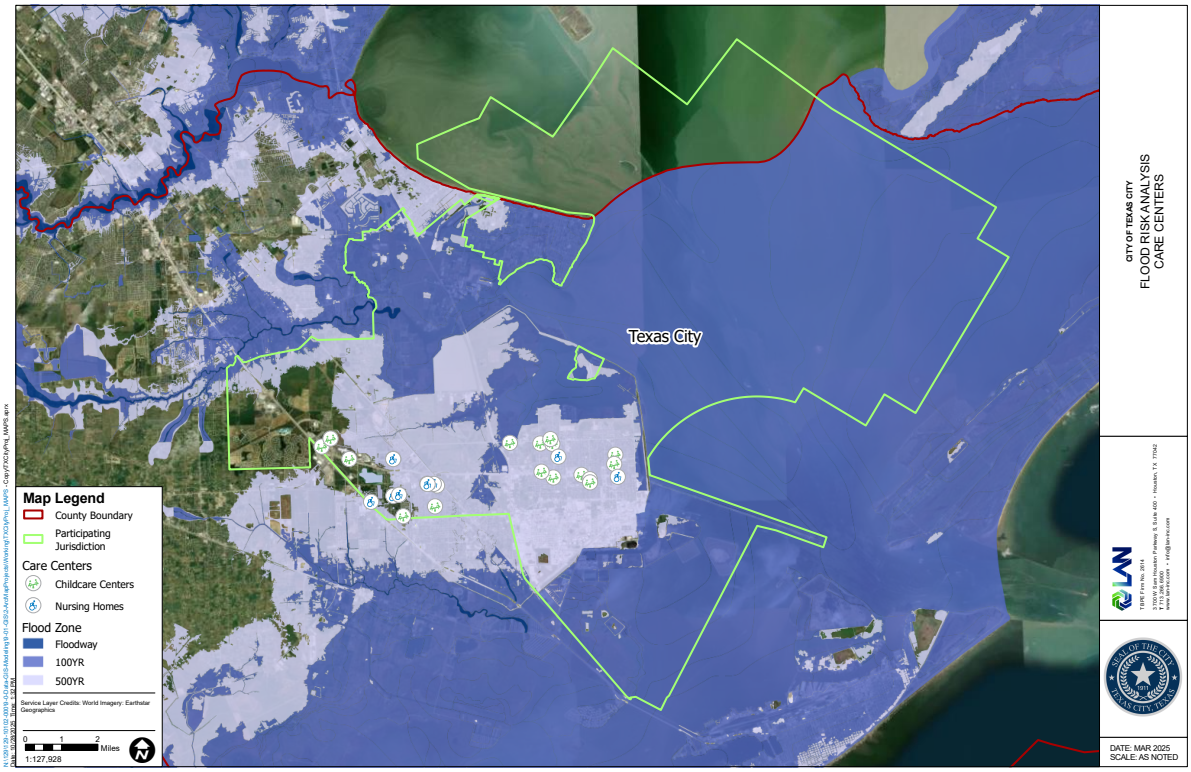


Figure 7-3. Map of FEMA Floodplains for the City of Texas City – (Care Centers)



Section 8: Windstorms

Windstorms Hazard Overview.....1
City of Texas City Windstorms Hazard.....9

Windstorms Hazard Overview

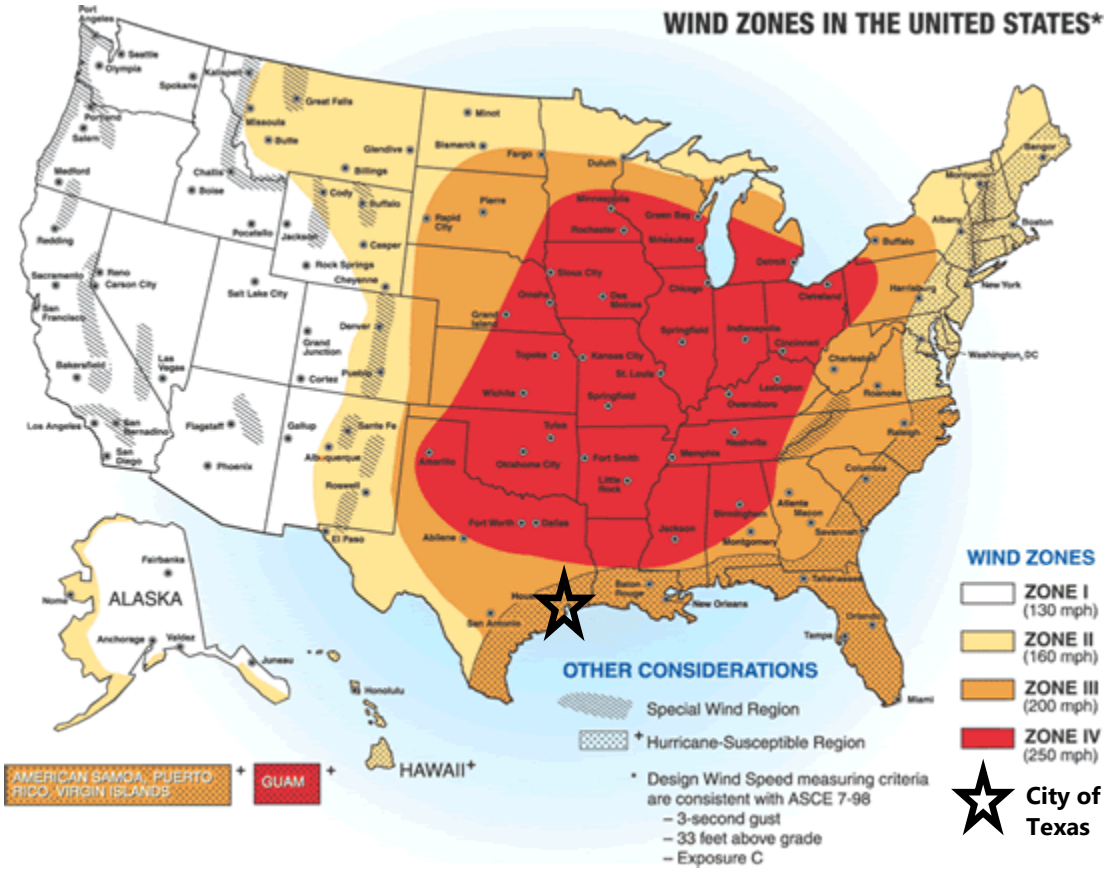
Description

A windstorm is a storm with high winds or violent gusts with little or no rain. The windstorm hazard excludes extreme wind events that occur with other wind-related natural hazards such as hurricanes, tropical storms, and tornados which are addressed elsewhere in this plan.

Location

Windstorms do not have any specific geographic boundary and can occur throughout the planning area uniformly. According to FEMA Wind Zones in the United States, the City of Texas City is in Wind Zone III and is subject to winds as high as 200 mph, as seen in Figure 8-1.

Figure 8-1. FEMA Wind Zones in the United States



The Texas Windstorm Insurance Association (TWIA) was established under the Texas Department of Insurance (TDI) by the Texas Legislature in 1971 following Hurricane Celia. TWIA provides windstorm and hail insurance along the Texas seacoast. Recommended design and inspection requirements for structures along the coast have been developed by TDI based on historical damages.

Extent

The extent of windstorms is defined using the Beaufort Wind Scale. Table 8-1 summarizes the Beaufort Wind Scale.

Table 8-1. Beaufort Wind Scale[1]

Force	Wind (Knots)	WMO Classification	Appearance of Wind Effects	
			On the Water	On Land
0	Less than 1	Calm	Sea surface smooth and mirror-like	Calm, smoke rises vertically
1	1-3	Light Air	Scaly ripples, no foam crests	Smoke drift indicates wind direction, still wind vanes
2	4-6	Light Breeze	Small wavelets, crests glassy, no breaking	Wind felt on face, leaves rustle, vanes begin to move
3	7-10	Gentle Breeze	Large wavelets, crests begin to break, scattered whitecaps	Leaves and small twigs constantly moving, light flags extended
4	11-16	Moderate Breeze	Small waves 1-4 ft. becoming longer, numerous whitecaps	Dust, leaves, and loose paper lifted; small tree branches move
5	17-21	Fresh Breeze	Moderate waves 4-8 ft. taking longer form, many whitecaps, some spray	Small trees in leaf begin to sway
6	22-27	Strong Breeze	Larger waves 8-13 ft., whitecaps common, more spray	Larger tree branches moving, whistling in wires
7	28-33	Near Gale	Sea heaps up, waves 13-19 ft., white foam streaks off breakers	Whole trees moving, resistance felt walking against wind
8	34-40	Gale	Moderately high (18-25 ft.) waves of greater length, edges of crests begin to break into spindrift, foam blown in streaks	Twigs breaking off trees, generally impedes progress
9	41-47	Strong Gale	High waves (23-32 ft.), sea begins to roll, dense streaks of foam, spray may reduce visibility	Slight structural damage occurs, slate blows off roofs
10	48-55	Storm	Very high waves (29-41 ft.) with overhanging crests, sea white with densely blown foam, heavy rolling, lowered visibility	Seldom experienced on land, trees broken or uprooted, "considerable structural damage"
11	56-63	Violent Storm	Exceptionally high (37-52 ft.) waves, foam patches cover sea, visibility more reduced	
12	64+	Hurricane	Air filled with foam, waves over 45 ft., sea completely white with driving spray, visibility greatly reduced	

[1] www.spc.noaa.gov/faq/tornado/beaufort.html

Occurrences

Windstorms can occur at any time of year, but they are typically more common during the spring and early summer. According to the National Oceanic and Atmospheric Administration (NOAA) Storm Events Database, the City of Texas City has experienced 50 (recorded) windstorm events from 1964 to 2024 (60 years). Table 8-2 includes a summary of windstorm events from 1964 to 2024, categorizing the events by wind speed. Table 8-3 includes a comprehensive list of all windstorm events on record that have affected the City of Texas City. Historical windstorm events are mapped for the City of Texas City, as seen in Figure 8-2.

Table 8-2. Historical Windstorm Occurrence Summary, 1964-2024

Number of Events	Extent (Wind Speed in Knots)						
	Unknown	50-54	55-59	60-64	65-69	70-74	75+
50	20	11	6	7	1	3	2

Table 8-3. Historical Windstorm Events, 1964-2024[2]

Date	Extent (Wind Speed in Knots)	Deaths	Injuries	Property Damage	Crop Damage
6/17/1966	61	0	0	$-	$-
2/13/1969	70	0	0	$-	$-
8/18/1969	52	0	0	$-	$-
12/24/1975	64	0	0	$-	$-
7/17/1979	0	0	0	$-	$-
5/16/1981	0	0	0	$-	$-
5/9/1981	0	0	0	$-	$-
5/13/1982	0	0	0	$-	$-
2/10/1985	0	0	0	$-	$-
11/24/1986	0	0	0	$-	$-
8/21/1986	0	0	0	$-	$-
11/16/1987	89	0	4	$-	$-
3/2/1988	0	0	0	$275,000	$-
5/16/1989	0	0	0	$-	$-
1/14/1991	52	0	0	$-	$-
1/18/1991	0	0	0	$-	$-
6/18/1991	69	0	0	$27,500	$-
6/30/1992	51	0	0	$-	$-
4/5/1993	52	0	0	$-	$-
5/1/1993	0	0	0	$275	$-
5/2/1993	85	0	0	$2,750	$-
5/9/1993	73	0	0	$27,500	$-
5/13/1994	0	0	0	$-	$-
1/12/1995	0	0	0	$2,750	$-
3/13/1995	0	0	0	$-	$-

[2] NOAA Storm Events Database, 2024

Table 8-3. Historical Windstorm Events, 1964-2024[2]

Date	Extent (Wind Speed in Knots)	Deaths	Injuries	Property Damage	Crop Damage
6/11/1995	56	0	0	$-	$-
6/23/1996	70	0	0	$-	$-
8/12/1996	50	0	0	$5,000	$-
4/27/1997	0	0	0	$5,000	$-
6/17/1997	0	0	0	$160,000	$-
2/10/1998	0	0	0	$3,000	$-
6/6/1998	0	0	0	$3,000	$-
7/14/1998	61	0	0	$25,000	$-
5/2/2000	0	0	0	$1,000,000	$-
7/23/2000	0	0	0	$20,000	$-
9/2/2000	62	0	0	$-	$-
3/14/2001	57	0	0	$-	$-
5/8/2005	61	0	0	$40,000	$-
3/14/2007	52	0	0	$12,000	$-
4/24/2009	51	0	0	$-	$-
6/3/2009	52	0	0	$1,000	$-
11/4/2012	60	0	0	$10,000	$-
1/9/2012	52	0	0	$6,000	$-
4/20/2012	61	0	0	$5,000	$-
10/31/2018	56	0	0	$-	$-
6/9/2018	52	0	0	$3,000	$-
4/7/2019	53	0	0	$-	$6,000
5/9/2019	55	0	0	$-	$-
5/27/2020	56	0	0	$16,500	$-
6/8/2023	58	0	0	$-	$-

Probability

Probability, or frequency of return, was calculated by dividing the number of windstorm events in the recorded time period by the overall time period that the resource database has recorded events. Note, historical events are documented as a function of the path of the storm.

Probabilities of future windstorm events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average temperatures change so too will the locations, frequencies, and range of anticipated intensities of windstorms. Windstorms are expected to be amplified by climate change, population growth, and development. High winds can damage public infrastructure, such as roads, utility lines, and public buildings, resulting in widespread service interruptions and expensive repairs. As the city's infrastructure network expands with urban development, more assets will be vulnerable to wind damage, necessitating stronger building codes and better planning to protect public assets and reduce long-term costs.

Impact

Windstorm impacts are documented by the number of deaths, injuries, property damage, and crop damage. Table 8-4 provides a summary of impacts for the City of Texas City.

Table 8-4. Historical Windstorm Impacts Summary, 1964-2024

Number of Events	Deaths	Injuries	Property Damage	Crop Damage
50	0	4	$1,650,275	$6,000

In addition to the direct, historical impacts in Table 8-4, vulnerable assets and potential maximum impacts are listed in the summary table. Windstorms can cause indirect impacts by damaging power lines and other above-ground utilities. Crop losses and population displacement from housing damage could cause additional economic losses.

Vulnerability

All existing and future buildings, facilities, and populations in and around the City of Texas City are exposed to windstorm hazard and are at potential risk of impact. The damage caused by a windstorm is typically a result of high wind velocity and wind-blown debris. Vulnerability of humans and property is difficult to evaluate given that windstorms form at different strengths and in random locations. Property damage is typically most significant for structures of light

construction. Three types of structures are more likely to suffer damage: manufactured homes, homes on crawlspaces (more susceptible to lift), and buildings with large spans, such as shopping malls, gymnasiums, and factories.

City of Texas City Windstorms Hazard

LOCATION	
Area at Risk	**FEMA Wind Zone**
City Wide	Zone III

OCCURRENCE	Extent (Wind Speed in Knots)						
Number of Events	**Unknown**	**50-54**	**55-59**	**60-64**	**65-69**	**70-74**	**75+**
50	20	11	6	7	1	3	2

PROBABILITY			
Number of Events	**Time Period Years**	**Probability**	**Return Interval**
50	60	83%	1 windstorm every 1.2 years

IMPACT[3]				
Number of Events	**Deaths**	**Injuries**	**Property Damage**	**Crop Damage**
50	0	4	$1,650,275	$6,000

VULNERABILITY			
Total Population[4]	**Property Value[5]**		**Crop Land Total[6]**
	Commercial	**Residential**	**Acres**
53,084	$1,279,967,437	$3,479,490,151	11,819

[3] NOAA Storm Events Database, 2024

[4] U.S. Census Bureau. "ACS Demographic and Housing Estimates." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05*, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?q=texas city. Accessed on December 4, 2024.

[5] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District

[6] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium

Figure 8-2. Map of the City of Texas City Windstorm Events – (Infrastructure and Safety)



Figure 8-3. Map of the City of Texas City Windstorm Events – (Education)



Figure 8-4. Map of the City of Texas City Windstorm Events – (Care Centers)



Section 9: Extreme Heat

Extreme Heat Hazard Overview 1
City of Texas City Extreme Heat Hazard 7

Extreme Heat Hazard Overview

Description

Extreme heat is the condition whereby temperatures hover ten degrees or more above the average high temperature in a region for an extended period. If extreme heat conditions persist, it may be considered a heat wave.

Location

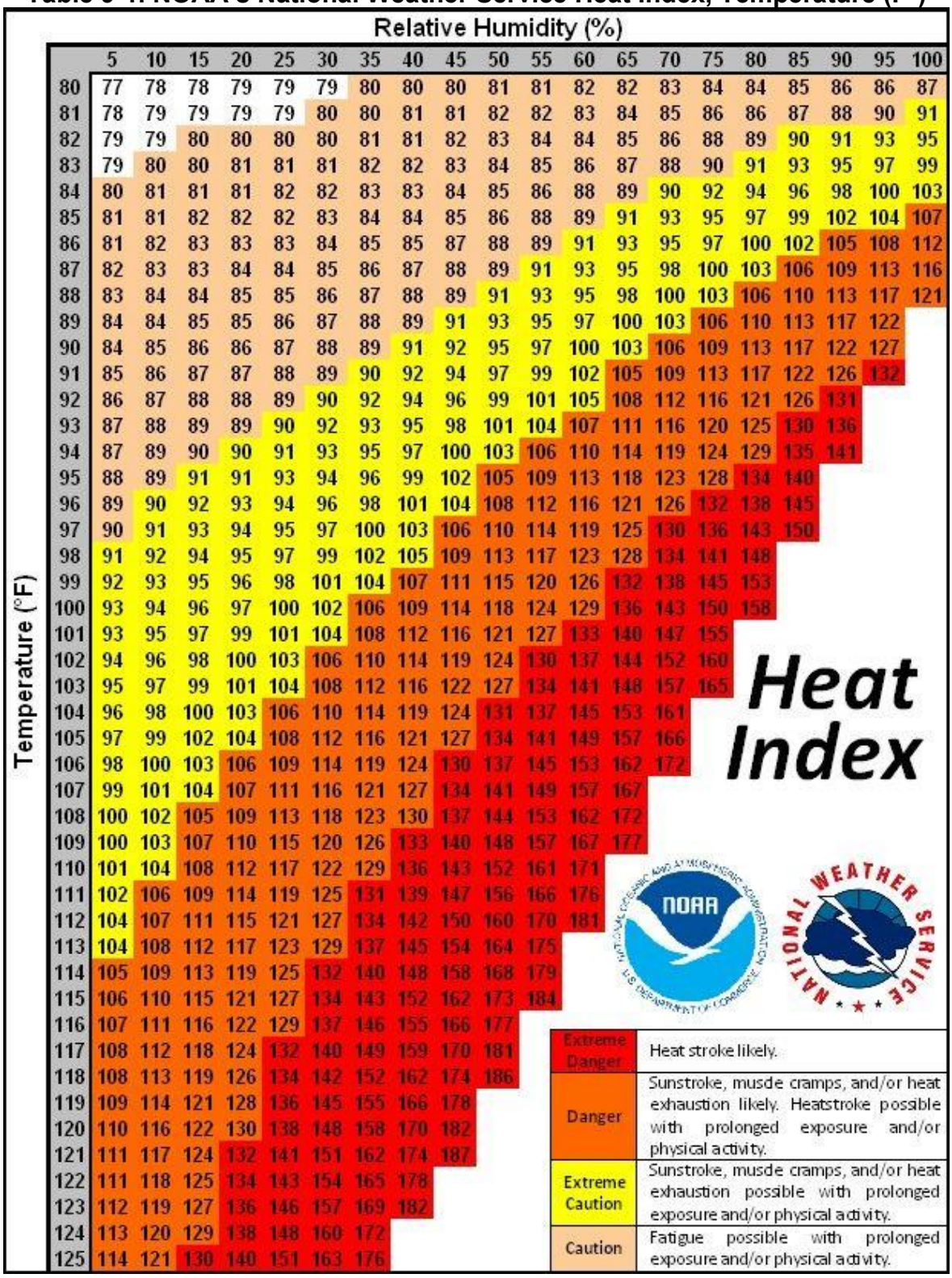
Climate and weather are major drivers of extreme heat. The spatial and temporal ranges at which these forces operate are relatively large scale, putting the entire planning area in risk.

A phenomenon known as heat islanding may mean that urban areas are at slightly higher risk than nearby rural areas. Man-made surfaces such as concrete and asphalt absorb thermal energy from the sun during the day. During nighttime, this thermal energy is released. This cyclical process ensures that ambient temperature remains high through the city. The heat islanding effect may cause temperatures to be up to 10 degrees higher in urban areas than in surrounding rural areas.

Extent

Extreme heat is most dangerous in the summer months. Extreme heat is not just a factor of temperature; humidity plays a role as well. An extreme heat event may occur with air temperature as low as 80°F if the relative humidity is over 40%. An 80°F temperature seems low, particularly for Texas in the summer, so people may not be aware of the risk to extreme heat and therefore may not adequately prepared for the effects of extreme heat. Citizens of the planning area, particularly populations vulnerable to extreme heat, should avoid prolonged heat exposure.

Table 9-1. NOAA's National Weather Service Heat Index, Temperature (F°)



Temp (°F)	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
80	77	78	78	79	79	79	80	80	80	81	81	82	82	83	84	84	85	86	86	87
81	78	79	79	79	79	80	80	81	81	82	82	83	84	85	86	86	87	88	90	91
82	79	79	80	80	80	80	81	81	82	83	84	84	85	86	88	89	90	91	93	95
83	79	80	80	81	81	81	82	82	83	84	85	86	87	88	90	91	93	95	97	99
84	80	81	81	81	82	82	83	83	84	85	86	88	89	90	92	94	96	98	100	103
85	81	81	82	82	82	83	84	84	85	86	88	89	91	93	95	97	99	102	104	107
86	81	82	83	83	83	84	85	85	87	88	89	91	93	95	97	100	102	105	108	112
87	82	83	83	84	84	85	86	87	88	89	91	93	95	98	100	103	106	109	113	116
88	83	84	84	85	85	86	87	88	89	91	93	95	98	100	103	106	110	113	117	121
89	84	84	85	85	86	87	88	89	91	93	95	97	100	103	106	110	113	117	122	
90	84	85	86	86	87	88	89	91	92	95	97	100	103	106	109	113	117	122	127	
91	85	86	87	87	88	89	90	92	94	97	99	102	105	109	113	117	122	126	132	
92	86	87	88	88	89	90	92	94	96	99	101	105	108	112	116	121	126	131		
93	87	88	89	89	90	92	93	95	98	101	104	107	111	116	120	125	130	136		
94	87	89	90	90	91	93	95	97	100	103	106	110	114	119	124	129	135	141		
95	88	89	91	91	93	94	96	99	102	105	109	113	118	123	128	134	140			
96	89	90	92	93	94	96	98	101	104	108	112	116	121	126	132	138	145			
97	90	91	93	94	95	97	100	103	106	110	114	119	125	130	136	143	150			
98	91	92	94	95	97	99	102	105	109	113	117	123	128	134	141	148				
99	92	93	95	96	98	101	104	107	111	115	120	126	132	138	145	153				
100	93	94	96	97	100	102	106	109	114	118	124	129	136	143	150	158				
101	93	95	97	99	101	104	108	112	116	121	127	133	140	147	155					
102	94	96	98	100	103	106	110	114	119	124	130	137	144	152	160					
103	95	97	99	101	104	108	112	116	122	127	134	141	148	157	165					
104	96	98	100	103	106	110	114	119	124	131	137	145	153	161						
105	97	99	102	104	108	112	116	121	127	134	141	149	157	166						
106	98	100	103	106	109	114	119	124	130	137	145	153	162	172						
107	99	101	104	107	111	116	121	127	134	141	149	157	167							
108	100	102	105	109	113	118	123	130	137	144	153	162	172							
109	100	103	107	110	115	120	126	133	140	148	157	167	177							
110	101	104	108	112	117	122	129	136	143	152	161	171								
111	102	106	109	114	119	125	131	139	147	156	166	176								
112	104	107	111	115	121	127	134	142	150	160	170	181								
113	104	108	112	117	123	129	137	145	154	164	175									
114	105	109	113	119	125	132	140	148	158	168	179									
115	106	110	115	121	127	134	143	152	162	173	184									
116	107	111	116	122	129	137	146	155	166	177										
117	108	112	118	124	132	140	149	159	170	181										
118	108	113	119	126	134	142	152	162	174	186										
119	109	114	121	128	136	145	155	166	178											
120	110	116	122	130	138	148	158	170	182											
121	111	117	124	132	141	151	162	174	187											
122	111	118	125	134	143	154	165	178												
123	112	119	127	136	146	157	169	182												
124	113	120	129	138	148	160	172													
125	114	121	130	140	151	163	176													

As shown in Table 9-1, The National Oceanic and Atmospheric Administration's (NOAA) National Weather Service Heat Index shows how humidity and temperature interact to endanger people who are engaged in strenuous activity or are exposed to the environment without any protection. It should be noted that these risks exist even if the area is not currently experiencing conditions that qualify as an extreme heat event. The normal high temperatures may be enough to endanger human health.

The NOAA recorded the maximum temperature in the City of Texas City as 109°F, which occurred on August 27, 2023. At a relative humidity of 25%, the temperature corresponds to a heat index exceeding 115°F. Prolonged exposure to, or strenuous activity in, these conditions is extremely dangerous. These conditions are the worst that may be expected in the foreseeable future.

Occurrences

Extreme heat events typically occur in summer months during periods of high heat and high humidity. According to the National Climatic Data Center (NCDC)[1], fourteen extreme heat events took place in City of Texas City from 1999 to 2024, as shown in Table 9-3. All events are recorded at the county level, though comments may reflect noteworthy events at the municipal level.

Table 9-3. Previous Recorded Occurrences of Extreme Heat

Date	Comments
6/26/1999 to 6/28/1999	No recorded comments.
8/1/1999 to 8/31/1999	In August, southeast Texas experienced excessive heat, with Houston Intercontinental Airport surpassing 100°F on 10 days and reaching 95°F on 29 out of 31 days. The month saw record high temperatures on 4 days and record high minimum temperatures on another 4 days. The peak temperature of 105°F on August 20th was the highest recorded at the airport since 1980.
7/6/2000 to 7/23/2000	In July, southeast Texas endured excessive heat, with daily high temperatures ranging from 98°F to 105°F over a two-week period. College Station experienced 12 consecutive days of 100°F or higher temperatures. The highest recorded temperatures were 103°F at Houston Intercontinental and 105°F at College Station. Rainfall was minimal, and 19 heat-related deaths were reported, with 17 in Harris County and 2 in Galveston County.

[1]NCDC Storm Events Database, https://www.ncdc.noaa.gov/stormevents/

Table 9-3. Previous Recorded Occurrences of Extreme Heat

Date	Comments
8/29/2000 to 8/31/2000	During the last three days of August, southeast Texas experienced excessive heat, with inland areas exceeding 100°F and Galveston reaching 100°F on August 31st. Houston Intercontinental tied its record high of 107°F on the 31st, while College Station recorded 109°F. Three heat-related deaths occurred, all in Harris County.
9/1/2000 to 9/6/2000	In the first week of September 2000, southeast Texas endured a record-breaking heat wave. Houston Intercontinental set new all-time high temperatures with 109°F on September 4th and 108°F on the 5th. College Station recorded its highest-ever temperatures of 112°F on the 4th and 111°F on the 5th. Galveston tied its record of 101°F on the 4th, then broke it with 104°F on the 5th. Temperatures began to cool on the 6th. Houston and College Station each experienced six consecutive days of extreme heat, while Galveston saw its first 100°F days since 1939. This unprecedented heat wave resulted in 5 heat-related deaths, all in Harris County.
6/24/2009 to 6/29/2009	In late June, hot and humid conditions, driven by an upper-level ridge, caused heat indices to exceed 105°F for several days. These extreme conditions led to several indirect heat-related fatalities.
7/9/2009 to 7/10/2009	On July 9th, a hot, humid air mass returned to the area, causing afternoon heat indices to reach as high as 111°F. Sensors recorded a heat index of 108°F in interior parts of Galveston County that afternoon.
6/23/2019 to 6/23/2019	An 18-month-old boy died after being left in a car for five hours. The temperature was 92°F, and the heat index reached 113°F, contributing to the fatality.
6/16/2023 to 6/20/2023	An extended period of excessive heat began in mid-June, with several stretches reaching warning criteria. An Excessive Heat Warning was issued when maximum heat indices exceeded 113°F.
6/25/2023 to 6/27/2023	Another stretch of warning-level heat affected the area, with heat indices reaching around 113°F.
7/12/2023 to 7/13/2023	In July, a prolonged period of extreme heat occurred, with most days at Heat Advisory levels. The first stretch of heat reaching Excessive Heat Warning criteria was from July 12th to 14th. Excessive Heat Warnings were issued for heat index values of 113°F or higher or temperatures exceeding 105°F.
8/5/2023 to 8/15/2023	From August 5th to 26th, the region experienced an extremely hot and humid summer, with excessive heat warnings issued for most days and heat advisories for many others.

Table 9-3. Previous Recorded Occurrences of Extreme Heat

Date	Comments
8/23/2023 to 8/27/2023	The hot and humid summer continued with excessive heat warnings for most days between August 5th and 26th, and heat advisories on several others.
9/5/2023 to 9/9/2023	A heat wave affected much of Southeast Texas in early September, with advisory-level conditions occurring for several days from September 5th to 9th.

The state of Texas is generally very hot in the summer. From 1996 – 2024, 496 heat-related deaths were reported by the NCDC in the state of Texas. Remarkably, forty-nine of the heat-related deaths occurred during the evacuation of Hurricane Rita.

Probability

The fourteen historical heat events reported by NCDC from 1999 to 2023 suggest that the planning area can expect a 58% annual occurrence of extreme heat events. The expected reoccurrence interval of extreme heat events is about 1.71 years. Extreme heat events are expected to take place in summer months based on previous occurrences, which were reported in the months of June through September.

Probabilities of future extreme heat events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average temperatures change, so too will the locations, frequencies, and range of anticipated intensities of extreme heat events. Over the past decade, daily record high temperatures have occurred twice as often as record lows across the continental United States. Heat waves are becoming more common. Extreme heat is projected to become a more frequent and intense hazard due to climate change, with serious implications for public infrastructure and health. As temperatures rise, roads, bridges, and utility systems will face accelerated deterioration, increasing the need for repairs and maintenance. Higher temperatures will also strain the energy grid as demand for cooling increases, potentially leading to power outages. The city's growing population will exacerbate these impacts, with vulnerable populations, including the elderly and low-income residents, facing increased health risks. Development trends that contribute to the urban heat island effect will make extreme heat even more damaging, necessitating strategies like increasing green spaces and improving energy efficiency in public buildings. Heat waves are more dangerous when combined with high humidity. The combination of temperature and humidity is measured by the

heat index. The annual number of days with a heat index above 100ºF is currently projected to double, and days with a heat index above 105ºF is projected to triple, nationwide.

Impact

The risks associated with extreme heat tend to most greatly impact humans. Buildings are not likely to be damaged by extreme heat. The populations most at risk are children, the elderly, those in poor health, and those who spend large portions of their time outside. According to the latest compiled study on heat related deaths by the Centers for Disease Control and Prevention (CDC)[2], from 2004 - 2018, the most recent years for which a report of this nature has been compiled, extreme heat exposure led to 10,527 deaths in the United States. The victims of extreme heat tended to be male (70%) and over the age of 65 (38%). The overwhelming majority of deaths (90%) occurred in the summer months of May to September.

Extreme heat can impact agricultural industries in the form of crop or livestock losses. Extreme heat may cause economic impacts related to damage crops and grazing lands caused by reduced productivity of workers.

Vulnerability

Males and those over the age of 65 tend to be the populations most vulnerable to extreme heat hazards. Demographic information regarding these populations is shown below in the planning area table. Agricultural assets are also vulnerable to extreme heat. Livestock and crops can be damaged or killed by extreme heat. Information regarding the vulnerability of agricultural assets for Galveston County is also shown in the summary table.

[2]CDC Heat-Related Deaths, https://www.cdc.gov/mmwr/volumes/69/wr/mm6924a1.htm

City of Texas City Extreme Heat Hazard

LOCATION	EXTENT FOR MITIGATION (Next Five Years, based on historical data)
City Wide	Up to 109°, Up to 115° Heat Index

OCCURRENCES	PROBABILITY	
Number of Events (1999-2024)	Annual Probability	Return Interval
14	56%	One extreme heat event every 1.8 years

VULNERABILITY		
Total Population[3]	Male Population	Total Population Over 65
53,084	25,265	8,118

IMPACT		
Agricultural Area (Acres)[4]	Agricultural Area (Percentage of Planning Area)	Agricultural Value[5]
11,819	28.60%	$438,411,673

[3] U.S. Census Bureau. "ACS Demographic and Housing Estimates." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05*, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?q=texas city

[4] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium

[5] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District

Section 10: Lightning

Lightning Hazard Overview 1
City of Texas City Lightning Hazard 5

Lightning Hazard Overview

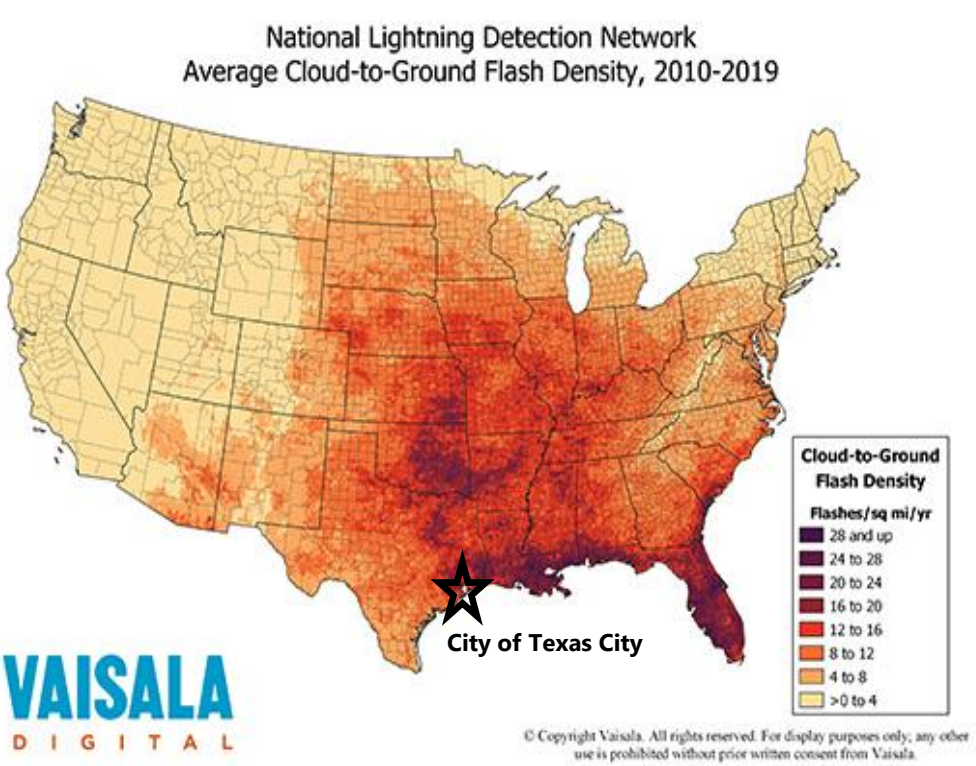
Description

Lightning is a sudden electrostatic discharge during an electrical storm between electrically charged regions of a cloud, between that cloud and another cloud, or between a cloud and the ground.

Location

Worldwide, there is predictable spatial variation in the frequency of lightning strikes. This spatial variation is shown nationally in Figure 10-1. However, when examining lightning activity at smaller scales, such as the county or community level, the distribution of lightning events is evenly distributed. Lightning does not have any specific geographic boundary and can occur throughout the county uniformly. It is assumed that the planning area is uniformly exposed to lightning activity.

Figure 10-1. National Average Cloud-to-Ground Flash Density (2010-2019)



Extent

Lightning extents can be described in terms of the frequency of lightning strikes within a time frame. Lightning Activity Levels (LAL) is one of the metrics used to describe lightning extent. Table 10-1 describes the storm activity and strikes-per-minute associated with the six different Lightning Activity Levels.

Table 10-1. Lightning Activity Levels (LAL)

LAL Value	Cloud and Storm Description[1]	Strikes per 15 min
1	No thunderstorms	
2	Cumulus clouds are common but only a few reach the towering cumulus stage. A single thunderstorm must be confirmed in the observation area. The clouds produce mainly virga, but light rain will occasionally reach the ground. Lightning is very infrequent.	1-8
3	Towering cumulus covers less than two-tenths of the sky. Thunderstorms are few, but two to three must occur within the observation are. Light to moderate rain will reach the ground, and lightning is infrequent.	9-15
4	Towering cumulus covers two to three-tenths of the sky. Thunderstorms are scattered and more than three must occur within the observation area. Moderate rain is common and lightning is frequent.	16-25
5	Towering cumulus and thunderstorms are numerous. They cover more than three-tenths and occasionally obscure the sky. Rain is moderate to heavy and lightning is frequent and intense.	>25
6	Similar to LAL 3 except thunderstorms are dry.	

The entire planning area is vulnerable to all six levels of lightning activity. The worst lightning extent to the planning area can expect to experience is LAL5, but LAL5 is the least likely to occur with LAL1 & 2 being the most common.

Occurrence

NCDC records ranging from 1996 – 2024 show 24 records of lightning strikes within the planning area.

Lightning occurrences are discussed in greater detail in the planning area table.

Probability

The probability of a lightning strike is calculated by dividing the number of events by the number of years for which records exist.

Probabilities of future lightning events may also be subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average

[1] From http://www.prh.noaa.gov/hnl/pages/LAL.php

temperatures change, the locations and frequencies of lightning strikes may also change. The impacts of lightning on Texas City's public infrastructure will grow as development expands. Climate change could lead to shifts in weather patterns that increase the frequency of lightning events. Lightning strikes can damage power grids, communication systems, and public buildings, leading to service disruptions and costly repairs. As Texas City's infrastructure footprint grows, more assets—such as utility lines, transformers, and public buildings—will be exposed to lightning risks. The growing population will also increase the number of people potentially affected by outages or infrastructure damage caused by lightning strikes.

Impact

Each individual lightning strike has a very small spatial extent. Only the facilities hit by lightning are expected to be damaged. Facility shutdowns are expected to be less than 24 hours. Deaths are possible, but rare. In 28 years of records from the National Climatic Data Center (NCDC), five deaths caused by lightning were recorded. Three injuries due to lightning were reported.

The incidental impacts of a lightning strike have the potential to be damaging. Lightning strikes have the potential to spark wildfires, cause explosions or fires if they hit combustible materials, or damage power infrastructure. Lightning impacts are provided for the planning area as a function of the potential future losses including commercial property value and agricultural value. Commercial property and Agricultural value for the City of Texas City was compiled from the Galveston County Appraisal District. Agricultural acreage was found using the 2023 USDA Crop Land and National Land Cover Database.

Vulnerability

The vulnerabilities to lightning come in the form of assets that may be damaged by a strike or in the form of agricultural land that would be vulnerable to lightning-started wildfires. Communities with higher concentrations of commercial buildings may be more vulnerable to lightning strikes. Commercial buildings are often taller than residential buildings, particularly single-family residential buildings, and may be at greater risk of lightning strikes.

City of Texas City Lightning Hazard

LOCATION
City Wide

OCCURRENCES[2]		
Number of Events (Range: 1996-2024)	**Risk to Health and Safety (No. Incidences by Type)**	**Property Damage**
24	5 deaths, 3 injuries	$3,834,000

PROBABILITY	
Future Lightning Event Likelihood	**Return Interval**
85.7%	1 lightning event every 1.17 years

IMPACT	
Commercial Property Value[3]	**Agricultural Value**
$1,279,967,437	$438,411,673
Agricultural Area (Acres)[4]	**Agricultural (Percent area of Planning Area)**
11,819	28.6%

Potential lightning impacts are difficult to predict due to the relative rarity of lightning strikes. Using the NOAA storm events database data, an annualized impact of $159,333 is expected. Approximately one fatality from lighting is expected every five years.

[2] NOAA Storm Events Database, 2024
[3] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District
[4] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium

Section 11: Tornado

Tornado Hazard Overview 1
City of Texas City Tornado Hazard 10

Tornado Hazard Overview

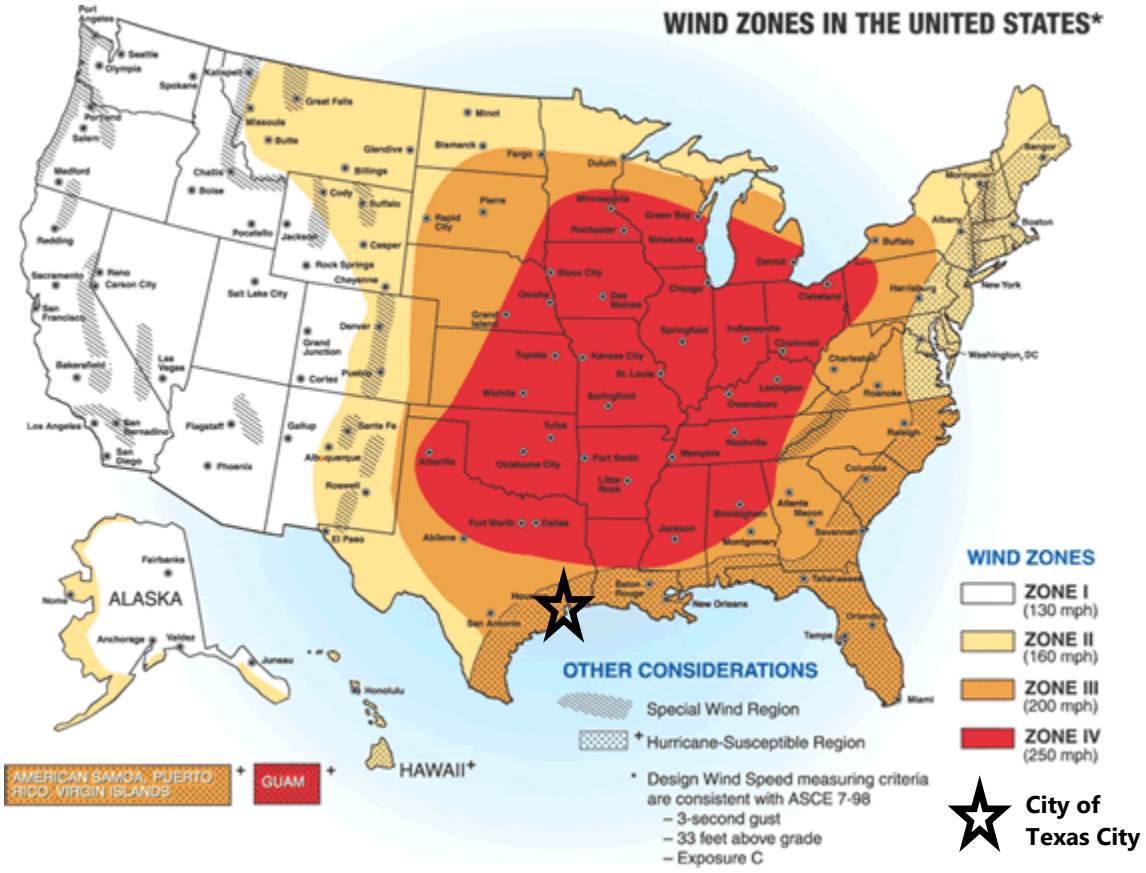
Description

A tornado is a violently rotating column of air extending between, and in contact with, a cloud and the surface of the earth. Tornadoes can have wind speeds of 250 miles per hour or more. Damage paths can be in excess of one mile wide and 50 miles long.

Location

Tornadoes do not have any specific geographic boundary and can occur throughout the city uniformly. It is assumed that the planning area is uniformly exposed to tornado activity. According to FEMA Wind Zones in the United States, as shown in Figure 11-1, the City of Texas City is in Wind Zone III, associated with winds as high as 200 mph.

Figure 11-1. FEMA Wind Zones in the United States



Extent

Tornado damage is currently defined using the Enhanced Fujita Scale which took effect on February 1st, 2007; the preceding scale was called the Fujita Tornado Damage Scale. The Enhanced Fujita Scale is summarized in Table 11-1. The Enhanced Fujita Scale has 28 Damage Indicators (DI), or types of structures and vegetation, each with a varying number of Degrees of Damage (DoD). Damage Indicators are summarized in Table 11-2. Each Damage Indicator has a unique Degree of Damage Scale. For example, Small Barns and Farm Outbuildings (SBO) Degree of Damage Scale is provided as Table 11-3. For unique Degree of Damage Scales for the remaining Damage Indicators refer to National Oceanic and Atmospheric Administration (NOAA) website[1].

Based upon the planning area's location in Wind Zone III, which can see winds up to 200 miles per hour, the most powerful tornado the planning area can expect to experience is an EF3.

[1] http://www.spc.noaa.gov/faq/tornado/ef-scale.html

Table 11-1. Enhanced Fujita Scale[2]

Scale	Wind Speed (mph)	Relative Frequency	Potential Damage	Example of Damage
EF0	65 - 85	56.88%	**Minor or no damage.** Peels surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees pushed over. Confirmed tornadoes with no reported damage (i.e., those that remain in open fields) are always rated EF0.	
EF1	86 - 110	31.07%	**Moderate damage.** Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and other glass broken.	
EF2	111 - 135	8.80%	**Considerable damage.** Roofs torn off well-constructed houses; foundations of frame homes shifted; mobile homes completely destroyed; large trees snapped or uprooted; light-object missiles generated; cars lifted off ground.	
EF3	136 - 165	2.51%	**Severe damage.** Entire stories of well-constructed houses destroyed; severe damage to large buildings such as shopping malls; trains overturned; trees debarked; heavy cars lifted off the ground and thrown; structures with weak foundations are badly damaged.	
EF4	166 - 200	0.66%	**Extreme damage.** Well-constructed and whole frame houses completely leveled; cars and other large objects thrown up to 300 feet and small missiles generated.	
EF5	> 200	0.08%	**Total destruction of buildings.** Strong-framed, well-built houses leveled off foundations are swept away; steel-reinforced concrete structures are critically damaged; tall buildings collapse or have severe structural deformations; some cars, trucks and train cars can be thrown approximately 1 mile.	

[2] NOAA

Table 11-2. Damage Indicators

Number	Damage Indicator (Abbreviation)	Degrees of Damage (DoD)
1	Small barns, farm outbuildings (SBO)	8
2	One- or two-family residences (FR12)	10
3	Single-wide mobile home (MHSW)	9
4	Double-wide mobile home (MHDW)	12
5	Apt, condo, townhouse (3 stories or less)	6
6	Motel (M)	10
7	Masonry apt. or motel (MAM)	7
8	Small retail bldg. (fast food) (SRB)	8
9	Small professional (doctor office, branch bank) (SPB)	9
10	Strip mall (SM)	9
11	Large shopping mall (LSM)	9
12	Large, isolated ("big box") retail bldg. (LIRB)	7
13	Automobile showroom (ASR)	8
14	Automotive service building (ASB)	8
15	School - 1-story elementary (interior or exterior halls) (ES)	10
16	School - jr. or sr. high school (JHSH)	11
17	Low-rise (1-4 story) bldg. (LRB)	7
18	Mid-rise (5-20 story) bldg. (MRB)	10
19	High-rise (over 20 stories) (HRB)	10
20	Institutional bldg. (hospital, govt., or university) (IB)	11
21	Metal building system (MBS)	8
22	Service station canopy (SSC)	6
23	Warehouse (tilt-up walls or heavy timber) (WHB)	7
24	Transmission line tower (TLT)	6
25	Free-standing tower (FST)	3
26	Free standing pole (light, flag, luminary) (FSP)	3
27	Tree – hardwood (TH)	5
28	Tree – softwood (TS)	5

Table 11-3. Small Barns and Farm Outbuildings (SBO)

Degrees of Damage (DoD)	Damage Description	Expected Wind Speed (mph)	Lower Bound Wind Speed (mph)	Upper Bound Wind Speed (mph)
1	Threshold of visible damage	62	53	78
2	Loss of wood or metal roof panels	74	61	91
3	Collapse of doors	83	68	102
4	Major loss of roof panels	90	78	110
5	Uplift or collapse of roof structures	93	77	114
6	Collapse of walls	97	81	119
7	Overturning or sliding of entire structure	99	83	118
8	Total destruction of building	112	94	131

Occurrences

Tornado producing storms can occur at any time of year and at any time of day, but they are typically more common in the spring months during the late afternoon and evening hours. A smaller high frequency period can emerge in the fall during the brief transition between the warm and cold seasons. According to the National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information Storm Event Database, the City of Texas City has experienced 126 (recorded) tornado events over the course of the record period from 1957 to 2024 (67 years). Table 11-4 includes a summary of tornado events from 1957 to 2006 using the Fujita Scale and Table 11-5 summarizes tornado events from 2007 to 2024 using the latest magnitude scale the Enhanced Fujita Scale. Table 11-6 includes a comprehensive list of all tornadoes on record affecting the planning area. Historical tornado events are mapped for the city in the following sections, as seen in Figure 11-2.

Table 11-4. Historical Tornado Occurrence Summary, 1957-2006

Number of Events	Magnitude (Fujita Scale)					
	F0	F1	F2	F3	F4	F5
26	14	8	3	1	0	0

Table 11-5. Historical Tornado Occurrence Summary, 2007-2024

Number of Events	Magnitude (Enhanced Fujita Scale)					
	EF0	EF1	EF2	EF3	EF4	EF5
6	5	1	0	0	0	0

Table 11-6. Historical Tornado Events, 1957-2024[3]

Date	Magnitude	Deaths	Injuries	Property Damage	Crop Damage
3/17/1957	F2	1	15	$-	$-
6/2/1957	F1	0	0	$-	$-
6/1/1962	F0	0	0	$-	$-
8/30/1963	F1	0	0	$27,500	$-
8/18/1967	F3	0	0	$-	$-
9/20/1967	F0	0	0	$-	$-
5/11/1968	F0	0	0	$-	$-
10/11/1970	F2	0	1	$275,000	$-
7/21/1970	F1	0	0	$27,500	$-
6/16/1971	F0	0	0	$-	$-
6/25/1971	F0	0	0	$275	$-
9/10/1971	F0	0	0	$27,500	$-
1/10/1975	F1	0	0	$27,500	$-
6/25/1976	F0	0	0	$2,750	$-
7/14/1977	F0	0	0	$-	$-
8/11/1979	F0	0	0	$-	$-
8/28/1980	F1	0	0	$275,000	$-
5/9/1981	F2	0	1	$275,000	$-
8/17/1983	F0	0	0	$50	$-
5/18/1985	F0	0	0	$-	$-
11/16/1987	F1	0	4	$-	$-

[3] NCDC Storm Events Database, https://www.ncdc.noaa.gov/stormevents/

11/21/1992	F0	0	0	$275,000	$-
5/16/1994	F0	0	0	$27,500	$-
6/7/1999	F0	0	0	$0	$-
7/12/1999	F1	0	0	$0	$-
12/30/2002	F1	0	0	$0	$-
2/16/2008	EF0	0	0	$-	$-
11/8/2011	EF0	0	0	$0	$-
1/9/2012	EF0	0	0	$0	$-
7/21/2014	EF0	0	0	$0	$-
8/27/2017	EF0	0	0	$200,000	$-
1/6/2021	EF1	0	0	$500,000	$-

Probability

Probability, or frequency of return, was calculated by dividing the number of tornado events in the recorded time period by the overall time period that the resource database has recorded events for the planning area. Note, historical events are documented as a function of the origin of the touchdown location. A tornado may travel over several miles into the planning area; however, the tornado event is solely recorded for the area of the tornado origin. Table 11-7 provides a general overview of tornado severity, probability, impacts, and defining characteristics. Probability for future tornado events is defined for the planning area within the section.

Probabilities of future tornado events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average temperatures change so too may the locations, frequencies, and range of anticipated intensities of tornado events. Climate change could lead to shifts in storm patterns that increase tornado risk. Population growth and urban expansion will raise the stakes by increasing the number of public assets, homes, and critical infrastructure in tornado-prone areas. Public buildings, such as schools and hospitals, could be severely damaged by tornadoes, leading to service disruptions. New development must incorporate stronger building standards to mitigate tornado damage and protect public safety, especially as more people move into areas vulnerable to severe wind events.

Table 11-7. Tornado Severity Defined

WEAK	STRONG	VIOLENT
• 69% of all tornadoes • Less than 5% of tornado deaths • Lifetime 1-10+ minutes • Winds less than 110 mph	• 29% of all tornadoes • Nearly 30% of all tornado deaths • May last 20 minutes or longer • Winds 110 – 205 mph	• 2% of all tornadoes • 70% of all tornado deaths • Lifetime can exceed one hour • Winds greater than 205 mph

Impact

Tornado impacts are documented by the number of deaths, injuries, property damage, and crop damage. Table 11-8 provides a summary of impacts for City of Texas City as a whole. Impacts to the city are documented in the following sections.

Tornadoes, depending upon extent, have the potential to destroy anything they encounter. Due to the unpredictable locations of tornado touchdowns, it is difficult to identify assets or populations within the planning area that are particularly vulnerable to tornadoes. Due to those two facts, all assets, property, and populations within the planning area are considered vulnerable to tornadoes. Properties within the planning area may experience power outages or other utility failures even if they're not destroyed during a tornado event. Homes destroyed by tornadoes will lead to displaced populations. Crops and commercial property destroyed in tornado events will have negative economic impacts.

Table 11-8. Historical Tornado Impacts Summary, 1957-2024[4]

Number of Events	Deaths	Injuries	Property Damage	Crop Damage
32	1	21	$1,940,575	$0

Vulnerability

Tornadoes typically travel miles once formed: therefore, all existing and future buildings, facilities, and populations in and around the City of Texas City are at potential risk of impact. The damage

[4] NCDC Storm Events Database, https://www.ncdc.noaa.gov/stormevents/

caused by a tornado is typically a result of high wind velocity, wind-blown debris, lightning, and large hail. Vulnerability of humans and property is difficult to evaluate given that tornadoes form at different strengths and in random locations. Property damage is typically most significant for structures of light construction. Three types of structures are more likely to suffer damage: manufactured homes, homes on crawlspaces (more susceptible to lift), and buildings with large spans, such as shopping malls, gymnasiums, and factories.

City of Texas City Tornado Hazard

LOCATION
City Wide

OCCURRENCE	EXTENT					
Number of Events 1957-2006*	Magnitude (Fujita Scale)					
	F0	F1	F2	F3	F4	F5
26	14	8	3	1	0	0
Number of Events 2007-2024*	Magnitude (Enhanced Fujita Scale)					
	EF0	EF1	EF2	EF3	EF4	EF5
6	5	1	0	0	0	0

* Fujita Scale replaced with Enhanced Fujita Scale in 2007

PROBABILITY				
Number of Events	Record Time Period	Time Period Years	Future Tornado Event Likelihood	Return Interval
32	03/17/1957 to 07/08/2024	67	48% annual chance	1 tornado every 2 years

IMPACT			
Number of Events	Deaths	Injuries	Property Damage
32	1	21	$1,940,575

VULNERABILITY				
Total Population[5]	Property Value[6]		Crop Land	
	Commercial	Residential	Acres[7]	Value
53,084	$1,279,967,437	$3,479,490,151	11,819	$438,411,673

[5] U.S. Census Bureau. "ACS Demographic and Housing Estimates." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05*, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?q=texas city.
[6] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District
[7] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium

Figure 11-2. City of Texas City Tornado Hazard Map (1957 – 2024)
(Infrastructure and Safety)



Figure 11-3. City of Texas City Tornado Hazard Map (1957 – 2024) – (Education)



Figure 11-4. City of Texas City Tornado Hazard Map (1957 – 2024) – (Care Centers)



Section 12: Hailstorm

Hailstorm Hazard Overview.....1
City of Texas City Hailstorm Hazard.....9

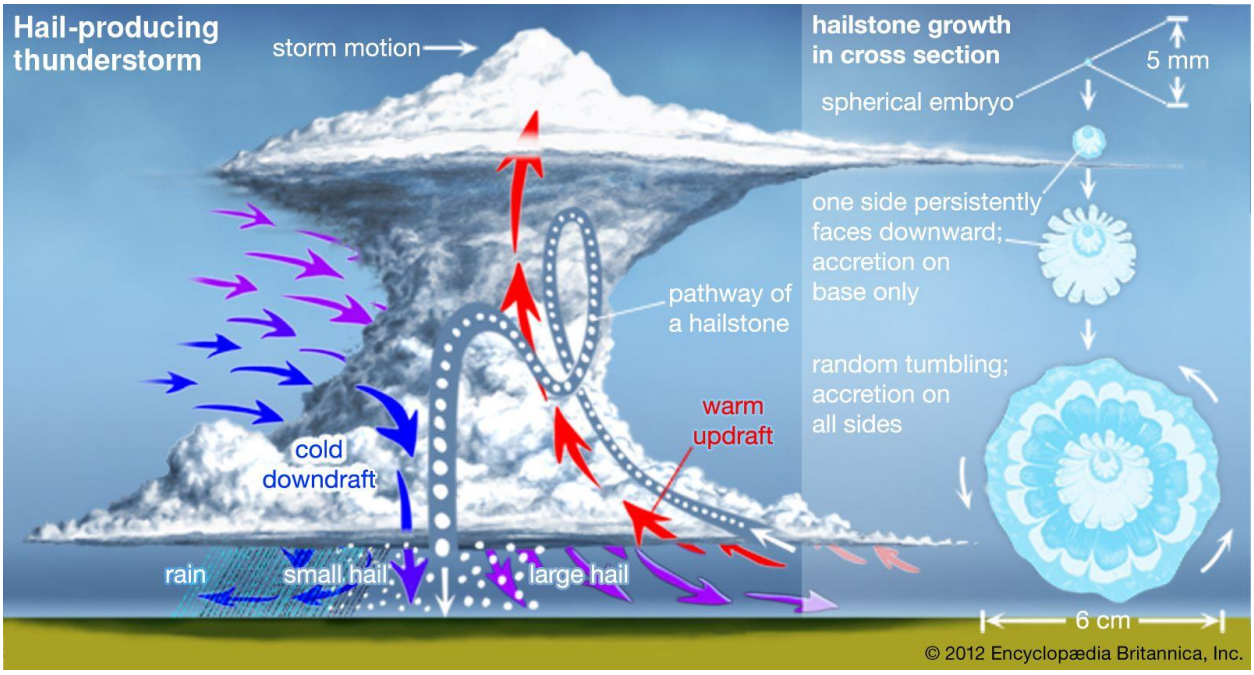
Hailstorm Hazard Overview

Description

Hail is a form of precipitation that occurs when updrafts in thunderstorms carry raindrops upward into extremely cold areas of the atmosphere where they freeze into ice. Nearly all severe thunderstorms produce hail aloft, though it may melt before reaching the ground. Multi-cell thunderstorms produce many hailstones, but not usually large hailstones. In the life cycle of the multi-cell thunderstorm, the mature stage is relatively short so there is not much time for growth of the hailstone. Supercell thunderstorms have sustained updrafts that support large hail formation by repeatedly lifting the hailstones into the very cold air at the top of the thunderstorm cloud. In general hail 2 inches (5 cm), a little larger than golf ball, or larger in diameter is associated with supercells. Non-supercell storms are capable of producing golf ball size hail. In all cases, the hail falls when the thunderstorm's updraft can no longer support the weight of the ice. The stronger the updraft the larger the hailstone can grow[1]. This process of hail development within a thunderstorm is depicted in Figure 12-1.

[1] NOAA

Figure 12-1: Hail Development within a Thunderstorm[2]



Location

Hailstorms do not have any specific geographic boundaries and can occur throughout the planning area uniformly. It is assumed that the entire planning area is uniformly exposed to damage from hailstorms.

[2] Britannica, https://www.britannica.com/science/thunderstorm/Supercell-storms

Extent

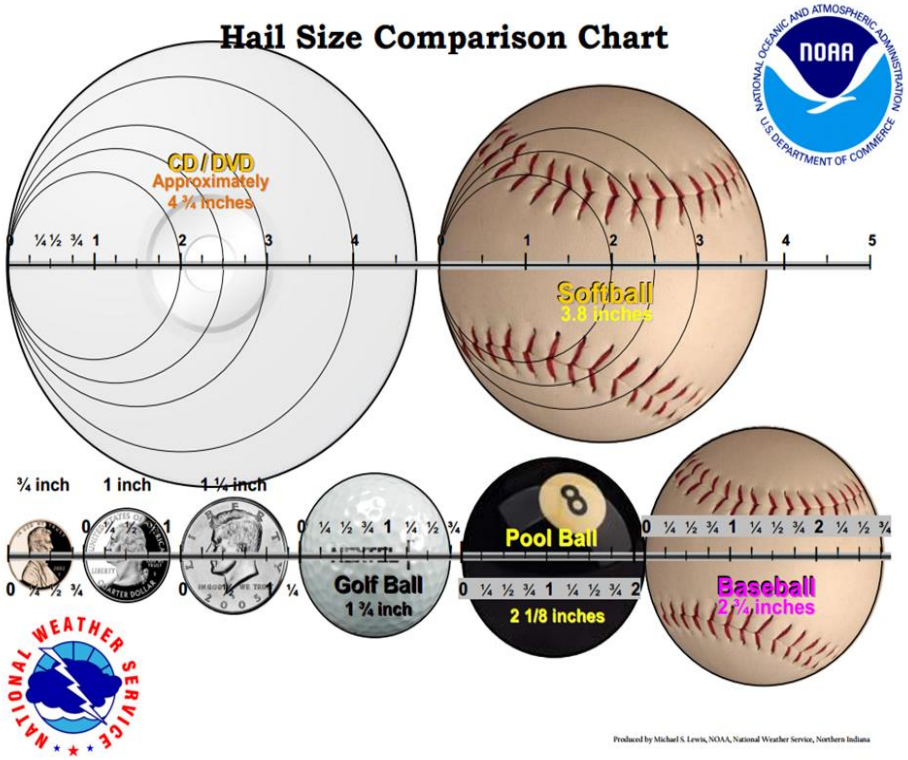
Much of the damage inflicted by hail is to crops. Even relatively small hail can shred plants to ribbons in a matter of minutes. Vehicles, roofs of buildings and homes, and landscaping are the other assets commonly damaged by hail.

Hail has been known to cause injury to humans, and occasionally has been fatal. There have been no recorded fatalities in the region.

Hail size is estimated by comparing it to a known object, as shown in Figure 12-2. Most hailstorms are made up of a mix of sizes, and only the very largest hail stones pose serious risk to people caught in the open. Hail of quarter size and larger is considered severe. The potential damage caused by different hail sizes is show in Table 12-1.

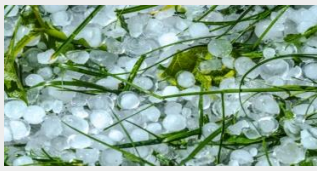
Historically, hailstones up to 4.5 inches in diameter have fallen in the planning area. For future planning purposes, the City of Texas City can expect hailstones up to 4.5 inches in diameter. The extent of hailstorms is uniform across the region.

Figure 12-2: Hail Size Comparison Chart[3]



[3] NOAA

Table 12-1. Estimating Hail Size[4]

Relative Size	Diameter (inches)	Potential Damage	Example of Damage
Pea	¼"	**Virtually no damage.** Slight Damage to plants.	
Marble	½"	**Virtually no structural damage.** Some damage to plants.	
Quarter	1"	**Some severe damage.** Dents to vehicles. Extensive damage to crops, plants, minor bodily damage.	
Ping Pong Ball	1½"	**Severe damage.** Paint damaged on cars; shingle roof damage; limbs broken; extensive damage to crops. Extensive bodily injury.	
Golf Ball	1¾"	**Severe damage.** Damage to windows, metal roofs pitted, aircraft pitted, trees damaged, total crop damage.	
Tennis Ball	2½"	**Extreme Damage** Damage to roof tiles, Significant structural damage to buildings, risk of serious bodily injury.	
Baseball	3"	**Extreme Damage** Cars and airplanes severely damaged, damage to forests, humans, and animals seriously in danger.	
Softball	4½"	**Total Destruction** Buildings destroyed, fatalities in humans and animals; cars and airplanes destroyed, forest severely damaged.	

[4] NOAA

Occurrences

Hail producing storms can occur at any time of year and at any time of day, but they are typically more common in the spring and summer months during the late afternoon and evening hours. A smaller, high frequency period can emerge in the fall during the brief transition between the warm and cold seasons. According to the NOAA National Weather Service Storm Prediction Center, the City of Texas City has experienced 30 (recorded) hailstorm events, within a half mile of the city limits, over the course of the record period from 1957 to 2024 (67 years). Table 12-2 includes a summary of hailstorm events from 1957 to 2024, and Table 12-3 includes a comprehensive list of all hailstorms on NOAA National Weather Service Storm Prediction Center database within the City of Texas City. Spatial data for hailstorm occurrences was retrieved from the NOAA's National Weather Service Storm Prediction Center[5], and may be viewed for the planning area in Figure 12-3.

Table 12-2. Historical Hailstorm Occurrence Summary, 1957-2024

Number of Events	Magnitude (Size of Hail)					
	¾"	⅞"	1"	1 ½"	1 ¾"	Over 2"
30	14	2	5	1	8	0

[5] https://www.spc.noaa.gov/gis/svrgis/

Table 12-3. Historical Hailstorm Events, 1957-2024

Date	Magnitude (Diameter, Inches)	Injuries	Fatalities	Property Damage	Crop Damage
3/21/1957	1.75	0	0	$-	$-
3/1/1965	1.5	0	0	$-	$-
6/17/1966	1.75	0	0	$-	$-
5/9/1981	1	0	0	$-	$-
6/16/1982	1.75	0	0	$-	$-
4/14/1990	0.75	0	0	$-	$-
10/31/1991	1.75	0	0	$-	$-
3/5/1992	0.75	0	0	$-	$-
4/19/1992	0.75	0	0	$-	$-
6/13/1992	1	0	0	$-	$-
4/2/1993	1.75	0	0	$2,750	$-
4/5/1993	0.75	0	0	$275	$-
5/1/1993	0.75	0	0	$2,750	$-
6/18/1994	0.75	0	0	$-	$-
5/11/1995	0.75	0	0	$2,750	$-
4/5/1996	0.75	0	0	$5,000	$-
4/22/1996	0.75	0	0	$5,000	$-
11/5/1997	0.88	0	0	$5,000	$-
2/1/1998	0.75	0	0	$3,000	$-
2/16/1998	0.75	0	0	$3,000	$-
5/30/2002	1.75	0	0	$20,000	$-
5/8/2005	1.75	0	0	$20,000	$-
6/30/2008	0.75	0	0	$-	$-
2/1/2009	1	0	0	$2,000	$-
4/20/2012	1.75	0	0	$3,000	$-
1/8/2016	0.75	0	0	$-	$-
2/26/2019	0.88	0	0	$-	$-
5/28/2020	0.75	0	0	$10	$-
1/6/2021	1	0	0	$-	$-
6/8/2023	1	0	0	$-	$-

Probability

Probability, or frequency of return, was calculated by dividing the number of hailstorm events in the recorded time period by the overall time period that the resource database has recorded. A hailstorm may travel over large distances; however, the hailstorm event is solely recorded for the hailstorm origin. Table 12-4 provides a general overview of hailstorm severity, probability, impacts, and defining characteristics. Probability for future hailstorm events is defined for the city and its respective county in the following sections based on NCDC Storm Events Database records.

Probabilities of future hailstorm events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average temperatures change so too may the locations, frequencies, and range of anticipated intensities of hailstorm events. The risk of hailstorms damaging public infrastructure will grow as climate change intensifies storm activity and development expands. Hail can cause significant damage to roofs, vehicles, and outdoor public spaces, leading to costly repairs for public buildings and infrastructure like roads and bridges. As Texas City's population grows and development spreads, more public assets will be exposed to hail risks, increasing the financial burden on the city to maintain and repair infrastructure. The need for resilient building materials and improved stormwater management systems will grow to mitigate hail damage.

Table 12-4. Hailstorm Severity Defined

Damage Classification	Percentage of all Hailstorms	Property Damage	Deaths/Injuries
Minor	36%	$0 to $500	No bodily injuries if exposed to the hail.
Severe	45%	$500 to $100,000	Minor bodily injuries if exposed to the hail.
Extreme	17%	$100,000 to $5,000,000+	Fatalities possible if exposed to hail.

Impact

Hailstorm impacts are documented by the number of deaths, injuries, property damage, and crop damage. Table 12-5 provides a summary of impacts for the City of Texas City as a whole. Impacts to the city is documented in the following sections.

Table 12-5. Historical Hailstorm Impacts Summary, 1957-2024[6]

Number of Events	Deaths	Injuries	Property Damage	Crop Damage
30	0	0	$74,535	Unknown

Vulnerability

All existing and future buildings, facilities, and populations in and around the City of Texas City are at potential risk of impact. The damage caused by hail is dependent upon the size of the "hail stones" and result in damage to vehicles, buildings, roofs, plants, trees, and especially crops. Vulnerability of humans and property is difficult to evaluate given that hailstorms form at different strengths and in random locations. Property damage is typically most significant for vehicles and structures of light construction. Two types of structures are more likely to suffer damage: manufactured homes and recreational vehicles. Agricultural crops are especially vulnerable to 1" or greater size hail and can lead to total crop failure. Vulnerability is defined for the city and its respective county in the following sections.

[6] NCDC Storm Events Database, https://www.ncdc.noaa.gov/stormevents/

City of Texas City Hailstorm Hazard

LOCATION
City Wide

OCCURRENCE	EXTENT					
Number of Events	Magnitude (Size of Hail)					
	¾"	⅞"	1"	1 ½"	1 ¾"	Over 2"
30	14	2	5	1	8	0

PROBABILITY[7]				
Number of Events	Record Time Period	Time Period Years	Future Hailstorm Event Likelihood	Return Interval
30	1957 to 2024	67	45%	1 hailstorm every 2.2 years

IMPACT				
Number of Events	Deaths	Injuries	Property Damage	Crop Damage
30	0	0	$74,535	Unknown

VULNERABILITY				
Population[8]	Property Value[9]		Crop Land	
	Commercial	Residential	Acres[10]	Value
53,084	$1,279,967,437	$3,479,490,151	11,819	$438,411,673

[7] Storm Prediction Center Severe Weather GIS (SVRGIS) Page

[8] U.S. Census Bureau. "ACS Demographic and Housing Estimates." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05*, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?q=texas city.

[9] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District

[10] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium

Figure 12-3. City of Texas City Hailstorm Hazard Map (1957-2024) (Infrastructure and Safety)



Figure 12-4. City of Texas City Hailstorm Hazard Map (1957-2024) – (Education)



Figure 12-5. City of Texas City Hailstorm Hazard Map (1957-2024) – (Care Centers)



Section 13: Expansive Soils

Expansive Soils Hazard Overview 1
City of Texas City Expansive Soils Hazard 9

Expansive Soils Hazard Overview

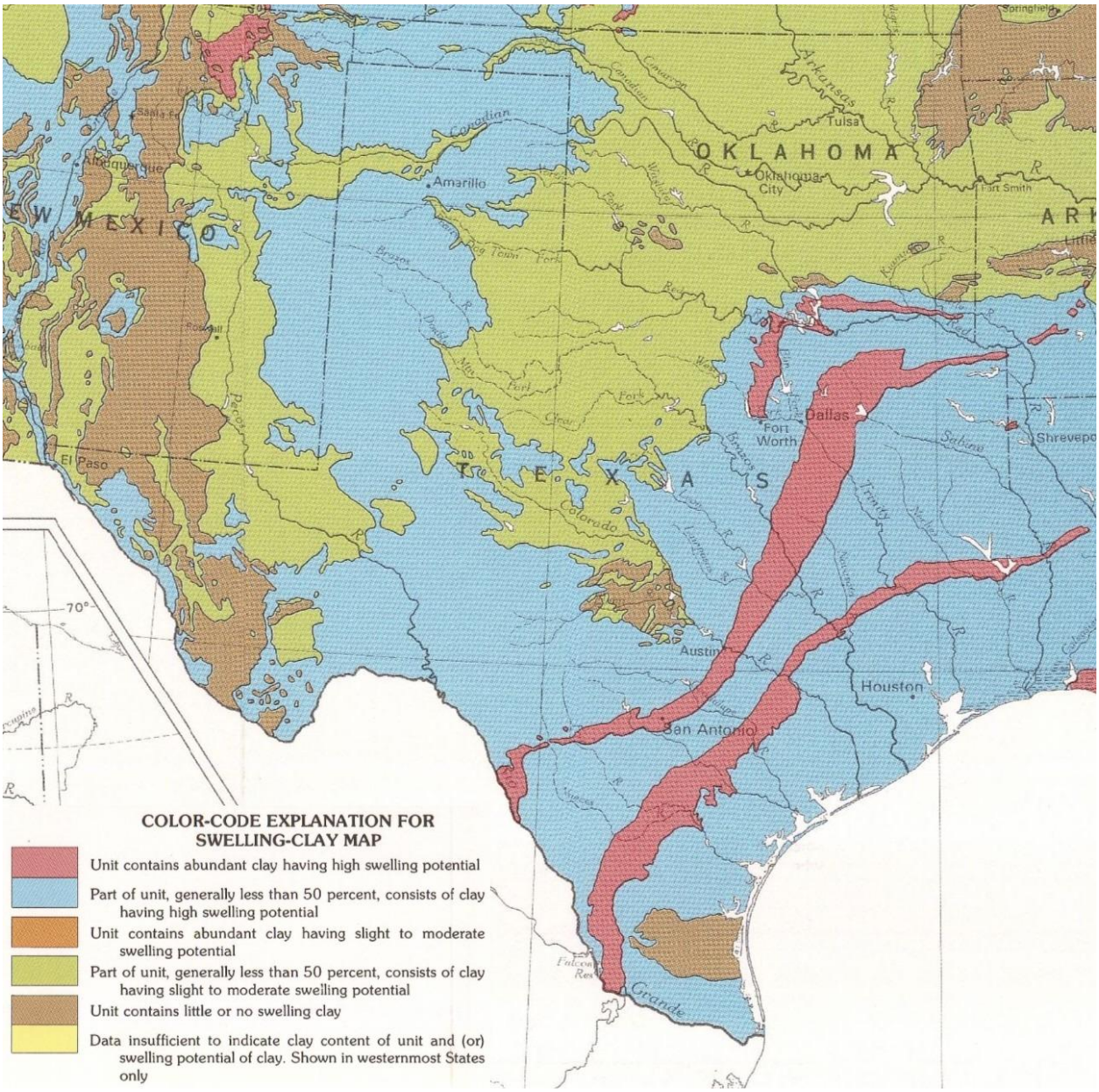
Description

Expansive soils contain minerals such as clay that are prone to large volume changes (swelling and shrinking). Soils with a high content of expansive minerals can shrink in drier seasons forming deep cracks. This shrinkage can remove support from buildings or other structures and result in damaging subsidence.

Location

Expansive soils with high clay content can expand to as much as 15 times its original volume. The soils in the City of Texas City, and most of the Texas Gulf Coast, typically contain less than 50 percent of clay soils that have a high swelling potential. Swelling potential across Texas is illustrated in Figure 13-1.

Figure 13-1. Swelling-Clay Map of Texas[1]



A USDA soil survey for Webb County indicates that approximately 74.99% of the City of Texas City's land surface consists of clay soils as indicated in Table 13-1.

[1] Swelling clays map of the conterminous United States by Olive, W.W., Chleborad, A.F., Frahme, C.W., Shlocker, Julius, Schneider, R.R., and Schuster, R.L.. https://ngmdb.usgs.gov/Prodesc/proddesc_10014.htm

Table 13-1. City of Texas City Clay Soil Survey[2]

CITY OF TEXAS CITY -PERCENTAGE OF CLY SOILS				
Symbol	**Soil Name**	**Acres**	**%**	
AeB	Arents, clayey	306.03	0.30%	**Percentage Excluding Water Surface**
Ar	Aris fine sandy loam	82.52	0.08%	
Ba	Bacliff clay	1,755.32	1.70%	
Bd	Bernard clay loam	4,073.76	3.94%	
BE	Bernard-Edna complex	207.84	0.20%	
Ed	Edna loam	1,529.95	1.48%	
ER	Edna-Aris complex	353.40	0.34%	
Fo	Follet clay loam	2,212.37	2.14%	
Fs	Francitas clay loam	894.07	0.86%	
FtU	Francitas-Urban land complex	3,206.56	3.10%	
IjD	Ijam loam	450.09	0.43%	
Ke	Kemah silt loam	1,415.98	1.37%	
KU	Kemah-Urban land complex	3,788.61	3.66%	
Lc	Lake Charles clay	7,478.97	7.23%	
LcUB	Lake Charles-Urban land complex	61.89	0.06%	
MoC	Mocarey-Cieno	1,889.76	1.83%	
Na	Narta fine sandy loam	811.62	0.78%	
Tm	Tracosa mucky silty clay	360.13	0.35%	
TR	Tracosa-Amarada	141.30	0.14%	
Va	Vamont clay	49.15	0.05%	
Ve	Verland silty clay loam	2,338.08	2.26%	
Land Surface	**Total Clay Soils**	33,407.40	32.27%	**74.99%**
	Other Soils	11,140.35	10.76%	**25.01%**
	Total Land Surface	**44,547.76**		
	Water Surface	58,961.74	56.96%	
	Total City of Texas City	**103,509.49**	**100%**	

[2] USDA Web Soil Survey, Web Soil Survey

Extent

Section 618.41 of the National Soil Survey Handbook (NSSH), by the USDA's Natural Resources Conservation Service, indicates expansive soils can be measured as a percent of the volume change of an oven-dried soil sample when it changes from moist to dry conditions. This percentage is called the Linear Extensibility Percent (LEP). The LEP is calculated as indicated in Figure 13-2.

Figure 13-2. Linear Extensibility Percent (LEP) Formula[3]

$$COLE = \frac{\text{(moist length) - (dry length)}}{\text{dry length}}$$

COLE = Coefficient Of Linear Extensibility

LEP = COLE x 100

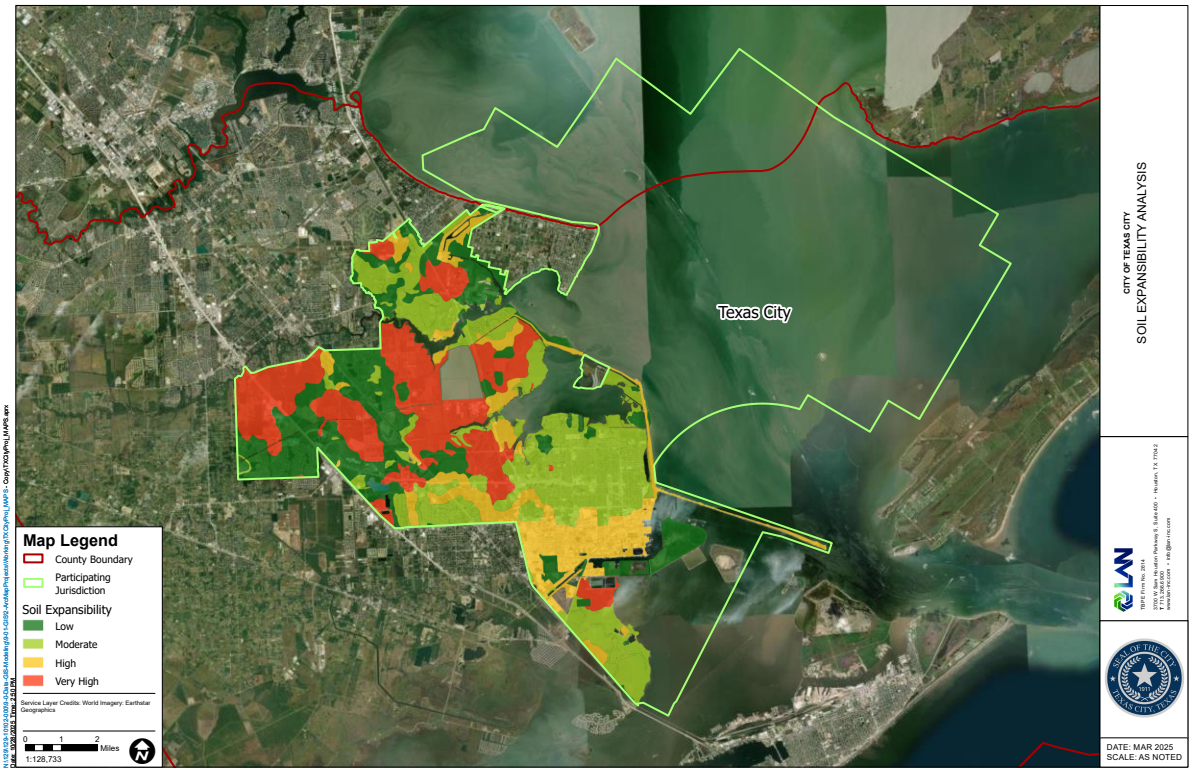
The higher the LEP percentage the greater the amount the soil will shrink and swell. LEP can be expressed in four Shrink-Swell classifications from Low to Very High as indicated in Table 13-2. The shrinking and swelling of soils with Moderate to Very High LEP can damage buildings, roads, buried infrastructure such as pipelines, and other structures. High to Very High LEP soils can even damage plant roots. Figure 13-3 graphically illustrates the distribution of soils for the City of Texas City and surrounding areas by LEP Shrink-Swell classifications. The soil distributions for the planning area may be viewed in Figure 13-4.

Table 13-2. Shrink-Swell Classifications[4]

Shrink-Swell Class	Linear Extensibility Percent (LEP)
Low	< 3.0%
Moderate	3.0% - 5.9%
High	6.0% - 8.9%
Very High	≥9.0%

Figure 13-3. City of Texas City Soil Distribution by LEP Shrink-Swell Classification

[3] USDA Web Soil Survey
[4] USDA Web Soil Survey



Occurrences

Expansive soils are a condition that is native to the soil characteristics for specific geographic locations and "cannot be documented as a time-specific event, except when it leads to structural and infrastructure damage."[5]

Damage due to expansive soils started to increase significantly in the 1960s when construction materials and foundations for residential homes started changing from pier and beam foundations with flexible sidings like wood, to rigid monolithic concrete slab-on-grade foundations with brick and other masonry sidings. The rigid foundations with rigid sidings are less forgiving and are readily damaged by the differential swelling and shrinking cycles of expansive soils.

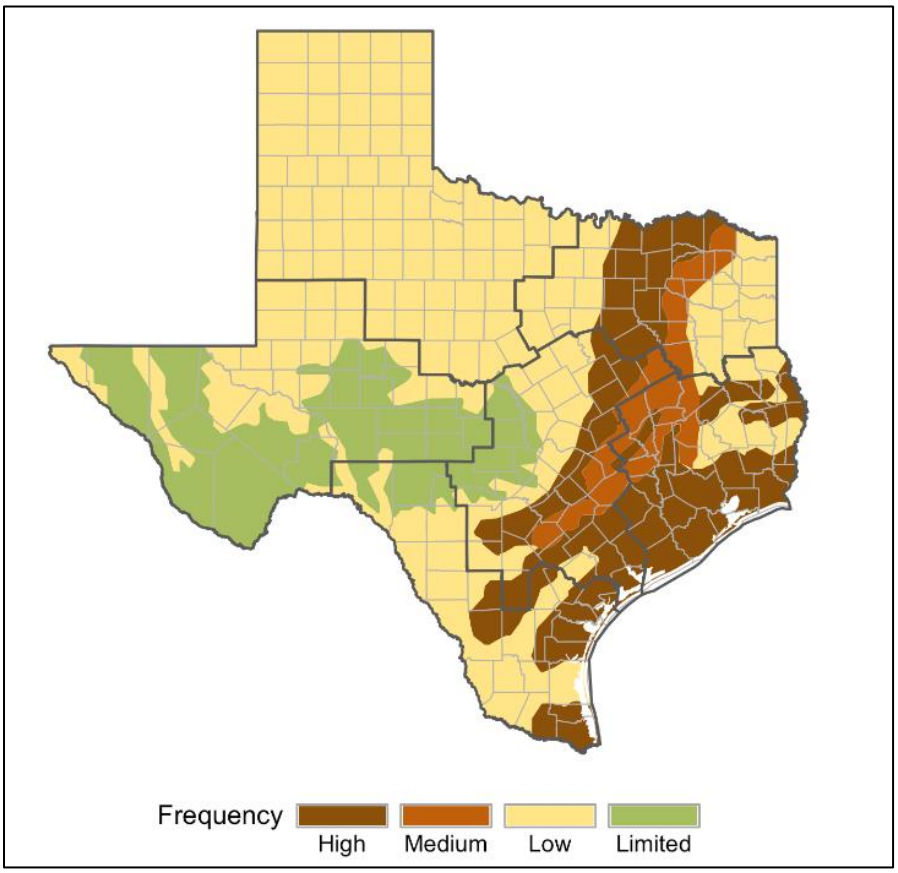
No events have occurred that led to a state or federal declared disaster since the last plan update. The City plans to update and/or develop regulations and permits to address hazards prone to the area and include any changes in future development areas. The City will also develop regulation restricting development in areas with soil considered poor or unsuitable for development.

Probability

[5] State of Texas Mitigation Plan, 2023

While damage due to expansive soils hazard is present in the City of Texas City, it is not well documented. Private claims documenting damages exclusively caused by expansive soils are typically not made available in the public domain. Figure 13-4 shows expansive soil locations and frequencies within Texas. This map shows Texas City in a designated high area of expansive soil frequency. Other hazards, like drought, can exacerbate the possibility of expansive soil damages. The drought probabilities shown in Table 13-3 are based on historical data ranging from 1937 to 2024. Droughts drive the expansibility and shrinkage of soils in the planning area.

Figure 13-4. Location and Frequency of Expansive Soils in Texas[6]



Probabilities of future expansive soil events are also subject to the effect of future conditions, such as climate change.

Future expansive soil hazard probability is also evaluated by utilizing drought and rainfall data which affect soil's expansive and shrinking properties. Shrinking, swelling, and cracking of soil under structures can result in foundational and structural issues that can result in major structural

[6] State of Texas Hazard Mitigation Action Plan, 2023

damage and pose a hazard to residents. Table 13-3 shows the annual chance of droughts by severity which can stimulate the shrinking and swelling of expansive soils.

Table 13-3. City of Texas City Drought Probability

Annual Chance of Drought (PHDI <-1)	Magnitude (PHDI Description)				
	Annual Chance of Incipient Drought	Annual Chance of Mild Drought	Annual Chance of Moderate Drought	Annual Chance of Severe Drought	Annual Chance of Extreme Drought
52.5%	8.3%	24.0%	13.3%	5.5%	1.4%

In addition, rainfall data shows that Texas City receives rainfall higher than the nation-wide average which can further accelerate shrinking and swelling of expansive soils. From 2000 to 2020, Texas City saw an average of 46 inches of rain annually. The maximum annual rainfall during this period was 64.22 inches. Texas City's annual rainfall is in the top 3% of cities in Texas. Additionally, Texas City has a 56% annual chance for an extreme heat event and a 52.5% annual chance of drought. This inundation of expansive soils and subsequent drying creates a high likelihood of expansive soils hazards affecting structures within the planning area.

Impact

Swelling and shrinkage typically varies depending on the amounts of moisture content and clay content. Uneven shrink/swell cycles are what causes damage to building foundations, walls, roadway pavement, sidewalks, underground piping, and other structures. Lightweight types of foundations like concrete pavement for roads and concrete slab on grade foundations are particularly susceptible to damage from the shrink/swell cycle. Cracked foundations, floors, and basement walls are typical types of damage done by swelling soils.

Private claims documenting expansive soil damage are not well documented in the public domain. The hazard of expansive soils should not severely impact Texas City residents.

The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average temperatures change so too may frequencies and range of anticipated intensities of expansive soil swelling and shrinkage events. Expansive soils pose a significant risk to public infrastructure, particularly roads, bridges, and building foundations. Climate change is expected to exacerbate soil movement due to more variable rainfall patterns, leading to increased damage to infrastructure. As Texas City's population grows and development continues, more buildings and public facilities will be constructed on soil types prone to expansion. This will increase the costs of infrastructure maintenance and repair,

especially in areas with heavy development. Incorporating soil stabilization techniques and better land-use planning will be critical in addressing these risks.

Impact can be measured in terms of property damage when such data is made available.

Vulnerability

Expansive soils primarily represent a threat to buildings and subterranean infrastructure. Crops and people are not typically directly threatened by expansive soils. Vulnerabilities to expansive soils are determined by examining what critical assets and properties are in different areas of soil expansibility. Assets in areas of moderate to very high expansive soil areas are shown in Figure 13-3 and Figure 13-5.

City of Texas City Expansive Soils Hazard

LOCATION
City Wide

OCCURRENCES	PROBABILITY
Ongoing	Ongoing and increasing (see Table 13-3)

IMPACT & VULNERABILITY			
VULNERABLE NON-CRITICAL FACILITIES: PROPERTY[7]			
PROPERTY CLASS	SHRINK-SWELL RISK CLASS	VALUE	
		AMOUNT	PERCENTAGE
Residential	Low	$1,018,881,834	29.54%
	Moderate	$1,914,871,851	55.52%
	High	$191,216,419	5.54%
	Very High	$324,169,746	9.40%
Commercial	Low	$270,510,952	21.13%
	Moderate	$649,399,279	50.74%
	High	$50,031,572	3.91%
	Very High	$310,025,634	24.22%
	TOTAL:	**$4,729,107,287**	

VULNERABILITY (CONT.)		
VULNERABLE NON-CRITICAL FACILITIES: ACREAGE		
SHRINK-SWELL RISK CLASS	ACRES	
	AMOUNT	PERCENTAGE
Low	10,353	25%
Moderate	13,156	32%
High	7,003	17%
Very High	10,600	26%

[7] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District

VULNERABILITY (CONT.)	
VULNERABLE CRITICAL FACILITIES	
SHRINK-SWELL RISK CLASSIFICATION	ASSET COUNT IN SHRINK-SWELL RISK AREA
Low	21
Moderate	52
High	19
Very High	13

Figure 13-5. City of Texas City Soil Expansibility Hazard Map – (Infrastructure and Safety)

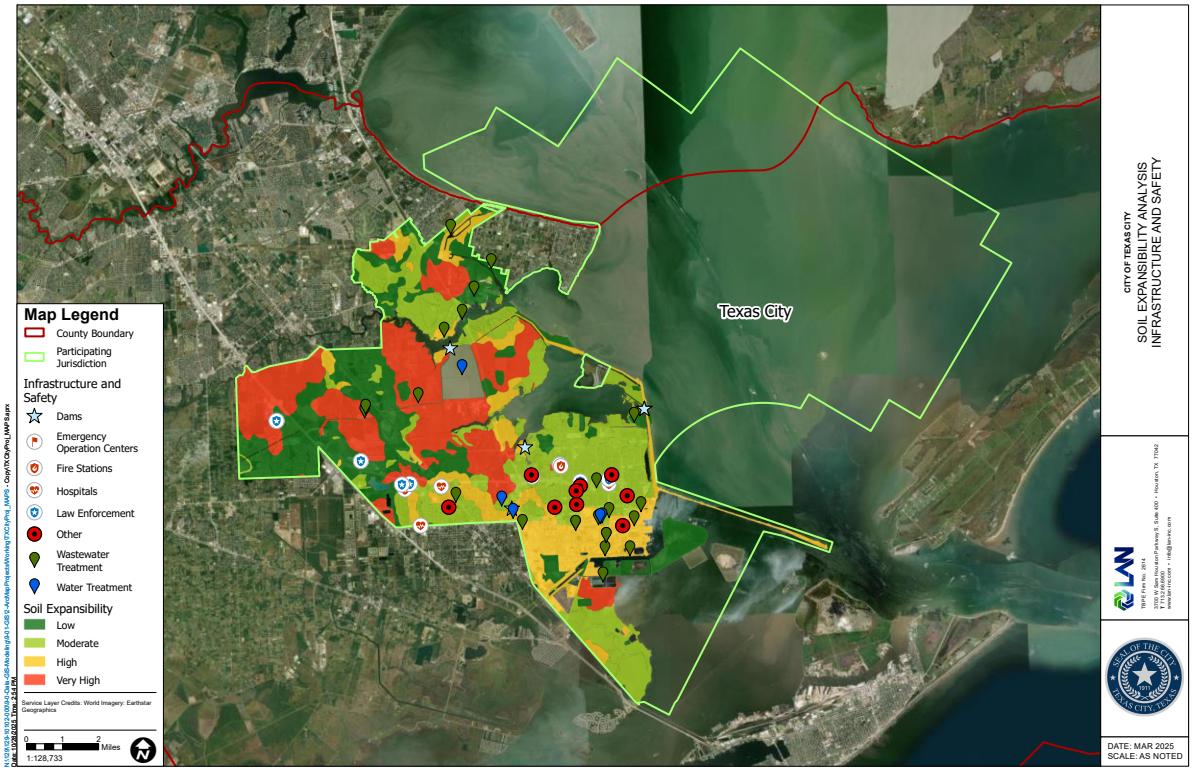


Figure 13-6. City of Texas City Soil Expansibility Hazard Map – (Education)

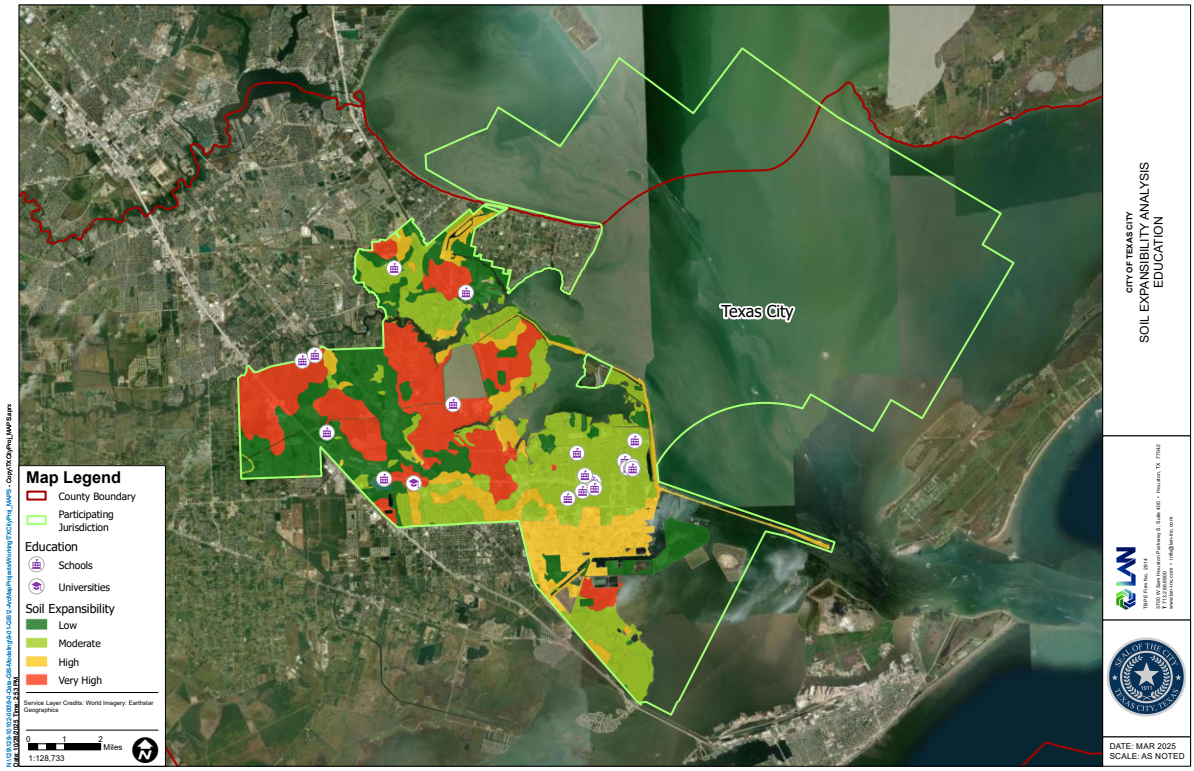
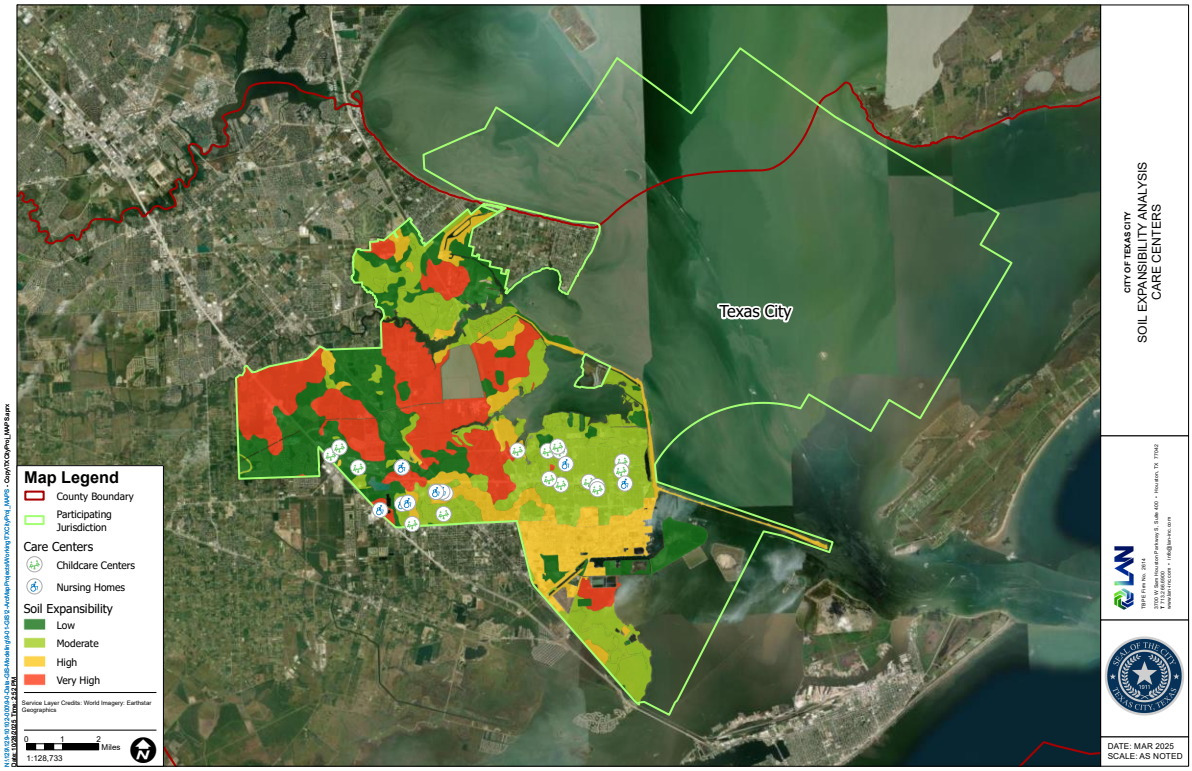


Figure 13-7. City of Texas City Soil Expansibility Hazard Map – (Care Centers)



Section 14: Dam and Levee Failure

Dam and Levee Failure Hazard Overview 1
City of Texas City Dam Failure Hazard 9

Dam and Levee Failure Hazard Overview

Description

A dam is a barrier that is constructed to hold back water. A dam failure is a systematic failure of a dam structure resulting in the uncontrolled release of water, often resulting in floods that could exceed the 100-year flood plain boundaries.[1] A levee is an embankment built to prevent overflow from a body of water. A levee failure is when a levee embankment fails, or is intentionally breached, causing the previously contained water to flood the land behind the levee.

Locations

Dams

There are two dams located in the City of Texas City as indicated in Table 14-1 The locations of the dams located in and around the City of Texas City are shown in Figure 14-1. Locations impacted by dam failure are the areas downstream from the dams. These areas can expect a degree of inundation from flood waters, depending upon the severity of the dam failure. It is also possible that some areas upstream will be impacted by receding water levels, though these impacts are not likely to be damaging. Opportunities for recreation, irrigation, and industrial use may be reduced if reservoir water levels fall beneath their normal levels. The dams located in the City of Texas City are primarily used for drinking water reserves and storm water detention.

There is a general data deficiency for small dams and levees. Specific inundation maps do not exist for these structures. This data deficiency includes extent. Without inundation maps, extent cannot be measured. Actions to correct these data deficiencies are proposed in Section 17.

Levees

There are two levees, and one dike located in the City of Texas City as indicated in Table 14-2. The locations of these structures located in and around the City of Texas City are shown in Figure 14-1. Locations impacted by levee failure are the areas situated behind the levee walls. In the case of the Texas City Hurricane Levee, this is approximately 60% of the City's land area. These areas can expect a degree of inundation from flood waters depending upon the levee height and the

[1] The State of Texas Mitigation Plan, Updated 2023

severity of the levee failure. The National Levee Database, operated by the United States Army Corps of Engineers (USACE), provides inundation areas for the two levees surrounding the city.

Table 14-1. Dams Located in and Around the City of Texas City[2]

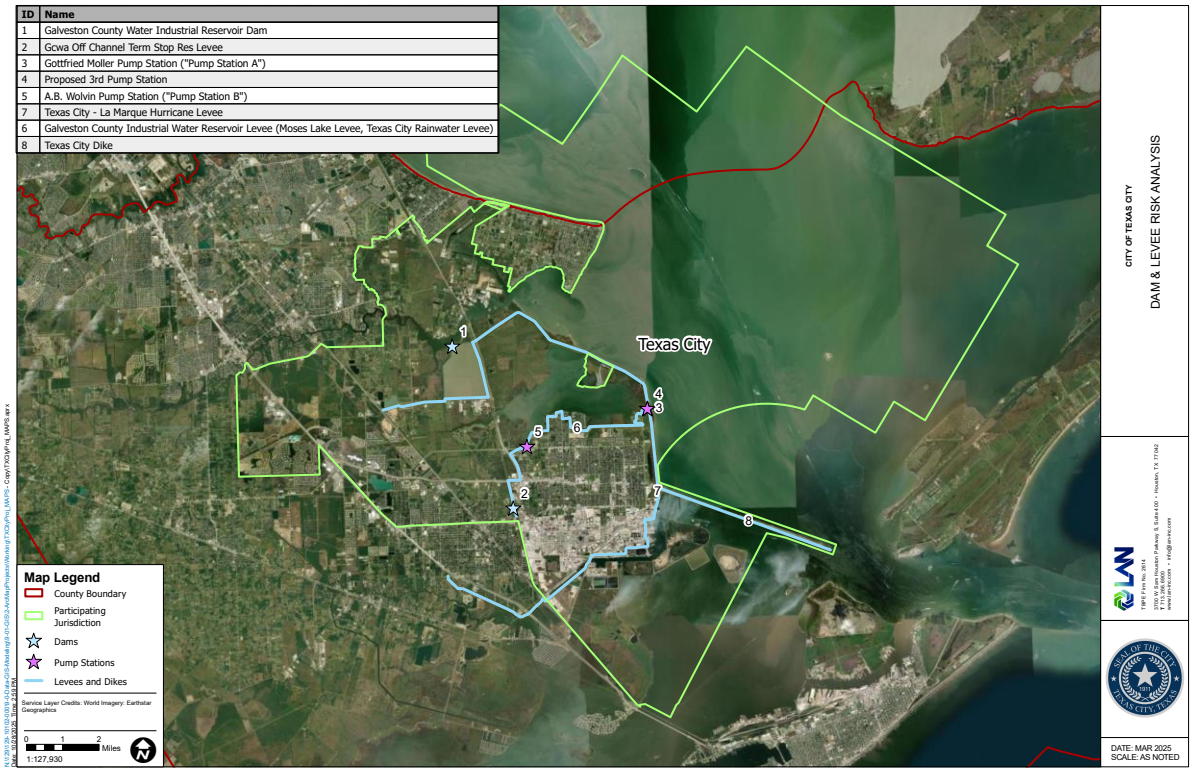
Dam Name	Primary Purpose	Owner	Drainage Area (sq mi)	Dam Height (ft)	Hazard Potential Classification	Storage (ac-ft)	
						Max	Normal
Galveston County Water Industrial Reservoir Dam	Water Supply; Other; Recreation	Gulf Coast Water Authority	1.27	14	High	9,462	6,931
GCWA Off Channel Term Stop Res Levee	Private Use	Gulf Coast Water Authority	0	8	Low	90	65

Table 14-2. Levees and Dikes Located in and Around the City of Texas City

Name	Flooding Source	Operator	Length	Hazard Potential Classification
Galveston County Industrial Water Reservoir Levee (Moses Lake Levee, Texas City Rainwater Levee)	Moses Lake	Texas City, TX	5.88 miles	High
Texas City - La Marque Hurricane Levee	Galveston Bay	USACE - Galveston District	22 miles	Very High
Texas City Dike	Galveston Bay	Texas City, TX	5.3 miles	None

[2] Texas Commission on Environmental Quality and National Inventory of Dams from The United States Army Corps of Engineers

Figure 14-1: Map of Dams and Levees Located within and in proximity to the City of Texas City[3]



[3] Texas Commission on Environmental Quality and National Inventory of Dams from The United States Army Corps of Engineers

Extent

The Federal Guidelines for Dam Safety (FEMA publication No. 333, dated April 2004) provides guidelines for determining the potential hazard classification for dams with "*the understanding that the failure of any dam or water-retaining structure, no matter how small, could represent a danger to the downstream life and property.*" The guideline establishes three classification levels of Low, Significant and High as indicated in Table 14-3.

Table 14-3: Dam Hazard Classifications

Hazard Classification	Loss of Life	Economic, Environmental, Lifeline Losses
Low	None Expected	Low and generally limited to owner
Significant	Possible, but not expected	Yes
High	Probable. One or more expected	Yes (but not necessary for this classification)

The Texas Emergency Action Planning website indicates that in 2005, the Texas Attorney General ruled that dam hazard classifications are exempt from disclosure under the state's Public Information Act due to Homeland Security concerns.

Dam failures can occur as a collapse or breach of the structure. Dam failures my result from one or more of the following conditions:

- Long periods of rainfall and flooding.
- Insufficient spillway capacity, resulting in embankment overtopping.
- Internal erosion caused by leaking or piping.
- Cathodic corrosion of concrete reinforcement.
- Maintenance problems, including failures in debris removal, repairs, or gate and valve maintenance.
- Poor design or construction.
- Dam failure upstream inundating the downstream dam.
- Erosion caused by wind-driven waves.
- Intentional sabotage.
- Land subsidence.
- Earthquakes.

A levee is a manmade embankment or structure built along a river, sea, or other body of water to protect the adjacent land from flooding. A levee failure is the systematic failure of the levee

structure or levee system resulting in the uncontrolled release of water. The more common causes of levee failure include:

- Overtopping.
- Erosion.
- Structural Instability.
- Piping/under seepage.
- Settlement.[4]

FEMA requires that levees be certified to meet federal design, construction, maintenance, and operation standards to adequately reduce the risk of flooding from a major flood.

The State of Texas Hazard Mitigation Plan indicates that the "extent or magnitude of a dam failure event is described in terms of the classification of damages that could result from a dam's failure." The State plan also indicates that "specific dam names and additional identifying information are not included in this document as hazard classifications are considered confidential per Texas Government Code §418.181 and the Texas Attorney General."

Occurrences of:

Dam Failures

No previous occurrences of failure for dams affecting City of Texas City are known.

Levee Failures

No previous occurrences of failure for levees affecting City of Texas City are known.

Probability of:

Dam Failures

There is no history of failures for any of the dams that can affect the City of Texas City. It is assumed that a dam failure affecting the City of Texas City is unlikely within the next 10 years.

Levee Failures

There is no history of failures for any of the levees that can affect the City of Texas City. It must be noted, however, that the City of Texas City experienced record surge loading during Hurricane Ike. Portions of the Texas City Hurricane Flood Protection Levee were loaded to 100% of the levee's height. Any storm event which causes surge higher than that of Ike is expected to overtop the levee system, or even cause levee failure.

[4] Congressional Briefing, FEMA, July 2013

Probabilities of future dam and levee failure events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average temperatures change, so too will the locations, frequencies, and range of anticipated intensities of weather-related factors that contribute to dam and levee failure events, such as hurricanes, tropical storms, extreme rainfall events, sea levels, etc.

Impact of:

As climate change intensifies rainfall events and the population continues to grow in flood-prone areas, the risk of dam and levee failures becomes more critical. These structures protect large portions of the city from flooding, and their failure could result in catastrophic damage to homes, public buildings, and critical infrastructure. The growing population in Texas City will lead to increased development in areas protected by these structures, amplifying the potential for economic and human loss in the event of a failure. Investment in the maintenance and upgrade of dams and levees will be essential to prevent such disasters as climate impacts intensify.

Dam Failures

Dams provide benefits in the form of water for recreation, irrigation, human consumption (after treatment), industrial use, flood control, and hydroelectric power. Most dams contain relatively small volumes of water and do not pose a severe threat to downstream communities; however, a failure of a large dam could be catastrophic.

The Galveston County Water Industrial Reservoir Dam has a "High" hazard classification. This classification is evaluated, provided, and defined by the USACE. The USACE Dam Hazard Classifications may be found in Table 14-2. The dam has a max storage capacity of 9,462 acre-ft. The dam outfalls into Dickinson Bayou, which is upstream of Dickinson and Galveston Bay. The dam has a drainage area of 1.27 sq. mi. Currently, there are no inundation maps added to the National Inventory of Dams for the Galveston County Water Industrial Reservoir Dam.

The Gulf Coast Water Authority Off Channel Term Stop Reservoir Levee is also listed in the USACE's National Inventory of Dams. This structure has a "Low" hazard classification, and a max storage capacity of 90 acre-ft. Currently, there are no inundation maps added to the National Inventory of Dams for the Gulf Coast Water Authority Off Channel Term Stop Reservoir Levee.

Of these two dams, the Galveston County Water Industrial Reservoir Dam is of the highest concern. The failure of this dam is expected to cause significant damage to residential/agricultural areas, displace vulnerable populations, and even result in the loss of life downstream of the dam. The failure of the Gulf Coast Water Authority Off Channel Term Stop Reservoir Levee is not expected to have as significant of an impact on the surrounding areas, and no loss of life should

be expected. Unfortunately, the lack of dam failure inundation maps makes the quantification of expected damages difficult. Locations of dams in the planning area may be viewed in Figure 14-1. Based on this data and hazard classifications the impact of a dam failure in the City of Texas City is assumed to be high, due to the presence of a high capacity "High" hazard dam. If the City of Texas City's "Low" hazard dam were to fail, impacts are expected to be restricted to surrounding riparian corridors, agricultural areas, and to the dam itself. Failure of the "High" hazard, higher capacity dam may cause power outages, damage residential and commercial property, and displace vulnerable populations.

Levee Failures

Levees are designed to protect areas from flooding by acting as barriers to prevent water from overflowing into vulnerable land during periods of heavy rainfall or storm surge. They are commonly constructed along rivers, lakes, and coastal regions to safeguard residences, industries, businesses, agricultural land, and infrastructure. Levees also help prevent erosion. Depending on the size, the failure of a levee system could be catastrophic.

Out of all the dam and levee structures locates in and around the City of Texas City, the Texas City Hurricane Flood Protection Levee System poses the most risk upon failure. The levee was originally constructed in 1930, and last expanded in 1987. The entire system is 22 miles long, and consists of 20.6 miles of levees and 1.35 miles of flood walls. The average height of the levee is 20 feet. The USACE keeps records of the levee's historic loading by percentage of height. These occurrences may be seen on page 10. The risk associated with this levee is very high. Texas City and the surrounding areas experienced record storm surge levels during Hurricane Ike. These water levels loaded the levee to 100% capacity in some areas, with sections of the floodwall showing signs of movement. Any storm causing surge levels equal to or higher than that of Ike's is expected to overtop or cause the levee to fail. Failure of the Texas City Hurricane Flood Protection Levee System could result in localized flooding depths up to 15 feet. This flooding has a potential for loss of life, and economic damages to critical infrastructure including the internationally significant petrochemical industry. Nearly 60% of the City of Texas City lies within the expected inundation area of this levee.

The Galveston County Industrial Water Reservoir Levee System is located on the south bank of Moses Lake. The levee is 5.88 miles long, and serves to impede rising water levels in Moses Lake. The USACE does not publish data regarding this levee's average height, year of construction, or historic loading by percentage of height. Roughly 8% of the City of Texas City lies within this levee's projected inundation area.

Vulnerability

There is a general data deficiency for the dams in the planning area as dam-specific inundation maps do not exist for these dams. Consequently, it is difficult to develop a detailed vulnerability profile. Actions to correct these data deficiencies are proposed in Section 17.

Vulnerability to levee failure has been examined by looking at the population, property values, number of critical facilities, lengths of roadway and railroads, and acres of farmland located within each levee's inundation area as provided by the USACE.

City of Texas City Dam Failure Hazard

Location	Extent
See Figure 14-1	See Table 14-2

Occurrences	Probability
No historical dam failures	Dam Failure: 1% chance in next 10 years

Impact and Vulnerability
Low Hazard: Damage to dam and agricultural areas. High Hazard: Damage to dam, residential/agricultural areas, displaced populations, etc.

Despite the efforts of the planning team, inundation maps for the dams of the City of Texas City were not available. One "Low" hazard dam is present in the city. Failure of this dam is not expected to endanger critical facilities. Expected damages are restricted to nearby riparian corridors, agricultural areas, and the dam itself. The "High" hazard dam is located south of Dickinson Bayou. A failure of this dam can cause damage to the dam itself, residential/commercial/agricultural property, cause vulnerable populations to be displaced, destroy city infrastructure, and cause loss of life.

The City of Texas City Levee Hazard: Texas City Hurricane Flood Protection Levee System

LOCATION			EXTENT
Levee Name	**Major Flooding Source**	**Levee Height**	**Maximum Inundation Depth Upon Failure**
Texas City Hurricane Flood Protection Levee	Galveston Bay	20 feet	15 feet

EXTENT
The record storm surge experienced by the Texas City Hurricane Flood Protection Levee occurred during Hurricane Ike. Portions of the levee system were loaded to 100% of the levee's height. Any storm surge larger than Hurricane Ike's is expected to cause the levee system to fail, resulting in localized flood depths up to 15 feet.

OCCURRENCES AND PROBABILITY[5]				
Historic Loading by Percentage of Height	**Surge Height**	**Number of Recorded Instances**	**Future Event Likelihood**	**Recurrence Interval**
Overtopping	20 feet	0	1%	100 years
>75%	15 feet	1	2.6%	38 years
>50%	10 feet	5	13.2%	7.5 years
>25%	5 feet	9	23.7%	4 years

IMPACT & VULNERABILITY			
Population	**Residential Property Value[6]**	**Commercial Property Value**	**Industrial Property Value**
34,485	$2,043,042,362	$818,764,459	$8,425,242,210
Critical Facilities	**Roadway**	**Railroads**	**Farmland**
69	648.94 miles	26.73 miles	699.56 acres

[5] National Levee Database

[6] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District

The City of Texas City Levee Hazard: Galveston County Industrial Water Reservoir Levee System

LOCATION			EXTENT
Levee Name	**Major Flooding Source**	**Levee Height**	**Maximum Inundation Depth Upon Failure (Feet)**
Galveston County Industrial Water Reservoir Levee System	Moses Lake	Data Not Available	Data Not Available

OCCURRENCES AND PROBABILITY[7]
No historic loading data available at this time

IMPACT & VULNERABILITY			
Population	**Residential Property Value[8]**	**Commercial Property Value**	**Industrial Property Value**
12,506	$907,148,146	$381,542,256	$131,133,120
Critical Facilities	**Roadway**	**Railroads**	**Farmland**
17	194.84 miles	5.07 miles	104.15 acres

The impacts of a complete failure of the Texas City levee system, it's likely that thousands of people, critical facilities, homes, and petrochemical facilities would be inundated. This flooding would cause severe disruptions to all activity within the inundated area. The density of industrial facilities creates the risk of severe environmental impacts from a levee failure. A failure of the Texas City levee system could potentially be catastrophic, with economic impacts felt across the nation.

[7] National Levee Database
[8] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District

Figure 14-2. Map of Levee Inundation Areas for the City of Texas City

(Infrastructure and Safety)

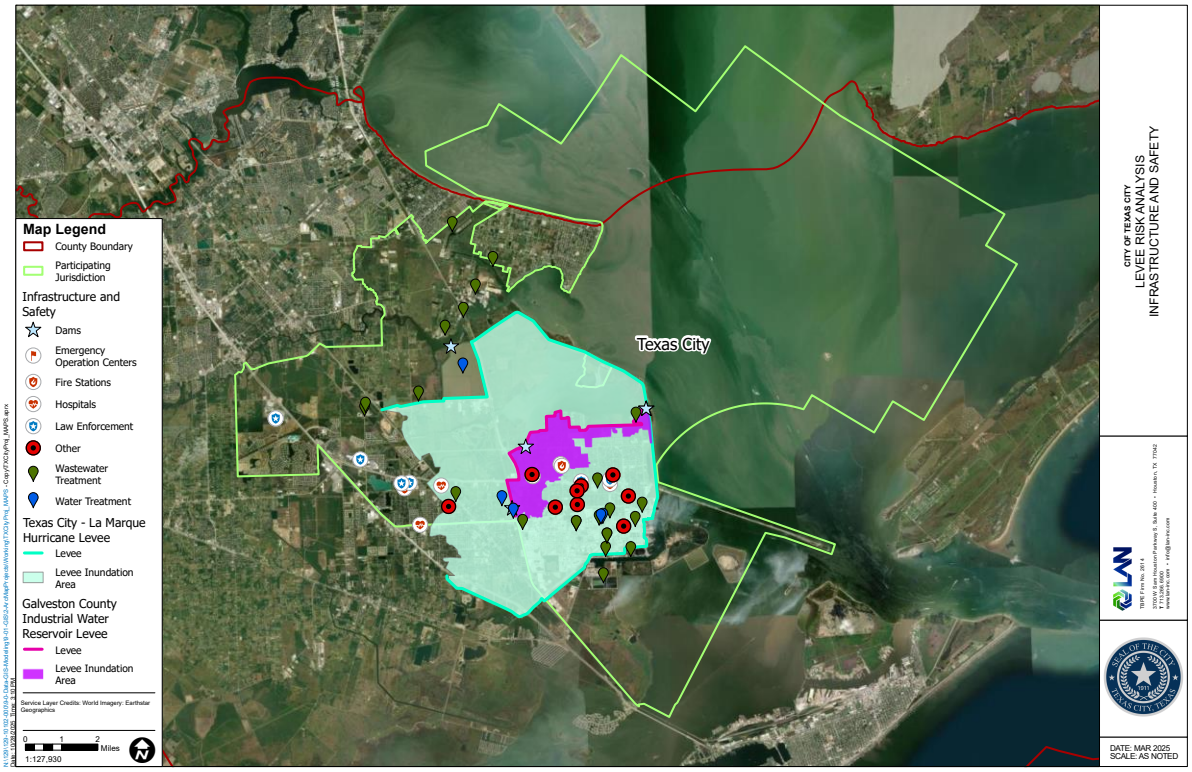


Figure 14-3. Map of Levee Inundation Areas for the City of Texas City (Education)

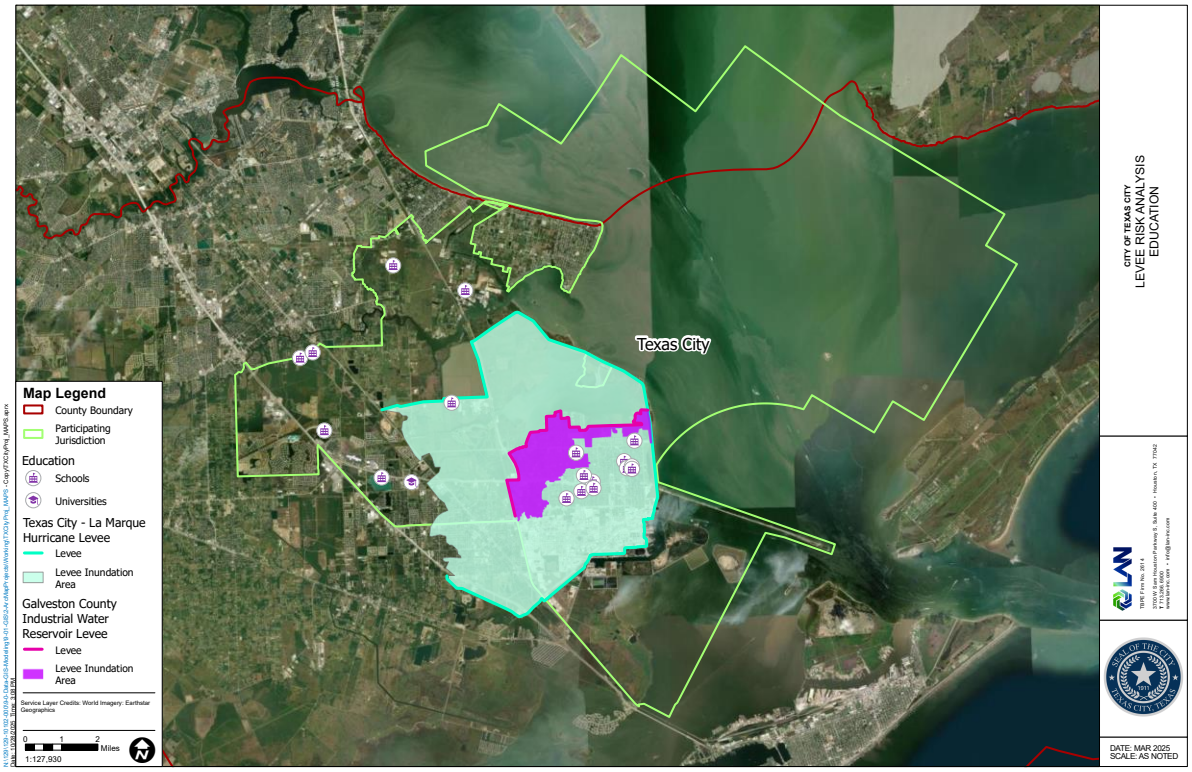
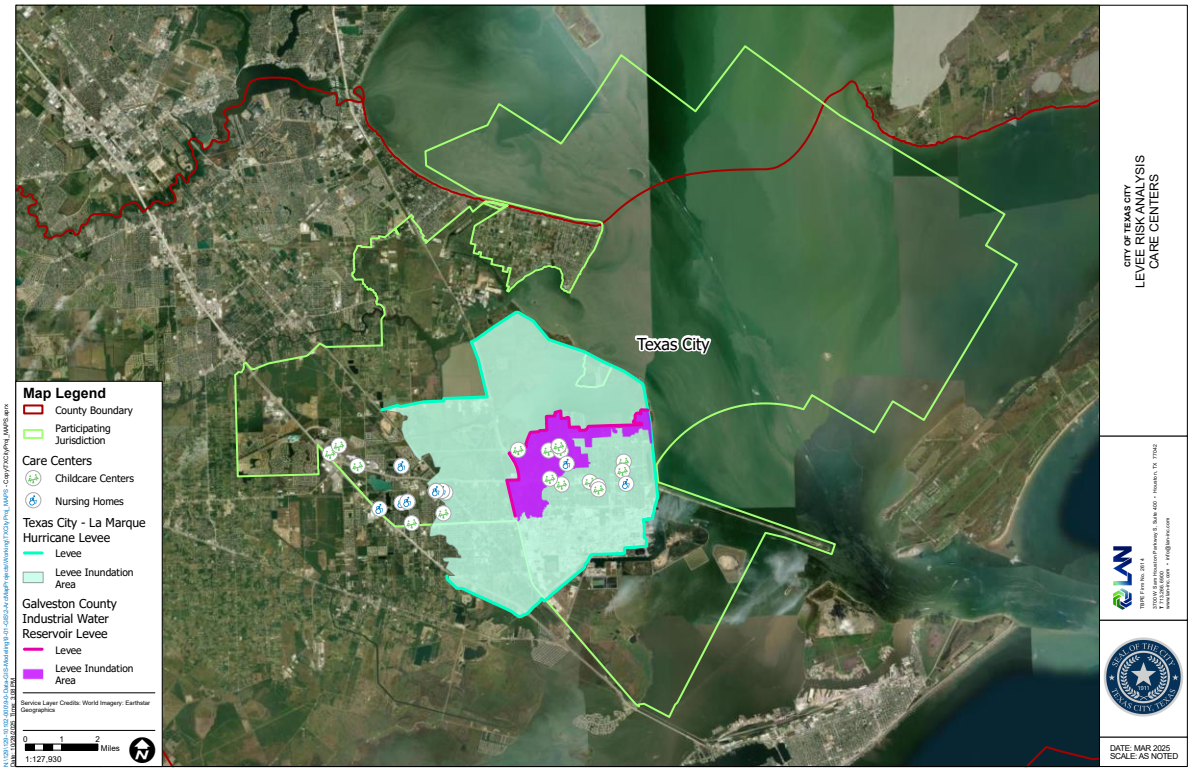


Figure 14-4. Map of Levee Inundation Areas for the City of Texas City

(Care Centers)



Section 15: Wildfire

Wildfire Hazard Overview 1
City of Texas City Wildfire Hazard 6

Wildfire Hazard Overview

Description

A wildfire is an uncontrolled fire almost exclusively fueled by natural vegetative fuels. Fuel may come in the form of grass, brush, or trees. Wildfire risk increases with high concentrations of connected fuels. Meteorological conditions such as high temperatures, low humidity, droughts, and high wind can also increase wildfire risk. Humans are the most common source of initial ignition in wildfires. Sparks from agricultural, industrial, or automobile activity may start a wildfire.

Location

Wildfires are most common in areas where wildland and urban areas abut, known as the Wildland Urban Interface (WUI). The areas in the City of Texas City that feature WUI are the most vulnerable to wildfire. The urban centers of communities lack the concentrations of fuels required to feed wildfires. The rural areas of the planning area lack the degree of human activity that is associated with ignition. Areas where human activity takes place and where fuel concentrations and connectivity are sufficient to fuel wildfire are the areas where wildfires are most likely.

Extent

Risk to wildfire can be measured by using the Keetch-Byram Drought Index (KBDI). KBDI relates weather conditions and expected, potential fire behavior as shown in Table 15-1. KBDI is based upon daily water balance, precipitation, and soil moisture. KBDI ranges from 0 to 800. A KBDI score of 0 indicates no water depletion, while a score of 800 represents extremely dry conditions.

Table 15-1. KBDI Scores and Corresponding Potential Fire Behaviors

KBDI Value Range	Qualitative Drought Extent
0 - 200	Soil moisture and large class fuel moistures are high and do not contribute much to fire intensity. Typical of early spring following winter precipitation.
200 – 400	Fuels are beginning to dry and contribute to wildfire intensity. Heavier fuels will still not readily ignite and burn. This is often seen in late spring or early summer.
400 – 600	Lower litter and duff layers contribute to fire intensity and will burn actively. Wildfire intensity begins to increase significantly. Larger fuels could burn or smolder for several days. This is often seen in late summer and early fall.
600 – 800	Often associated with more severe drought with increased wildfire occurrence. Intense, deep-burning fires with extreme intensities can be expected. Live fuels can also be expected to burn actively at these levels

Galveston County has an average KBDI[1] of 380, minimum of 242, and maximum of 474. On average Galveston County has a low to moderate level of risk. Because KBDI indicates current conditions, care should be taken to ensure that KBDI is examined to determine risk. Droughts or extreme weather conditions may drive KBDI up or down in a short time.

Historically, the largest fire in the planning area (excluding controlled, fuel-management burns), based on TAMFS, was about 300 acres. In the future, the worst that is expected to occur in the City of Texas City is a fire size of 300 acres.

Extent may also be examined in terms of fire intensity. Table 15-2 provides the Texas A&M Forest Service Fire Intensity Rating. For future planning purposes, the City of Texas City can expect to experience a fire of Moderate to High intensity on the Texas A&M Forest Service Fire Intensity rating. The Wildfire Risk associated with the City of Texas City may be viewed in Figures 15-1 through 15-4.

[1] Texas Weather Connection, https://twc.tamu.edu/kbdi

Table 15-2 – Texas A&M Forest Service Fire Intensity Rating

Texas A&M Forest Service Fire Intensity Ratings	
Intensity Rating	**Description**
Very Low	Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress by firefighters with basic training and nonspecialized equipment.
Low	Small flames, usually less than two feet long; small amount of very short-range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.
Moderate	Flames up to 9 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective. Increasing potential for harm or damage to life and property.
High	Large Flames, up to 40 feet in length; short-range spotting common; medium range spotting possible. Direct attack by trained firefighters, engines, and dozers is generally ineffective, indirect attack may be effective. Significant potential for harm or damage to life and property
Very High	Very large flames up to 200 feet in length; profuse short-range spotting, frequent long-range spotting; strong fire-induced winds. Indirect attack marginally effective at the head of the fire. Great potential for harm or damage to life and property.

Occurrences

Records from the Texas A&M Forest Service (TAMFS) indicate that from January 2005 to February 2020, the range of dates for which spatial wildfire data is provided, the City of Texas City experienced a total of 6 wildfires. Half of these wildfires were equal to 1 acre, and the other half were equal to or greater than 50 acres resulting in a total burned area of 553 acres. TAMFS records indicate that debris burning, and miscellaneous or unknown causes account for all six fires. Records of occurrence are provided in the summary table, and a partial list is provided in Table 15-3, using TAMFS data. These record locations may be viewed in Figures 15-1 through 15-4.

Due to the wide-ranging variability in wildfire data, the Galveston County data provided by the Texas A&M Forest Service is used to calculate the City of Texas City hazard probability. This dataset is the most detailed available, and therefore most suited for analysis.

Table 15-3 Historical Wildfire Occurrences[2]

Start Date	Acres Burned	Cause	Sub-Cause/Narrative
12/12/2010	200	Miscellaneous	Other
12/12/2010	300	Miscellaneous	Other
2/12/2011	50	Miscellaneous	Other
6/2/2011	1	Debris burning	Pasture and field burning (including grass, crop residues)
6/18/2011	1	Debris burning	Pasture and field burning (including grass, crop residues)
9/16/2011	1	Debris burning	Pasture and field burning (including grass, crop residues)

Probability

Hazard probability or reoccurrence intervals are calculated based upon the number of historical events during the period of examination. For example, if four wildfires were to have taken place during a 50-year reporting period, the reoccurrence interval would be about 12.5 years, or an 8% annual chance of wildfire. Probabilities are shown below in the summary table.

Probabilities of future wildfire events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average temperatures change so too will the frequencies and range of anticipated intensities of wildfires. While the majority of wildfires in Galveston County are manmade, the conditions brought by climate change may lead to larger, more intense, and harder to control wildfires. Climate change is expected to increase the frequency and intensity of wildfires in Texas, and Texas City will not be immune. Drier conditions and higher temperatures will raise the risk of wildfires, particularly on the outskirts of the city where development is expanding into more fire-prone areas. Public infrastructure, including roads, power lines, and water systems, could be damaged or disrupted by wildfires, affecting access to critical services. As Texas City's population grows, more people will live in areas vulnerable to wildfire, increasing the potential for loss of life and property. Fire-resistant infrastructure and effective land management practices will be crucial to reducing these risks.

[2] Texas A&M Forest Service, 2023

Impact

The impact of wildfire is described in terms of property exposure. Data from the Texas A&M Forest Service are examined to determine residential and commercial property exposure to high wildfire risk areas. The Texas A&M Forest Service data are described in greater detail in the Vulnerability section.

Vulnerability

Vulnerability and impact to wildfire is discussed in terms of asset exposure from "low" to "very high" wildfire threat. The wildfire threat data comes from the Texas A&M Forest Service and is a unitless index ranging from 1 to 7. The TAMFS assigns the qualitative descriptions of Low (1 & 2), Moderate (3 & 4), High (5 & 6), and Very High (7).

It should be noted that the wildfire threat index is a model. Wildfires have taken place outside of areas of high risk. Conversely, there are areas of high risk that have never experienced a wildfire. When interpreting wildfire risk exposure as described by the wildfire threat model, it is important to realize that no model will ever completely capture the variability of the real world.

Pastoral and crop lands have the potential to be impacted by wildfire. Crops and pastures can become fuel for wildfires. Wildfires that do not pose a direct threat to human lives or safety can still be damaging due to their impacts on economies dependent upon crop or livestock production. The 2023 National Land Cover Database (NLCD) dataset was used to calculate pasture and crop area in the City of Texas City.

City of Texas City Wildfire Hazard

LOCATION
Primarily rural areas

EXTENT[3]			
Sources of Ignition	**Number of Ignitions**	**Maximum Single Fire Acreage**	**Total Burned Acreage**
Debris Burning	3	1	3
Miscellaneous	3	300	550
TOTAL:	**6**	**300**	**553**

OCCURRENCES		
Total Number of Fires (2008-2020)	**Risk to Health and Safety[4]**	**Property Damage**
6	0 deaths, 0 injuries	$0

PROBABILITY	
Future Wildfire Events Likelihood	**Recurrence Interval**
50% annual chance	1 fire every 2 years

IMPACT		
Wildfire Risk	**Residential Property Risk[5]**	**Non-Residential Property Risk***
Very Low	$8,495,070	$15,631,695
Low	$35,438,290	$2,157,940
Moderate	$481,547,805	$753,154,776
High	$228,947,634	$710,806,265
Very High	$77,268,105	$55,147,921

VULNERABILITY			
People at Risk[6]	**Crop Land (Acres)[7]**	**Roadway (Miles)**	**Railroad (Miles)**
43,862	10,269	408	33

[3] Texas A&M Forest Service, 2025

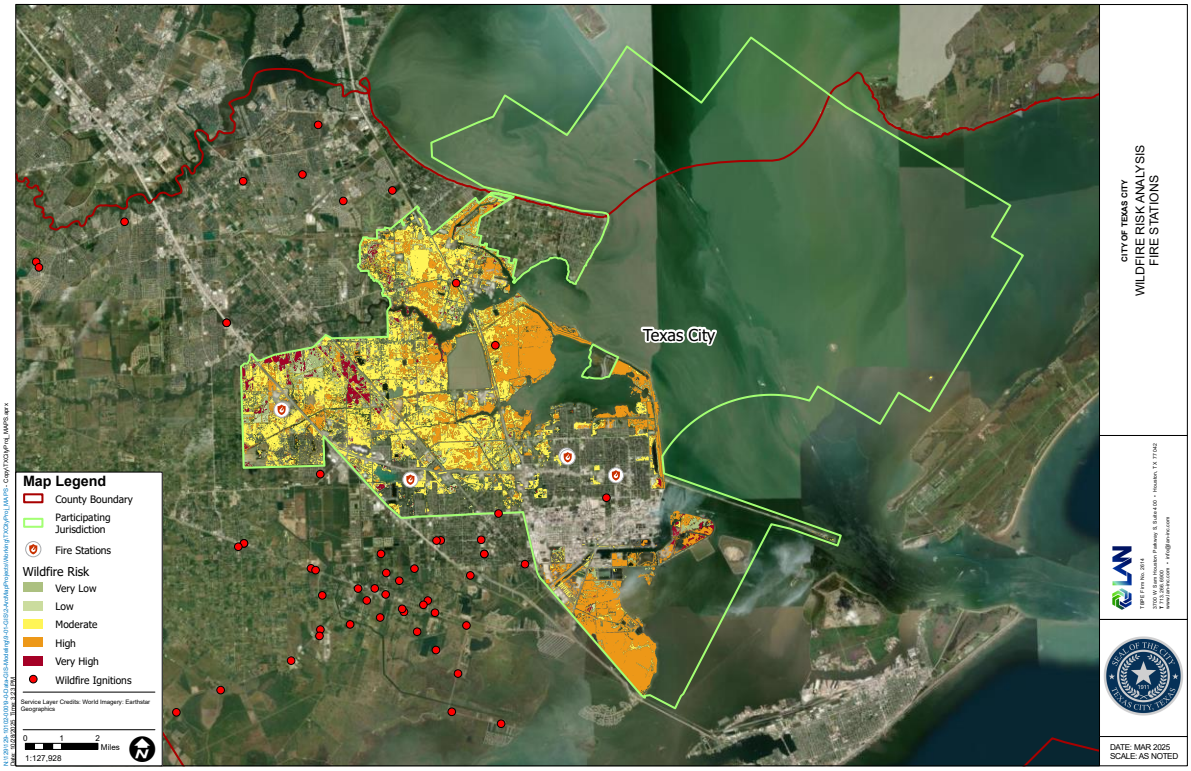
[4] NCDC Wildfires Database, 2025

[5] Galveston County Appraisal District 2024 Parcels

[6] Census Bureau Population Estimate, 2022

[7] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium

Figure 15-1. Fire Locations / Origins and Wildfire Threat Index for the City of Texas City[8]



[8] Texas A&M Forest Service, 2025

Figure 15-2. Fire Locations / Origins and Wildfire Threat Index for the City of Texas City - (Infrastructure and Safety)

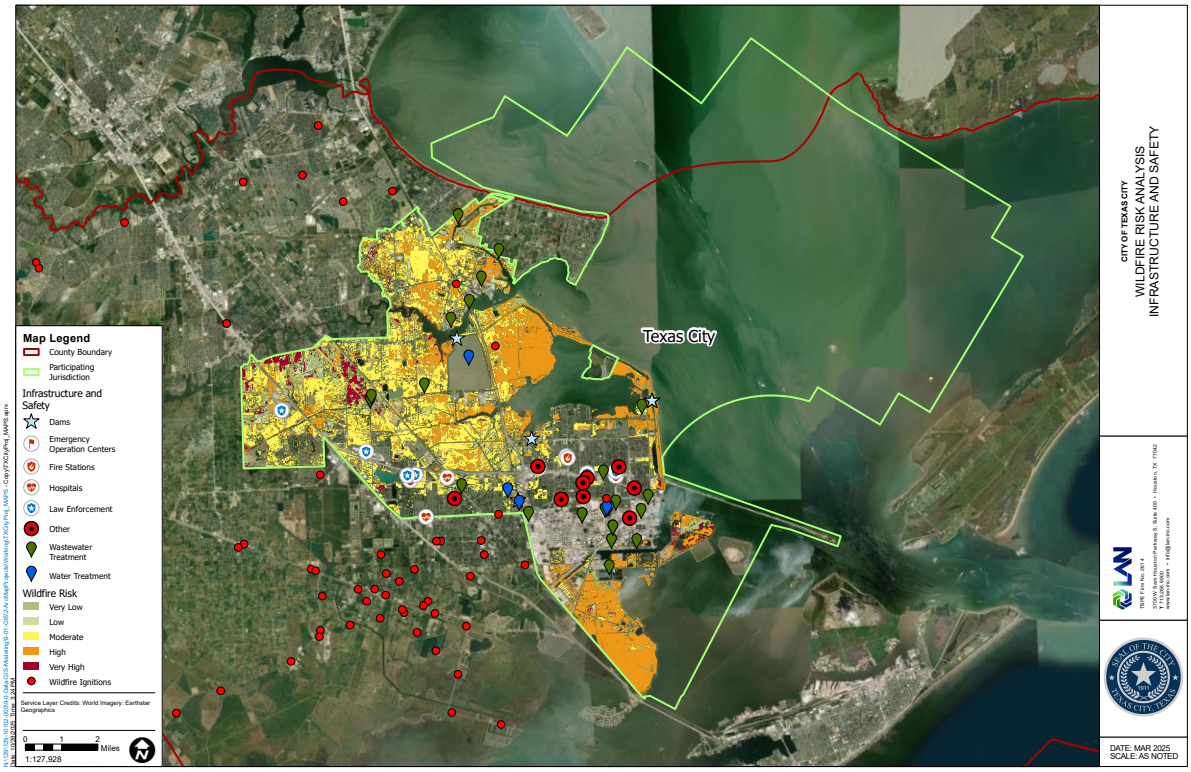


Figure 15-3. Fire Locations / Origins and Wildfire Threat Index for the City of Texas City - (Education)

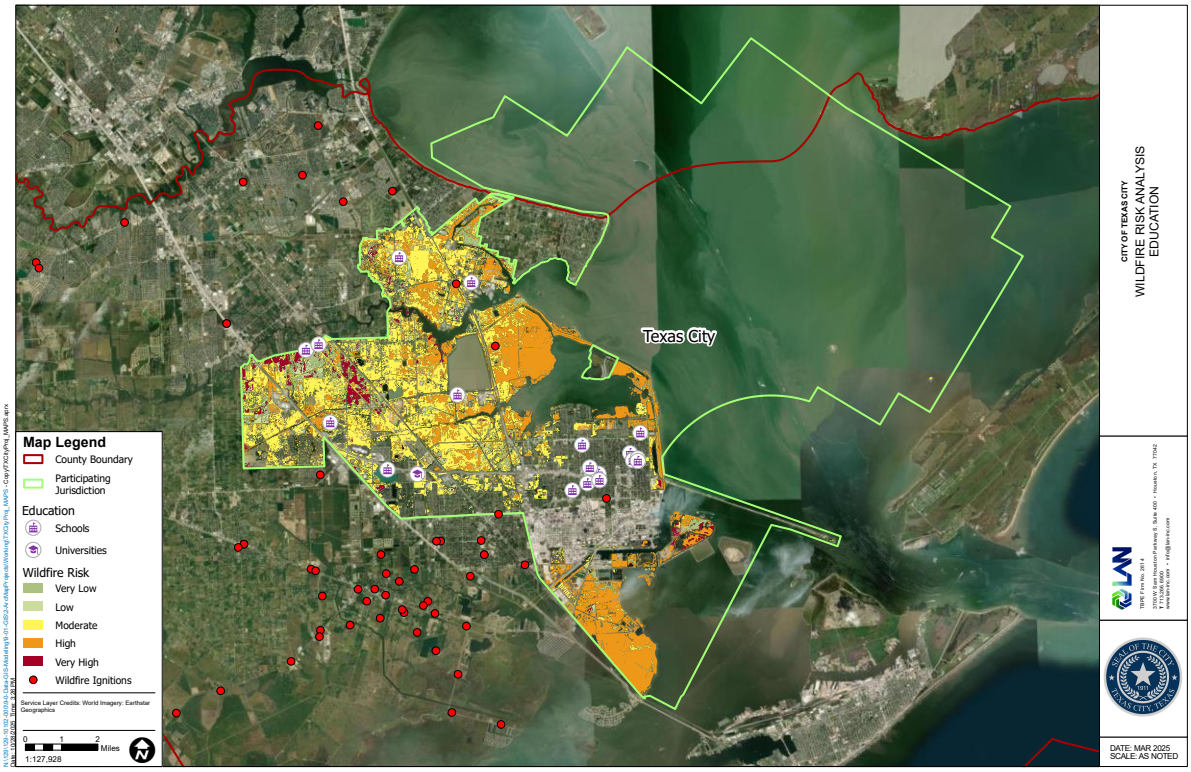
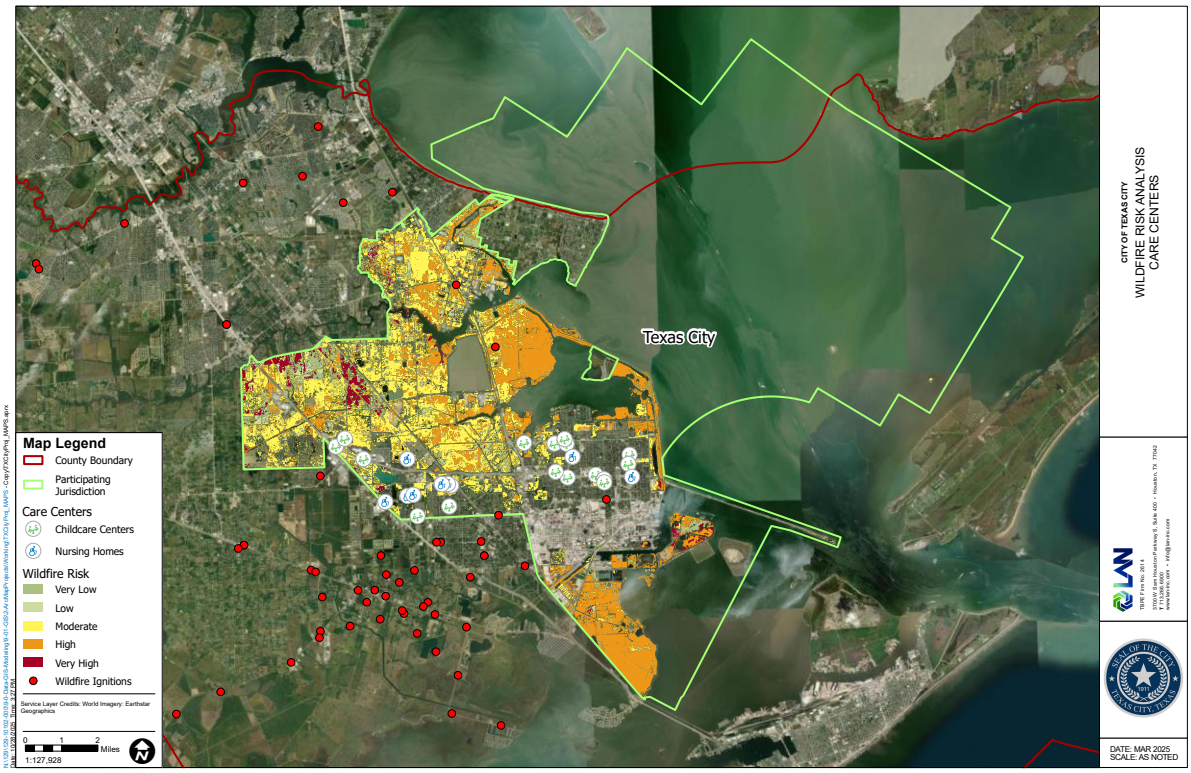


Figure 15-4. Fire Locations / Origins and Wildfire Threat Index for the City of Texas City - (Care Centers)



Section 16: Severe Winter Storms

Severe Winter Storms Hazard Overview 1
City of Texas City Severe Winter Storms Hazard 6

Severe Winter Storms Hazard Overview

Description

A severe winter storm event is defined as a storm with snow, ice, or freezing rain. Severe winter storms are rare for the Southern Texas area. Severe winter storms may include snowstorms, blizzards, cold waves, and ice storms. Snowstorms include four or more inches of snow in a 12-hour period. Blizzards are characterized by low temperatures and strong winds in excess of 35 mph with large amounts of drifting snow. A cold wave is a winter cold front with a drastic drop in temperature. An ice storm occurs when rain falls out of the warm and moist upper layers of the atmosphere into a cold and dry layer near the ground.[1]

Location

Winter storms vary in location, intensity and duration but are considered rare occurrences in the City of Texas City. Winter storms have the capability to affect the entire planning area

Extent

Table 16-1 below displays the various extents of different types of severe winter storms. Table 16-2 describes the historic low temperatures and amounts of snow experienced by the City of Texas City. Wind−chill factor is described in Figure 16−1. This is an index developed by the National Weather Service, although the chart is not applicable when temperatures are over 50˚ or winds are calm.

[1] State of Texas Mitigation Plan Update 2023

Table 16-1. Extent Scale - Winter Weather Alerts

Alert Type	Description
Winter weather advisory	This alert may be issued for a variety of severe conditions. Weather advisories may be announced for snow, blowing or drifting snow, freezing drizzle, freezing rain, or a combination of weather events.
Winter storm watch	Severe winter weather conditions may affect your area (freezing rain, sleet or heavy snow may occur separately or in combination).
Winter storm warning	Severe winter weather conditions are imminent.
Freezing rain or freezing drizzle	Rain or drizzle is likely to freeze upon impact, resulting in a coating of ice glaze on roads and all other exposed objects.
Sleet	Small particles of ice usually mixed with rain. If enough sleet accumulates on the ground, it makes travel hazardous.
Blizzard warning	Sustained wind speeds of at least 35 mph are accompanied by considerable falling or blowing snow. This alert is the most perilous winter storm with visibility dangerously restricted.
Frost/freeze warning	Below freezing temperatures are expected and may cause significant damage to plants, crops and fruit trees.
Wind chill	A strong wind combined with a temperature slightly below freezing can have the same chilling effect as a temperature nearly 50 degrees lower in a calm atmosphere. The combined cooling power of the wind and temperature on exposed flesh is called the wind–chill factor.

Table 16-2 Historical Extents

Record Low Temperature (°F)	Record Snowfall (inches)
5°	3″

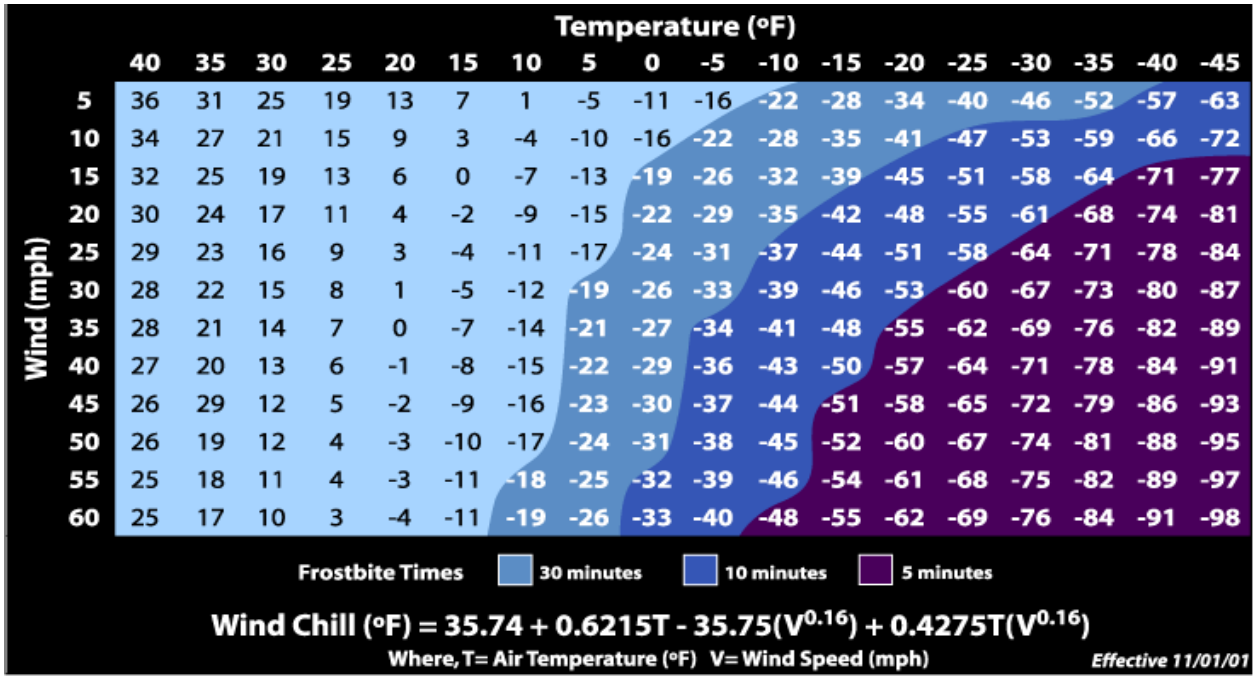
*Records are limited by the presence of a National Weather Service weather station within the planning area.

Wind chill temperature is a measure of how cold the wind makes real air temperature feel to the human body, similar to the heat index for extreme heat (Figure 16–1). Since wind can dramatically

accelerate heat loss from the body, a blustery 30˚F Day would feel just as cold as a day with temperatures around 0˚F. The City of Texas City has never experienced a blizzard, but the region has been subject to ice storms, heavy snow, ice storm, winter weather, and cold/wind chill. Historic low temperatures and snowfall amounts have been recorded in Table 16-2.

Based upon historical data, the worst that can be expected in the future in the planning area is 3 inches of snow and a temperature of 5° F. Wind chill factors would further lower the apparent temperature, potentially as low as -26 degrees.

Figure 16-1. Wind Chill Chart[2]



Wind (mph)	40	35	30	25	20	15	10	5	0	-5	-10	-15	-20	-25	-30	-35	-40	-45
5	36	31	25	19	13	7	1	-5	-11	-16	-22	-28	-34	-40	-46	-52	-57	-63
10	34	27	21	15	9	3	-4	-10	-16	-22	-28	-35	-41	-47	-53	-59	-66	-72
15	32	25	19	13	6	0	-7	-13	-19	-26	-32	-39	-45	-51	-58	-64	-71	-77
20	30	24	17	11	4	-2	-9	-15	-22	-29	-35	-42	-48	-55	-61	-68	-74	-81
25	29	23	16	9	3	-4	-11	-17	-24	-31	-37	-44	-51	-58	-64	-71	-78	-84
30	28	22	15	8	1	-5	-12	-19	-26	-33	-39	-46	-53	-60	-67	-73	-80	-87
35	28	21	14	7	0	-7	-14	-21	-27	-34	-41	-48	-55	-62	-69	-76	-82	-89
40	27	20	13	6	-1	-8	-15	-22	-29	-36	-43	-50	-57	-64	-71	-78	-84	-91
45	26	29	12	5	-2	-9	-16	-23	-30	-37	-44	-51	-58	-65	-72	-79	-86	-93
50	26	19	12	4	-3	-10	-17	-24	-31	-38	-45	-52	-60	-67	-74	-81	-88	-95
55	25	18	11	4	-3	-11	-18	-25	-32	-39	-46	-54	-61	-68	-75	-82	-89	-97
60	25	17	10	3	-4	-11	-19	-26	-33	-40	-48	-55	-62	-69	-76	-84	-91	-98

Occurrences

Severe winter storm events in the City of Texas City are rare. December to February are the months when snow, sleet or freezing rain are most likely to be observed; yet winter weather conditions can occur at any time during the winter and early spring months. Table 16-3 shows historical occurrences for the area since 1997, as well as the type of event and the amount of damage provided by the National Climatic Data Center (NCDC). Although there have been relatively few storms, it is likely that several occurrences have gone unreported. The NCDC has nine reported deaths among these events.

[2] NOAA

Table 16-3. Historical Winter Storm Events, 1997-2024[3]

Date	Event Type	Fatalities	Injuries	Property Damage	Crop Damage
1/12/1997	Ice Storm	0	0	0	0
12/24/2004	Heavy Snow	0	0	0	0
2/3/2011	Ice Storm	0	0	0	0
12/8/2017	Winter Weather	0	0	0	0
2/15/2021	Cold/Wind Chill	9	0	$12,000,000	0

Probability

Hazard probability or reoccurrence intervals are calculated based upon the number of historical events during the period of examination. For example, for five Winter Storm events that have taken place during a 27-year reporting period, the reoccurrence interval would be about 5.4 years, or an 18.52% annual chance of a winter storm event. This indicates an event is somewhat likely in the next five years. Probabilities of winter storm events are also subject to the effect of future conditions, such as climate change. The effects of climate change include sea level rise, changes in weather patterns like drought and flooding, and much more. As long-term weather patterns and average temperatures change so too will the frequencies and range of anticipated intensities of winter storm events. Climate change could lead to more erratic and extreme weather patterns, including unexpected cold snaps. When winter storms occur, they can cause significant disruption to public infrastructure, including roads, power lines, and water systems, leading to power outages, burst pipes, and dangerous travel conditions. Population growth will increase the demand for emergency services and heating during such events, and expanding development may place more infrastructure at risk from freezing temperatures. Ensuring that buildings and utilities are better insulated and prepared for extreme cold will be necessary to minimize the impacts of future winter storms.

Impact

Winter storms are associated with freezing or frozen precipitation such as freezing rain, sleet, snow and the combined effects of winter precipitation and strong winds. Wind chill is a function of temperature and wind. Low wind chill is a product of high winds and freezing temperatures. The leading cause of death during winter storms is transportation accidents. Hypothermia and frostbite are other dangers from very cold winter temperatures.

[3] NCDC Storm Events Database, https://www.ncdc.noaa.gov/stormevents/

Historical evidence shows that most of the area has a low risk of winter storm activity; however, past reported property damages indicate that, while winter events (typically consisting of snow and ice) do occur, their economic impacts are typically not severe across the entire study area. All buildings and facilities are considered to be exposed to this hazard and could potentially be impacted because it cannot be predicted where a winter storm event may cause damage or disruption. The agricultural industry in the City of Texas City is not usually affected by winter storms as crops are not usually planted during the winter months.

Vulnerability

Winter storm vulnerability in the planning area is widespread and has the potential to affect all assets and residents. Vulnerabilities in the planning area are exacerbated by existing vulnerabilities from other hazards in the HMP. Winter storms in the City of Texas City pose an annual reoccurrence chance of 18.52%. All residential, commercial, and agricultural assets within the planning area are vulnerable which can result in direct structural and social damages. Critical facilities are vulnerable in the planning area. Schools, emergency operations centers, fire stations, dams, hospitals, water treatment plants, and wastewater treatment facilities are all examples of the critical facilities at risk.

The ability of winter storms to affect the planning area at the household level further disrupts economic and social trends by increasing energy consumption for heating sources, increasing household fire risk, impede police and firefighting efforts, and posing structural damages to pipes not fitted for winter storm temperatures.

City of Texas City Severe Winter Storms Hazard

LOCATION
City Wide

OCCURRENCE	EXTENT				
Number of Events 1997-2024	Frost/Freeze	Winter Weather	Ice Storm	Heavy Snow	Cold/Wind Chill
5	0	1	2	1	1

PROBABILITY			
Number of Events 1997-2024	Record Time Period	Time Period Years	Probability
5	1997 to 2024	27	1 extreme winter event estimated every 5.4 years

IMPACT				
Number of Events	Deaths	Injuries	Property Damage	Crop Damage
5	9	0	$12,000,000	Negligible

VULNERABILITY				
Population (City)[4]	Property Value[5]		Crop Land	
	Commercial	Residential	Acres[6]	Value
53,084	$1,279,967,437	$3,479,490,151	11,819	$438,411,673

[4] U.S. Census Bureau. "ACS Demographic and Housing Estimates." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05*, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?q=texas city.
[5] Galveston County Appraisal District 2024 Parcels, GIS Data – Galveston Central Appraisal District
[6] 2023 Annual NLCD, Data | Multi-Resolution Land Characteristics (MRLC) Consortium

Section 17: Mitigation Actions

Mitigation Strategy.....1

Mitigation Strategy

The Planning Team reviewed the goals and objectives from the Previous Pre-Disaster Mitigation Plan and Hazard Analysis. Mitigation actions, new and old, are prioritized to reflect overall mitigation strategy, which is to reduce and eliminate the long-term risk of loss of life and property damage from the full range of disasters affecting the planning area. Each mitigation action is presented in the section below. The planning team prioritized actions by weighing how much each action would reduce risk, how practical it would be to implement, and a rough estimate of cost-effectiveness. The planning team also used public comments to prioritize mitigation actions. Finally, every action has been updated to reflect the plan's current approval status, expiration dates, and any recent amendments, so the list stays both technically sound and aligned with community concerns.

The City of Texas City has multiple authorities to implement the mitigation strategy. Authority includes, but is not limited to, local planning and zoning, public works efforts, emergency management, tax authority, annual operation budgets, building codes and ordinances. The City of Texas City participates in the NFIP. General hazard mitigation goals are defined below.

Goal 1

Protect public health and safety.

Objective 1.1

Implement mitigation actions that will assist in protecting lives and property by making homes, businesses, public facilities, and infrastructure more resistant to hazards.

Objective 1.2

Maximize the utilization of the latest technology to provide adequate warning, communication, and mitigation of hazard events.

Objective 1.3

Reduce the danger to, and enhance protection of, high risk areas during hazard events.

Objective 1.4

Ensure that public and private facilities and infrastructure meet established building codes and enforce the codes to address any deficiencies.

Goal 2

Protect new and existing properties.

Objective 2.1

Reduce repetitive losses to the National Flood Insurance Program (NFIP).

Objective 2.2

Use the most cost-effective approach to protect existing buildings and public infrastructure from hazards.

Objective 2.3

Review existing ordinances, building codes, and safety procedures and enforce regulatory measures to ensure they protect lives and property.

Goal 3

Build and support partnerships to enhance mitigation to continuously become less vulnerable to hazards.

Objective 3.1

Build and support local partnerships to continuously become less vulnerable to hazards.

Objective 3.2

Build a cadre of committed volunteers to safeguard the community after a disaster.

Objective 3.3

Build hazard mitigation concerns into planning and budgeting processes.

Goal 4

Leverage outside funds for investment in hazard mitigation.

Objective 4.1

Maximize the use of outside sources of funding to help communities with local match requirements for implementing hazard mitigation actions to reduce risk.

Objective 4.2

Maximize participation of property owners in protecting their properties.

Objective 4.3

Maximize insurance coverage to provide financial protection against hazard events.

Objective 4.4

Prioritize mitigation projects based on cost-effectiveness, starting with those sites facing the greatest threat to life, health and property.

Goal 5

Increase the understanding of residents for the need for mitigation, and steps they can take to protect people and properties.

Objective 5.1

Heighten public awareness of the full range of natural and man-made hazards they face.

Objective 5.2

Educate the public on actions they can take to prevent or reduce the loss of life or property from all hazards.

Objective 5.3

Publicize and encourage the adoption of appropriate hazard mitigation measures.

Mitigation Action Status Update

Mitigation actions included in the previous hazard mitigation plan continue to be relevant and are included along with new mitigation actions in Hazard Mitigation Plan update. The communities' priorities have not changed. Mitigation actions from the previous Hazard Mitigation Plan are presented in the tables titled (Previous Plan Mitigation Actions); new mitigation actions will be presented in the tables titled (New Mitigation Actions). Many of the hazard mitigation actions from the previous hazard mitigation plan remain active due to the need for annual implementation or long-term project timelines. Mitigation Actions that are completed have been updated with the action completion date in the timeline field. Since the last version of the plan was approved, in 2019, there has been no incorporation of the mitigation plan into other planning mechanisms.

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
Moses Lake Floodwater Pump Station - Rainwater Pump Station A - Construct a flood water pump station that would be capable of pumping 375,000 gallons per minute out of Moses Lake directly into Galveston Bay. Pump Station would be located on or near the USACE Hurricane levee. The pump station would consist of a battery of six (6) direct-drive diesel-powered axial flow pumps situated inside the Hurricane levee. Each pump would have a dedicated suction and discharge line, taking suction from Moses Lake and discharging over the Hurricane levee into Galveston Bay, onto an erosion control structure. The project would include a control building, power to the site, diesel storage tanks, and access driveways.	Flooding, Hurricane/Tropical Storm	High	$22,000,000.00 City Funds, FEMA Mitigation Grant Funds	Public Works, Engineering, and Emergency Management	Structural	Protects new and existing buildings by improving flood management through the construction of a pump station that efficiently removes floodwater from Moses Lake, reducing flood risks in surrounding areas.	Still relevant, this project has been funded; however, it has not been started due to delays by the Army Corp of Engineers. Keep in the 2025 plan.
Rainwater Pump Station A Capacity Improvements- Improve flood control by increasing the maximum pumping rate of Rainwater Pump Station A. Presently, all rainwater in the levee-protected areas of the City must pass through either Pump Station A or Pump Station B. Pump Station A has a capacity of 375,000 gallons per minute, while Pump Station B has a capacity of 625,000 gallons per minute. By increasing the capacity of Pump Station A, the City will be able to maintain lower flood	Flooding, Hurricane/Tropical Storm	High	$9,000,000 - City Funds, FEMA Mitigation Grant Funds	Public Works, Engineering, Emergency Management	Structural	Protects new and existing buildings by increasing the pumping capacity of Rainwater Pump Station A, reducing floodwater elevations and minimizing the	Keep in the 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
water elevations in the City, thereby reducing structural flooding.						risk of structural flooding in the City.	
Southpointe Subdivision Drainage Improvements - Implement adequate provisions to reduce or eliminate standing water in existing buildings. Improvements may include wider drainage systems and increased size in culverts, etc. Identify drainage areas in need of increased culverts or widening and set priorities for developing funding requests and implementation of construction.	Flooding, Hurricane/Tropical Storm	High	$3,000,000 Office of Rural Community Affairs, Hazard Mitigation Grant Program, Pre-Disaster Mitigation Grant Program,406 Public Assistance Program(following federal disaster declaration), Us Army Corps of Engineers-Small Flood Control Projects, USDA Natural Resources Conservation Service-Emergency	Public Works, Emergency Management	Property Protection	Reduces flooding risk to new and existing buildings by improving drainage systems and increasing culvert sizes, preventing standing water and minimizing structural damage.	Keep in 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
			Watershed Protection Agency, Texas Water Development Board(Development Fund II)- Texas Water Development Fund, USDA Natural Resources Conservation Service- Watershed Protection and Flood Prevention Program, EPA- Non point Source Grant Program				
Amburn Park Drainage Improvements - Reduce structural flooding in the Amburn Park area of the City by increasing stormwater conveyance by means of storm sewers, channels, inlets, improving surface drainage flow patterns, and providing stormwater detention. During Hurricane	Flooding, Hurricane/Tropical Storm	High	$3,000,000 - Office of Rural Community Affairs, Hazard Mitigation Grant Program, Pre-Disaster Mitigation Grant Program,406	Public Works, Emergency Management	Property Protection	Reduces flooding risk to new and existing buildings in the Amburn Park area by improving stormwater conveyance,	Complete

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
Harvey, a large number of homes in this area experienced structural flooding.			Public Assistance Program(following federal disaster declaration), Us Army Corps of Engineers-Small Flood Control Projects, USDA Natural Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board(Development Fund II)-Texas Water Development Fund, USDA Natural Resources Conservation Service-Watershed Protection and Flood Prevention			surface drainage, and providing detention, minimizing the potential for structural flooding during future storms.	

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
			Program, EPA-Nonpoint Source Grant Program.				
Delany Lake #2 Stormwater Pump Station - Improve flood control by reducing flood water surface in Delaney Lake. Delany Lake is utilized as a stormwater detention basin, but due to the nearly flat terrain of the area has a very limited outfall capacity. Adding a pump station would allow the City to maintain a lower normal water level in the lake, thereby providing additional detention volume, and would allow an increase in outfall rate out of the pond for the purpose of reducing structural flooding in the area.	Flooding, Hurricane/Tropical Storm	High	$2,000,000 - City Funds, FEMA Mitigation Grant Funds	Public Works, Engineering, Emergency Management	Structural	Protects new and existing buildings by reducing flood risks through the addition of a stormwater pump station.	Still relevant - Leave in 2025 plan
Storm Sewer Trunk Main Improvements - 7th Ave., Logan Street to Outfall - Rehabilitate or replace a deteriorated underground storm sewer trunk main that is heavily deteriorated and undersized. The project would reduce structural flooding and street flooding.	Flooding, Hurricane/Tropical Storm	High	$13,000,000.00 - Office of Rural Community Affairs, Local Funds, US Army Corps of Engineers-Small Flood Control Projects, USDA Natural Resources Conservation Service-	Public Works, Emergency Management	Structural	Reduces flooding risks to new and existing buildings by rehabilitating or replacing the deteriorated storm sewer trunk main, improving stormwater flow and preventing	Completed

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
			Emergency Watershed Protection Agency, Texas Water Development Board-Clean Water State Revolving Fund, Texas Water Development Board (Development Fund II)-Texas Eater Development Fund, USDA Natural Resources Conservation Service-Watershed Protection and Flood Prevention Program, EPA-Non-point Source Grant Program, 406 Public Assistance Program			structural and street flooding.	

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
			(following federal disaster declaration), HMGP, PDM Grant Program (FEMA)				
Storm Sewer Improvements - 21st St. Basin, 10th Ave. to Loop 197 - Reduce structural flooding and street flooding in the areas of 21st Street and 23rd Street, between 10th Avenue and Loop 197 North. The area floods frequently due to undersized storm sewers and storm outfall systems.	Flooding, Hurricane/Tropical Storm	High	$13,500,000.00 - Office of Rural Community Affairs, Local Funds, US Army Corps of Engineers-Small Flood Control Projects, USDA Natural Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board-Clean Water State Revolving Fund, Texas Water Development	Public Works, Emergency Management	Structural	Reduces structural and street flooding risks to new and existing buildings by improving the undersized storm sewer and outfall systems, enhancing drainage capacity in flood-prone areas.	Still relevant - Leave in 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
			Board (Development Fund II)-Texas Eater Development Fund, USDA Natural Resources Conservation Service-Watershed Protection and Flood Prevention Program, EPA-Non-point Source Grant Program, 406 Public Assistance Program (following federal disaster declaration), HMGP, PDM Grant Program (FEMA)				
34th St. Ditch Conveyance and Erosion Protection Improvements – 21st St. Basin, 10th Ave to Loop 197 - Reduce structural flooding in the drainage basin by increasing	Flooding, Hurricane/Tropical Storm	High	$3,000,000.00 - Office of Rural Community Affairs, Local Funds, US Army	Public Works, Emergency Management	Structural	Reduces structural flooding risks to new and existing buildings by	In Progress

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
channel conveyance, and to stabilize the channel banks from further erosion.			Corps of Engineers-Small Flood Control Projects, USDA Natural Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board-Clean Water State Revolving Fund, Texas Water Development Board (Development Fund II)-Texas Eater Development Fund, USDA Natural Resources Conservation Service-Watershed			improving channel conveyance and stabilizing the ditch banks, preventing erosion and enhancing flood control in the area.	

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
			Protection and Flood Prevention Program, EPA-Non-point Source Grant Program, 406 Public Assistance Program (following federal disaster declaration), HMGP, PDM Grant Program (FEMA)				
Freeway Park and Delaney Lake No. 3 Drainage Improvements - Reduce structural flooding in the Freeway Park area of the City by increasing stormwater conveyance by means of storm sewers, channels, inlets, improving surface drainage flow patterns, and providing stormwater detention. During Hurricane Harvey, a large number of homes in this area experienced structural flooding.	Flooding, Hurricane/Tropical Storm	High	$2,500,000.00 - Office of Rural Community Affairs, Hazard Mitigation Grant Program, Pre-Disaster Mitigation Grant Program,406 Public Assistance Program(following federal disaster declaration), Us Army Corps of Engineers-Small Flood Control	Public Works, Emergency Management	Structural	Reduces flooding risks to new and existing buildings in the Freeway Park area by improving stormwater conveyance, surface drainage, and detention, preventing structural flooding during future storms.	Completed

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	HAZARD ADDRESSED	PRIORITY	POTENTIAL FUNDING SOURCE	RESPONSIBLE AGENCY	TYPE OF ACTION	EFFECT ON NEW AND EXISTING BUILDINGS	TIMELINE
			Projects, USDA Natural Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board(Development Fund II)-Texas Water Development Fund, USDA Natural Resources Conservation Service-Watershed Protection and Flood Prevention Program, EPA-Nonpoint Source Grant Program				

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
Texas City Hurricane Flood Protection Project - Improve the current levee system to provide protection from a Category 5 storm-Inner Rainwater Levee Restoration-West of 29th Street - The Inner Rainwater Levee separates the developed area of the City of Texas City from Moses Lake. During Hurricane Harvey, an 1,800 foot long segment of the levee was severely eroded by wave action and rising waters. The purpose of this project is to harden the Lake-facing side of the levee to protect against erosion that could threaten the stability of the levee.	Hurricane / Tropical Storm, Flooding, Dam/Levee Failure	Medium	$2,000,000.00 - Funding source dependent on project scope	Engineering, Emergency Management	Structural	Protects new and existing buildings by restoring and hardening the Inner Rainwater Levee, ensuring its stability against erosion from storm surge and protecting the City from catastrophic flooding during a Category 5 storm.	Still relevant - Keep in 2025 plan
Storm Sewer Trunk Main Improvements - Westbury and 21st Ave. from 29th St. to 23rd St. - Reduce structural flooding and street flooding in the areas of 21st Ave, Westbury and 23rd Street, The area floods frequently due to undersized storm sewers and storm outfall systems.	Flooding, Hurricane/Tropical Storm	High	$10,000,000.00 - Office of Rural Community Affairs, Local Funds, US Army Corps of Engineers-Small Flood Control	Emergency Management	Structural	Reduces structural and street flooding risks to new and existing buildings by upgrading undersized	Complete

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	HAZARD ADDRESSED	PRIORITY	POTENTIAL FUNDING SOURCE	RESPONSIBLE AGENCY	TYPE OF ACTION	EFFECT ON NEW AND EXISTING BUILDINGS	TIMELINE
			Projects, USDA Natural Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board-Clean Water State Revolving Fund, Texas Water Development Board (Development Fund II)-Texas Eater Development Fund, USDA Natural Resources Conservation Service-Watershed Protection and Flood Prevention Program, EPA-			storm sewer and outfall systems, improving drainage capacity in flood-prone areas.	

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
			Non-point Source Grant Program, 406 Public Assistance Program (following federal disaster declaration), HMGP, PDM Grant Program (FEMA)				
Develop and provide public information and awareness for hazards - The planning area has several outreach initiatives to communicate hazard preparedness information to the general public and visitors to the area. Providing timely information and educational information related to preparedness, mitigation, response, and recovery to the public fosters their ability to become self-sufficient. Information provided includes the following mitigation techniques (elevation, floodproofing, stabilization of soils in construction, electrical grounding devices, generators, insulating water pipes, xeriscaping, open foundations to minimize scour, include potential subsidence in freeboard calculations in flood-prone areas, roof and foundation supports, shutters,	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire, Expansive Soils, Dam/Levee Failure	High	$10,000 annually - Grants/General Fund	Emergency Management	Structural	Enhances resilience of new and existing buildings by educating the public on hazard preparedness and mitigation techniques, helping reduce structural damage during disasters and improving the public's ability to respond effectively to	Keep in 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
shatter-proof and high wind doors and windows, create defensible space around power lines, oil/gas lines, etc.); evacuation routes/procedures; workshop/training programs; alert systems, and the like.						emergency situations.	
Install hazard warning systems - Citywide - Hazard warning systems complement the methods of warning already used by the County Emergency Operation Center and the National Weather Service.	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire, Dam/Levee Failure	High	$35,000 each - HMGP. General Fund	Emergency Management	Emergency Services	Improves the community's ability to prepare for and respond to emergency situations by providing enhanced hazard warning capabilities, ensuring timely alerts to both new and existing developments.	Keep in 2025 plan
Stormproof/retrofit critical facilities and infrastructure - City-owned properties - New construction and existing critical facilities and infrastructure should include advanced mitigation techniques. Measures include roof and foundation supports, shutters, shatter-proof and high wind doors and windows, electrical surge protection,	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought,	High	Unknown, dependent upon facility type - HMGP, CDBG, General Funds	Emergency Management	Property Protection	Improves resilience of critical facilities by incorporating storm proofing measures, reducing damage during extreme weather and ensuring	Keep in 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
stabilization of soils, addition of thermal insulation, etc.	Wildland Fire, Expansive Soils, Dam/Levee Failure					operational continuity.	
Implement stormwater management plan to improve drainage during flood and other weather events - Citywide - Routinely cleaning and repairing stormwater drains can help avoid unnoticed clogs that may hamper the efficiency of the stormwater system. Insuring that flow paths will have the capacity to convey storm- event flood water volumes will reduce damages.	Flooding, Hurricane/Tropical Storm	High	Office of Rural Community Affairs, HMGP, PDM Grant Program,406 Public Assistance Program (following federal disaster declaration), USACE-Small Flood Control Projects, USDA Natural Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board(Development Fund II)-Texas Water	Public Works	Property Protection	Reduces flood risk to new and existing buildings by maintaining efficient stormwater drainage and ensuring flow paths can handle stormwater volumes, minimizing potential damage.	Keep in 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
			Development Fund, USDA Natural Resources Conservation Service-Watershed Protection and Flood Prevention Program, EPA-Nonpoint Source Grant Program				
Purchase and install generators for existing and new critical facilities and infrastructure - Critical Facilities throughout Texas City - Generators are essential for providing continual operations in the event of a disaster. As funding becomes available, the city will apply for grants to install/upgrade generators to support existing or new facilities/infrastructure.	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire, Dam/Levee Failure	High	$400,000 - HMGP, General Funds	City Administration	Emergency Services	Ensures continuous operations of critical facilities during disasters by installing or upgrading generators, improving resilience for both new and existing infrastructure.	Keep in 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
Mitigate (elevate, reconstruct, acquisition, demolition) Repetitive Flood Claim / Severe Repetitive Loss (RFC/SRL) properties - Citywide — see Section 22 and Appendix E for listing of non- mitigated properties	Flooding	High	TBD - HMGP/FMA	City Administration & applicable state and county agencies	Property Protection	Reduces flood risk to existing buildings by mitigating properties with repetitive flood claims through elevation, reconstruction, acquisition, or demolition, preventing future damage.	Keep in 2025 plan
Update regulations and permit requirements to address enhanced hazard mitigation strategies - Update and/or develop regulations and permits to address hazards prone to the area and include any changes in future development areas. Develop regulation restricting development in areas with soil considered poor or unsuitable for development.	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire, Expansive Soils, Dam/Levee Failure	High	No cost / NA	City administration and applicable departments	Prevention	Ensures new and existing buildings are protected by updated regulations that address hazard-prone areas, restricting development in unsuitable soil areas to reduce long-term risk.	Keep in 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
Purchase a portable reader board - Purchase and maintain a portable reader board mounted on a trailer that could be deployed during emergencies and other events within the Citv. The reader board would be accessible to all emergency services as well as Public Works and Parks and Recreation within the City. This project would convey Public information to the public during evacuations and other emergencies.	Hurricane/Tropical Storm, Flooding, Tornado, Windstorm, Extreme Heat, Severe Winter Storm	High	$40,000 (reader board and trailer) - Grants and/or city operating funds	Police Department, Fire Department	Public Education and Awareness	Enhances communication during emergencies, ensuring public safety by providing timely information to residents, which indirectly supports the protection of buildings and infrastructure by guiding evacuations and informing the public.	Keep in 2025 plan
Public information and warning mobile application for Android and Apple applications - Research and develop a mobile application to be available for citizens to download for IOS and Android operating systems If cost is too prohibitive, research and promote applications already developed to encourage emergency preparedness Promote the use of emergency	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire,	Medium	Research has shown that costs associated with the development of an emergency management application — simple, table based app — for IOS systems range $500 to $4,000. All	Emergency Management, IT Department	Public Education and Awareness	Improves public awareness and preparedness, which indirectly helps reduce risk to buildings and infrastructure by promoting proactive disaster management and encouraging	Keep in 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
preparedness apps currently available at the Apple Store	Dam/Levee Failure		content & clear direction is provided by the organization. If GPS locators, social media integration, and additional add-ins are included, costs will rise accordingly. If costs are maintained in the range of $5,000 to $10,000, proposals could be made during the budget development process to include this project in the annual operating budget. - If this project is rejected by the governing body, research and application for			timely evacuations and actions during emergencies.	

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
			grants could provide an alternative funding source				
Improve Texas City's CRS (Community Rating System) rating - To attain a lower CRS rating and improve the city's approach for addressing RL/SRL (Repetitive Loss/Severe Repetitive Loss) properties, the city will implement the following: Meet criteria necessary to achieve a lower CRS rating through this initiative. Initiate and implement additional floodplain requirements that are above the minimum floodplain compliance. Update the city's current floodplain map to coordinate with the currently Proposed FEMA Flood Insurance Rate Map relative to all floodplains as proposed.	Flooding	High	$100,000 - General fund through annual budget process/app v for planning grant funding	Community Development, Floodplain Manager, Emergency Management	Prevention	Enhances flood risk mitigation for new and existing buildings by improving floodplain management and insurance options, reducing flood damage risk and aiding faster recovery.	Keep in 2025 plan
Conduct National Weather Service tornado drills along with elementary school in jurisdiction - City Wide - Texas City will work with area schools to develop and execute tornado drills.	Flooding, Tornado, Windstorm, Hailstorm, Lightning	High	No cost	Emergency Management	Public Education and Awareness	Enhances tornado preparedness, reducing risk to property and ensuring safe evacuation in schools and nearby buildings.	Completed

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
Construct a storm water detention area - The location of this detention area is located near FM 1765 and SH 146 - Lat. 29.378173732237762 Long. -94.9524736404419 Dow Chemical purchased several acres of land east of town for use as a greenbelt. Texas City would like to build a detention pond in this area that will help alleviate flooding on the east side. Phase I will include a feasibility study and a drainage analysis of the new pond row acquisition and associated conveyance improvements on a part of 10 acres of land. The engineering of the pond will be based on results of the study and analysis. Construction of the pond will be the second phase.	Flooding, Hurricane/Tropical Storm, Dam/Levee Failure	Medium	$4,000,000 - Grant / Bond / Corporate Sponsor	Public Works	Property Protection	Reduces flooding risk in the east side of Texas City by increasing stormwater detention capacity, helping prevent damage to buildings and infrastructure.	Still relevant - Keep in 2025 plan
Analyze the efficacy of and acquire a 100' Aluminum Aerial platform fire apparatus for residential and commercial structure fire rescues. - Citywide - An aerial ladder can be used in many rescue situations, helping the City assist in responding to refinery fires/ explosions, major pipeline breaches, flood water rescues, and residential fires. An aerial apparatus would also aid in swift water and coastal flooding emergencies, as well as assist in plant explosion rescues.	Hurricane/Tropical Storm, Flooding, Tornado, Windstorm, Lightning, Wildfire (Urban and Rural)	High	$1,500,000 - Grant / General Budget	Fire Department	Emergency Services	Enhances rescue capabilities for high-rise, commercial, and residential buildings, improving safety and reducing risk during fires, pipeline breaches, and flooding.	Completed

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**TIMELINE**
Become a Certified NWS StormReady Community - StormReady helps arm America's communities with the communication and safety skills needed to save lives and property-before and during an event. StormReady helps leaders and emergency managers strengthen local safety programs. StormReady communities are better prepared to save lives from the onslaught of severe weather through advanced planning, education, and awareness. Contact NWS before applying, complete application, schedule verification meeting and receive approval.	Hurricane/Tropical Storm, Flooding, Tornado, Windstorm, Hailstorm, Lightning, Drought, Extreme Heat, Severe Winter Storm	High	Undetermined - General Funds	Emergency Management	Public Education and Awareness	Enhances severe weather preparedness, reducing risks and damage to buildings through better planning, education, and timely alerts.	Completed
Safe Rooms/Community Shelters - Citywide - The area is prone to tornado and high wind events. Encourage construction and use of safe rooms in existing and new structures. Allow citizens to install safe rooms at a significant discount in preexisting homes. Provide homeowners and developers with funds to assist in installing a safe room in new homes.	Hurricane/Tropical Storm, Flooding, Tornado, Windstorm	High	Unknown	Emergency Management, Planning and Zoning and Building	Structural	Enhances safety of existing and new buildings by encouraging safe room installations, improving protection during tornadoes and high winds.	Keep in the 2025 plan
Study Dam/Levee Failure Inundation - This action will determine expected inundation	Dam/Levee Failure	Medium	Unknown	Public Works	Prevention	Identifies potential flood risks from dam or levee failure,	Keep in the 2025 plan

City of Texas City Mitigation Actions (Previous Plan Mitigation Actions)							
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locations and peak discharge rates in the event of a dam/levee failure in Texas City.						enabling targeted mitigation strategies to protect existing and future buildings from inundation.	

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
Hardening of rainwater pump stations A and B. Design and install new or rebuilt motors to run the pumps, hardened structure to protect the critical infrastructure, technology to make the structure more resilient.	Floods, Hurricanes/Tropical Storms	High	FEMA HMA Grants, City funds	City of Texas City	Structure and infrastructure projects	Enhances protection of critical flood control infrastructure, ensuring continued operation during extreme weather events.	Capital Improvement Plan	5 years
Rainwater Pump Station A Capacity Improvements- Improve flood control by increasing the maximum pumping rate of Rainwater Pump Station A. Presently, all rainwater in the levee-protected areas of the City must pass through either Pump Station A or Pump Station B. Pump Station A has a capacity of 375,000 gallons per minute, while Pump Station B has a capacity of 625,000 gallons per	Flooding, Hurricane/Tropical Storm	High	$9,000,000 - City Funds, FEMA Mitigation Grant Funds	Public Works, Engineering, Emergency Management	Structure and infrastructure projects	The project will reduce the risk of structural flooding for both new and existing buildings within the levee-protected areas. Lower flood water elevations will enhance long-term resilience and property protection.	Capital Improvement Plan	5 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
minute. By increasing the capacity of Pump Station A, the City will be able to maintain lower flood water elevations in the City, thereby reducing structural flooding.								
Southpointe Subdivision Drainage Improvements - Implement adequate provisions to reduce or eliminate standing water in existing buildings. Improvements may include wider drainage systems and increased size in culverts, etc. Identify drainage areas in need of increased culverts or widening and set priorities for developing funding requests and implementation of construction.	Flooding, Hurricane/Tropical Storm	High	$3,000,000 Office of Rural Community Affairs, Hazard Mitigation Grant Program, Pre-Disaster Mitigation Grant Program,406 Public Assistance Program(following federal disaster declaration), Us Army Corps of Engineers-Small Flood Control Projects, USDA	Public Works, Emergency Management	Structure and infrastructure projects	Reduces the risk of water accumulation and potential damage in existing buildings, improving overall drainage performance in the subdivision. Enhances site conditions for future development.	Capital Improvement Plan, Stormwater Management Plan	2 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
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			Natural Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board(Development Fund II)-Texas Water Development Fund, USDA Natural Resources Conservation Service-Watershed Protection and Flood Prevention Program, EPA-Non point Source Grant Program					

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
Delany Lake #2 Stormwater Pump Station - Improve flood control by reducing flood water surface in Delaney Lake. Delany Lake is utilized as a stormwater detention basin, but due to the nearly flat terrain of the area has a very limited outfall capacity. Adding a pump station would allow the City to maintain a lower normal water level in the lake, thereby providing additional detention volume, and would allow an increase in outfall rate out of the pond for the purpose of reducing structural flooding in the area.	Flooding, Hurricane/Tropical Storm	High	$2,000,000 - City Funds, FEMA Mitigation Grant Funds	Public Works, Engineering, Emergency Management	Structure and infrastructure projects	Enhances stormwater management capacity for existing and future development.	Capital Improvement Plan	3 years
Storm Sewer Improvements - 21st St. Basin, 10th Ave. to Loop 197 - Reduce structural	Flooding, Hurricane/Tropical Storm	High	$13,500,000.00 - Office of Rural Community Affairs, Local	Public Works, Emergency Management	Structure and infrastructure projects	Decreases the frequency and severity of structural and	Capital Improvement Plan, Stormwater Management Plan	3 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
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flooding and street flooding in the areas of 21st Street and 23rd Street, between 10th Avenue and Loop 197 North. The area floods frequently due to undersized storm sewers and storm outfall systems.			Funds, US Army Corps of Engineers-Small Flood Control Projects, USDA Natural Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board-Clean Water State Revolving Fund, Texas Water Development Board (Development Fund II)-Texas Eater Development Fund, USDA Natural Resources Conservation			street flooding in the affected area.		

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
			Service-Watershed Protection and Flood Prevention Program, EPA-Non-point Source Grant Program, 406 Public Assistance Program (following federal disaster declaration), HMGP, PDM Grant Program (FEMA)					
34th St. Ditch Conveyance and Erosion Protection Improvements – 21st St. Basin, 10th Ave. to Loop 197 - Reduce structural flooding in the drainage basin by increasing channel conveyance, and to stabilize the	Flooding, Hurricane/Tropical Storm	High	$3,000,000.00 - Office of Rural Community Affairs, Local Funds, US Army Corps of Engineers-Small Flood Control Projects, USDA Natural	Public Works, Emergency Management	Natural systems protection	Improves flood protection by enhancing drainage capacity and reducing erosion risks, helping to safeguard nearby	Capital Improvement Plan, Stormwater Management Plan	In progress

City of Texas City Mitigation Actions (New Mitigation Actions)								
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channel banks from further erosion.			Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board-Clean Water State Revolving Fund, Texas Water Development Board (Development Fund II)-Texas Eater Development Fund, USDA Natural Resources Conservation Service-Watershed Protection and Flood Prevention Program, EPA-			structures and infrastructure.		

City of Texas City Mitigation Actions (New Mitigation Actions)								
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			Non-point Source Grant Program, 406 Public Assistance Program (following federal disaster declaration), HMGP, PDM Grant Program (FEMA)					
Texas City Hurricane Flood Protection Project - Improve the current levee system to provide protection from a Category 5 storm-Inner Rainwater Levee Restoration-West of 29th Street - The Inner Rainwater Levee separates the developed area of the City of Texas City from Moses Lake. During Hurricane Harvey, an 1,800 foot long segment of the	Hurricane / Tropical Storm, Flooding, Dam/Levee Failure	Medium	$2,000,000.00 - Funding source dependent on project scope	Engineering, Emergency Management	Structure and infrastructure projects	Strengthens storm surge protection for existing developments by reinforcing a critical levee segment, reducing the risk of catastrophic flooding during extreme weather events.	Capital Improvement Plan	5 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
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levee was severely eroded by wave action and rising waters. The purpose of this project is to harden the Lake-facing side of the levee to protect against erosion that could threaten the stability of the levee.								
Develop and provide public information and awareness for hazards - The planning area has several outreach initiatives to communicate hazard preparedness information to the general public and visitors to the area. Providing timely information and educational information related to preparedness, mitigation, response, and recovery to the public fosters their	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire, Expansive Soils, Dam/Levee Failure	High	$10,000 annually - Grants/General Fund	Emergency Management	Education and awareness programs	Empowers property owners and residents to implement hazard mitigation techniques, enhancing the resilience and safety of both new and existing structures.	Emergency Operations Plan	6 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
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ability to become self-sufficient. Information provided includes the following mitigation techniques (elevation, floodproofing, stabilization of soils in construction, electrical grounding devices, generators, insulating water pipes, xeriscaping, open foundations to minimize scour, include potential subsidence in freeboard calculations in flood-prone areas, roof and foundation supports, shutters, shatter-proof and high wind doors and windows, create defensible space around power lines, oil/gas lines, etc.); evacuation routes/procedures; workshop/training programs; alert systems, and the like.								

City of Texas City Mitigation Actions (New Mitigation Actions)								
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Install hazard warning systems - Citywide - Hazard warning systems to complement the methods of warning already used by the National Weather Service.	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire, Dam/Levee Failure	High	$35,000 each - HMGP. General Fund	Emergency Management	Education and awareness programs	Enhances early warning capabilities for residents and property owners, allowing for timely protective actions that reduce risk to structures and occupants.	Emergency Operations Plan	12 months
Stormproof/retrofit critical facilities and infrastructure - City-owned properties - New construction and existing critical facilities and infrastructure should include advanced mitigation techniques. Measures include roof and foundation supports, shutters, shatter-proof and high wind doors and windows, electrical surge	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire, Expansive Soils, Dam/Levee Failure	High	Unknown, dependent upon facility type - HMGP, CDBG, General Funds	Emergency Management	Structure and infrastructure projects	Improves the durability and operational continuity of critical city-owned facilities, reducing the risk of damage during severe weather events and enhancing public safety.	Capital Improvements Plan	18 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
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protection, stabilization of soils, addition of thermal insulation, etc.								
Implement stormwater management plan to improve drainage during flood and other weather events - Citywide - Routinely cleaning and repairing stormwater drains can help avoid unnoticed clogs that may hamper the efficiency of the stormwater system. Insuring that flow paths will have the capacity to convey storm- event flood water volumes will reduce damages.	Flooding, Hurricane/Tropical Storm	High	Office of Rural Community Affairs, HMGP, PDM Grant Program,406 Public Assistance Program (following federal disaster declaration), USACE-Small Flood Control Projects, USDA Natural Resources Conservation Service-Emergency Watershed Protection Agency, Texas Water Development Board(Develop	Public Works	Local plans and regulations	Improves stormwater drainage efficiency, reducing the likelihood of flooding and water damage to both new and existing properties across the city.	Stormwater Management Plan	12 months

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			ment Fund II)-Texas Water Development Fund, USDA Natural Resources Conservation Service-Watershed Protection and Flood Prevention Program, EPA-Nonpoint Source Grant Program					
Install generators for existing and new critical facilities and infrastructure - Critical Facilities throughout Texas City - Generators are essential for providing continual operations in the event of a disaster. As funding becomes available, the city will apply for grants	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire,	High	$400,000 - HMGP, General Funds	City Administration	Structure and infrastructure projects	Ensures continuous operation of critical facilities during power outages, enhancing safety and functionality for both existing and future infrastructure.	Capital Improvements Plan	24 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
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to install/upgrade generators to support existing or new facilities/infrastructure.	Dam/Levee Failure							
Mitigate (elevate, reconstruct, acquisition, demolition) Repetitive Flood Claim / Severe Repetitive Loss (RFC/SRL) properties - Citywide — see Section 22 and Appendix E for listing of non- mitigated properties	Flooding	High	TBD - HMGP/FMA	City Administration & applicable state and county agencies	Structure and infrastructure projects	Reduces flood risk for properties with a history of repetitive flood claims by elevating, reconstructing, or acquiring affected buildings, improving overall flood resilience in the city.	Stormwater Management Plan	24 months
Update regulations and permit requirements to address enhanced hazard mitigation strategies - Update and/or develop regulations and permits to address hazards prone to the area and	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm,	High	No cost / NA	City administration and applicable departments	Local plans and regulations	Improves long-term safety by enforcing stricter building regulations, reducing the risk of structural damage in	Building Code, Stormwater Ordinance, Floodplain Ordinance	12 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
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include any changes in future development areas. Develop regulation restricting development in areas with soil considered poor or unsuitable for development.	Drought, Wildland Fire, Expansive Soils, Dam/Levee Failure					hazard-prone areas, and promoting sustainable development practices.		
Plan, implement, and maintain the use of a portable reader board - Plan, implement, and maintain the use of a portable reader board mounted on a trailer that could be deployed during emergencies and other events within the Citv. The reader board would be accessible to all emergency services as well as Public Works and Parks and Recreation within the City. This project would convey Public information to the public during	Hurricane/Tropical Storm, Flooding, Tornado, Windstorm, Extreme Heat, Severe Winter Storm	High	$40,000 (reader board and trailer) - Grants and/or city operating funds	Police Department, Fire Department	Education and awareness programs	Enhances communication during emergencies by implementing and maintaining a portable reader board for public information, improving safety and response coordination.	Emergency Operations Plan	6 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
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evacuations and other emergencies.								
Public information and warning mobile application for Android and Apple applications - Research and develop a mobile application to be available for citizens to download for IOS and Android operating systems If cost is too prohibitive, research and promote applications already developed to encourage emergency preparedness Promote the use of emergency preparedness apps currently available at the Apple Store	Hurricane/Tropical Storm, Flooding, Extreme Heat, Tornado, Windstorm, Hailstorm, Lightning, Severe Winter Storm, Drought, Wildland Fire, Dam/Levee Failure	Medium	Research has shown that costs associated with the development of an emergency management application — simple, table based app — for IOS systems range $500 to $4,000. All content & clear direction is provided by the organization. If GPS locators, social media integration, and additional add-ins are included, costs will rise	Emergency Management, IT Department	Education and awareness programs	Improves public preparedness and response capabilities, reducing risks to properties by providing timely emergency information via a mobile app.	Emergency Operations Plan	12 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
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			accordingly. If costs are maintained in the range of $5,000 to $10,000, proposals could be made during the budget development process to include this project in the annual operating budget. - If this project is rejected by the governing body, research and application for grants could provide an alternative funding source					

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
Improve Texas City's CRS (Community Rating System) rating - To attain a lower CRS rating and improve the city's approach for addressing RL/SRL (Repetitive Loss/Severe Repetitive Loss) properties, the city will implement the following: Meet criteria necessary to achieve a lower CRS rating through this initiative. Initiate and implement additional floodplain requirements that are above the minimum floodplain compliance. Update the city's current floodplain map to coordinate with the currently Proposed FEMA Flood Insurance Rate Map relative to all floodplains as proposed.	Flooding	High	$100,000 - General fund through annual budget process/apply for planning grant funding	Community Development, Floodplain Manager, Emergency Management	Local plans and regulations	Improves flood risk management and reduces insurance premiums for both existing and future buildings by achieving a lower CRS rating and enhancing floodplain regulations.	Stormwater Ordinance, Floodplain Ordinance, Stormwater Management Plan	18 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
Construct a storm water detention area - The location of this detention area is located near FM 1765 and SH 146 - Lat. 29.378173732237762 Long. -94.9524736404419 Dow Chemical purchased several acres of land east of town for use as a greenbelt. Texas City would like to build a detention pond in this area that will help alleviate flooding on the east side. Phase I will include a feasibility study and a drainage analysis of the new pond row acquisition and associated conveyance improvements on a part of 10 acres of land. The engineering of the pond will be based on results of the study and analysis. Construction of	Flooding, Hurricane/Tropical Storm, Dam/Levee Failure	Medium	$4,000,000 - Grant / Bond / Corporate Sponsor	Public Works	Structure and infrastructure projects	Reduces flooding risks on the east side of Texas City by providing additional stormwater detention, improving flood control for both existing properties and future developments.	Capital Improvements Plan, Emergency Operations Plan	36 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
the pond will be the second phase.								
Safe Rooms/Community Shelters - Citywide - The area is prone to tornado and high wind events. Encourage construction and use of safe rooms in existing and new structures. Allow citizens to install safe rooms at a significant discount in preexisting homes. Provide homeowners and developers with funds to assist in installing a safe room in new homes.	Hurricane/Tropical Storm, Flooding, Tornado, Windstorm	High	TBD	Emergency Management, Planning and Zoning and Building	Structure and infrastructure projects	Enhances protection against tornadoes and high wind events by encouraging the installation of safe rooms in both new and existing structures, improving community resilience.	Emergency Operations Plan	24 months
Study Dam/Levee Failure Inundation - This action will determine expected inundation locations and peak discharge rates in the event of a	Dam/Levee Failure	Medium	TBD	Public Works	Local plans and regulations	Identifies flood risks from potential dam/levee failures, providing critical	Emergency Operations Plan	12 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
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dam/levee failure in Texas City.						information to mitigate damage to properties and infrastructure in vulnerable areas.		
Hardening of rainwater pump stations A and B. Implement purchase of new or rebuilt motors to run the pumps, hardened structure to protect the critical infrastructure, technology to make the structure more resilient.	Floods, Hurricanes/Tropical Storms	High	FEMA HMA Grants, City funds	City of Texas City	Structure and infrastructure projects	Strengthens flood control infrastructure by improving the resilience of rainwater pump stations, reducing the risk of flooding to surrounding properties.	Capital Improvement Plan	5 years
Design and implement a new pump station that will relieve pressure on the Moses Lake reservoir when the flood gate is closed. This new pump station will be able to pump water from the	Floods, Hurricanes/Tropical Storms	High	FEMA HMA Grants, City funds	City of Texas City	Structure and infrastructure projects	Improves flood management, lowering the risk of flooding to nearby properties and infrastructure during storm events.	Capital Improvement Plan	5 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
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reservoir, over the levee system, and into the bay.								
Host/Hold a Town Hall to educate the community on how to deal with severe weather	Windstorms, Extreme Winter Storms, Drought, Tornado, Hurricanes/Tropical Storms, Lightning, Extreme Heat, Floods, Hailstorms	Medium	City funds	Texas City Emergency Management	Education and awareness programs	Increases community preparedness for severe weather, empowering residents to take protective measures that reduce the risk of damage to their properties.	Emergency Operations Plan	1 year
Design and implement improving the Industrial Pumping Plant that supplies water to our industrial complex. This could include but not limited to hardening of the building, power supply, upgrade the pumps, Better technology to ensure efficient and effective	Windstorms, Extreme Winter Storms, Drought, Tornado, Hurricanes/Tropical Storms, Lightning, Floods, Hailstorms	Low	FEMA HMA Grants, City funds, TWDB grant/loans	Gulf Coast Water Authority	Structure and infrastructure projects	Enhances the resilience of the industrial water supply, ensuring continuous service and reducing operational disruptions to industrial buildings during	Capital Improvement Plan	5 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
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operations during hazards.						hazardous events.		
Texas City Reservoir, design and implement improvements to the levee system to ensure the reservoir contains its water during extreme weather events	Floods, Hurricanes/Tropical Storms, Dam/Levee Failure	High	FEMA HMA Grants, City funds, USACE Partnership funding	Gulf Coast Water Authority	Structure and infrastructure projects	Improves flood protection by reinforcing the levee system, reducing the risk to properties near the Reservoir during extreme weather.	Capital Improvement Plan	5 years
Thomas Mackey Wastewater Treatment Plant. Design and implement building of a new facility or upgrade current facility. Harden the facility to ensure continued operations during extreme weather events. Expand the facility to ensure it can keep up with expanding demand and capacity. Improve technology to ensure effective and	Wildfire, Windstorms, Extreme Winter Storms, Drought, Tornado, Hurricanes/Tropical Storms, Lightning, Extreme Heat, Floods, Dam Levee Failure Hailstorms	High	FEMA HMA Grants, City funds, TWDB grant/loan funds	City of Texas City Public Works	Structure and infrastructure projects	Enhances wastewater treatment capacity and resilience, ensuring uninterrupted service and reducing the risk of environmental damage to properties during extreme weather events.	Capital Improvement Plan	5 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
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efficent operations during natural disasters.								
Emergency Operations Center. Design and implement building a new facility that is capable of withstanding a category 5 hurricane. Raise the facility to ensure it can continue operations during a historic flood event, and equip it with the latest technology to ensure continuity of operations during all natural and manmade disasters.	Wildfire, Windstorms, Extreme Winter Storms, Drought, Tornado, Hurricanes/Tropical Storms, Lightning, Extreme Heat, Floods, Dam Levee Failure Hailstorms	High	FEMA HMA Grants, City funds	City of Texas City Emergency Management, Planning Engineering,	Structure and infrastructure projects	Strengthens emergency management capabilities, ensuring continuity of operations and minimizing risks to critical infrastructure.	Capital Improvement Plan, Emergency Operations Plan	5 years
Texas City Fire Department Administration Building, Hardening. Design and implement improving generator. Ensure the expansion of the admin building is rated for higher winds	Windstorms, Extreme Winter Storms, Tornado, Hurricanes/Tropical Storms	Medium	FEMA HMA Grants, FEMA EOC grant program, City funds	Texas City Fire Department	Structure and infrastructure projects	Enhances the reliability and resilience of emergency response services and critical infrastructure, ensuring	Capital Improvement Plan, Emergency Operations Plan	5 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
						operational continuity.		
Texas City Fire Stations, design and implement improvement of generators.	Windstorms, Extreme Winter Storms, Tornado, Hurricanes/Tropical Storms	Medium	FEMA HMA Grants, FEMA EOC grant program, City funds	Texas City Fire Department	Structure and infrastructure projects	Enhances the reliability and resilience of emergency response services and critical infrastructure, ensuring operational continuity.	Capital Improvement Plan, Emergency Operations Plan	2 years
Police Department design and implement improving and upgrading of generator.	Windstorms, Extreme Winter Storms, Tornado, Hurricanes/Tropical Storms	Medium	FEMA HMA Grants, FEMA EOC grant program, City funds	Texas City Police Department	Structure and infrastructure projects	Enhances the reliability and resilience of emergency response services and critical infrastructure, ensuring operational continuity.	Capital Improvement Plan, Emergency Operations Plan	2 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
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Levee System, Hurricane storm surge levee – Design and implement improvement of the levee by upgrading gate and valve systems including the flood gate at Moses Lake, repair and harden the I-wall that is currently damaged, raise the overall height of the levee	Hurricanes/Tropical Storms	High	FEMA HMA Grants, TWDB FIF program, City funds, USACE partnership funding	Texas City Emergency Management, engineering and planning, U.S. Army Corp of Engineers	Structure and infrastructure projects	Protects new and existing buildings by enhancing the hurricane storm surge levee system, reducing flood risk during extreme weather events.	Capital Improvement Plan, Emergency Operations Plan, Economic Development Plan, Comprehensive Plan	5 years
Inter levee system between Moses Lake and the City. Design and implement raising the levee to ensure levee does not breach during storms	Floods, Hurricanes/Tropical Storms	High	FEMA HMA Grants, TWDB FIF program, City funds, USACE partnership funding	Texas City Engineering and Planning, Public Works	Structure and infrastructure projects	Protects new and existing buildings by reducing the risk of levee breaches and associated flooding.	Capital Improvement Plan, Emergency Operations Plan	5 years
Design and install 3rd pump station to maintain moses lake reservoir system during storms. Design and install another pump station which will pump	Floods, Hurricanes/Tropical Storms	High	FEMA HMA Grants, TWDB FIF program, City funds, USACE	Texas City Engineering and Planning, Public Works	Structure and infrastructure projects	Protects new and existing buildings by improving flood control and reducing the risk of	Capital Improvement Plan	5 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
water out of Moses Lake reservoir into Galveston Bay			partnership funding			overflow during storm events.		
City Hall - current building built in the 1950's. Design and build new facility which is hardened and raised to prevent flooding. Incorporate all departments which are spread out throughout the city to ensure continuity of operations during disasters.	Wildfire, Windstorms, Extreme Winter Storms, Drought, Tornado, Hurricanes/Tropical Storms, Lightning, Extreme Heat, Floods, Dam Levee Failure Hailstorms	High	FEMA HMA Grants, TWDB FIF program, City funds	Texas City Engineering and Planning, Public Works	Structure and infrastructure projects	Improves resilience by constructing a hardened, elevated City Hall to withstand flooding and extreme weather, ensuring continuous city operations.	Capital Improvement Plan, Emergency Operations Plan	5 years
Texas City Dike - The Dike is 5.3 miles long and protects the Port of Texas City shipping lanes as well as provides recreation and access to boat ramps. The Dike consistently endures damage during storms. The south side of the dike is well protected by large granite blocks, the	Windstorms, Tornado, Hurricanes/Tropical Storms, Coastal Erosion, Floods	High	FEMA HMA Grants, TWDB FIF program, City funds, USACE partnership funding	Texas City public works, U.S. Army Corp of Engineers	Natural systems protection, Structure and infrastructure projects	Improves storm resilience and emergency response by reinforcing the unprotected side of the Texas City Dike, enhancing infrastructure durability, and	Capital Improvement Plan, Emergency Operations Plan, Economic Development Plan, Comprehensive Plan	5 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
north side of the dike needs the same type of protection. Engineering a way to get power and utilities to the Dike will help the resiliency of the road. Improve the shoulders of the road to help emergency vehicles respond.						enabling utility access.		
Local Industry - Harden the electrical service to industry, improve early warning system to the community in case of release from industry due to a disaster	Windstorms, Extreme Winter Storms, Drought, Tornado, Hurricanes/Tropical Storms, Lightning, Extreme Heat, Floods,	High	FEMA HMA Grants, City funds	Texas New-Mexico Power, Industry, Texas City Emergency Management	Structure and infrastructure projects	Improves the power capabilities and resiliency of local industry by hardening electrical services and enhancing early warning systems, reducing risks to nearby properties during disasters.	Emergency Operations Plan, Economic Development Plan	2 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
Texas City Emergency Siren system upgrade. Design and implement new technology and upgrade our outdoor emergency alerting siren system. Add more sirens to the west side of the City where our greatest expansion is occurring	Wildfire, Windstorms, Extreme Winter Storms, , Tornado, Hurricanes/Tropical Storms, Lightning, , Floods, Dam Levee Failure, Hailstorms	High	FEMA HMA Grants, FEMA EOC grant program, City funds	Texas City Emergency Management, Information Technology	Structure and infrastructure projects	Upgrades the emergency siren system in existing areas and expands to growing areas, ensuring timely alerts and enhancing safety for both new and existing developments.	Emergency Operations Plan, Economic Development Plan	2 years
Design and Implement a Multi-Purpose Emergency Response Boat Program for the Port of Texas City	Windstorms, Extreme Winter Storms, Tornado, Hurricanes/Tropical Storms, Lightning, Floods	High	FEMA Port Security grant, USDOT PIDP, City funds	Texas City Emergency Management, Fire, and Police	Structure and infrastructure projects, Local plans and regulations	Improves emergency response and reduces risk to port facilities and surrounding infrastructure by constructing new boat facilities and implementing a multi-purpose response boat program.	Emergency Operations Plan	2 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
Sanders Center – Design plans for and install a generator and build a new wing to house people in the event of a disaster.	Wildfire, Windstorms, Extreme Winter Storms, Tornado, Hurricanes/Tropical Storms, Extreme Heat, Floods, Dam Levee Failure	High	FEMA HMA Grants, City funds	Texas City Public Works and Planning and Engineering	Structure and infrastructure projects	Enhances disaster resilience by installing a generator and adding a new wing to the Sanders Center, providing shelter during emergencies.	Emergency Operations Plan	1 year
Carver Center - Design plans for and install a generator and build a new wing to house people in the event of a disaster.	Wildfire, Windstorms, Extreme Winter Storms, Tornado, Hurricanes/Tropical Storms, Extreme Heat, Floods, Dam Levee Failure	High	FEMA HMA Grants, City funds	Texas City Public Works and Planning and Engineering	Structure and infrastructure projects	Improves disaster preparedness by installing a generator and adding a new wing to the Carver Center, providing shelter during emergencies.	Emergency Operations Plan	1 year
Lift Stations - multiple - some of our lift stations have generators, other do not. Design and implement back up	Wildfire, Windstorms, Extreme Winter Storms, Drought, Tornado, Hurricanes/Tropi	High	FEMA HMA Grants, City funds	Texas City Public Works	Structure and infrastructure projects	Reduces the risk of service disruption and flood damage to surrounding properties	Capital Improvements Plan	2 years

City of Texas City Mitigation Actions (New Mitigation Actions)								
PROJECT TITLE AND DESCRIPTION	**HAZARD ADDRESSED**	**PRIORITY**	**POTENTIAL FUNDING SOURCE**	**RESPONSIBLE AGENCY**	**TYPE OF ACTION**	**EFFECT ON NEW AND EXISTING BUILDINGS**	**INCORPOR-ATION INTO EXISTING PLANS & PROCEDURES**	**TIMELINE**
generators on all lift stations.	cal Storms, Lightning, Extreme Heat, Floods, Dam Levee Failure Hailstorms					during power outages.		
Flood Gate at Moses Lake - Built in 1966, the flood gate is a critical piece of infrastructure that protects the City from catastrophic storm surges. Design and implement critical improvements to Flood Gate, including electrical upgrades to generator upgrades that will ensure resiliency.	Hurricanes/Tropical Storms	High	FEMA HMA Grants, TWDB FIF program, City funds, USACE partnership funding	Galveston County, U.S. Army Corp of Engineers	Structure and infrastructure projects	Protects new and existing buildings by improving the flood gate at Moses Lake, ensuring continued operation during storm surges with upgraded electrical and generator systems.	Capital Improvement Plan, Emergency Operations Plan, Economic Development Plan, Comprehensive Plan	5 years
Design and Implement a Drone and Technology Enhancement Program for Police and Fire Departments	Wildfire, Windstorms, Extreme Winter Storms, Drought, Tornado, Hurricanes/Tropical Storms,	High	City funds	Texas City Emergency Management, Fire, and Police	Structure and infrastructure projects	Enhances emergency response capabilities by equipping police and fire departments	Emergency Operations Plan	6 months

City of Texas City Mitigation Actions (New Mitigation Actions)								
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	Lightning, Extreme Heat, Floods, Dam Levee Failure Hailstorms					with advanced drone technology, improving situational awareness and reducing risks to both existing and new buildings during emergencies.		

Section 18: Plan Maintenance Procedures

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Plan Maintenance Procedures

The following is an explanation of how the Planning Team will implement the Hazard Mitigation Action Plan and continue to evaluate and enhance it over time. In order to ensure that the Plan remains current and relevant, the following plan maintenance procedures will be addressed:

- Ensure the mitigation strategy remains current and is implemented according to Plan procedures.
- Secure and maintain an ongoing mitigation program throughout the community.
- Integrate short and long-term mitigation objectives into community officials' daily roles and responsibilities.
- Continued Public Involvement and maintain momentum by routine engagement of the Plan's progress.

Monitoring, Evaluation & Updating

Periodic tracking of the Plan is required to ensure that the goals, objectives, and mitigation action plans are implemented over time. Revisions may be necessary to ensure that the Plan is in full compliance with federal regulations and state statutes. This section outlines the procedures for completing such revisions, updates, and Plan review. Table 18-1 indicates the department or title responsible for this action.

Table 18-1. Team Members Responsible for Plan Maintenance

Title
Manager and Homeland Security Director
Director, Community Development & Grant Administration
Assistant Emergency Manager
Public Works Director
Floodplain Manager
Engineering & Planning, City Engineer, Director
Fire Marshall

Monitoring

The Hazard Mitigation planning team will convene a meeting annually to monitor the plan and track the status of each mitigation actions over the 5-year cycle of the Plan. Mitigation Actions will be assigned to team members in advance of the meetings to prepare status reports to share with the team. Mitigation action status updates will include continued feasibility for implementation and funding.

Evaluation

The City of Texas City will evaluate changes in risk, determine whether the implementation of mitigation actions is on schedule, or if there are any implementation issues such as changes in stated purposes or goals that affect mitigation priorities. The Plan Maintenance group will meet on an annual basis to identify any needed changes in the Plan based upon their evaluation activities.

Updating

Annual reports submitted by the designated Team members from the community evaluating the Plan will be used to keep the Plan updated.

Five Year Review

The Plan will be thoroughly reviewed by the appointed Planning Team at the end of three years from the approval date to determine whether there have been any significant changes in the area

that may necessitate changes in the types of mitigation actions proposed. The City of Texas City will begin the update process 2 years prior to plan expiration. New flood studies and new development in flood-prone areas, an increased exposure to hazards, disaster declarations, the increase or decrease in capability to address hazards, and changes to federal or state regulations are examples of factors that may affect the content of the Plan.

The Plan review provides the Planning Team an opportunity to evaluate those actions that have been successful and to explore documenting potential losses avoided due to the implementation of specific mitigation measures. The Plan review also provides the opportunity to address mitigation actions that may not have been successfully implemented as assigned. It is recommended that the Planning Team meet to review the Plan at the end of three years as grant funds may be necessary for the development of a five-year update. Due to the timelines for grant cycles, it is wise to begin planning grant options in advance of the five-year deadline. Following the review, any revisions deemed necessary will be summarized and implemented according to the reporting procedures and Plan amendment process outlined herein. Upon completion of the review and update/amendment process, the revised Plan will be submitted to TDEM for final review and approval in coordination with FEMA.

Incorporating the Plan into Other Planning Mechanisms

The City of Texas City will work to integrate the hazard mitigation strategies into other planning mechanisms. The Planning Team will ensure that future growth, disaster recovery, historic preservation, flood response plans, and other planning mechanisms will be consistent with the goals of the Plan. Historically, the previous Hazard Mitigation Plan was not well integrated into other planning mechanisms.

To ensure successful integration of this plan update, key Planning Team members will meet annually, and more often if warranted, to ensure mitigation actions prioritized as high to moderate are tracked and monitored based on federal Disaster Declarations, HMGP and PDM funding cycles, and other non-federal funding sources that would help communities meet the local HMA match.

The potential funding sources listed for each identified action may be used when the Planning Team member begins to seek funds to implement actions. An implementation time period, or a specific implementation date, has been assigned to each action as an incentive for completing each task and gauging whether actions are implemented in a timely manner.

Existing plans for the City of Texas City will be reviewed in light of the Plan, and Team Members will incorporate any mitigation policies and actions into these plans as appropriate. Table 20-1 indicates Planning Team member roles for incorporating actions, method of incorporation, and

approving authority. Table 18-2 identifies planning mechanisms available for the City of Texas City and provides examples of how the Plan will be incorporated into current efforts.

Table 18-2. Planning Mechanisms and Method to Incorporate into the Plan

Existing Planning Mechanism	Method Of Use In Hazard Mitigation Plan
Annual Budget	Funding mitigation projects and local match requirements
Emergency Planning and Emergency Operations Plan	Identifying hazards and assessing vulnerabilities
Mutual Aid Agreements	Assessing vulnerabilities/needs
Floodplain Ordinance/ Stormwater Management	Mitigation strategies; higher regulatory considerations
Land Use Maps and New Flood Studies	Assessing vulnerabilities and flood risk; development trends; long-term growth
Critical Facilities	Location and protection
Building and Zoning Codes	Development trends; future growth
State Hazard Mitigation Plan	Risk analysis

It will be the responsibility of The City of Texas City to determine department or title of personnel responsible for implementation of mitigation strategies and implementation procedures.

The City of Texas City will comply with local and state requirements while incorporating this Plan into existing planning mechanisms. Table 20-3 identifies existing hazard mitigation capabilities to support mitigation actions. The existing hazard mitigation capabilities consist of existing building codes, land use ordinances, and regulatory plans. A list of planning mechanisms and capabilities available to the City of Texas City can be found in Appendix E. The mitigation actions in Section 19 describe the planning mechanisms into which the mitigation actions will be integrated. In the process of integrating the mitigation actions into new and existing planning mechanisms. The City

of Texas City will present new and existing planning mechanisms to the City Council. Upon approval by the City Council, approved actions will be acted upon and/or integrated into existing planning mechanisms.

Existing Policies, Programs & Resources

The City has existing capabilities through policy, programs, ordinance, and other capabilities available to reduce risk and improve resilience. As the City moves through enacting mitigation actions, and ongoing plan maintenance, opportunities to expand and improve these capabilities will be investigated. The City has authority to adjust budgets, adopt plans, write ordinances, and enact policies. Information on the expansion and improvement of capabilities is presented below.

Planning Mechanism	Integration & Expansion – City of Texas City
City Staff	Staff are involved in the planning process and the implementation of mitigation actions. Staff will be able to help planning team members, serve as stakeholders, and coordinate the monitoring and maintenance process of this Plan.
Annual Budget Review	The City of Texas City will have an annual budget review. The city will incorporate the Plan while conducting their annual budget reviews. High priority mitigation actions will be reviewed and may potentially receive funds to implement actions.
Stormwater Management Plan / Ordinance	The Plan will be consulted when updating and maintaining the City's stormwater management plan. Both documents share the goal of reducing damage and minimizing the negative impacts of development on stormwater.

Planning Mechanism	Integration & Expansion – City of Texas City
Emergency Operations Plan	The Plan will be consulted when updating and maintaining the City's Emergency Operations Plan. Both documents share the goal of public safety. Many of the mitigation actions in this Plan relate to emergency operations and must be integrated.
Capital Improvement Plan	Many of the mitigation actions found in this Plan will be enacted through capital improvement projects. Consequently, the City's Capital Improvement Plan must consult the Plan for hazard mitigation projects that could be incorporated into the Capital Improvement Plan. Prioritization should be given to high priority actions.
Floodplain Ordinance	The ordinances will be used in updating the floodplain ordinance and ensuring sound floodplain management. The goals of both documents are to reduce vulnerability to flooding hazards. The Plan will be consulted for NFIP compliance, flood risk, and extent. Information from this Plan will be reviewed for inclusion in other documents, including the floodplain ordinance.
Comprehensive/Master Plan	The Plan will be consulted when updating the Comprehensive/Master Plan. It is important to ensure that development occurs in a manner that does not increase hazard risk. The Plan includes information regarding the location, extent, and probability of many natural hazards. By incorporating this information into the Comprehensive/Master Plan, development can be guided in a hazard-resilient manner.

Planning Mechanism	Integration & Expansion – City of Texas City
Stormwater Ordinance	The Plan will be consulted when updating and maintaining the City's stormwater ordinance. The goal of reducing damage and minimizing the negative impacts of development on stormwater.
Economic Development Plan	The Plan will be consulted during economic development. The goal of the plan is to have framework and regulation for economic growth in the city.
Zoning Ordinance	Zoning ordinances will regulate city development by creating a regulated approach to development in the City.

Continued Public Involvement

Input from the stakeholders and public was an integral part of the preparation of this Plan and will continue as the Plan grows and changes. This Plan will be posted on the City of Texas City website where local officials and the public will be invited to provide ongoing feedback. The task of notifying stakeholders and community members on an annual basis will be held with the identified Planning Team members tasked with updates and annual Plan review. The Planning Team will have the added task of maintaining the Plan as a part of their job description. Media such as the local newspaper and radio stations will be used to notify the public of any maintenance or periodic review activities taking place. Public participation will be sought during the implementation, monitoring, and evaluation phases of the plan.

Appendix A: Meeting Documentation

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Public Announcements

Press Release Posted on City of Texas City Website: https://texascitytx.gov/

Texas City
EST. 1911

January 9, 2025
FOR IMMEDIATE RELEASE

FOR MORE INFORMATION:
Joe Tumbleson– (409) 229-1660

Texas City develops Texas City Hazard Mitigation Plan; hosts meeting and survey for public input

The Texas City Office of Emergency Management has identified natural disaster risks and vulnerabilities that are common in our area and is creating a plan to minimize the impact of those disasters and to protect people and property in the community.

The plan is the FEMA Hazard Mitigation Plan, and the City of Texas City will hold a virtual public meeting on Friday, January 24, 2025, to update the public on the project and gather community input for it. The public, area businesses and organizations located throughout the City and surrounding areas are invited and encouraged to attend.

Hazard Mitigation planning is an initiative to lessen the impact of natural hazards that the City of Texas City faces. During the meeting, the results of the Vulnerability Assessment from the City will be reviewed and the mitigation action requirements will be explained.

In addition to the meeting, the City of Texas City is also requesting public feedback through a short, online survey, available at: https://www.surveymonkey.com/r/CityofTexasCity

By participating in this meeting and/or the survey, residents and stakeholders can represent their community and give valuable experiences and ideas to the mitigation strategies planning process.

After compiling public input, the next step is to develop mitigation projects for each hazard that affects the City. By completing an approved Hazard Mitigation Plan, not only does the City of Texas City help to minimize the impact of natural disasters, but also opens a stream of grant funds for the City that will benefit the area.

The City will seek to ensure that the public, businesses, and other stakeholders remain aware of the planning process and are given an opportunity to participate and comment. This includes making components of the Draft plan available for public review and comment in advance of any formal consideration or approval.

Detailed information about the planning process can be obtained by contacting Tak Makino, Project Manager with LAN Engineering at (713) 821-0359.

-more-

"the place where COMMUNITY MATTERS"

1801 9th Avenue North * P.O. Drawer 2608 * Texas City, TX 77592-2608
(409) 948-3111 * www.texascitytx.gov

Press release (continued)



Public Meeting Information:

When: Friday, January 24, 2025
Time: 2:30-3:00 p.m.
Where: Virtual / Microsoft Teams Meeting

Meeting ID: 255 129 090 360 Passcode: Bd95ND7y

Or, dial in by phone:

(402) 541-7284 Phone conference ID 665305593# United States

Survey Link:

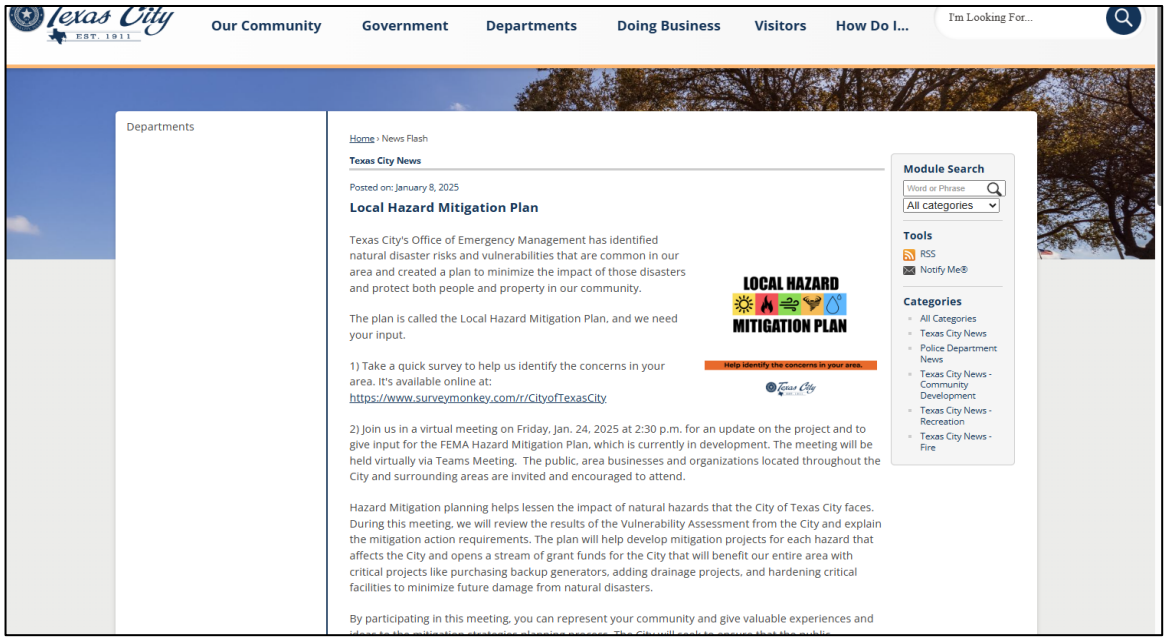
https://www.surveymonkey.com/r/CityofTexasCity

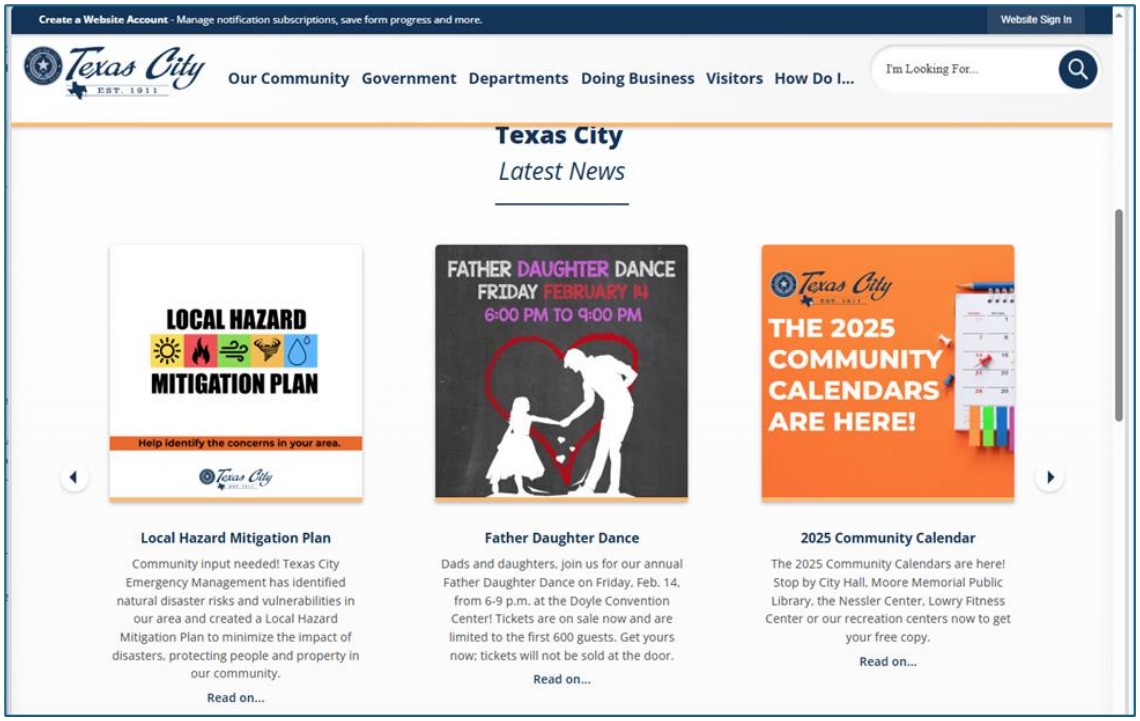
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Additional places shared:

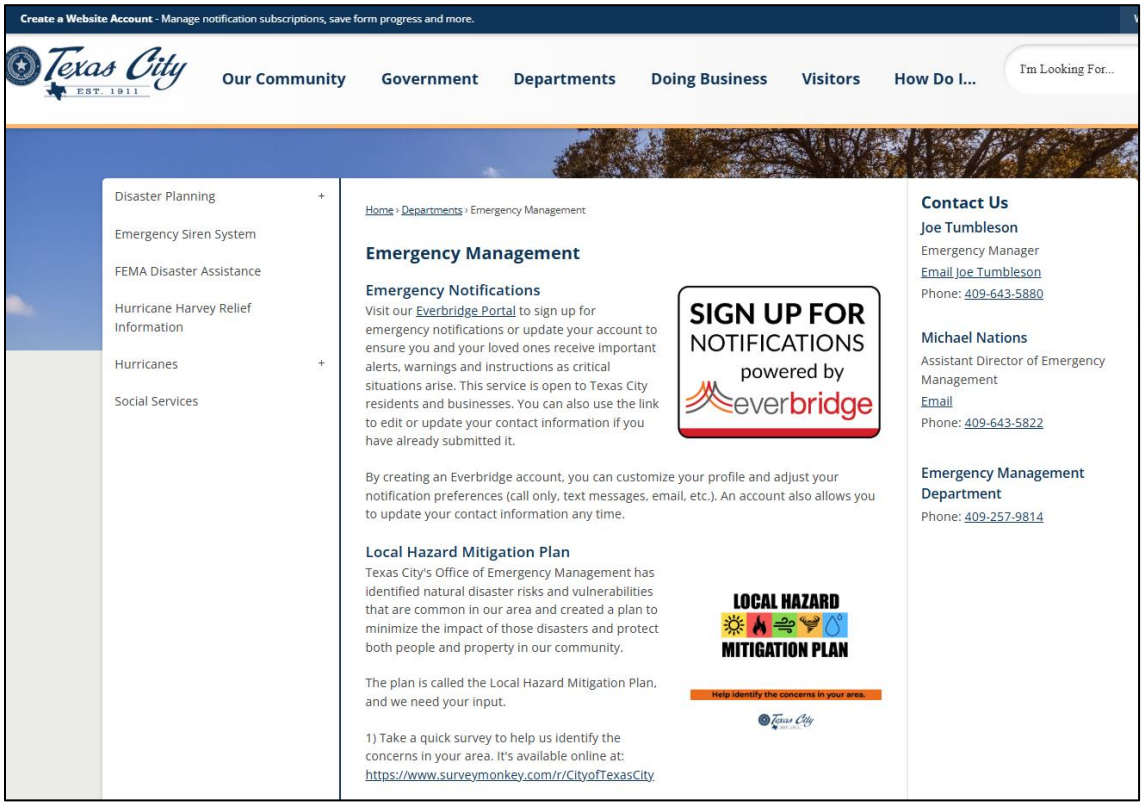
- City Hall lobby information table
- Chamber of Commerce for inclusion in their weekly emails
- City Secretary's Office for posting on the public notices bulletin board
- Announced at the City Commission meeting on January 8, 2025
- Press release sent to 34 local media contact on January 8. 2025, ranging from Galveston County newspapers to online sources to Houston radio and TV stations

Posted on the City of Texas City Website





Posted on City Website's Emergency Management Page



Posted on "X" Social Media Page



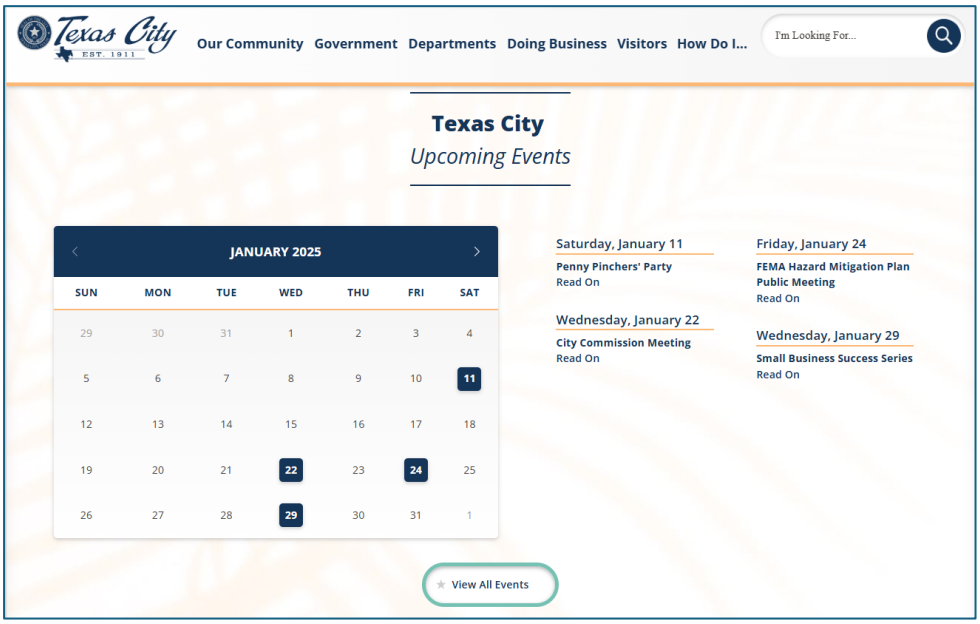
Posted on City of Texas City Instagram Page

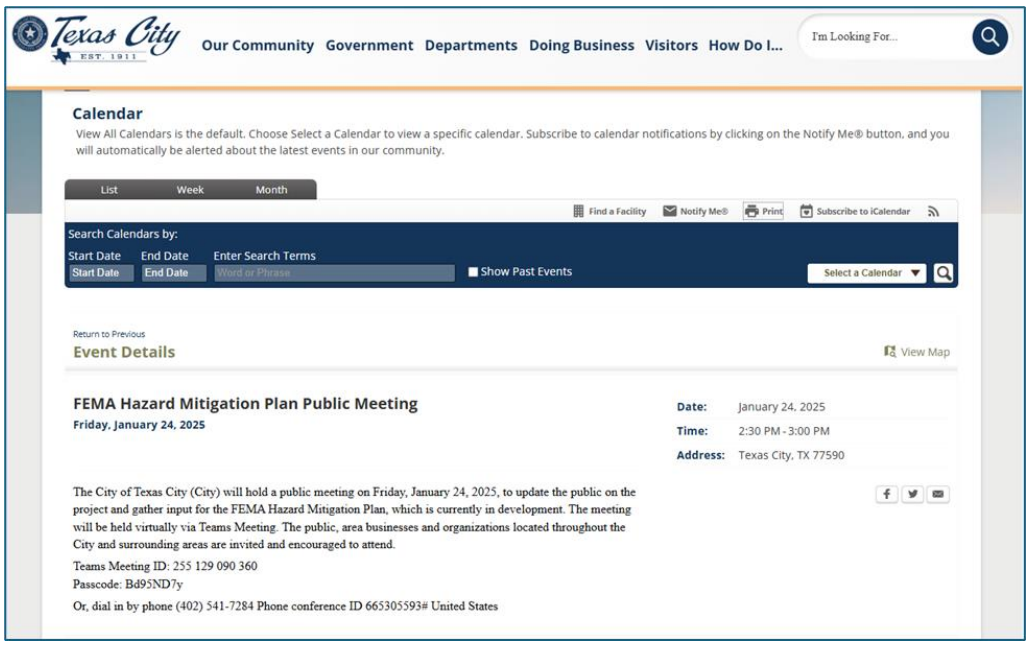


Posted on Texas City of Emergency Management Facebook Page

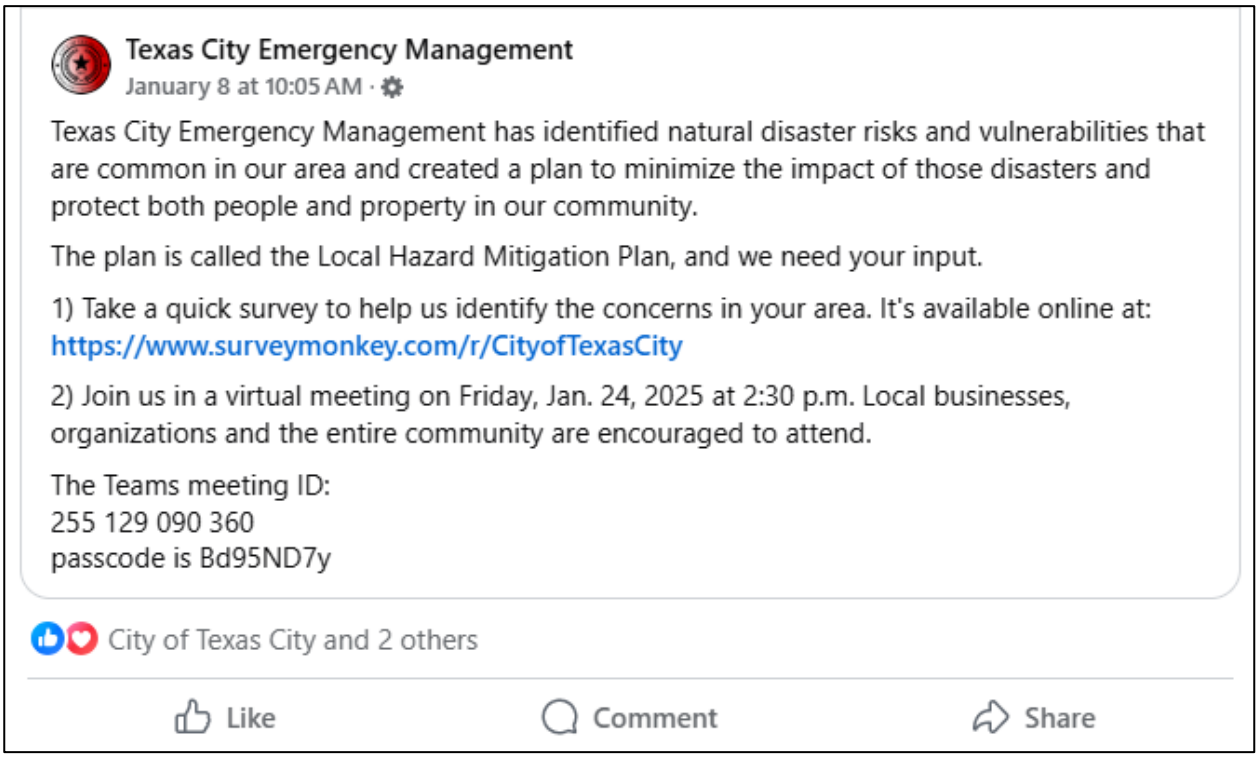


Posted on the City of Texas City Calendar





Posted on the City of Texas City Emergency Management Facebook Page



Posted on the Moore Memorial Public Library Facebook Page



City of Texas City Press Release

FOR IMMEDIATE RELEASE
Contact: Tak Makino
LAN Engineering
Date: 2/10/2025

FEMA Hazard Mitigation Plan Public Meeting
March 6, 2025

The City of Texas City (City) will hold a public meeting on Thursday, March 6, 2025, to update the public on the project and gather input for the FEMA Hazard Mitigation Plan, which is currently in development. The meeting will be held virtually via Teams Meeting and in the Meeting Room at the Moore Memorial Public Library for in-person participation for those without digital access. The public, area businesses and organizations located throughout the City and surrounding areas are invited and encouraged to attend.

Hazard Mitigation planning is an initiative to lessen the impact of natural hazards that the City of Texas City faces. During this meeting, we will review the results of the Vulnerability Assessment from the City and explain the mitigation action requirements from FEMA. The next step is to develop mitigation projects for each hazard that affects the City. Best of all, completing an approved Hazard Mitigation Plan will open a stream of funds for the City that will benefit the area.

By participating in this meeting, you can represent your community and give valuable experiences and ideas to the mitigation strategies planning process. The City will seek to ensure that the public, businesses, and other stakeholders remain aware of the planning process and are given an opportunity to participate and comment. This includes making components of the Draft plan available for public review and comment in advance of any formal consideration or approval.

Public Meeting Information:

When: **Thursday, March 6, 2025**
Time: **3:30-4:00 p.m.**
Where: **Virtually via Microsoft Teams Meeting or Moore Memorial Public Library**

Join virtually via Microsoft Teams: Download Teams | Join on the web

Meeting ID: 215 867 535 270
Passcode: RK9Sq3x7

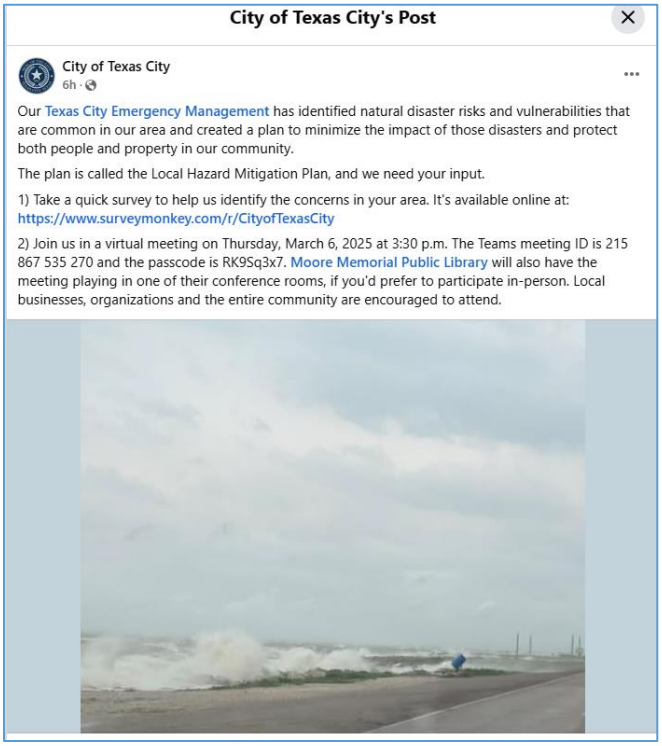
Or, call in (audio only)
+1 402-541-7284 Phone Conference ID: 423562647#

For those without digital access, you can join a live stream of the meeting in person at:

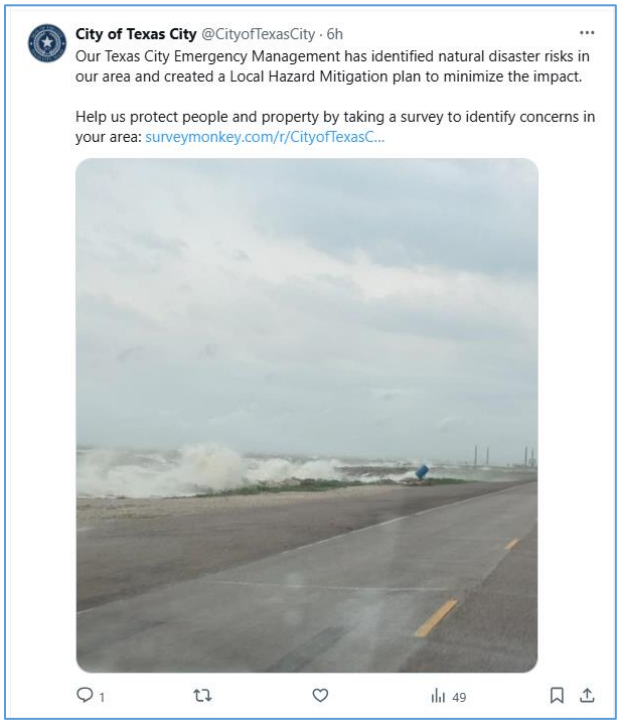
Moore Memorial Public Library (Meeting Room) 1701 9th Avenue North, Texas City, TX 77590

Detailed information about the planning process can be obtained by contacting Tak Makino, Project Manager, LAN Engineering, 713-821-0359

Posted on the City of Texas City Facebook Page



Posted on "X" Social Media page for City of Texas City



Email sent from Emergency Management Office to Public Survey Participants

Date: 3-5-2024

Subject: Texas City Hazard Mitigation Plan - public meeting March 6th, 2025

Good afternoon,

I wanted to personally thank you for completing our survey and helping with our community hazard mitigation plan.

I also want to ensure that you are aware of our next public meeting.

The City of Texas City (City) will hold a public meeting on Thursday, **March 6, 2025**, from **3:30 to 4:00 p.m.** to update the public on the project and gather input for the FEMA Hazard Mitigation Plan, which is currently in development. The meeting will be held virtually via Teams Meeting and in person at the Moore Memorial Public Library. The public, area businesses, and organizations throughout the City and surrounding areas are invited and encouraged to attend.

Hazard Mitigation planning is an initiative to lessen the impact of natural hazards that the City of Texas City faces. During this meeting, Tak Makino, Project Consultant, LAN Engineering, will review the results of the Vulnerability Assessment from the City and explain FEMA's mitigation action requirements. The next step is to develop mitigation projects for each hazard that affects the City. Completing an approved Hazard Mitigation Plan will open a stream of funds for the City that will benefit the area.

By participating in this meeting, you can represent your community and share valuable experiences and ideas regarding the mitigation strategies planning process. The City will seek to ensure that the public, businesses, and other stakeholders remain aware of the planning process and can participate and comment. This includes making components of the Draft plan available for public review and comment before any formal consideration or approval.

To attend virtually via Microsoft Teams meeting:

Join the meeting now

Meeting ID: 215 867 535 270 Passcode: RK9Sq3x7

Dial in by phone

+1 402-541-7284 Conference #423562647

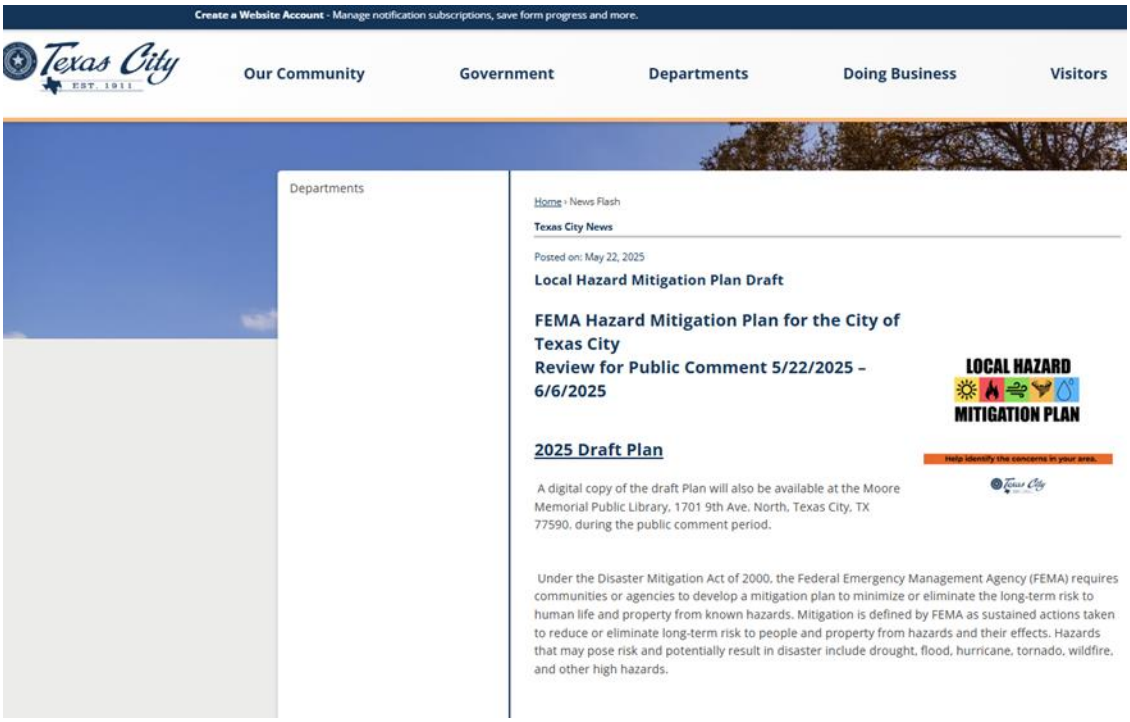
To attend the meeting in person:

Moore Memorial Public Library (Meeting Room)
1701 9th Ave. North
Texas City, TX 77590

Thank you again for your participation!

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
Cell: 409.739.4799
www.texascitytx.gov

Press Release Posted on City of Texas City Website: https://texascitytx.gov/



With a FEMA-approved Plan, the City of Texas City will be eligible to apply for grant funding opportunities under the Hazard Mitigation Assistance (HMA) program to fund critical projects such as backup generators, drainage projects, and hardening critical facilities to minimize future damage from natural disasters that affect the City's planning area.

The Plan has been drafted and is being made available to the public for review in compliance with FEMA requirements. We encourage you to provide comments on the Plan. This will help the Planning Team to identify any changes and/or updates needed to be incorporated into the Plan.

The planning and review process is as important as the plan itself. Any successful planning activity, such as developing a comprehensive plan or local land use plan, involves a cross-section of stakeholders and the public to reach consensus on desired outcomes or to resolve a community problem. The result is a common set of community values and widespread support for directing financial, technical, and human resources to an agreed upon course of action, usually identified in a plan. The same is true for mitigation planning. An effective and open planning process helps ensure that citizens understand risks and vulnerability, and they can work with the jurisdiction to support policies, actions, and tools that over the long-term will lead to a reduction in future losses. Leadership, staffing, and in-house knowledge may fluctuate over time. Therefore, the description of the planning process serves as a permanent record that explains how decisions were reached and who was involved.

Forward any comments on the City of Texas City Hazard Mitigation Plan by June 6, 2025, to:

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

Office: 409-643-5880

jtumbleson@texascitytx.gov

Detailed information about the planning process can be obtained by contacting Tak Makino, LAN, Project Manager at 713-821-0359 or TMMakino@lan-inc.com

Posted on Facebook Social Media page for City of Texas City



Posted on "X" Social Media page for City of Texas City 5/22/2025



Kickoff Public Meeting Presentation, January 24, 2025




Planning Process
Define Planning Area
Public Input
Identify Natural Hazards
Conduct Risk Assessment
Develop Mitigation Strategies
Review and Adoption
Ongoing Plan Maintenance
7
Planning Area
Texas City
8
Public Input
→ Local knowledge
→ Provide information to:
– Develop better understanding of natural hazards
– Prioritize hazard risk
– Develop mitigation strategy
– Provide feedback on plan
9
Public Input
→ Email: TMMakino@lan-inc.com
→ https://www.surveymonkey.com/r/CityofTexasCity
10
Identify Natural Hazards
→ Floods
→ Hurricanes/ Tropical Storms
→ Wildfire
→ Tornado
→ Drought
→ Coastal Erosion
→ Dam/Levee Failure
→ Earthquake
→ Expansive Soils
→ Extreme Heat
→ Hailstorms
→ Land Subsidence
→ Extreme Winter Storm
→ Windstorms
→ Lightning
11
Risk Assessment / Data Collection
→ Identify natural hazards
– Previous occurrences
– Probability of future occurrences
→ Identify vulnerable assets
→ Identify impacts to assets
12

Mitigation Strategy

- → Public survey question #12
- → Mitigation Actions
  - – At least two per hazard
- → Types
  - – Local Plans and Regulations
  - – Structural and Infrastructure
  - – Natural System Protection
  - – Education and Awareness



13

Adoption and Implementation

- → Adopted by governing body
  - – Following TDEM, FEMA review
- → Planning Team to review mitigation strategy annually
- → Update plan every five years

14

Questions



Lockwood, Andrews & Newnam, Inc.

15

Kickoff Public Meeting Attendance, January 24, 2025

City of Texas City Hazard Mitigation Plan Public Meeting
Sign-In Sheet

Subject:	City of Texas City Hazard Mitigation Plan Public Meeting	**Date: 01/24/2024** **Time: 2:30-3:00 pm**	
Hosted by:	City of Texas City	**Location: Virtual Teams Meeting ID 255-129-090-360 Passcode Bd95ND7y** Teams Meeting Call in 402-541-7284 ID# 665305593#	

	Agency (if applicable)	Name	Title	Email	Phone
1	Gulf Coast Transit District	Marcus Alexander	Director of Operations	malexander@gctdtx.gov	
2	College of the Mainland	Walker, Vanessa	COM- Police	vwalker1@com.edu	
3	Galveston Co. Health District	Jason Moore		jmoore@gchd.org	
4	Moore Memorial Library – City of Texas City	Jessica Matos	Asst Library Director	jmatos@texascitytx.gov	409-643-5974
5	Gulf Coast Transit District	Theodore Ross	Executive Director	tross@gulfcoasttransitdistrict.com	
6	City of Texas City	Joe Tumbleson	Manager & Homeland Security Directors	jtumbleson@texascitytx.gov	409-739-4799
7	City of Texas City	Mike Nations	Assistance Emergency Manager	mnations@texascitytx.gov	
8	Galveston Co. Food Bank	Julie Morreale	HR/Development Director	julie@galvestoncountyfoodbank.org	
9		Lynda Perez		ljperez@mcpartnership.org	
10	City of Texas City	Jason Brown	Fire Marshall	jbrown@texascitytx.gov	
11	Galveston Co Health District	Katherine Wilson		kwilson@gchd.org	
12		Lacey Hernandez		lhernandez@gctdtx.gov	
13	Gulf Coast Center	Amanda Groller	Community, Public and Behavior Health	AmandaG@gulfcoastcenter.org	
14	City of Texas City	Kip Urps	Floodplain Manager	kurps@texascitytx.gov	
15	LAN	Tak Makino	Consultant	TMMakino@lan-inc.com	
16	LAN	Dalen Keith	Consultant	DHKeith@lan-inc.om	

Kickoff Planning Team Meeting Presentation, January 24, 2025



Stakeholder Input

- Email: TMMakino@lan-inc.com
- https://www.surveymonkey.com/r/CityofTexasCity

11

Identify Natural Hazards

- Floods
- Hurricanes/ Tropical Storms
- Wildfire
- Tornado
- Drought
- Coastal Erosion
- Dam/Levee Failure



- Earthquake
- Expansive Soils
- Extreme Heat
- Hailstorms
- Land Subsidence
- Extreme Winter Storm
- Windstorms
- Lightning

12

Risk Assessment / Data Collection

- Identify natural hazards
  - Previous occurrences
  - Probability of future occurrences
- Identify vulnerable assets
- Identify impacts to assets
- Planning Team: Provide assets



13

Mitigation Strategy

- Mitigation Actions
  - At least two per hazard
- Types
  - Local Plans and Regulations
  - Structural and Infrastructure
  - Natural System Protection
  - Education and Awareness



14

Adoption and Implementation

- Public review and comment
- Adopted by governing body
  - Following TDEM, FEMA review
- Planning Team to review mitigation strategy annually
- Update plan every five years

15

Questions



16

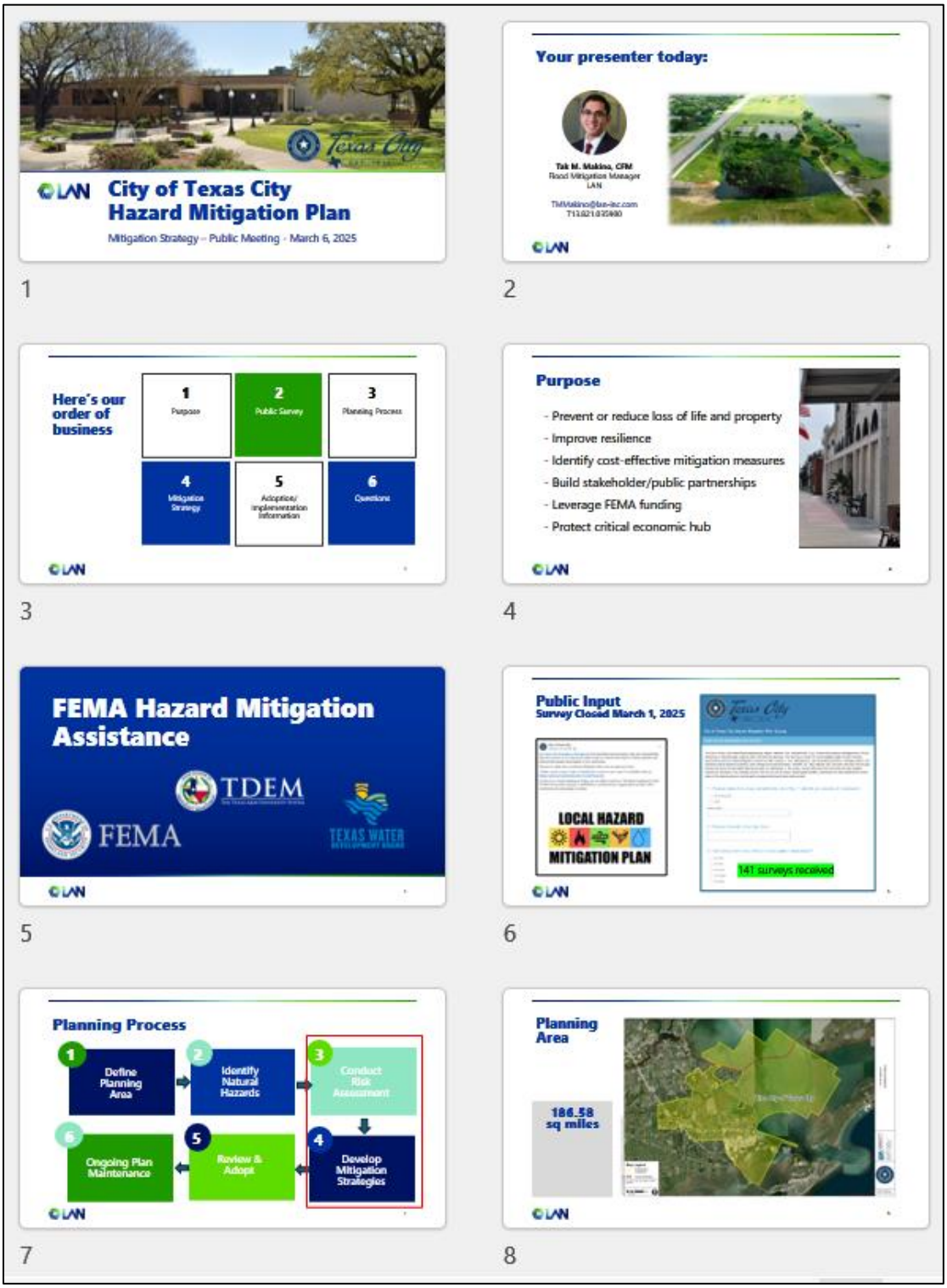
Kickoff Planning Team Meeting Attendance, January 24, 2025

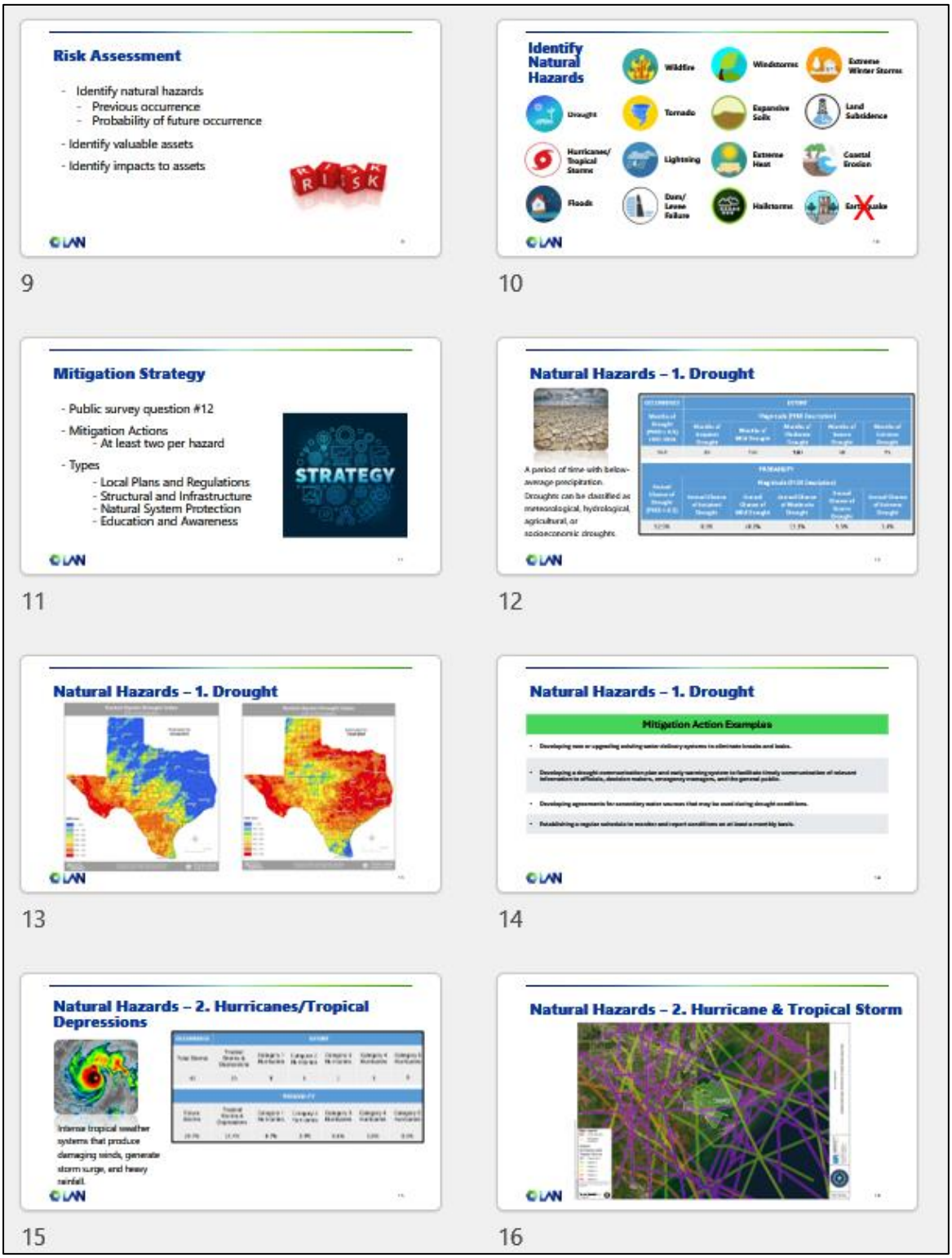
City of Texas City Hazard Mitigation Plan Kickoff Meeting
Planning Team Sign-In Sheet

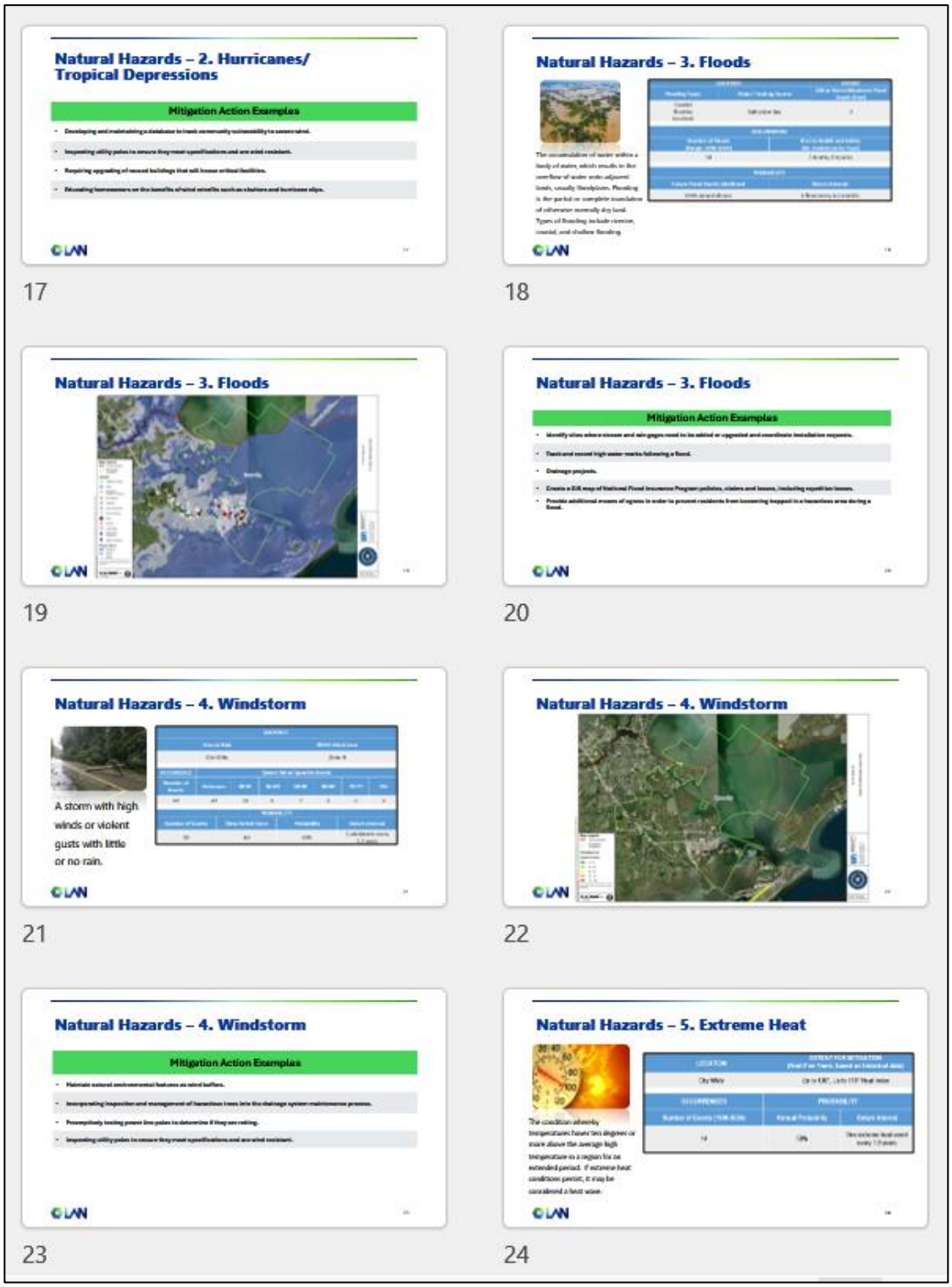
Subject:	City of Texas City Hazard Mitigation Plan Kickoff Meeting	**Date: 1/24/2025**	**Time: 2:00-2:30 pm**
Hosted by:	City of Texas City	**Location: Virtual Teams Meeting ID 295 653 556 914 Passcode g4Ku3VV9** Teams Meeting Call in number (402) 541-7284 ID 505086752#	

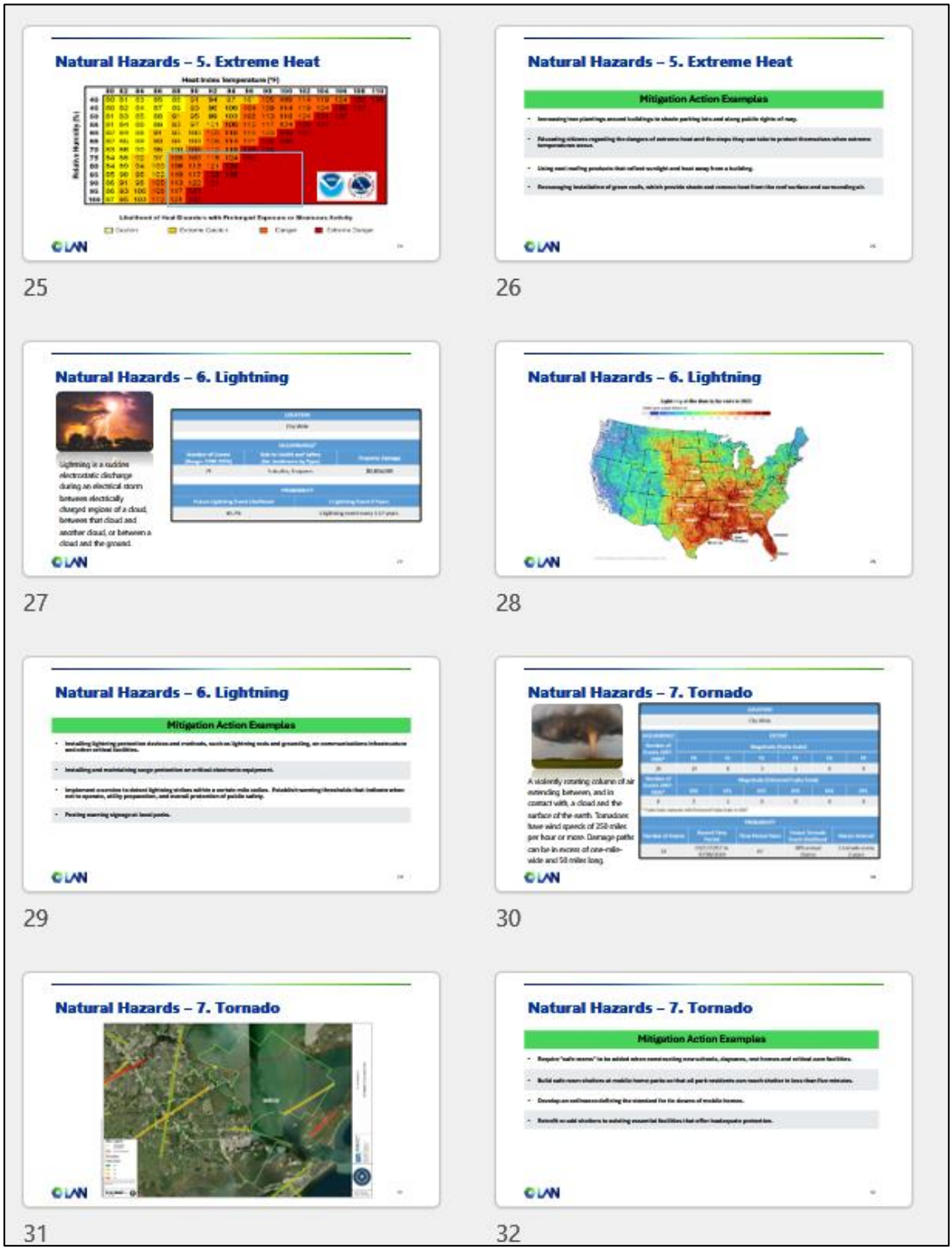
	Agency	Name	Title	Email	Phone
1	City of Texas City	Kip Urps	Floodplain Manager	kurps@texascitytx.gov	
2	City of Texas City	Jason Brown	Fire Marshall	jbrown@texascitytx.gov	
3	City of Texas City	Joe Tumbleson	Manager & Homeland Security	jtumbleson@texascitytx.gov	409-739-4799
4	City of Texas City	Jack Haralson	Public Works Director	jharalson@texascitytx.gov	
5	City of Texas City	Mike Nations	Assistant Emergency Manager	mnations@texascitytx.gov	
6	City of Texas City	Kim Golden	Engineering & Planning, City Engineer, Director	kgolden@texascitytx.gov	
7	LAN	Tak Makino	Consultant	TMMakino@lan-inc.com	
8	LAN	Dalen Keith	Consultant	DHKeith@lan-inc.com	

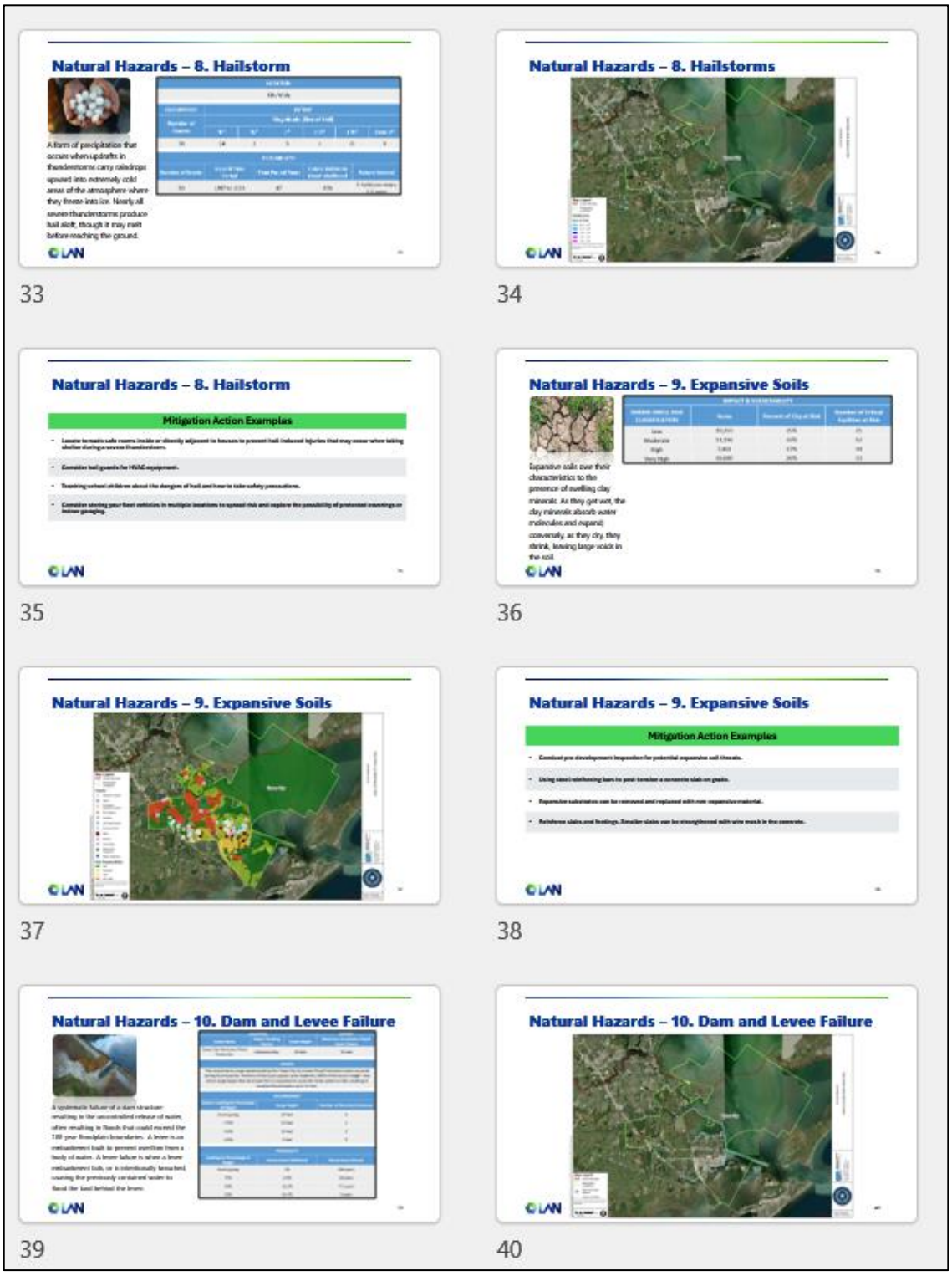
Mitigation Strategy Public Meeting Presentation, March 6, 2025

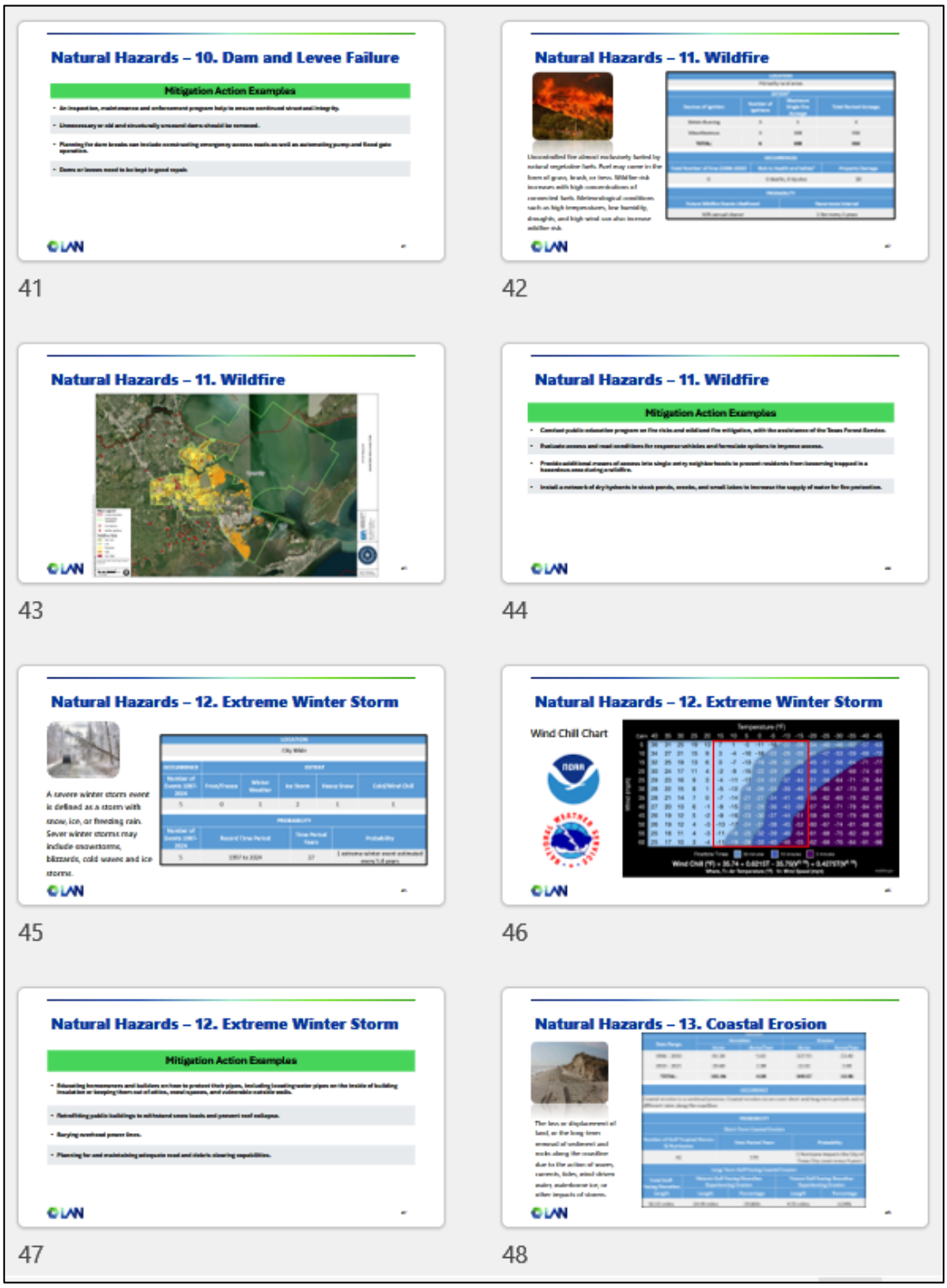


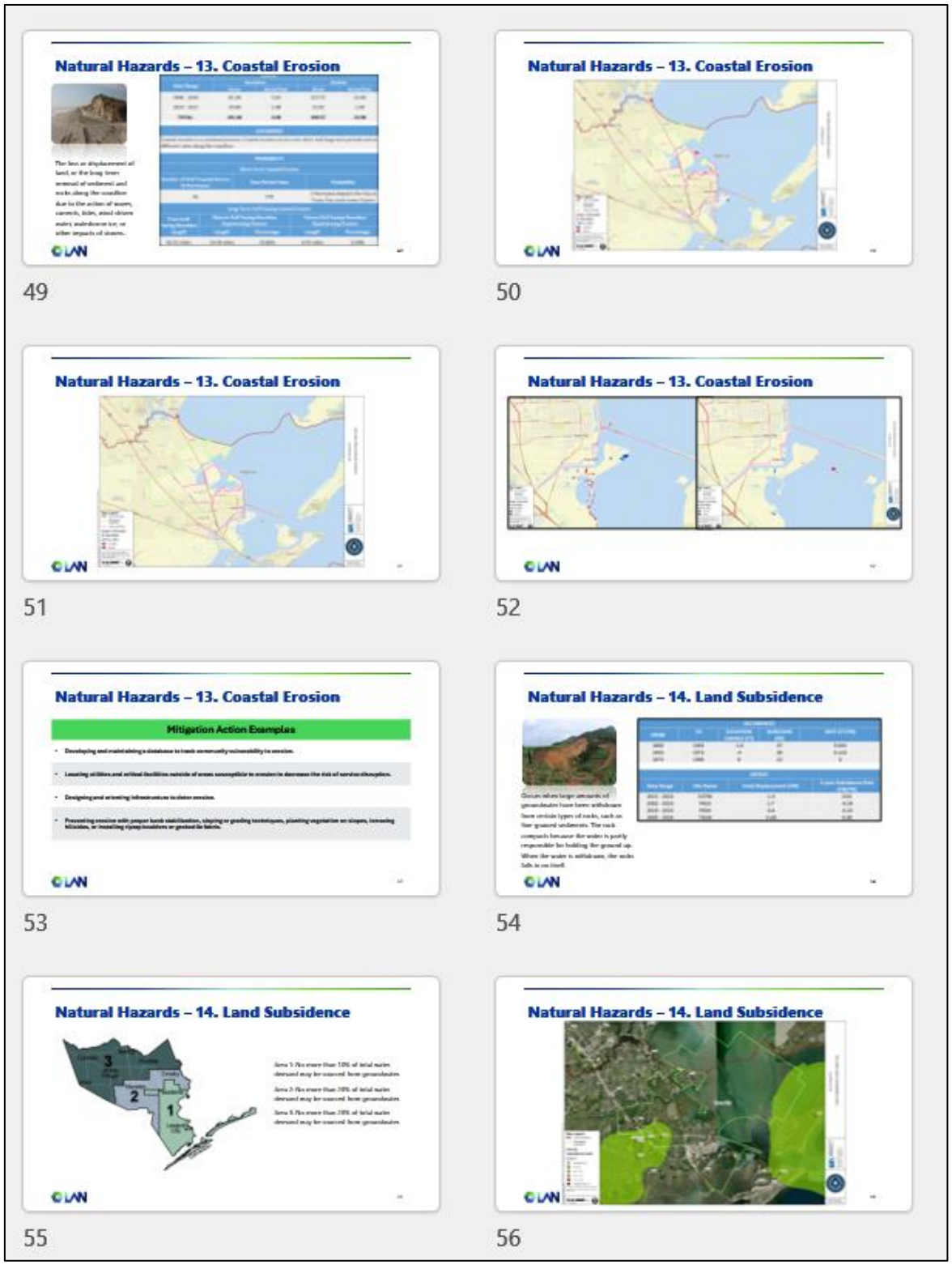

Risk Assessment
- Identify natural hazards
- Previous occurrence
- Probability of future occurrence
- Identify valuable assets
- Identify impacts to assets
RISK
LAN
9
Identify Natural Hazards
Wildfire
Windstorms
Extreme Winter Storms
Drought
Tornado
Expansive Soils
Land Subsidence
Hurricanes/ Tropical Storms
Lightning
Extreme Heat
Coastal Erosion
Floods
Dam/ Levee Failure
Hailstorms
Earthquake
LAN
10
Mitigation Strategy
- Public survey question #12
- Mitigation Actions
- At least two per hazard
- Types
- Local Plans and Regulations
- Structural and Infrastructure
- Natural System Protection
- Education and Awareness
STRATEGY
LAN
11
Natural Hazards – 1. Drought
A period of time with below-average precipitation.
Droughts can be classified as meteorological, hydrological, agricultural, or socioeconomic droughts.
LAN
12
Natural Hazards – 1. Drought
LAN
13
Natural Hazards – 1. Drought
Mitigation Action Examples
LAN
14
Natural Hazards – 2. Hurricanes/Tropical Depressions
Intense tropical weather systems that produce damaging winds, generate storm surge, and heavy rainfall.
LAN
15
Natural Hazards – 2. Hurricane & Tropical Storm
LAN
16

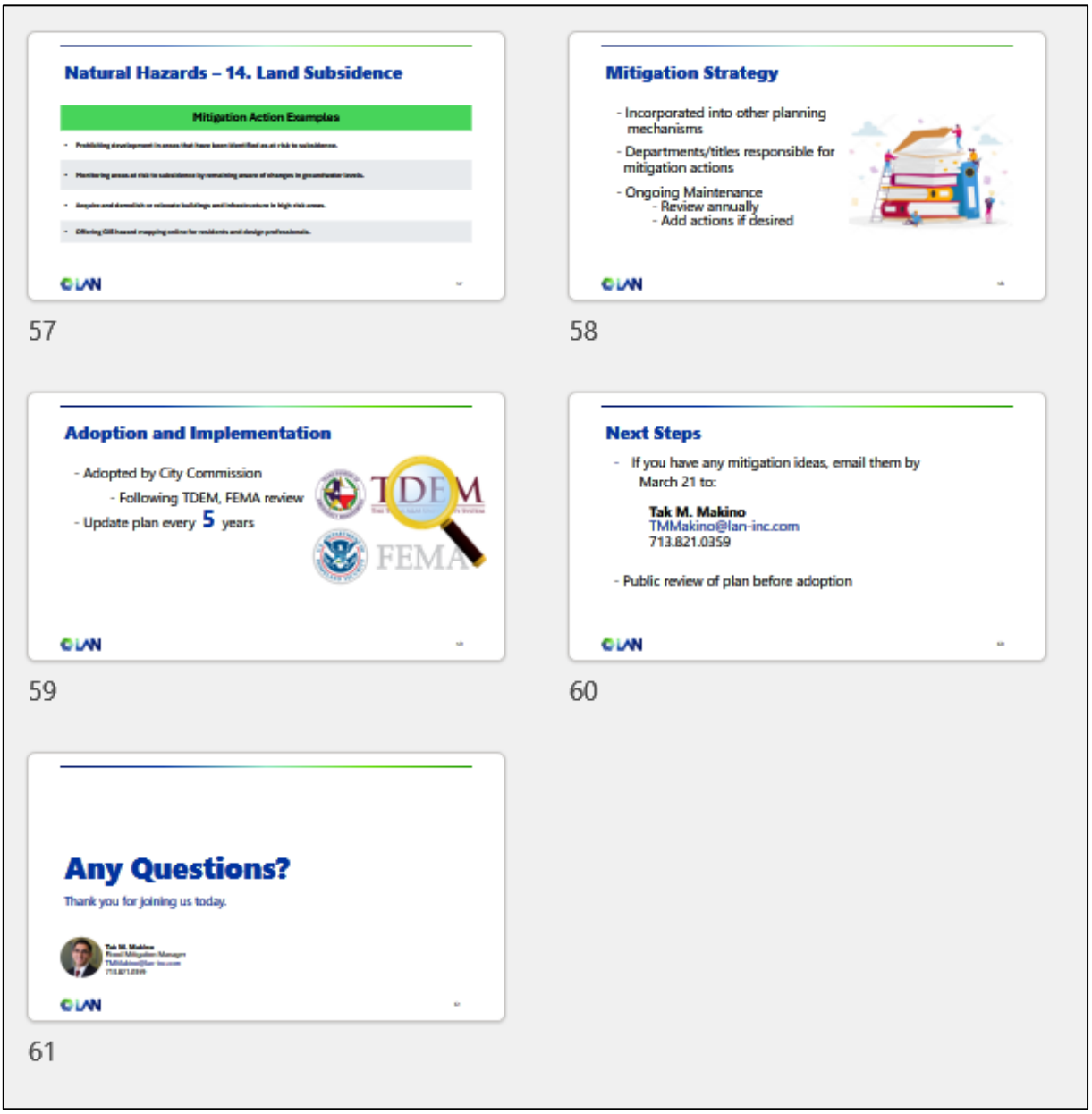

Natural Hazards – 2. Hurricanes/ Tropical Depressions
Mitigation Action Examples
17
Natural Hazards – 3. Floods
18
Natural Hazards – 3. Floods
19
Natural Hazards – 3. Floods
Mitigation Action Examples
20
Natural Hazards – 4. Windstorm
A storm with high winds or violent gusts with little or no rain.
21
Natural Hazards – 4. Windstorm
22
Natural Hazards – 4. Windstorm
Mitigation Action Examples
23
Natural Hazards – 5. Extreme Heat
24


Natural Hazards – 5. Extreme Heat
25
Natural Hazards – 5. Extreme Heat
Mitigation Action Examples
26
Natural Hazards – 6. Lightning
27
Natural Hazards – 6. Lightning
28
Natural Hazards – 6. Lightning
Mitigation Action Examples
29
Natural Hazards – 7. Tornado
30
Natural Hazards – 7. Tornado
31
Natural Hazards – 7. Tornado
Mitigation Action Examples
32


Natural Hazards – 8. Hailstorm
A form of precipitation that occurs when updrafts in thunderstorms carry raindrops upward into extremely cold areas of the atmosphere where they freeze into ice. Nearly all severe thunderstorms produce hail aloft, though it may melt before reaching the ground.
33
Natural Hazards – 8. Hailstorms
34
Natural Hazards – 8. Hailstorm
Mitigation Action Examples
35
Natural Hazards – 9. Expansive Soils
Expansive soils owe their characteristics to the presence of swelling clay minerals. As they get wet, the clay minerals absorb water molecules and expand; conversely, as they dry, they shrink, leaving large voids in the soil.
36
Natural Hazards – 9. Expansive Soils
37
Natural Hazards – 9. Expansive Soils
Mitigation Action Examples
38
Natural Hazards – 10. Dam and Levee Failure
39
Natural Hazards – 10. Dam and Levee Failure
40


Natural Hazards – 10. Dam and Levee Failure
Mitigation Action Examples
41
Natural Hazards – 11. Wildfire
42
Natural Hazards – 11. Wildfire
43
Natural Hazards – 11. Wildfire
Mitigation Action Examples
44
Natural Hazards – 12. Extreme Winter Storm
45
Natural Hazards – 12. Extreme Winter Storm
Wind Chill Chart
46
Natural Hazards – 12. Extreme Winter Storm
Mitigation Action Examples
47
Natural Hazards – 13. Coastal Erosion
48


Natural Hazards – 13. Coastal Erosion
49
Natural Hazards – 13. Coastal Erosion
50
Natural Hazards – 13. Coastal Erosion
51
Natural Hazards – 13. Coastal Erosion
52
Natural Hazards – 13. Coastal Erosion
Mitigation Action Examples
53
Natural Hazards – 14. Land Subsidence
54
Natural Hazards – 14. Land Subsidence
55
Natural Hazards – 14. Land Subsidence
56


Natural Hazards – 14. Land Subsidence
Mitigation Action Examples
57
Mitigation Strategy
- Incorporated into other planning mechanisms
- Departments/titles responsible for mitigation actions
- Ongoing Maintenance
- Review annually
- Add actions if desired
58
Adoption and Implementation
- Adopted by City Commission
- Following TDEM, FEMA review
- Update plan every 5 years
TDEM
FEMA
59
Next Steps
- If you have any mitigation ideas, email them by March 21 to:
Tak M. Makino
TMMakino@lan-inc.com
713.821.0359
- Public review of plan before adoption
60
Any Questions?
Thank you for joining us today.
61

Mitigation Strategy Public Meeting Attendance, March 6, 2025

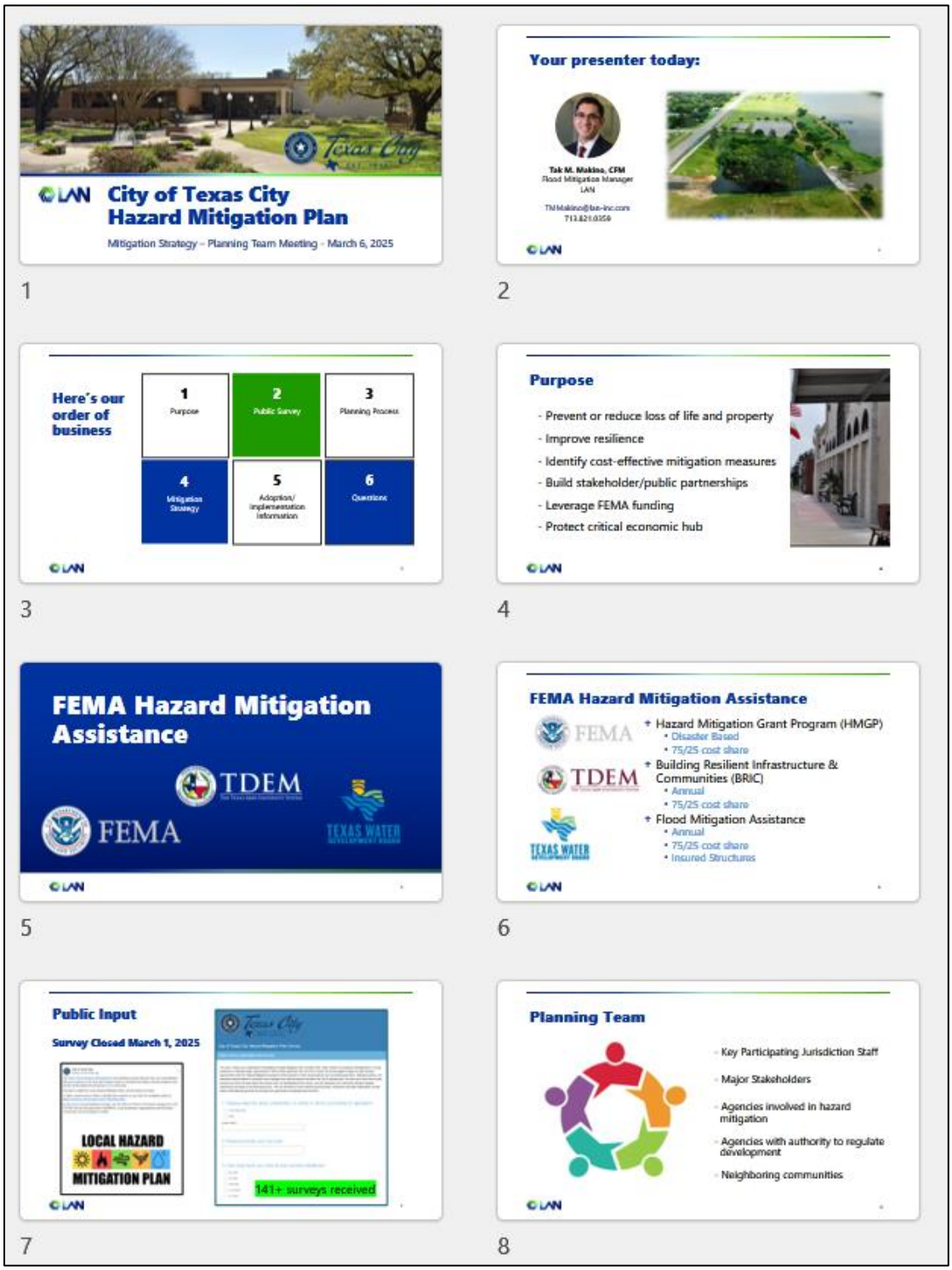
City of Texas City Hazard Mitigation Plan Update Meeting

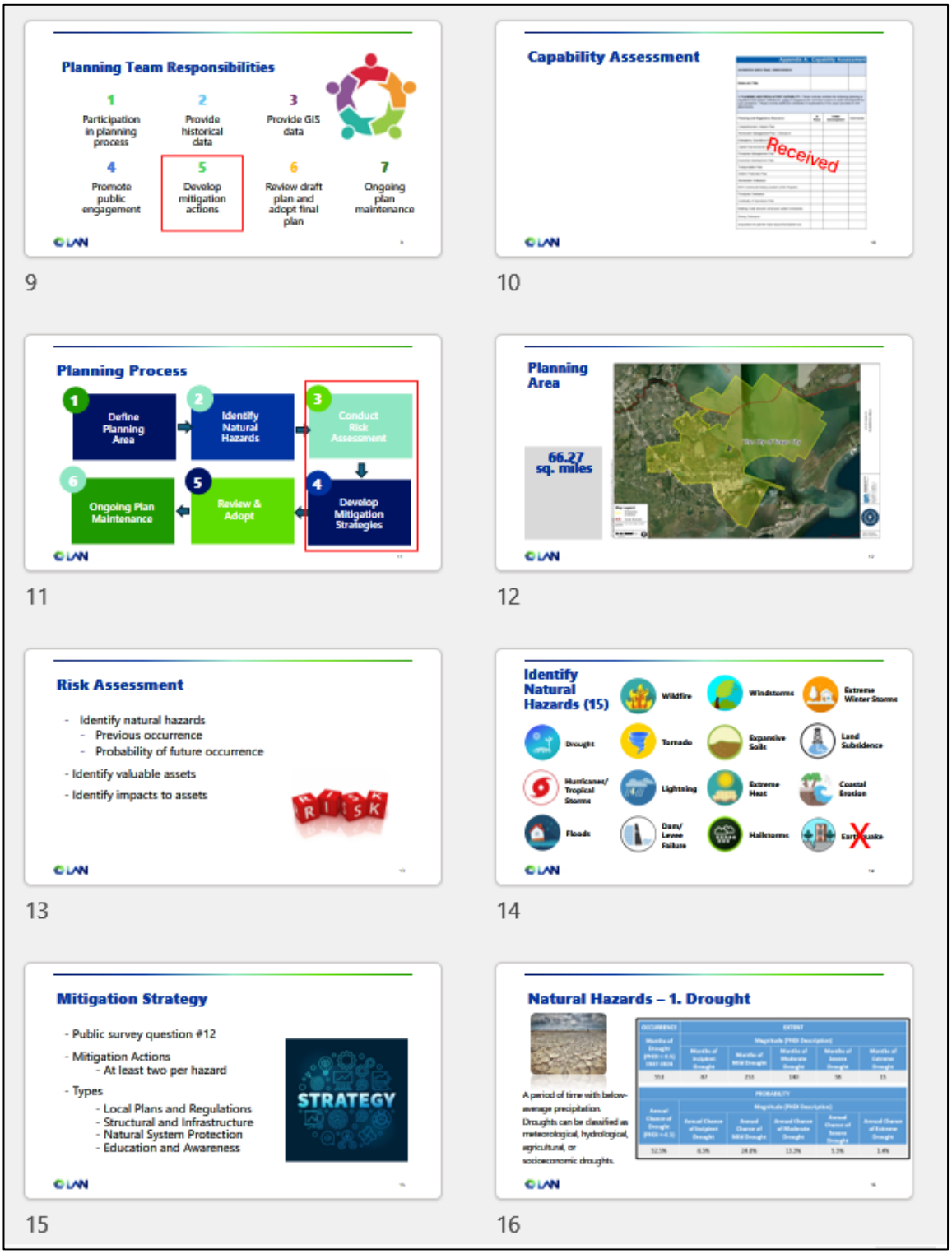
Public Meeting Sign-In Sheet

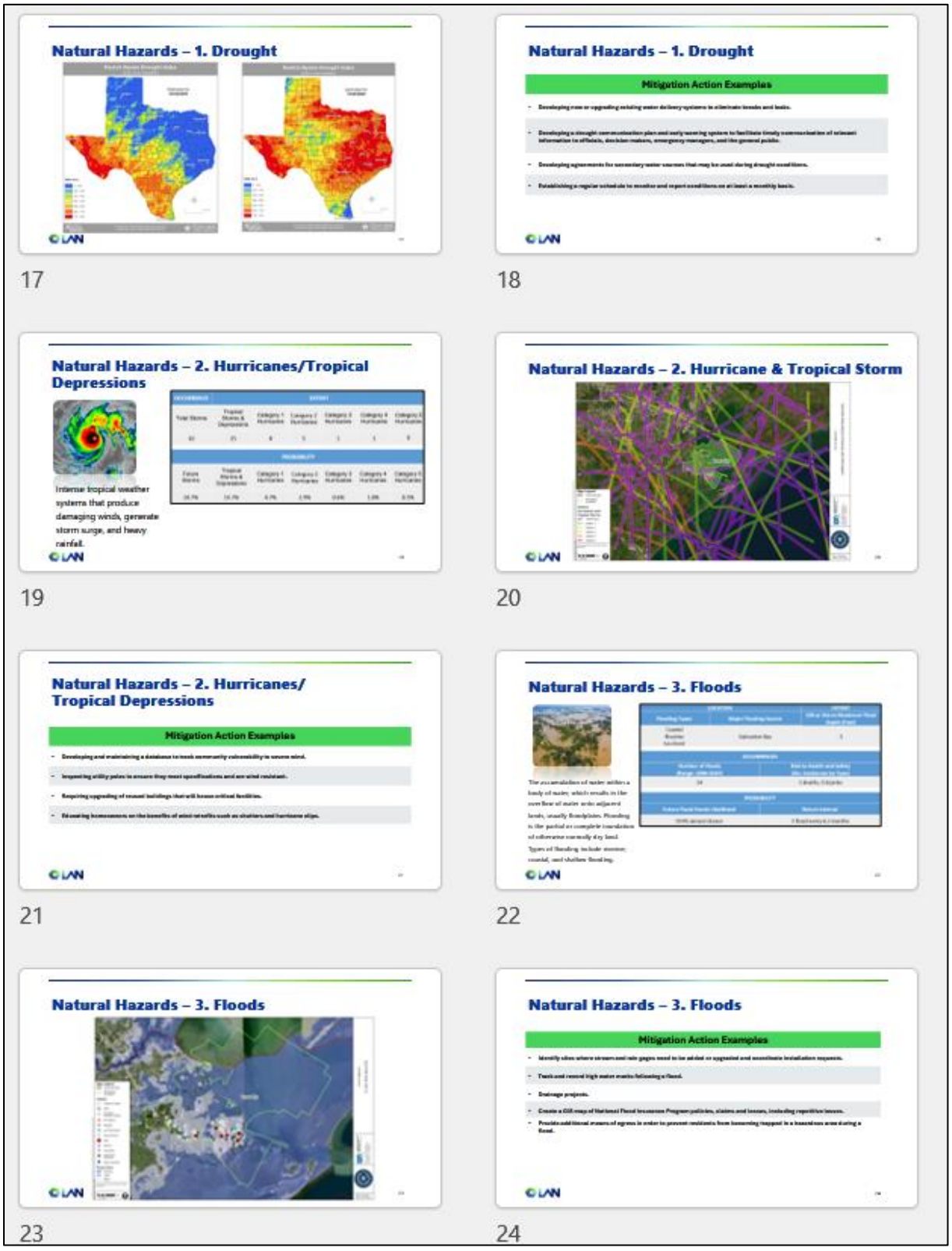
Subject:	City of Texas City Hazard Mitigation Plan	**Date: March 6, 2025**	**Time: 3:30-4:00 pm**
Hosted by:	City of Texas City	**Location: Virtual Teams Meeting ID215-868-535-270 Passcode RK9Sq3x7** Teams Meeting Call in +1 402-541-7284 Phone Conference ID: 423562647# or in person at the Moore Memorial Public Library (Meeting Room) 1701 9th Avenue North, Texas City, Tx 77590	

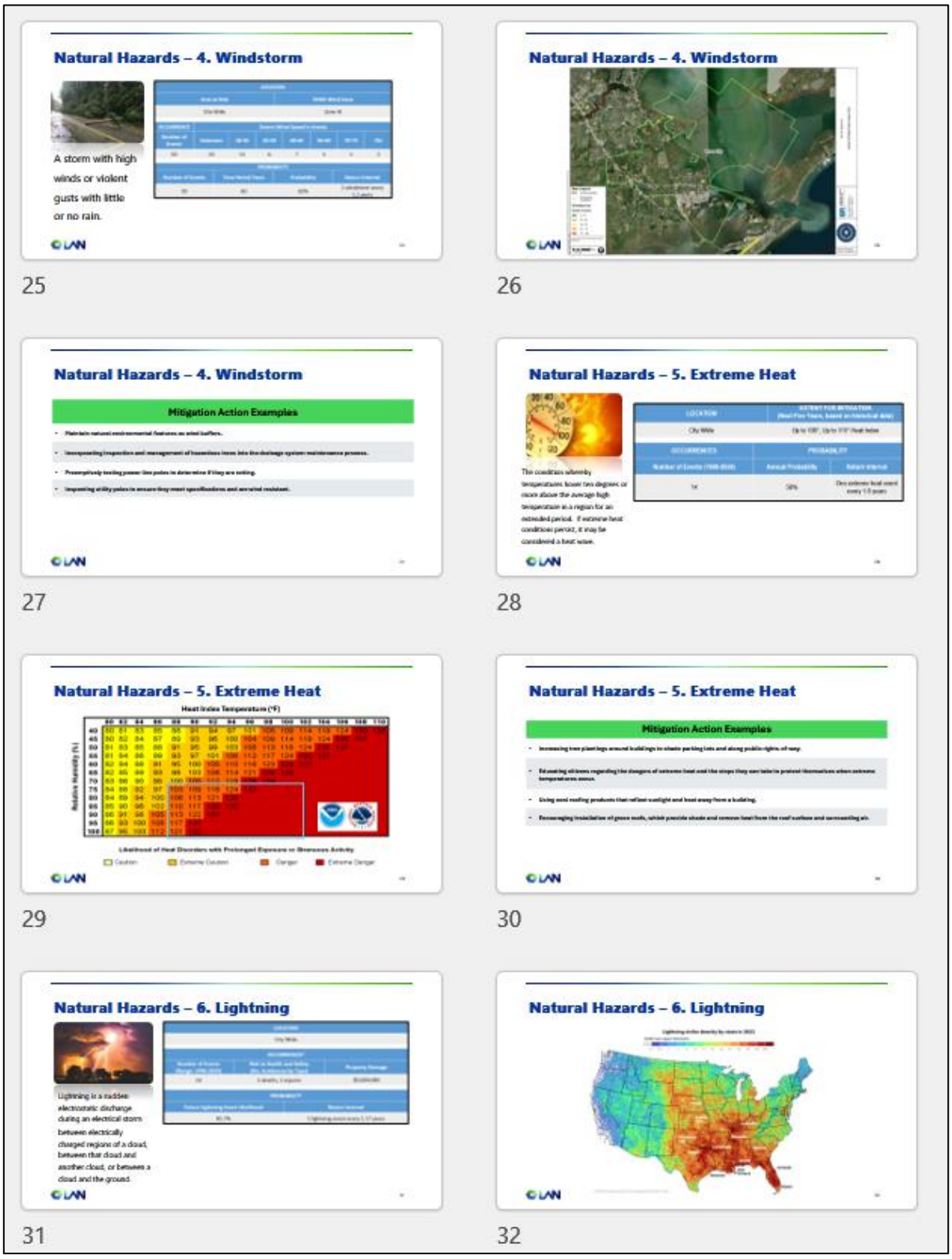
	Agency	Name	Title	Email	Phone
1	Moore Public Library	Jessica Matos	Assistant Library Director	jmatos@texascitytx.gov	
2	N/A	Nex Winters	Citizen	Private email	
3	City of Texas City	Titilayo Smith	Director, Community Development & Grants Administration	tsmith@texascitytx.gov	
4	City of Texas City	Jason Brown	Fire Marshall	jbrown@texascitytx.gov	
5	City of Texas City	Joe Tumbleson	Emergency Manager & Homeland Security Director	jtumbleson@texascitytx.gov	409-739-4799
6	City of Texas City	Jack Haralson	Public Works Director	jharalson@texascitytx.gov	
7	Galveston Co Health District	Jason Moore	Environmental	jmoore@gchd.org	
8	City of Texas City	Theodore Ross		tross@gctdtx.gov	
9	Texas City Housing Authority	Benjamin Davis	Executive Director	bdavis@tchousing.net	
10	Galveston County Food Bank	Julie Morreale	Development Director	julie@galvestoncountyfoodbank.org	
11	City of Texas City	Kip Urps	Floodplain Manager	kurps@texascitytx.gov	
12	LAN	Tak Makino	Consultant	TMMakino@lan-inc.com	
13	LAN	Dalen Keith	Consultant	DHKeith@lan-inc.com	
14	LAN	Gage Garza	Consultant	GNGarza@lan-inc.com	

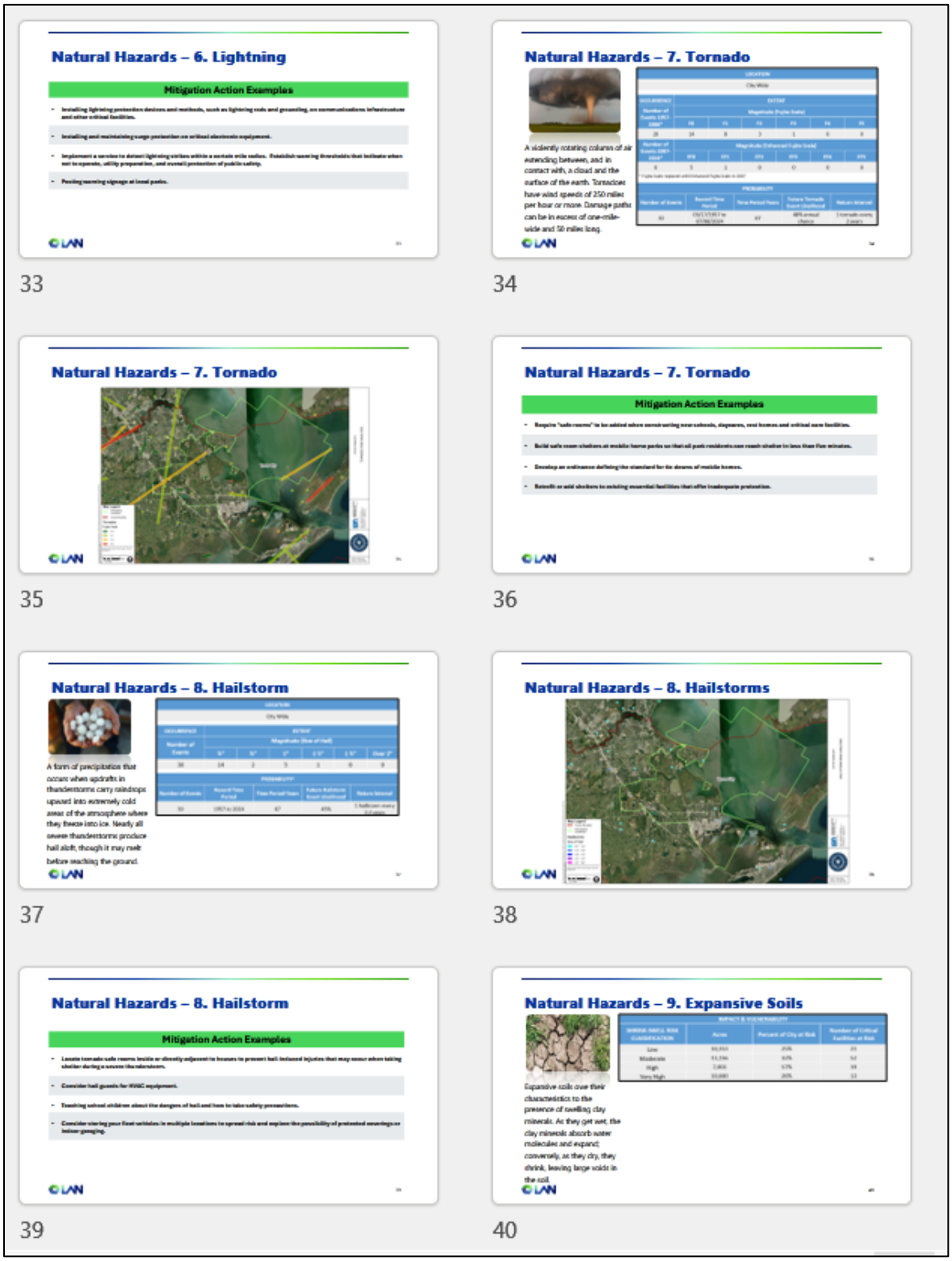
Mitigation Strategy Planning Team Meeting Presentation, March 6, 2025

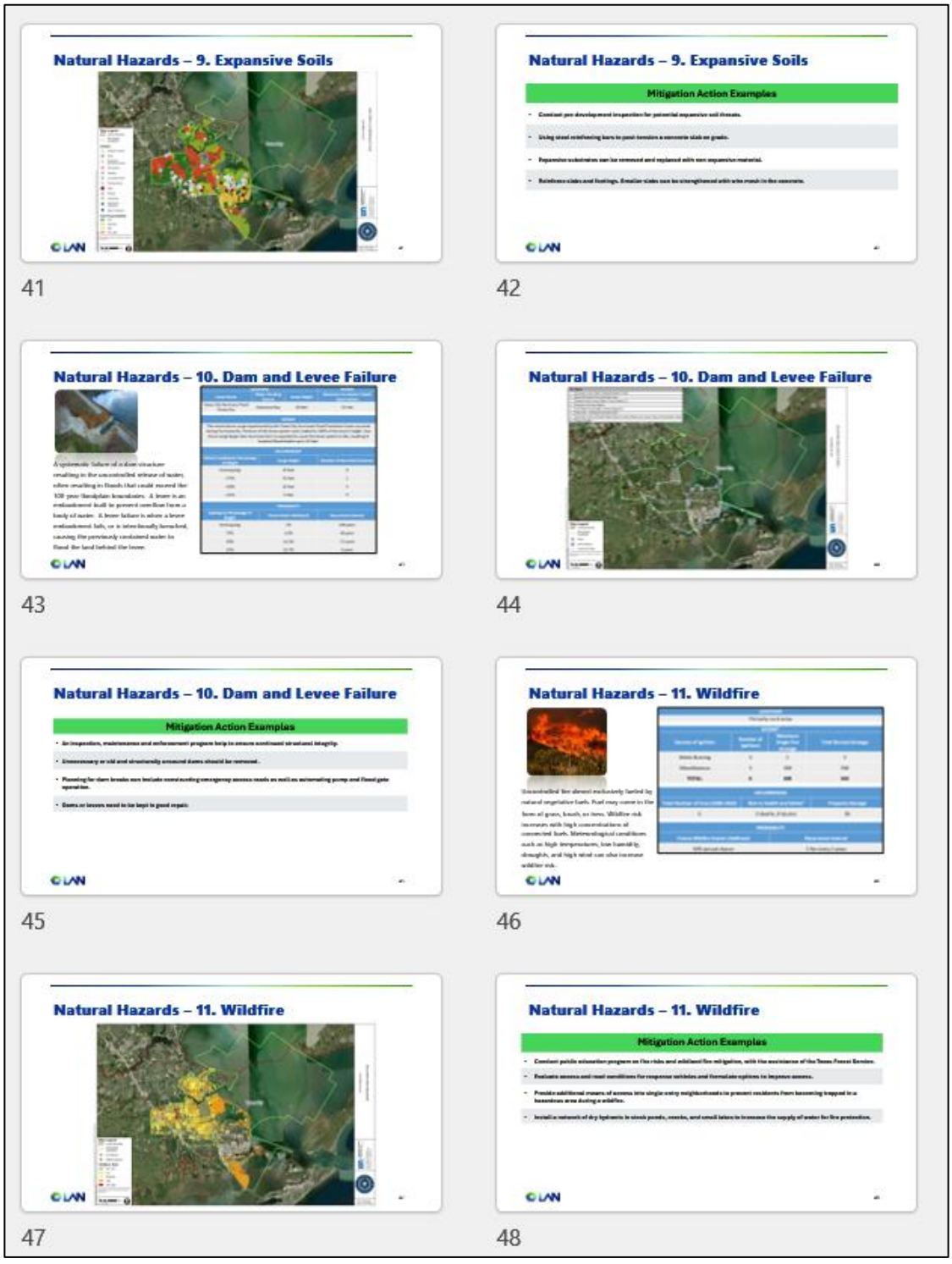


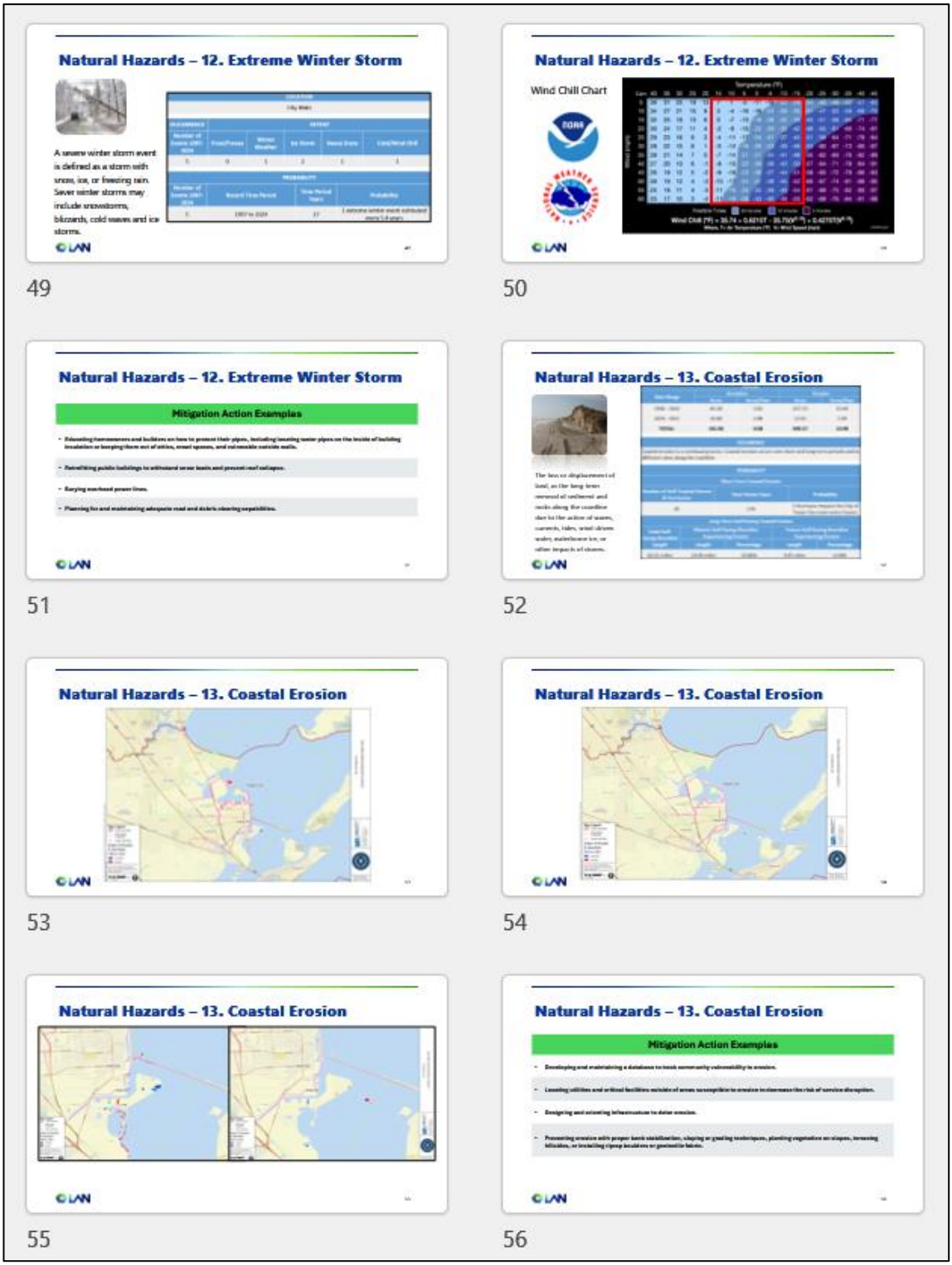

Planning Team Responsibilities
1 Participation in planning process
2 Provide historical data
3 Provide GIS data
4 Promote public engagement
5 Develop mitigation actions
6 Review draft plan and adopt final plan
7 Ongoing plan maintenance
9
Capability Assessment
Received
10
Planning Process
1 Define Planning Area
2 Identify Natural Hazards
3 Conduct Risk Assessment
4 Develop Mitigation Strategies
5 Review & Adopt
6 Ongoing Plan Maintenance
11
Planning Area
66.27 sq. miles
12
Risk Assessment
- Identify natural hazards
- Previous occurrence
- Probability of future occurrence
- Identify valuable assets
- Identify impacts to assets
13
Identify Natural Hazards (15)
Wildfire
Windstorms
Extreme Winter Storms
Drought
Tornado
Expansive Soils
Land Subsidence
Hurricanes/ Tropical Storms
Lightning
Extreme Heat
Coastal Erosion
Floods
Dam/ Levee Failure
Hailstorms
14
Mitigation Strategy
- Public survey question #12
- Mitigation Actions
- At least two per hazard
- Types
- Local Plans and Regulations
- Structural and Infrastructure
- Natural System Protection
- Education and Awareness
STRATEGY
15
Natural Hazards – 1. Drought
A period of time with below-average precipitation. Droughts can be classified as meteorological, hydrological, agricultural, or socioeconomic droughts.
16

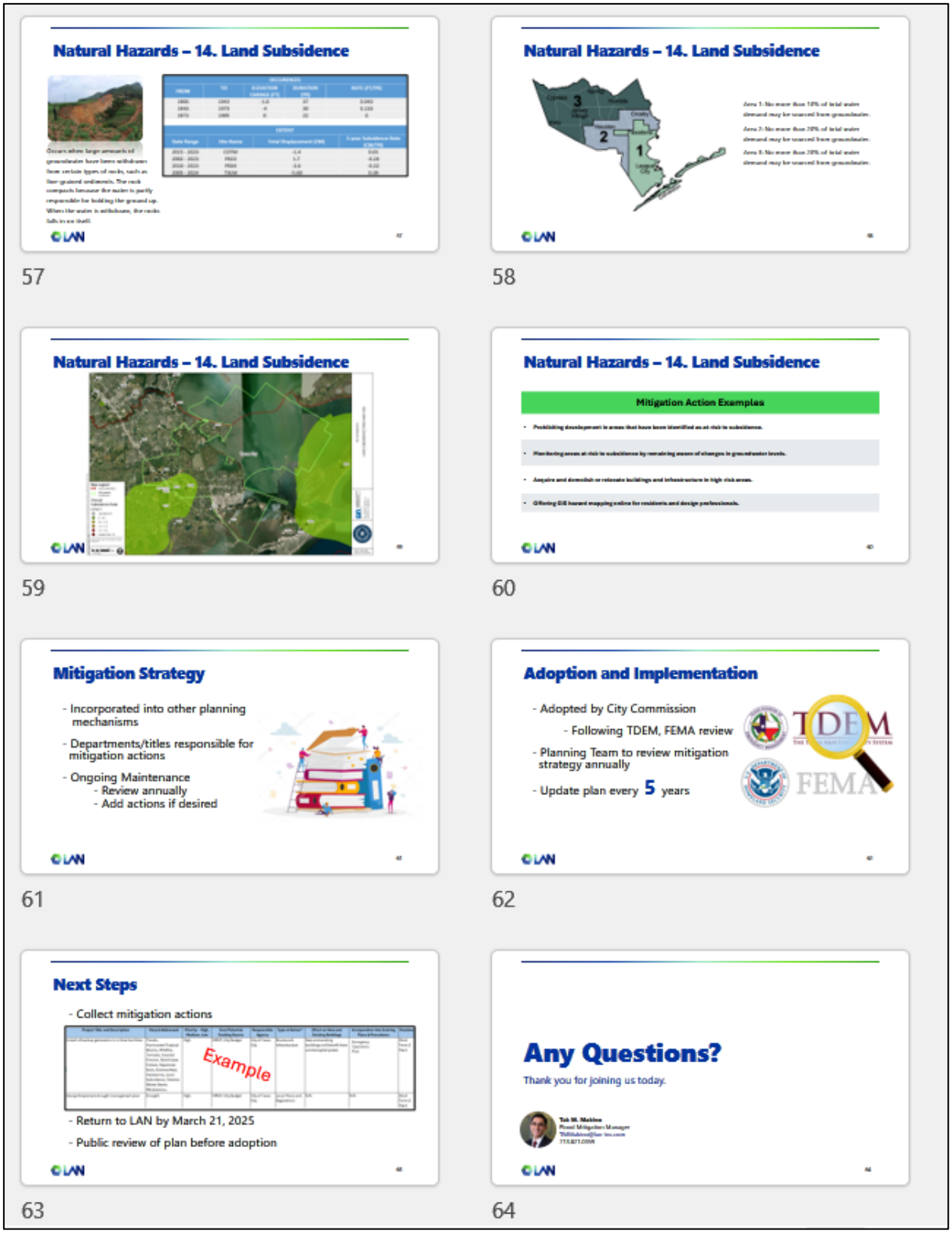

Natural Hazards – 1. Drought
17
Natural Hazards – 1. Drought
Mitigation Action Examples
18
Natural Hazards – 2. Hurricanes/Tropical Depressions
Intense tropical weather systems that produce damaging winds, generate storm surge, and heavy rainfall.
19
Natural Hazards – 2. Hurricane & Tropical Storm
20
Natural Hazards – 2. Hurricanes/ Tropical Depressions
Mitigation Action Examples
21
Natural Hazards – 3. Floods
22
Natural Hazards – 3. Floods
23
Natural Hazards – 3. Floods
Mitigation Action Examples
24


Natural Hazards – 4. Windstorm
A storm with high winds or violent gusts with little or no rain.
25
Natural Hazards – 4. Windstorm
26
Natural Hazards – 4. Windstorm
Mitigation Action Examples
27
Natural Hazards – 5. Extreme Heat
28
Natural Hazards – 5. Extreme Heat
29
Natural Hazards – 5. Extreme Heat
Mitigation Action Examples
30
Natural Hazards – 6. Lightning
31
Natural Hazards – 6. Lightning
32


Natural Hazards – 6. Lightning
Mitigation Action Examples
33
Natural Hazards – 7. Tornado
34
Natural Hazards – 7. Tornado
35
Natural Hazards – 7. Tornado
Mitigation Action Examples
36
Natural Hazards – 8. Hailstorm
37
Natural Hazards – 8. Hailstorms
38
Natural Hazards – 8. Hailstorm
Mitigation Action Examples
39
Natural Hazards – 9. Expansive Soils
40


Natural Hazards – 9. Expansive Soils
41
Natural Hazards – 9. Expansive Soils
Mitigation Action Examples
42
Natural Hazards – 10. Dam and Levee Failure
43
Natural Hazards – 10. Dam and Levee Failure
44
Natural Hazards – 10. Dam and Levee Failure
Mitigation Action Examples
45
Natural Hazards – 11. Wildfire
46
Natural Hazards – 11. Wildfire
47
Natural Hazards – 11. Wildfire
Mitigation Action Examples
48


Natural Hazards – 12. Extreme Winter Storm
A severe winter storm event is defined as a storm with snow, ice, or freezing rain. Sever winter storms may include snowstorms, blizzards, cold waves and ice storms.
49
Natural Hazards – 12. Extreme Winter Storm
Wind Chill Chart
50
Natural Hazards – 12. Extreme Winter Storm
Mitigation Action Examples
51
Natural Hazards – 13. Coastal Erosion
52
Natural Hazards – 13. Coastal Erosion
53
Natural Hazards – 13. Coastal Erosion
54
Natural Hazards – 13. Coastal Erosion
55
Natural Hazards – 13. Coastal Erosion
Mitigation Action Examples
56


Natural Hazards – 14. Land Subsidence
LAN
57
Natural Hazards – 14. Land Subsidence
3
2
1
LAN
58
Natural Hazards – 14. Land Subsidence
LAN
59
Natural Hazards – 14. Land Subsidence
Mitigation Action Examples
LAN
60
Mitigation Strategy
- Incorporated into other planning mechanisms
- Departments/titles responsible for mitigation actions
- Ongoing Maintenance
- Review annually
- Add actions if desired
LAN
61
Adoption and Implementation
- Adopted by City Commission
- Following TDEM, FEMA review
- Planning Team to review mitigation strategy annually
- Update plan every 5 years
TDEM
FEMA
LAN
62
Next Steps
- Collect mitigation actions
Example
- Return to LAN by March 21, 2025
- Public review of plan before adoption
LAN
63
Any Questions?
Thank you for joining us today.
LAN
64

Mitigation Strategy Planning Team Attendance, March 6, 2025

City of Texas City Hazard Mitigation Plan Update Meeting
Planning Team Attendance Sheet

Subject:	City of Texas City Hazard Mitigation Plan Kickoff Meeting	**Date: 3/6/2025**	**Time: 3:00-3:30 pm**
Hosted by:	City of Texas City	**Location: Virtual Teams Meeting ID 212 060 343 840** Teams Meeting Call in number 1 402-541-7284	**Passcode: jc7TW7qV** Phone conference ID: 125 510 764#

	Agency	Name	Title	Email	Phone
1	City of Texas City	Titilayo Smith	Director, Community Development & Grants Administration	tsmith@texascitytx.gov	
2	City of Texas City	Jason Brown	Fire Marshall	jbrown@texascitytx.gov	
3	City of Texas City	Joe Tumbleson	Emergency Manager & Homeland Security Director	jtumbleson@texascitytx.gov	409-739-4799
4	City of Texas City	Jack Haralson	Public Works Director	jharalson@texascitytx.gov	
5	LAN	Tak Makino	Consultant	TMMakino@lan-inc.com	
6	LAN	Dalen Keith	Consultant	DHKeith@lan-inc.com	
7					

Hazard Mitigation Plan Draft Review, May 14, 2025, with Planning Team

City of Texas City Hazard Mitigation Draft Plan Review Meeting
Planning Team Meeting Attendance Sheet

Subject:	City of Texas City Hazard Mitigation Plan Review by Planning Team	**Date: May 14, 2025** **Time: 3:30-4:00 pm**	
Hosted by:	City of Texas City	Virtual Teams Meeting: ID 248-554-184-069-7 Passcode fV7CA9EW Phone in - 1-402-541-7284	

	Agency	Name	Title	Email	Phone
1	City of Texas City	Allyson Lambert	Deputy Emergency Management Coordinator	alambert@texascitytx.gov	
2	City of Texas City	Kim Golden	Engineering & Planning, City Engineer, Director	kgolden@texascitytx.gov	
3	City of Texas City	Titilayo Smith	Director, Community Development & Grants Administration	tsmith@texascitytx.gov	
4	City of Texas City	Jason Brown	Fire Marshall	jbrown@texascitytx.gov	
5	City of Texas City	Joe Tumbleson	Emergency Manager & Homeland Security Director	jtumbleson@texascitytx.gov	409-739-4799
6	City of Texas City	Jack Haralson	Public Works Director	jharalson@texascitytx.gov	
7	City of Texas City	Curt Kelly	Transportation & Planning	ckelly@texascitytx.gov	
8	City of Texas City	Kip Urps	Floodplain Manager	kurps@texascitytx.gov	
9	LAN	Tak Makino	Consultant	TMMakino@lan-inc.com	
10	LAN	Dalen Keith	Consultant	DHKeith@lan-inc.com	

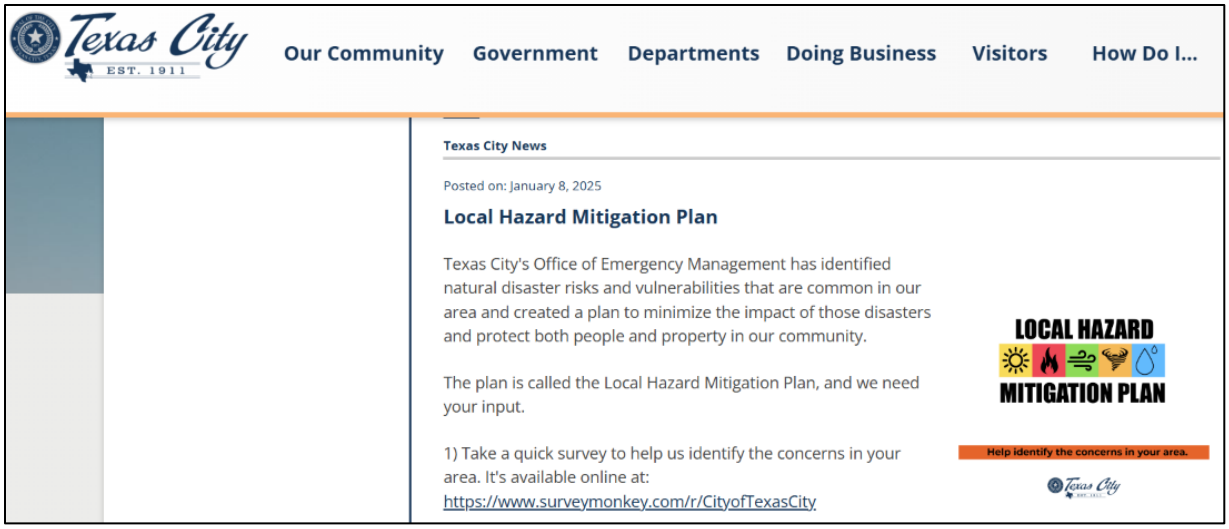
Appendix B: Public Survey

Overview 1
Public Survey Questions & Results 2

Overview

The City of Texas City prepared a survey with questions for the public concerning their opinions regarding natural hazards. The link to the survey was made available on the City of Texas City website at https://www.surveymonkey.com/r/TexasCityHMP. Survey results are depicted on the following pages, showing the percentage of responses for each answer. For questions that did not provide a multiple-choice answer, or that required an explanation, comments are summarized where similar.

Figure B-1: Screen Shot of Public Survey Link on City of Texas City Website

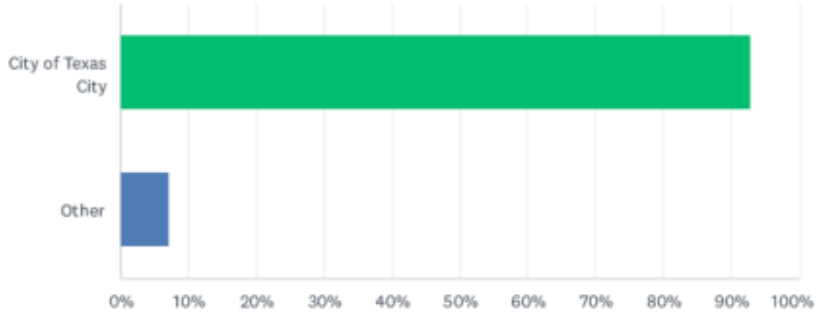


Public Survey Questions & Results

Question #1:

Q1 Please state the area, jurisdiction, or entity in which you reside or represent.

Answered: 140 Skipped: 1



ANSWER CHOICES	RESPONSES	
City of Texas City	92.86%	130
Other	7.14%	10
TOTAL		140

#	IF OTHER, WHERE?	DATE
1	Pearlbrook near Amburn Road and DPS	2/19/2025 11:28 PM
2	La Marque	2/14/2025 9:13 AM
3	Grand Cay Harbor	2/13/2025 4:02 PM
4	Grand Cay Harbour development	2/13/2025 1:02 PM
5	La marqué	2/13/2025 10:04 AM
6	Entities	1/13/2025 8:28 PM
7	La marque	1/10/2025 11:41 PM
8	Mainland Park	1/9/2025 5:28 AM
9	LA marque txcty line	1/8/2025 1:08 PM
10	La Marque	1/8/2025 12:58 PM
11	City of La Marque	1/8/2025 11:02 AM
12	Santa Fe, Texas	1/8/2025 10:35 AM

Question #2

Q2 Please provide your zip code.

Answered: 140 Skipped: 1

#	RESPONSES	DATE
1	77590	3/3/2025 8:23 AM
2	77590	3/1/2025 11:39 PM
3	77590	3/1/2025 9:31 PM
4	77591	2/19/2025 11:28 PM
5	77590	2/17/2025 2:20 PM
6	77568	2/17/2025 6:24 AM
7	77590	2/16/2025 8:59 PM
8	77590	2/16/2025 7:47 AM
9	77590	2/15/2025 9:36 AM
10	77591	2/15/2025 7:11 AM
11	77590	2/15/2025 6:15 AM
12	77590	2/14/2025 3:11 PM
13	77590	2/14/2025 1:39 PM
14	77590	2/14/2025 12:56 PM
15	77590	2/14/2025 12:28 PM
16	77591	2/14/2025 11:37 AM
17	77568	2/14/2025 9:13 AM
18	77590	2/14/2025 9:09 AM
19	77591	2/14/2025 7:20 AM
20	77590	2/14/2025 6:20 AM
21	77590	2/13/2025 8:23 PM
22	77590	2/13/2025 6:55 PM
23	77590	2/13/2025 5:34 PM
24	77590	2/13/2025 4:30 PM
25	77590	2/13/2025 4:02 PM
26	77590	2/13/2025 3:54 PM
27	77590	2/13/2025 3:53 PM
28	77590	2/13/2025 2:59 PM
29	77590	2/13/2025 2:30 PM
30	775	2/13/2025 2:27 PM
31	77590	2/13/2025 1:49 PM
32	77590	2/13/2025 1:36 PM
33	77590	2/13/2025 1:02 PM

Question 2 (continued)

34	77568	2/13/2025 12:37 PM
35	77590	2/13/2025 12:30 PM
36	77590	2/13/2025 12:24 PM
37	77591	2/13/2025 12:21 PM
38	77590	2/13/2025 11:56 AM
39	77590	2/13/2025 11:11 AM
40	77590	2/13/2025 10:55 AM
41	77590	2/13/2025 10:52 AM
42	77591	2/13/2025 10:38 AM
43	77590	2/13/2025 10:37 AM
44	77599	2/13/2025 10:34 AM
45	77590	2/13/2025 10:31 AM
46	77590	2/13/2025 10:27 AM
47	77590	2/13/2025 10:21 AM
48	77590	2/13/2025 10:20 AM
49	77590	2/13/2025 10:20 AM
50	77590	2/13/2025 10:19 AM
51	77590	2/13/2025 10:19 AM
52	77590	2/13/2025 10:19 AM
53	89178	2/13/2025 10:18 AM
54	77591	2/13/2025 10:18 AM
55	77590	2/13/2025 10:12 AM
56	77591	2/13/2025 10:10 AM
57	77590	2/13/2025 10:09 AM
58	77590	2/13/2025 10:04 AM
59	77568	2/13/2025 10:04 AM
60	77590	2/13/2025 10:03 AM
61	7750	2/13/2025 10:02 AM
62	77590	2/13/2025 10:01 AM
63	77590	2/13/2025 10:01 AM
64	77590	2/13/2025 10:00 AM
65	77590	2/13/2025 10:00 AM
66	77590	2/12/2025 6:24 PM
67	77539	1/25/2025 5:47 PM
68	77590	1/24/2025 2:37 PM
69	77590	1/24/2025 1:10 PM
70	77590	1/24/2025 10:44 AM
71	77590	1/24/2025 9:20 AM

Question 2 (continued)

72	77590	1/24/2025 8:12 AM
73	77590	1/24/2025 7:51 AM
74	77590	1/23/2025 10:35 PM
75	77591	1/23/2025 9:41 PM
76	77591	1/23/2025 9:26 PM
77	77590	1/23/2025 8:19 PM
78	77590	1/23/2025 8:12 PM
79	77590	1/23/2025 8:04 PM
80	77590	1/23/2025 7:53 PM
81	77591	1/23/2025 7:32 PM
82	77591	1/23/2025 7:21 PM
83	77591	1/23/2025 7:18 PM
84	77591	1/23/2025 7:16 PM
85	77590	1/23/2025 2:01 PM
86	77590	1/16/2025 6:29 AM
87	77590	1/16/2025 5:18 AM
88	77590	1/14/2025 9:51 AM
89	29203	1/13/2025 8:28 PM
90	77568	1/10/2025 11:41 PM
91	77590	1/10/2025 6:24 PM
92	77590	1/10/2025 3:37 PM
93	77590	1/9/2025 10:51 PM
94	77599	1/9/2025 7:35 PM
95	77590	1/9/2025 3:44 PM
96	77590	1/9/2025 12:46 PM
97	77590	1/9/2025 12:36 PM
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99	77590	1/9/2025 11:37 AM
100	77590	1/9/2025 9:03 AM
101	77591	1/9/2025 8:38 AM
102	77590	1/9/2025 7:58 AM
103	77590	1/9/2025 5:28 AM
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105	77590	1/8/2025 8:57 PM
106	77568	1/8/2025 7:41 PM
107	77590	1/8/2025 7:33 PM
108	77590	1/8/2025 7:20 PM
109	77599	1/8/2025 7:02 PM

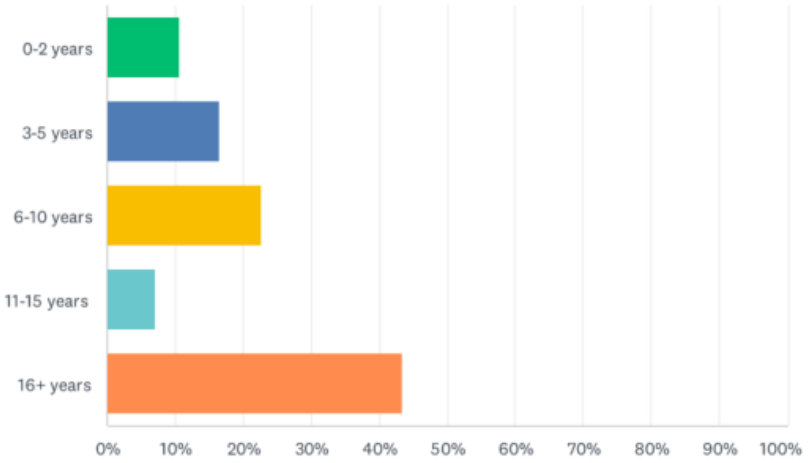
Question 2 (continued)

110	77590	1/8/2025 5:01 PM
111	77590	1/8/2025 4:29 PM
112	77590	1/8/2025 3:13 PM
113	77590	1/8/2025 3:10 PM
114	77590	1/8/2025 2:07 PM
115	77591	1/8/2025 1:56 PM
116	77590	1/8/2025 1:54 PM
117	77590	1/8/2025 1:43 PM
118	77568	1/8/2025 1:08 PM
119	77568	1/8/2025 12:58 PM
120	77591	1/8/2025 12:31 PM
121	77591	1/8/2025 12:18 PM
122	77591	1/8/2025 11:58 AM
123	77590	1/8/2025 11:54 AM
124	77590	1/8/2025 11:46 AM
125	77590	1/8/2025 11:17 AM
126	77590	1/8/2025 11:07 AM
127	77590	1/8/2025 11:06 AM
128	77568	1/8/2025 11:02 AM
129	77590	1/8/2025 10:52 AM
130	77590	1/8/2025 10:43 AM
131	77591	1/8/2025 10:35 AM
132	77510	1/8/2025 10:35 AM
133	77590	1/8/2025 10:32 AM
134	77568	1/8/2025 10:23 AM
135	77590	1/8/2025 10:12 AM
136	77590	1/8/2025 10:07 AM
137	77590	1/8/2025 10:06 AM
138	77591	1/8/2025 10:04 AM
139	77590	1/8/2025 10:03 AM
140	77590	1/8/2025 10:02 AM

Question #3

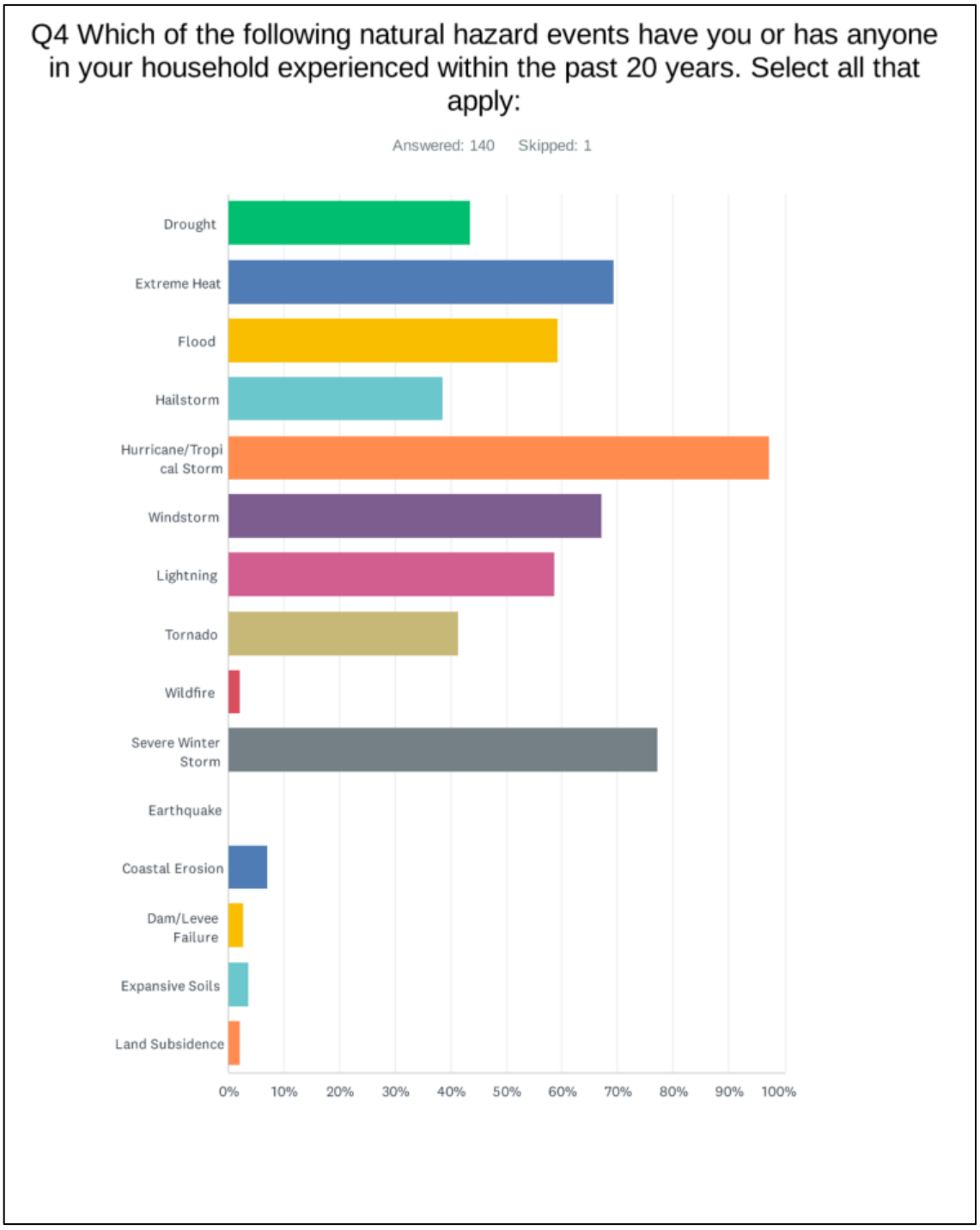
Q3 How long have you lived at your current residence?

Answered: 141 Skipped: 0



ANSWER CHOICES	RESPONSES	
0-2 years	10.64%	15
3-5 years	16.31%	23
6-10 years	22.70%	32
11-15 years	7.09%	10
16+ years	43.26%	61
TOTAL		141

Question #4


Q4 Which of the following natural hazard events have you or has anyone in your household experienced within the past 20 years. Select all that apply:
Answered: 140 Skipped: 1
Drought
Extreme Heat
Flood
Hailstorm
Hurricane/Tropical Storm
Windstorm
Lightning
Tornado
Wildfire
Severe Winter Storm
Earthquake
Coastal Erosion
Dam/Levee Failure
Expansive Soils
Land Subsidence
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

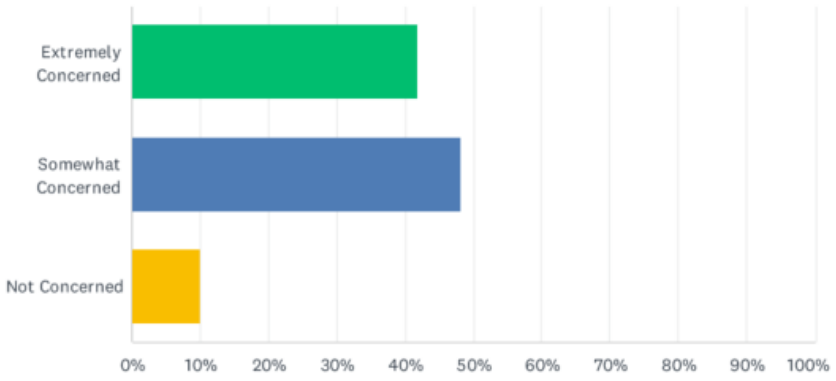
Question 4 (ontinued)

ANSWER CHOICES	RESPONSES	
Drought	43.57%	61
Extreme Heat	69.29%	97
Flood	59.29%	83
Hailstorm	38.57%	54
Hurricane/Tropical Storm	97.14%	136
Windstorm	67.14%	94
Lightning	58.57%	82
Tornado	41.43%	58
Wildfire	2.14%	3
Severe Winter Storm	77.14%	108
Earthquake	0.00%	0
Coastal Erosion	7.14%	10
Dam/Levee Failure	2.86%	4
Expansive Soils	3.57%	5
Land Subsidence	2.14%	3
Total Respondents: 140		

Question #5

Q5 How concerned are you about the possibility of potable water production being impacted by a natural disaster?

Answered: 141 Skipped: 0

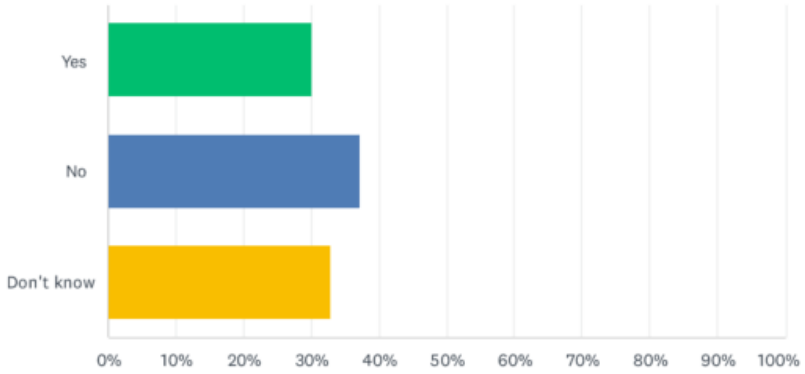


ANSWER CHOICES	RESPONSES	
Extremely Concerned	41.84%	59
Somewhat Concerned	48.23%	68
Not Concerned	9.93%	14
TOTAL		141

Question #6

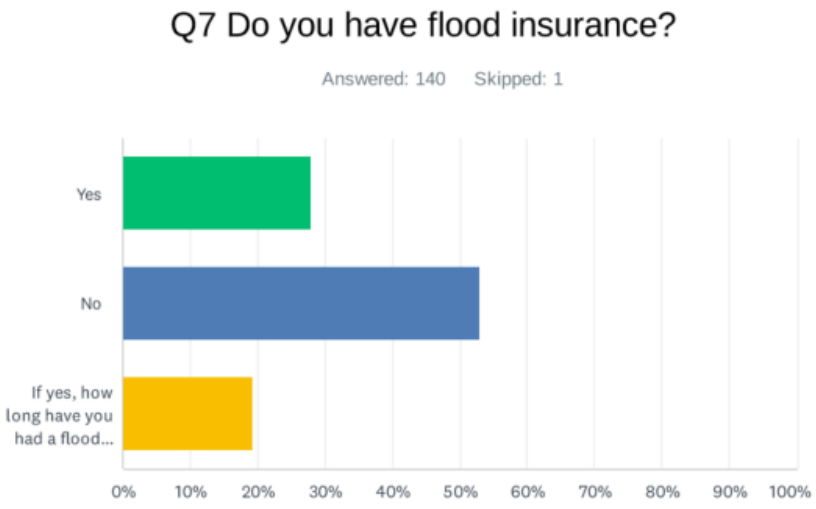
Q6 Are you located in a FEMA designated floodplain? If you do not know, you can find out at http://msc.fema.gov/portal/home.

Answered: 140 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	30.00%	42
No	37.14%	52
Don't know	32.86%	46
TOTAL		140

Question #7



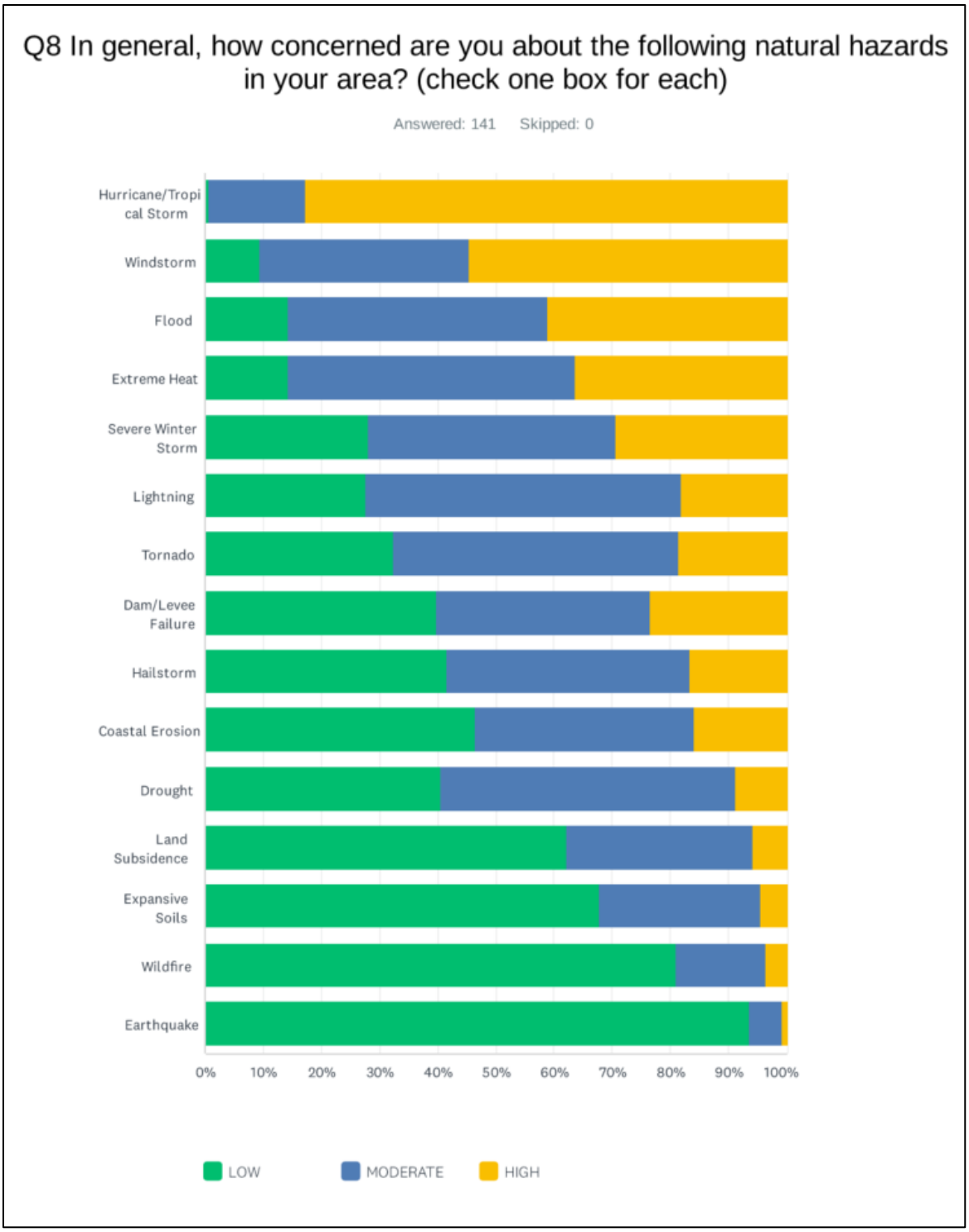
ANSWER CHOICES	RESPONSES	
Yes	27.86%	39
No	52.86%	74
If yes, how long have you had a flood insurance policy?	19.29%	27
TOTAL		140

#	IF YES, HOW LONG HAVE YOU HAD A FLOOD INSURANCE POLICY?	DATE
1	7 years	2/14/2025 7:20 AM
2	17 years	2/14/2025 6:20 AM
3	20 yrd	2/13/2025 6:55 PM
4	10 years	2/13/2025 4:30 PM
5	5 years	2/13/2025 2:59 PM
6	3 years	2/13/2025 12:37 PM
7	6 years	2/13/2025 12:21 PM
8	5 yrs	2/13/2025 10:55 AM
9	Can't afford it anymore.	2/13/2025 10:52 AM
10	37 yes	2/13/2025 10:34 AM
11	20 years	2/13/2025 10:21 AM
12	5 years	2/13/2025 10:10 AM
13	18 years	2/13/2025 10:09 AM
14	3 years	2/13/2025 10:04 AM
15	3 years	1/25/2025 5:47 PM

Question 7 (continued)

16	Over 18 years	1/24/2025 7:51 AM
17	2 years	1/23/2025 9:26 PM
18	21 years	1/9/2025 3:44 PM
19	25 plus years	1/9/2025 12:36 PM
20	24 yrs	1/9/2025 11:53 AM
21	33 yrs	1/8/2025 11:39 PM
22	1 year	1/8/2025 7:41 PM
23	35+ years	1/8/2025 1:56 PM
24	30 years	1/8/2025 12:31 PM
25	20+ years	1/8/2025 11:07 AM
26	20+ years	1/8/2025 10:52 AM
27	39 years	1/8/2025 10:32 AM

Question #8


Q8 In general, how concerned are you about the following natural hazards in your area? (check one box for each)
Answered: 141 Skipped: 0
Hurricane/Tropical Storm
Windstorm
Flood
Extreme Heat
Severe Winter Storm
Lightning
Tornado
Dam/Levee Failure
Hailstorm
Coastal Erosion
Drought
Land Subsidence
Expansive Soils
Wildfire
Earthquake
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
LOW
MODERATE
HIGH

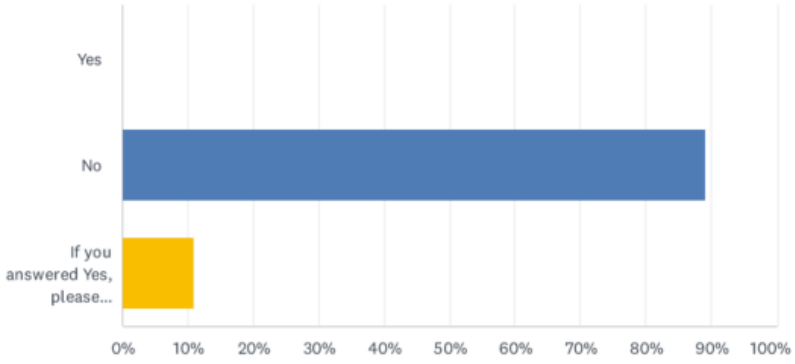
Question 8 (continued)

	LOW	MODERATE	HIGH	TOTAL	WEIGHTED AVERAGE
Hurricane/Tropical Storm	0.71% 1	16.43% 23	82.86% 116	140	2.82
Windstorm	9.35% 13	35.97% 50	54.68% 76	139	2.45
Flood	14.39% 20	44.60% 62	41.01% 57	139	2.27
Extreme Heat	14.29% 20	49.29% 69	36.43% 51	140	2.22
Severe Winter Storm	28.06% 39	42.45% 59	29.50% 41	139	2.01
Lightning	27.54% 38	54.35% 75	18.12% 25	138	1.91
Tornado	32.37% 45	48.92% 68	18.71% 26	139	1.86
Dam/Levee Failure	39.71% 54	36.76% 50	23.53% 32	136	1.84
Hailstorm	41.61% 57	41.61% 57	16.79% 23	137	1.75
Coastal Erosion	46.38% 64	37.68% 52	15.94% 22	138	1.70
Drought	40.58% 56	50.72% 70	8.70% 12	138	1.68
Land Subsidence	62.22% 84	31.85% 43	5.93% 8	135	1.44
Expansive Soils	67.65% 92	27.94% 38	4.41% 6	136	1.37
Wildfire	80.88% 110	15.44% 21	3.68% 5	136	1.23
Earthquake	93.43% 128	5.84% 8	0.73% 1	137	1.07

Question #9

Q9 Is there another natural hazard not listed above that you think represents a wide-scale threat to the City of Texas City area? If yes, please explain:

Answered: 137 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	89.05%	122
If you answered Yes, please describe.	10.95%	15
TOTAL		137

#	IF YOU ANSWERED YES, PLEASE DESCRIBE.	DATE
1	Heat wave, strong windstorm	2/19/2025 11:28 PM
2	Plant Explosion	2/16/2025 8:59 PM
3	Lead in water pioes	2/15/2025 6:15 AM
4	Drainage an road repair	2/14/2025 1:39 PM
5	Chemical Plants	2/13/2025 11:11 AM
6	Fire from plants	2/13/2025 10:34 AM
7	Poor water drainage- Century Blvd	2/13/2025 10:18 AM
8	Every time it rains we flood	1/24/2025 7:51 AM
9	Plants.	1/10/2025 11:41 PM
10	plant explosion or leak	1/10/2025 3:37 PM
11	Solar Flares, Electromagnetic Storm	1/8/2025 7:41 PM
12	Plant explosion	1/8/2025 11:54 AM
13	Technological	1/8/2025 11:06 AM

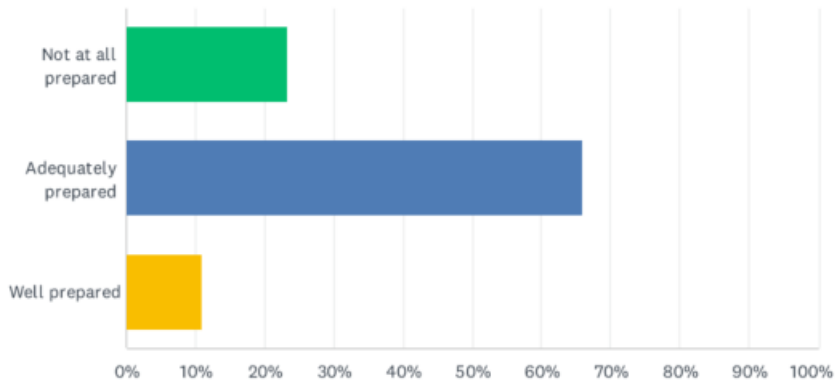
Question 9 (continued)

14	McGinnis dioxin pits water and food supply contamination	1/8/2025 10:35 AM
15	Terrorist attracts on the refineries & illegal aliens	1/8/2025 10:32 AM

Question #10

Q10 Ready.gov provides important information on how to prepare you and your family in the event of a disaster. How prepared is your household for a natural hazard event? (check one)

Answered: 138 Skipped: 3

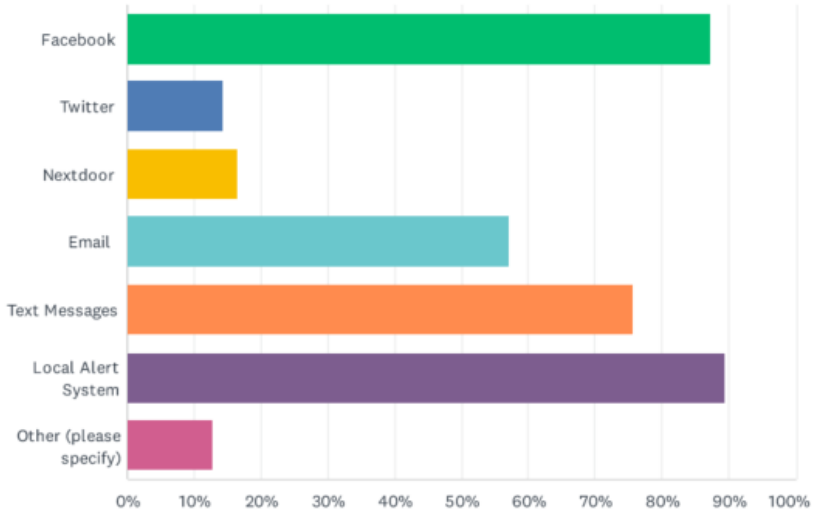


ANSWER CHOICES	RESPONSES	
Not at all prepared	23.19%	32
Adequately prepared	65.94%	91
Well prepared	10.87%	15
Total Respondents: 138		

Question #11

Q11 What media outlets do you subscribe to that you receive news and information, including natural hazard mitigation? (check all that apply)

Answered: 140 Skipped: 1



ANSWER CHOICES	RESPONSES	
Facebook	87.14%	122
Twitter	14.29%	20
Nextdoor	16.43%	23
Email	57.14%	80
Text Messages	75.71%	106
Local Alert System	89.29%	125
Other (please specify)	12.86%	18
Total Respondents: 140		

#	OTHER (PLEASE SPECIFY)	DATE
1	Tv	2/15/2025 9:36 AM
2	Tv News	2/13/2025 2:30 PM
3	CB radio	2/13/2025 10:55 AM
4	TV news	2/13/2025 10:04 AM
5	Weather apps	2/13/2025 10:01 AM
6	No comment	2/13/2025 10:00 AM

Question 11 (continued)

7	Local news	1/24/2025 7:51 AM
8	ABC-13	1/23/2025 9:41 PM
9	Everbridge. I am a member of CERT	1/23/2025 8:12 PM
10	Local TV news	1/23/2025 8:04 PM
11	Weather	1/9/2025 10:51 PM
12	TV stations	1/9/2025 11:53 AM
13	Television	1/9/2025 9:03 AM
14	Local Newstations, DTN (Employer), NWS, Everbridge (Employer)	1/8/2025 7:41 PM
15	The Post Newspaper	1/8/2025 5:01 PM
16	YouTube	1/8/2025 11:54 AM
17	Local news	1/8/2025 11:06 AM
18	Fox news Fox26	1/8/2025 10:23 AM

Question #12

Q12 In your opinion, what are some steps the City of Texas City could take to reduce or eliminate the risk of future natural hazard damages?

Answered: 77 Skipped: 64

#	RESPONSES	DATE
1	Provide warming shelters for those in need during winter storms.	3/1/2025 11:39 PM
2	better plan for floods	3/1/2025 9:31 PM
3	Fix the draining system. Fix areas that have lower streets etc	2/19/2025 11:28 PM
4	Invest in stormwater management systems, levee construction site requirements for SWPP actions, apply pressure to txdot for construction projects to meet milestones and deadlines	2/17/2025 6:24 AM
5	Be prepared for anything	2/16/2025 8:59 PM
6	Update and maintain the Electrical grid. Have a plan in place for levy or pump failure.	2/16/2025 7:47 AM
7	Think city is pretty well prepared but never hear anything about levee integrity (especially post Ike). Love power lines my neighborhood is always concerning during a hurricane. Be nice if they were underground.	2/15/2025 9:36 AM
8	More frequent infrastructure maintenance & updates	2/15/2025 7:11 AM
9	Drainage	2/14/2025 1:39 PM
10	Give more warnings	2/14/2025 11:37 AM
11	I lived in TC for Beryl and the city handled it very well.	2/14/2025 9:13 AM
12	I'm not sure that there is anything that can be done to eliminate natural disaster risks.	2/14/2025 9:09 AM
13	Not sure	2/14/2025 7:20 AM
14	My biggest concern is the reliability of the electrical grid.	2/13/2025 8:23 PM
15	Keeping the water drainage system in good working order	2/13/2025 5:34 PM
16	Continue to maintain the levee	2/13/2025 4:02 PM
17	New and improved drainage in some streets	2/13/2025 3:54 PM
18	Have us prepared	2/13/2025 3:53 PM
19	Add a way to pump water out of Moses lake.	2/13/2025 2:59 PM
20	Fix streets, continue clearing and trimming trees, keep ditches mowed , subsidize generator purchase,	2/13/2025 2:30 PM
21	No comment	2/13/2025 1:49 PM
22	Mitigate flood risk	2/13/2025 1:02 PM
23	Fix the power poles that are tilting or leaning. Clear the excess debris and overhang from trees	2/13/2025 12:37 PM
24	Help us with our insurance companies. My fence gets blown down & the insurance company REFUSES to help fix it. VERY expensive to keep doing myself	2/13/2025 12:30 PM
25	Better drainage through out the town	2/13/2025 11:56 AM
26	Keep the levee and tidal gate well maintained	2/13/2025 10:58 AM
27	Create more levee south to marsh area into open bay.	2/13/2025 10:55 AM
28	Survey the City areas after each event.	2/13/2025 10:52 AM
29	Continued drainage improvements, and the pump station from Moses Lake to the bay.	2/13/2025 10:38 AM

Question 12 (continued)

30	Continue to maintain drainage systems	2/13/2025 10:37 AM
31	Always be prepared ane keep community updated for all incidents as well as air quality. Help seniors prepare if needed.ts	2/13/2025 10:34 AM
32	Keep city clean, maintain drainage systems and communicate with community	2/13/2025 10:20 AM
33	Improve drainage throughout the city.	2/13/2025 10:19 AM
34	Drainage, Evac Routes not dependent on the 45, take care of those without transportation or means to prepare for disasters, provide generators at reasonable prices	2/13/2025 10:18 AM
35	N/A	2/13/2025 10:12 AM
36	texas city	2/13/2025 10:03 AM
37	Spread notifications on time	2/13/2025 10:02 AM
38	Texas City keeps us very well informed with phone messages, texts, etc. I feel very informed during weather events.	2/13/2025 10:01 AM
39	No comment	2/13/2025 10:00 AM
40	Build up the levee and all industrial area flood gates to keep the water away from the city and public water system	2/12/2025 6:24 PM
41	Expand on early warning system	1/25/2025 5:47 PM
42	Keeping trees trimmed from power lines and informing residents how important it is to keep trash out of their yards and the streets so it doesn't cause flooding.	1/24/2025 1:10 PM
43	It was my understanding the city was already prepared thanks to the years of development of our Emergency Managment dept.	1/24/2025 10:44 AM
44	Help with the flooding	1/24/2025 7:51 AM
45	I think Texas City does well managing natural hazard damage already.	1/23/2025 10:35 PM
46	NA	1/23/2025 9:26 PM
47	fixing roads and drainage	1/23/2025 8:12 PM
48	Texas City has done a failrly good job so far	1/23/2025 8:04 PM
49	Better communication with population, as well more patrolling to assess the problems we have on our streets	1/23/2025 7:32 PM
50	Mailing informative letters to people about natural hazards in the appropriate time or what they are and what they can do to property, and how to help prevent damages	1/23/2025 7:21 PM
51	Na	1/23/2025 7:18 PM
52	Nothing immediately comes to mind.	1/23/2025 2:01 PM
53	COLUMBIA	1/13/2025 8:28 PM
54	communication is key	1/10/2025 3:37 PM
55	Increase the elevation of the inner levee and internal drainage capability, allowing water to get to the pumps faster.	1/9/2025 10:51 PM
56	Improve drainage	1/9/2025 11:53 AM
57	Save money and have a plan for local assistance to homeowners for repairs	1/9/2025 9:03 AM
58	Improve damaged roads, as well as drainage issues. Updating and maintaining drainage throughout the city regularly. Clearing power lines throughout the city of trees is also a very big factor	1/9/2025 7:58 AM
59	Tornado siren	1/9/2025 5:28 AM
60	Under ground utility across the city	1/8/2025 8:57 PM

Question 12 (continued)

61	Clean out the street side drain ditches, replace street side ditches with underground storm drains	1/8/2025 7:33 PM
62	Early warning	1/8/2025 7:02 PM
63	Texas City	1/8/2025 5:01 PM
64	Perhaps a stockpile of water and food.	1/8/2025 3:10 PM
65	Levee Pump System	1/8/2025 1:56 PM
66	Plant more native trees in town.	1/8/2025 1:54 PM
67	Ike Dike	1/8/2025 12:31 PM
68	Enhanced infrastructure resilience, natural buffers.	1/8/2025 11:58 AM
69	Conduct quarterly meetings with residents	1/8/2025 11:54 AM
70	Maintains all drainage water sheds. The areas behind Godard Park area need to be cleaned and cut. Municipalities easement areas are over grown and cause a flooding hazard.	1/8/2025 11:07 AM
71	Focus on mitigation and resilience	1/8/2025 11:06 AM
72	Levee fortify	1/8/2025 10:35 AM
73	Santa Fe	1/8/2025 10:35 AM
74	Don't rely on text & messages because a lot of older people don't have cellular or landlines!	1/8/2025 10:32 AM
75	Keep me in the know.....alerts	1/8/2025 10:23 AM
76	remove water from city	1/8/2025 10:07 AM
77	Flood gate closing	1/8/2025 10:03 AM

Question #13

Q13 Do you have any other comments, questions, or concerns?

Answered: 51 Skipped: 90

#	RESPONSES	DATE
1	Yes. safety issues. Too many streets lights out. The back road 25th most of those Hazard gas signs are leaning down it's extremely dark on that road if someone accidentally hit any of those it's a horrible way to pass. Street lights are needed on entire road which is 25th starting from Hwy 3 to Hwy 146	2/19/2025 11:28 PM
2	The last call received from Emergency Mangment No massage come. It rang then Hung up	2/16/2025 8:59 PM
3	None	2/14/2025 11:37 AM
4	No	2/14/2025 9:09 AM
5	No	2/14/2025 7:20 AM
6	Stop using natural or disasters explosions	2/13/2025 6:55 PM
7	No	2/13/2025 5:34 PM
8	Evacuation / egress improvement	2/13/2025 4:02 PM
9	Flooding in my back yard	2/13/2025 3:54 PM
10	No	2/13/2025 3:53 PM
11	34th street canal is filling in from coastal erosion.	2/13/2025 2:59 PM
12	Not right now	2/13/2025 2:30 PM
13	No comment	2/13/2025 1:49 PM
14	No	2/13/2025 1:02 PM
15	No	2/13/2025 11:56 AM
16	No	2/13/2025 10:55 AM
17	Part of my yard is sinking. I've been working with the City but it's just patchwork. I see a project is going on in my area but I don't see any improvement to my situation. My backyard was an easement according to the City. I bought the house with tge fenced in easement. I was told it was part of the property, only to find out it is not! So much misinformation. Still it's sinking and affecting my foundation of my house and shed in tbe back. I'm at a lost!	2/13/2025 10:52 AM
18	I live on a cul de sac in 12 Oaks and our street consistently floods in heavy rains. It doesn't normally threaten the houses, but it prevents auto traffic.	2/13/2025 10:38 AM
19	None at this time	2/13/2025 10:20 AM
20	Better way to keep the city updated on how you control the flood water and with the use of the flood gate.	2/13/2025 10:12 AM
21	No	2/13/2025 10:04 AM
22	No	2/13/2025 10:01 AM
23	No Comment	2/13/2025 10:00 AM
24	My comment is your risk mitigation plan is out of date and need a update on what was accomplished during the funded dates.	2/12/2025 6:24 PM
25	No	1/24/2025 2:37 PM
26	No	1/24/2025 1:10 PM
27	develop a HHW program to reduce the amount of chemicals exposed to the environment in	1/24/2025 9:20 AM

Question 13 (continued)

	floods and hurricanes	
28	No	1/24/2025 7:51 AM
29	My concern is for those with high deductibles on their insurance policies. Many will struggle to pay their portion of the loss or afford to repair damage under the deductible or not covered.	1/23/2025 9:41 PM
30	NA	1/23/2025 9:26 PM
31	By making roads safer it's easier to make a egress for individuals who are limited in adequate mobility capacity.	1/23/2025 8:12 PM
32	No	1/23/2025 7:32 PM
33	No	1/23/2025 7:18 PM
34	Not at this time.	1/23/2025 2:01 PM
35	I'd like to participate in these assessments.	1/9/2025 10:51 PM
36	Keep the Levee system up to date and chemical plants running smooth	1/9/2025 12:36 PM
37	Nope	1/9/2025 9:03 AM
38	More tornadoes in the area than they have been in the past	1/9/2025 5:28 AM
39	No	1/8/2025 7:33 PM
40	N/A	1/8/2025 7:02 PM
41	No	1/8/2025 1:56 PM
42	Renew the plan to help remodel/rebuild old homes in town. Plant at least 10 trees for each lot of new build homes created in our area. Plant even more native plants in town. Build a community garden for our residents to work on together.	1/8/2025 1:54 PM
43	Local petrochemical plants during natural disasters are a major concern.	1/8/2025 12:31 PM
44	No.	1/8/2025 11:58 AM
45	Transparency is key for building trust within a community.	1/8/2025 11:54 AM
46	The streets in this city are so unstable that the surface is has to many damage holes preventing water flow from flowing to the drainage causing a flood risk. As these conditions are, they also can restrict access to responders to reach people who need help.	1/8/2025 11:07 AM
47	No	1/8/2025 11:06 AM
48	Air quality controls for plant emissions	1/8/2025 10:35 AM
49	I am also concerned about chemical exposure/fire issue from the Texas City industrial area.	1/8/2025 10:35 AM
50	Great small town. Concerns on crime and bs policies	1/8/2025 10:23 AM
51	No	1/8/2025 10:07 AM

Question #14

Q14 If you would like to receive information regarding upcoming public events and other participatory opportunities regarding this hazard mitigation plan, please provide your email address below.

Answered: 67 Skipped: 74

Personal email addresses have been redacted for privacy.

#	RESPONSES	DATE
1	[redacted]	3/1/2025 11:39 PM
2		3/1/2025 9:31 PM
3		2/17/2025 6:24 AM
4		2/16/2025 8:59 PM
5		2/15/2025 6:15 AM
6		2/14/2025 1:39 PM
7		2/14/2025 11:37 AM
8		2/14/2025 9:13 AM
9		2/14/2025 7:20 AM
10		2/13/2025 8:23 PM
11		2/13/2025 6:55 PM
12		2/13/2025 4:30 PM
13		2/13/2025 4:02 PM
14		2/13/2025 3:53 PM
15		2/13/2025 1:49 PM
16		2/13/2025 1:02 PM
17		2/13/2025 12:37 PM
18		2/13/2025 11:56 AM
19		2/13/2025 10:58 AM
20		2/13/2025 10:55 AM
21		2/13/2025 10:52 AM
22		2/13/2025 10:38 AM
23		2/13/2025 10:37 AM
24		2/13/2025 10:34 AM
25		2/13/2025 10:20 AM
26		2/13/2025 10:18 AM
27		2/13/2025 10:12 AM
28		2/13/2025 10:04 AM
29		2/13/2025 10:04 AM
30		2/13/2025 10:03 AM

Question 14 (continued)

Personal email addresses have been redacted for privacy.

31	[redacted]	2/13/2025 10:02 AM
32		2/13/2025 10:00 AM
33		2/12/2025 6:24 PM
34		1/24/2025 2:37 PM
35		1/24/2025 7:51 AM
36		1/23/2025 10:35 PM
37		1/23/2025 9:41 PM
38		1/23/2025 7:32 PM
39		1/23/2025 7:18 PM
40		1/23/2025 2:01 PM
41		1/16/2025 5:18 AM
42		1/13/2025 8:28 PM
43		1/10/2025 6:24 PM
44		1/10/2025 3:37 PM
45		1/9/2025 10:51 PM
46		1/9/2025 7:35 PM
47		1/9/2025 12:36 PM
48		1/9/2025 11:53 AM
49		1/9/2025 9:03 AM
50		1/9/2025 5:28 AM
51		1/8/2025 7:41 PM
52		1/8/2025 7:33 PM
53		1/8/2025 7:02 PM
54		1/8/2025 5:01 PM
55		1/8/2025 1:54 PM
56		1/8/2025 1:08 PM
57		1/8/2025 12:31 PM
58		1/8/2025 11:58 AM
59		1/8/2025 11:54 AM
60		1/8/2025 11:17 AM
61		1/8/2025 11:06 AM
62		1/8/2025 11:02 AM
63		1/8/2025 10:43 AM
64		1/8/2025 10:35 AM
65		1/8/2025 10:35 AM
66		1/8/2025 10:06 AM
67		1/8/2025 10:03 AM

Appendix C: Critical Facilities

Asset Name	Asset Class
GCWA 7th Avenue Pump Station Site A	Water
GCWA 7th Avenue Pump Station Site B	Water
GCWA Administrative Office And Industrial Pumping Plant	Water
Texas City Reservoir	Water
Thomas Mackey WTP	Water
40-Acre Facility WTP	Wastewater
Blanchard Galveston Bay Refinery	Wastewater
Campbell Plant 2 Texas City	Wastewater
Central WWTF	Wastewater
Duratherm	Wastewater
Eastman Chemical Texas City Operations	Wastewater
Enterprise Products Operating Texas City	Wastewater
Galveston Bay Refinery	Wastewater
Galveston Bay RV Resort & Marina	Wastewater
Hillman Shrimp And Oyster Co.	Wastewater
Isp Technologies, Inc.	Wastewater
Marathon Petroleum Company, LLC	Wastewater

Asset Name	Asset Class
Oxbow Marine Terminal Texas City	Wastewater
San Leon WWTF	Wastewater
Sea Lion Technology	Wastewater
Sterling Pipeline	Wastewater
Texas City Crude Tank Farm	Wastewater
Texas City Plant	Wastewater
Texas City Terminal I	Wastewater
Texas City Terminal II	Wastewater
Union Carbide Corporation	Wastewater
Valero Refining - Texas, LP	Wastewater
Wallace R. Knox WWTP	Wastewater
Aspire Christian Academy	School
Blocker Middle	School
Calvary Childhood Education Ministry	School
Calvin Vincent Pre-K Head Start	School
Coastal Alternative Program	School
Dickinson J H	School
Eugene 'Gene' Kranz J H	School
Fry Int	School

Asset Name	Asset Class
Galveston Co Detention Ctr JJAEP TLC	School
Heights El	School
Hughes Road El	School
John And Shamarion Barber Middle	School
Kohfeldt El	School
Manuel Guajardo Jr El	School
Our Lady Of Fatima Catholic School	School
R D McAdams J H	School
Roosevelt-Wilson El	School
Texas City H S	School
Woodrow Wilson DAEP	School
Texas City Fire Department Admin Building	Fire Station
Texas City Fire Station 1	Fire Station
Texas City Fire Station 2	Fire Station
Texas City Fire Station 3	Fire Station
Texas City Fire Station 4	Fire Station
College Of The Mainland	University
Ashton Parke Care Center Inc	Nursing Home
Elmcroft Of The Mainland	Nursing Home

Asset Name	Asset Class
Gambles Personal Touch Care Home	Nursing Home
Golden Years Assisted Living Facility	Nursing Home
H R A Village Inc	Nursing Home
Seabreeze Nursing And Rehabilitation	Nursing Home
Sodalis Texas City	Nursing Home
The Lakes At Texas City	Nursing Home
The Phoenix Post-Acute	Nursing Home
The Resort At Texas City	Nursing Home
The Rio At Mainland Center	Nursing Home
The Shoal	Nursing Home
College Of The Mainland Police Department	Law Enforcement
Texas City Independent School District Resource Officer	Law Enforcement
Texas City Police Department	Law Enforcement
Texas Department Of Public Safety - Highway Patrol Region 2 District A Sergeant 0 Area 6	Law Enforcement
Texas City Police Sub-Station 1	Law Enforcement
Texas City Police Sub-Station 2	Law Enforcement
A Brighter Day Quality Learning Center	Childcare Center
Calvary Childhood Education Ministry	Childcare Center
Childworks Texas City	Childcare Center

Asset Name	Asset Class
Early Learning Academy At Texas City	Childcare Center
First Class Learning Center	Childcare Center
Funtastic Friends Academy, LLC	Childcare Center
Growing Tree Learning Center	Childcare Center
Just 4 Kids	Childcare Center
Kingdom Kare CLC	Childcare Center
Raising Stars Academy	Childcare Center
Royalties Childcare	Childcare Center
St. Mary Of The Miraculous Medal Early Childhood Center	Childcare Center
Step By Step Learning Academy	Childcare Center
Texas City Martial Arts LLC	Childcare Center
Vickies Hidden Treasures	Childcare Center
Wonderland Learning Center	Childcare Center
HCA Houston Healthcare Mainland	Hospital
Gulf Coast Center	Hospital
Texas City Emergency Management Operations Center	Emergency Operations Center
Emergency Operations Center	Emergency Operations Center
Galveston County Water Industrial Reservoir Dam	Dams & Levees

Asset Name	Asset Class
GCWA Off Channel Term Stop Res Levee	Dams & Levees
Texas City – La Marque Hurricane And Flood Protection Levee	Dams & Levees
Galveston County Industrial Water Reservoir Levee System (Or "Moses Lake Levee (Texas City Rainwater Levee)")	Dams & Levees
Gottfried Moller Pump Station ("Pump Station A")	Dams & Levees
A.B. Wolvin Pump Station ("Pump Station B")	Dams & Levees
Proposed 3rd Pump Station	Dams & Levees
Texas City Dike	Dams & Levees
City Hall	Other
Port of Texas City	Other
Gulf Coast Transit District	Other
Galveston County Long Term Recovery Group (Goltry)	Other
4b Disaster Network	Other
Sanders Center	Other
Carver Center	Other
Doyle Convention Center	Other
Texas City Maintenance Shop & Warehouse	Other

Appendix D: Floodplain Ordinance

ORDINANCE NO. 10-05

COPY

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXAS CITY, CHAPTER 50 (ENVIRONMENT), BY ADDING ARTICLE V – STORM WATER; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE READING OF THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION AND PUBLICATION BY CAPTION ONLY IN THE OFFICIAL NEWSPAPER OF THE CITY.

WHEREAS, the City of Texas City, Texas, is a home-rule city; and,

WHEREAS, the City of Texas City, Texas, seeks to amend The Code of Ordinances of the City of Texas City, Chapter 50 (Environment), by adding Article V – Storm Water as required by TCEQ MS4 Permit; and

WHEREAS, the City of Texas City, as an operator of a small MS4, is required to reduce the discharge of pollutants to water of the State and the United States to the "maximum extent practicable" to protect water quality.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That **The Code of Ordinances of the City of Texas City, Texas**, Chapter 50 (Environment), is amended by adding a new Article V, Storm Water, to read and provide as follows:

ARTICLE V. STORM WATER

Division 1. General Provisions

Sec. 50-210. Purposes.

The purpose and objectives of this Ordinance are as follows:

(1) To maintain and improve the quality of surface water and groundwater within the City of Texas City, the County of Galveston, and the State of Texas.

(2) To prevent the discharge of contaminated storm water runoff from industrial, commercial, residential, and construction sites into the municipal separate storm sewer system (MS4) within the City of Texas City.

(3) To promote public awareness of the hazards involved in the improper discharge of hazardous substances, petroleum products, household hazardous waste, industrial

waste, sediment from construction sites, pesticides, herbicides, fertilizers, and other contaminants into the storm sewers and natural waters of the City.

(4) To encourage recycling of used motor oil and safe disposal of other hazardous consumer products.

(5) To facilitate compliance with state and federal standards and permits by owners and operators of industrial and construction sites within the City.

(6) To enable the City to comply with all federal and state laws and regulations applicable to storm water discharges, under TPDES General Permit No. TXR040024.

Sec. 50-211. Administration.

Except as otherwise provided herein, the City Engineer or Storm Water Manager shall administer, implement, and enforce the provisions of this Ordinance.

Sec. 50-212. Abbreviations.

The following abbreviations when used in this Ordinance shall have the designated meanings:

- BMP - Best Management Practices
- BTEX - Benzene, Toluene, Ethyl benzene, and Xylene
- CFR - Code of Federal Regulations
- EPA - U.S. Environmental Protection Agency
- HHW - Hazardous Household Waste
- Mg/l - Milligrams per liter
- MS4 - Municipal Separate Storm Sewer System
- NOI - Notice of Intent
- NOT - Notice of Termination
- Ppb - Parts per billion
- PST - Petroleum Storage Tank
- RQ Reportable Quantity
- SWPPP - Storm Water Pollution Prevention Plan
- TPDES - Texas Pollutant Discharge Elimination System TPH
- TPH - Total Petroleum Hydrocarbons
- USC - United States Code

Sec. 50-213. Definitions.

Unless a provision explicitly states otherwise, the following terms and phrases, as used in this Ordinance, shall have the meanings hereinafter designated.

(1) Agricultural storm water runoff. Any storm water runoff from orchards, cultivated crops, pastures, range lands, and other non-point source agricultural activities, but not discharges from concentrated animal feeding operations as defined in 40 CFR Section 122.23 or discharges from concentrated aquatic animal production facilities as defined in 40 CFR Section 122.24.

(2) Best Management Practices (BMP). Schedules of activities, prohibitions of practices, maintenance procedures, and other management practice to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

(3) City. The City of Texas City, Texas.

(4) City Engineer. The person appointed to the position of City Engineer by The City of Texas City, or his/her duly authorized representative.

(5) Commencement of construction. The disturbance of soils associated with clearing, grading, or excavating activities or other construction activities.

(6) Commercial. Pertaining to any business, trade, industry, or other activity engaged in for profit.

(7) Discharge. Any addition or introduction of any pollutant, storm water, or any other substance whatsoever into the municipal separate storm sewer system (MS4) or into waters of the United States.

(8) Discharger. Any person, who causes, allows, permits, or is otherwise responsible for, a discharge, including, without limitation, any operator of a construction site or industrial facility.

(9) Domestic sewage. Human excrement, gray water (from home clothes washing, bathing, showers, dishwashing, and food preparation), other wastewater from household drains, and waterborne waste normally discharged from the sanitary conveniences of dwellings (including apartment houses and hotels), office buildings, factories, and institutions, that is free from industrial waste.

(10) Environmental Protection Agency (EPA). The United States Environmental Protection Agency, the regional office thereof, any federal department, agency, or commission that may succeed to the authority of the EPA, and any duly authorized official of EPA or such successor agency.

(11) Facility. Any building, structure, installation, process, or activity from which there is or may be a discharge of a pollutant.

(12) Final stabilization. The status when all soil disturbing activities at a site have been completed, and a uniform perennial vegetative cover with a density of 70% of the cover for unpaved areas and areas not covered by permanent structures has been established, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

(13) Fire Department. The Fire Department of the City of Texas City, or any duly authorized representative thereof.

(14) Fire protection water. Any water, and any substances or materials contained therein, used by any person other than the Fire Department to control or extinguish a fire.

(15) Garbage. Putrescible animal and vegetable waste materials from the handling, preparation, cooking, or consumption of food, including waste materials from markets, storage facilities, and the handling and sale of produce and other food products.

(16) Hazardous household waste (HHW). Any material generated in a household (including single and multiple residences, hotels and motels, bunk houses, ranger stations, crew quarters, camp grounds, picnic grounds, and day use recreational areas) by a consumer which, except for the exclusion provided in 40 CFR § 261.4(b)(1), would be classified as a hazardous waste under 40 CFR Part 261.

(17) Hazardous substance. Any substance listed in Table 302.4 of 40 CFR Part 302.

(18) Hazardous waste. Any substance identified or listed as a hazardous waste by the EPA pursuant to 40 CFR Part 261.

(19) Hazardous waste treatment, disposal, and recovery facility. All contiguous land, and structures, other appurtenances and improvements on the land, used for the treatment, disposal, or recovery of hazardous waste.

(20) Industrial waste. Any waterborne liquid or solid substance that results from any process of industry, manufacturing, mining, production, trade or business.

(21) Motor vehicle fuel. Any vehicle crankcase oil, antifreeze, transmission fluid, brake fluid, differential lubricant, gasoline, diesel fuel, gasoline/alcohol blend, and any other fluid used in a motor vehicle.

(22) Municipal separate storm sewer system (MS4). The system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned and operated by the City and designed or used for collecting or conveying storm water, and which is not used for collecting or conveying sewage.

(23) Non-point source. Any source of any discharge of a pollutant that is not a "point source."

(24) Notice of Intent (NOI). The Notice of Intent that is required by either the Industrial General Permit or the Construction General Permit.

(25) Notice of Termination (NOT). The Notice of Termination that is required by either the Industrial General Permit or the Construction General Permit.

(26) Oil. Any kind of oil in any form, including, but not limited to, petroleum, fuel oil, crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure, sludge, oil refuse, and oil mixed with waste.

(27) Operator. The person or persons who, either individually or taken together, meet the following two criteria: (1) they have operational control over the facility specifications (including the ability to make modifications in specifications); and (2) they have the day-to-day operational control over those activities at the facility necessary to ensure compliance with pollution prevention requirements and any permit conditions.

(28) Owner. The person who owns a facility or part of a facility.

(29) Person. Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other legal entity; or their legal representatives, agents, or assigns. This definition includes all federal, state, and local governmental entities.

(30) Pesticide. A substance or mixture of substances intended to prevent, destroy, repel, or mitigate any pest, or any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant (as these terms are defined in Section 76.001 of the Texas Agriculture Code).

(31) Petroleum product. A petroleum product that is obtained from distilling and processing crude oil and that is capable of being used as a fuel for the propulsion of a motor vehicle or aircraft, including motor gasoline, gasohol; other alcohol blended fuels, aviation gasoline, kerosene, distillate fuel oil, and #1 and #2 diesel.

(32) Point source. Any discernable, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leach ate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural storm water runoff.

(33) Pollutant. Dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical waste, biological materials, radioactive

materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into water. The term "pollutant" does not include tail water or runoff water from irrigation or rainwater runoff from cultivated or uncultivated rangeland, pastures land, and farmland.

(34) Pollution. The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the State that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

(35) Qualified Personnel. Persons who possess the appropriate competence, skills, and ability (as demonstrated by sufficient education, training, experience, and/or, when applicable, any required certification or licensing) to perform a specific activity in a timely and complete manner consistent with the applicable regulatory requirements and generally accepted industry standards for such activity.

(36) Release. Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the municipal separate storm sewer system (MS4) or the waters of the United States.

(37) Rubbish. Nonputrescible solid waste, excluding ashes, that consist of (A) combustible waste materials, including paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, yard trimmings, leaves, and similar materials; and (B) noncombustible waste materials, including glass, crockery, tin cans, aluminum cans, metal furniture, and similar materials that do not burn at ordinary incinerator temperatures (1600 to 1800 degrees Fahrenheit).

(38) Sanitary sewer (or sewer). The system of pipes, conduits, and other conveyances which carry industrial waste and domestic sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated, to the City sewage treatment plant (and to which storm water, surface water, and groundwater are not intentionally admitted).

(39) Septic tank waste. Any domestic sewage from holding tanks such as vessels, chemical toilets, campers, trailers, and septic tanks.

(40) Service station. Any retail establishment engaged in the business of selling fuel for motor vehicles that is dispensed from stationary storage tanks.

(41) Sewage (or sanitary sewage). The domestic sewage and/or industrial waste that are discharged into the City sanitary sewer system and passes through the sanitary sewer system to the City sewage treatment plant for treatment.

(42) Site. The land or water area where any facility or activity is physically located or conducted, including adjacent land used in connection with the facility or activity.

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(43) Solid waste. Any garbage, rubbish, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material, including, solid, liquid, semi-solid, or contained gaseous material resulting from industrial, municipal, commercial, mining, and agricultural operations, and from community and institutional activities.

(44) State. The State of Texas.

(45) Storm water. Storm water runoff, snowmelt runoff, and surface runoff and drainage.

(46) Storm water discharge associated with industrial activity. The discharge from any conveyance which is used for collecting and conveying storm water and which is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant which is within one of the categories of facilities listed in 40 CFR § 122.26(b)(14), and which is not excluded from EPA's definition of the same term.

(47) Storm Water Manager. The person appointed to the position of Storm Water Manager by the City of Texas City, or his/her duly authorized representative.

(48) Storm water pollution prevention plan (SWPPP). A plan required by either the Construction General Permit or the Industrial General Permit and which describes and ensures the implementation of practices that are to be used to reduce the pollutants in storm water discharges associated with construction or other industrial activity at the facility.

(49) Texas Pollutant Discharge Elimination System (TPDES)

(50) Uncontaminated. Not containing a harmful quantity of any substance.

(51) Used oil (or used motor oil). Any oil that has been refined from crude oil or synthetic oil that, as a result of use, storage, or handling, has become unsuitable for its original purpose because of impurities or the loss of original properties but that may be suitable for further use and is recyclable in compliance with State and federal law.

(52) Water in the State (or water). Any groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico, inside the territorial limits of the State, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all water courses and bodies of surface water, that are wholly or partially inside or bordering the State or inside the jurisdiction of the State.

(53) Water quality standard. The designation of a body or segment of surface water in the State for desirable uses and the narrative and numerical criteria deemed by the State to be necessary to protect those uses, as specified in Chapter 307 of Title 31 of the Texas Administrative Code.

(54) Waters of the United States. All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; all interstate waters, including interstate wetlands; all other waters the use, degradation, or destruction of which would affect or could affect interstate or foreign commerce; all impoundments of waters otherwise defined as waters of the United States under this definition; all tributaries of waters identified in this definition; all wetlands adjacent to waters identified in this definition; and any waters within the federal definition of "waters of the United States" at 40 CFR § 122.2; but not including any waste treatment systems, treatment ponds, or lagoons designed to meet the requirements of the federal Clean Water Act.

(55) Wetland. An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

(56) Yard waste. Leaves, grass clippings, yard and garden debris, and brush that results from landscaping maintenance and land-clearing operations.

Secs. 50-214 – 50-230. Reserved.

Division 2. General Prohibition

Sec. 50-231. General Prohibition.

(1) No person shall introduce or cause to be introduced into the Municipal Separate Storm Sewer System (MS4) any discharge that is not composed entirely of Storm Water.

(2) It is an affirmative defense to any enforcement action for violation of Subsection A of this section that the discharge was composed entirely of one or more of the following categories of discharges:

(a) A discharge authorized by, and in full compliance with, an TPDES permit (other than the TPDES permit for discharges from the MS4);

(b) A discharge or flow resulting from fire fighting by the Fire Department;

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(c) Agricultural storm water runoff;

(d) A discharge or flow from water line flushing, but not including a discharge from water line disinfections by super chlorination or other means unless the total residual chlorine (TRC) has been reduced to less than 4 mg/l;

(e) A discharge or flow from lawn watering, or landscape irrigation, or other irrigation water;

(f) A discharge or flow from a diverted stream flow or natural spring;

(g) A discharge or flow from uncontaminated pumped groundwater or rising groundwater;

(h) Uncontaminated groundwater infiltration (as defined as 40 C.F.R. § 35.2005(20)) to the MS4;

(i) Uncontaminated discharge or flow from a foundation drain, crawl space pump, footing drain, or sump pump;

(j) A discharge or flow from a potable water source not containing any harmful substance or material from the cleaning or draining of a storage tank or other container;

(k) A discharge or flow from air conditioning condensation that is unmixed with water from a cooling tower, emissions scrubber, emissions filter, or any other source of pollutant;

(l) A discharge or flow from individual residential car washing;

(m) A discharge or flow from a riparian habitat or wetland;

(n) A discharge or flow from water used in street washing that is not contaminated with any soap, detergent, degreaser, solvent, emulsifier, dispersant, or any other harmful cleaning substance;

(o) Storm Water runoff from a roof that is not contaminated by any runoff or discharge from an emissions scrubber or filter or any other source of pollutant.

Secs. 50-232 – 50-240. Reserved.

Division 3. Specific Prohibitions and Requirements

Sec. 50.241. Specific Prohibition and Requirements.

(1) The specific prohibitions and requirements in this section are not inclusive of all the discharges prohibited by the general prohibition in Section II.

(2) No person shall introduce or cause to be introduced into the MS4 any discharge that causes or contributes to causing the City to violate their TPDES permit.

(3) No person shall dump, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, or otherwise introduce or cause, allow, or permit to be introduced any of the following substances into the MS4:

(a) Any used motor oil, antifreeze, or any other motor vehicle fluid;

(b) Any industrial waste;

(c) Any hazardous waste, including hazardous household waste;

(d) Any domestic sewage or septic tank waste, grease trap waste, or grit trap waste;

(e) Any garbage, rubbish, or yard waste;

(f) Any Dumpster, or Trailer Overflow:

All individuals, businesses and/or firms renting dumpsters in Texas City shall be responsible for, a) Keeping dumpster(s) covered at all times. (b) Maintaining their dumpster(s) and the area around their dumpster(s) in a clean and sanitary condition. (c) Providing an adequately sized dumpster with necessary pickups in order to prevent the overflow of refuse.

All individuals, businesses and/or firms utilizing trailers to store or transport household refuse and/or construction debris, shall keep trailers covered with a secured tarp at all times in order to prevent the release of windblown refuse or debris.

Any individual, business and/or firm failing to maintain a Dumpster or Trailer in accordance with these regulations shall be subject to a fine of up to two hundred fifty dollars ($250.00).

(g) Any wastewater from a commercial carwash facility; from any vehicle washing, cleaning, or maintenance at any new or used automobile or other vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning, or maintenance of any business or

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commercial or public service vehicle, including a truck, bus, or heavy equipment;

(h) Any wastewater from a commercial mobile power washer or from the washing or other cleaning of a building exterior that contains any soap, detergent, degreaser, solvent, or any other harmful cleaning substance;

(i) Any wastewater from commercial floor, rug, or carpet cleaning;

(j) Any wastewater from the wash down or other cleaning of pavement that contains any harmful quantity of soap, detergent, solvent, degreaser, emulsifier, dispersant, or any other harmful cleaning substance; or any wastewater from the wash down or other cleaning of any pavement where any spill, leak, or other release of oil, motor fuel, or other petroleum or hazardous substance has occurred, unless all harmful quantities of such released material have been previously removed;

(k) Any effluent from a cooling tower, condenser, compressor, emissions scrubber, emissions filter, or the blow down from a boiler;

(l) Any ready-mixed concrete, mortar, ceramic, or asphalt base material or hydro mulch material, or from the cleaning of vehicles or equipment containing, or used in transporting or applying, such material;

(m) Any filter backwash from a swimming pool, fountain, or spa;

(n) Any water from a water curtain in a spray room used for painting vehicles or equipment;

(o) Any contaminated runoff from a vehicle wrecking yard;

(p) Any substance or material that will damage, block, or clog the MS4;

(q) Any release from a petroleum storage tank (PST), or any leach ate or runoff from soil contaminated by a leaking PST, or any discharge of pumped, confined, or treated wastewater from the remediation of any such PST release, unless the discharge satisfies all of the following criteria:

(i) Compliance with all state and federal standards and requirements;

(ii) No discharge containing a harmful quantity of any pollutant;

(iii) No discharge containing more than 50 parts per billion of benzene; 500 parts per billion combined total quantities of benzene, toluene, methylbenzene, and xylem (BTEX); or 15 mg/l of total petroleum hydrocarbons (TPH).

(4) No person shall introduce or cause to be introduced into the MS4 any harmful quantity of sediment, silt, earth, soil, or other material associated with clearing, grading, excavation or other construction activities, or associated with land filling or other placement or disposal of soil, rock, or other earth materials, in excess of what could be retained on site or captured by employing sediment and erosion control measures to the maximum extent practicable.

(5) No person shall connect a line conveying sanitary sewage, domestic or industrial, to the MS4, or allow such a connection to continue.

(6) No person shall cause or allow any pavement wash water from a service station to be discharged into the MS4 unless such wash water has passed through a properly functioning and maintained, grease, oil, and sand interceptor before discharge into the MS4.

(7) Regulation of Pesticides, Herbicides, and Fertilizers.

(a) Any sale, distribution, application, labeling, manufacture, transportation, storage, or disposal of a pesticide, herbicide, or fertilizer must comply fully with all state and federal statutes and regulations including, without limitation, the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and all federal regulations promulgated pursuant to FIFRA; Chapters 63, 75, and 76 of the Texas Agriculture Code and all state regulations promulgated pursuant thereto; and any other state or federal requirement.

(b) Any license, permit, registration, certification, or evidence of financial responsibility required by state or federal law for sale, distribution, application, manufacturer, transportation, storage, or disposal of a pesticide, herbicide or fertilizer must be presented to the Storm Water Manager and any city law enforcement officer for examination upon request.

(c) No person shall use or cause to be used any pesticide or herbicide contrary to any directions for use on any labeling required by state or federal statute or regulation.

(d) No person shall use or cause to be used any pesticide, herbicide, or fertilizer in any manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or waters of the United States.

(e) No person shall dispose of, discard, store, or transport a pesticide, herbicide, or fertilizer, or a pesticide, herbicide, or fertilizer container, in a manner that the person knows, or reasonably should know, is likely to

cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or waters of the United States.

(8) Used Oil Regulation

No person shall:

(a) Discharge motor vehicle oil into the MS4 or a sewer, drainage system, septic tank, surface water, groundwater, or water course;

(b) Knowingly mix or commingle used oil with solid waste that is to be disposed of in a landfill or knowingly directly dispose of used oil on land or in a landfill;

(c) Apply used oil to a road or land for dust suppression, weed abatement, or other similar use that introduces used oil into the environment.

Secs. 50-242 – 50-250. Reserved.

Division 4. Release Reporting and Cleanup

Sec. 50-251. Release Reporting and Cleanup.

(1) The person in charge of any facility, vehicle, or other source of any spilling, leaking, pumping, pouring, emitting, emptying, discharging, escaping, leaching, dumping, disposing, or any other release of any of the following quantities of any of the following substances that may flow, leach, enter, or otherwise be introduced into the MS4 or waters of the United States, shall immediately telephone and notify the Storm Water Manager concerning the incident:

(a) An amount equal to or in excess of a reportable quantity of any hazardous substance, as established under 40 CFR Part 302;

(b) An amount equal to or in excess of a reportable quantity of any extremely hazardous substance, as established under 40 CFR Part 355;

(c) An amount of oil that either (a) violates applicable water quality standards, or (b) causes a film or sheen upon or discoloration of the surface of the water or an adjoining shoreline or causes a sludge or emulsion to be deposited beneath the surface of the water or upon an adjoining shoreline; or

(d) Any harmful quantity of any pollutant.

(2) The immediate notification required by Subsection (1) above shall include the following information:

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(a) The identity or chemical name of the substance released, and whether the substance is an extremely hazardous substance;

(b) The exact location of the release, including any known name of the waters involved or threatened and any other environmental media affected;

(c) The time and duration (thus far) of the release;

(d) An estimate of the quantity and concentration (if known) of the substance released;

(e) The source of the release;

(f) Any known or anticipated health risks associated with the release and, where appropriate, advice regarding medical attention that may be necessary for exposed individuals;

(g) Any precautions that should be taken as a result of the release;

(h) Any steps that have been taken to contain and/or clean up the released material and minimize its impacts; and

(i) The names and telephone numbers of the person or persons to be contacted for further information.

(3) Within fifteen (15) days following such release, the responsible person in charge of the facility, vehicle, or other source of the release shall, unless waived by the Storm Water Manager submit a written report containing each of the items of information specified above, as well as the following additional information:

(a) The ultimate duration, concentration, and quantity of the release;

(b) All actions taken to respond to, contain, and clean up the released substances, and all precautions taken to minimize the impacts;

(c) Any known or anticipated acute or chronic health risks associated with the release;

(d) Where appropriate, advice regarding medical attention necessary for exposed individuals;

(e) The identity of any governmental/private sector representatives responding to the release; and

(f) The measures taken or to be taken by the responsible person(s) to prevent similar future occurrences.

(4) The notifications required by Section 50-251 shall not relieve the responsible person of any expense, loss, damage, or other liability which may be incurred as a result of the release, including any liability for damage to the City, to natural resources, or to any other person or property; nor shall such notification relieve the responsible person of any fine, penalty, or other liability which may be imposed pursuant to this Ordinance or to state or federal law.

(5) Any person responsible for any release as described in Section 50-251 shall comply with all state, federal, and any other local law requiring reporting, cleanup, containment, and any other appropriate remedial action in response to the release.

(6) Any person responsible for a release described in Section 50-251 above shall reimburse the City for any cost incurred by the City in responding to the release.

Secs. 50-252 – 50-260. Reserved.

Division 5. Storm Water Discharges from Construction Activities

Sec. 50-261. General Requirements.

(1) All operators of construction sites shall use best management practices to control and reduce the discharge, to the MS4 and to waters of the United States, of sediment, silt, earth, soil, and other material associated with the clearing, grading, excavation, and other construction activities to the maximum extent practicable. Such best management practices may include, but not be limited to, the following measures:

(a) Ensuring that existing vegetation is preserved and that disturbed portions of the site are stabilized as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased. Stabilization measures may include: temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures;

(b) Use of structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from the site to the extent feasible;

(c) Minimization of the tracking of sediments off-site by vehicles, the generation of dust, and the escape of other windblown waste from the site;

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(d) Prevention of the discharge of building materials, including cement, lime, concrete, and mortar, to the MS4 or waters of the United States;

(e) A single, on-site location, shall be erected with an appropriate BMP, in order to allow for concrete truck washout, to ensure zero percent leaching into surrounding soil;

(f) Providing general good housekeeping measures to prevent and contain spills of paints, solvents, fuels, septic waste, and other hazardous chemicals and pollutants associated with construction, and to assure proper cleanup and disposal of any such spills in compliance with state, federal, and local requirements; All portable fueling tanks used to fuel on-site construction equipment shall have secondary containment,

(g) Implementation of proper waste disposal and waste management techniques, including covering waste materials and minimizing ground contact with hazardous chemicals and trash;

(h) Timely maintenance of vegetation, erosion and sediment control measures, and other best management practices in good and effective operating condition; and

(i) Installation of structural measures during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. Structural measures should be placed on upland soils to the degree attainable. Such installed structural measures may include, but not be limited to, the following: storm water detention structures (including wet ponds); storm water retention structures; flow attenuation by use of open vegetative swales and natural depressions; other velocity dissipation devices; infiltration of runoff on site; and sequential systems which combine several practices. Operators of construction sites are only responsible for the installation and maintenance of storm water management measures prior to final stabilization of the site, and are not responsible for maintenance after storm water discharges associated with construction activity have terminated.

(2) Qualified personnel (provided by the operator of the construction site) shall inspect disturbed areas of any construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site, at least once every 14 calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater. All erosion and sediment control measures and other identified best management practices shall be observed in order to ensure that they are operating correctly and are effective in preventing significant impacts to receiving waters and the MS4. Based on the results of the inspection, best

management practices shall be revised as appropriate, and as soon as is practicable.

(3) The City may deny approval of any building permit, grading permit, certificate of occupancy, subdivision plat, site development plan, or any other City approval necessary to commence or continue construction, or to assume occupancy, on the grounds that the management practices described in the plans or observed upon a site inspection by the City Engineer or Storm Water Manager are determined not to control and reduce the discharge of sediment, silt, earth, soil, and other materials associated with clearing, grading, excavation, and other construction activities to the maximum extent practicable.

(4) Any contractor or subcontractor on a site of construction activity, who is not an owner or operator, but who is responsible under his/her contract or subcontract for implementing a best management practices control measure, is jointly and severally responsible for any willful or negligent failure on his/her part to adequately implement that control measure.

Sec. 50-262. One-Acre Disturbances.

All operators of sites of construction activity, including clearing, grading, and excavation activities, that result in the disturbance of one or more acres of total land area, or that are part of a common plan of development or sale within which one or more acres of total land area are disturbed, or who are required to obtain an TPDES permit for storm water discharges associated with construction activity, shall comply with the following requirements:

(1) Any operator who intends to obtain coverage for storm water discharges from a construction site under the TPDES General Permit for Storm Water Discharges from Construction Sites ("the Storm Water Quality Permit") shall submit a signed copy of its Notice of Intent (NOI) to the City Engineer at least 7 days prior to the commencement of any construction activities.

(2) A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented in accordance with the requirements of the TPDES Construction General permit issued for storm water discharges from the construction site, and with any additional requirement imposed by or under this Ordinance and any other city ordinance.

(3) Upon the City Engineer's review of the SWPPP and any site inspection that he/she may conduct, the City may deny approval of any building permit, grading permit, certificate of occupancy, subdivision plat, site development plan, or any other City approval necessary to commence or continue construction, or to assume occupancy, on the grounds that the SWPPP does not comply with the requirements of the Construction General Permit, any individual or group TPDES permit issued for storm water discharge from the construction site, or any additional requirement imposed by or under this Ordinance. Also, if at any time

the City Engineer determines that the SWPPP is not being fully implemented, the City may similarly deny approval of any building permit, grading permit, certificate of occupancy subdivision plat, site development plan or any other City approval necessary to commence or continue construction, or to assume occupancy, at the site.

(4) All contractors and subcontractors identified in an SWPPP shall sign a copy of the following certification statement before conducting any professional service identified in the SWPPP:

I certify under penalty of law that I understand the terms and conditions of the Texas Pollutant Discharge Elimination System (TPDES) permit that authorizes the storm water discharges associated with activity from the construction site identified as part of this certification, with the Storm Water Ordinance of the City of Texas City, and with those provisions of the Storm Water Pollution Prevention Plan (SWPPP) for the construction site for which I am responsible.

The certification must include the name and title of the person providing the signature; the name, address, and telephone number of the contracting firm; the address of the site; and the date the certification is made.

(5) The Operator shall make the SWPPP and any modification thereto available to the City Engineer or Storm Water Manager upon request.

(6) The City Engineer or Storm Water Manager may notify the operator at any time that the SWPPP does not meet the requirements of the Construction General Permit, any applicable individual or group TPDES permit issued for storm water discharges from the construction site, or any additional requirement imposed by or under this Ordinance. Such notification shall identify those provisions of the permit or Ordinance, which are not being met by the SWPPP, and identify which provisions of the SWPPP require modifications in order to meet such requirements. Within seven (7) days of such notification from the City Engineer or Storm Water Manager, the operator shall make the required changes to the SWPPP and shall submit to the City Engineer a written certification that the requested changes have been made.

(7) The Operator shall amend the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the MS4 or to the waters of the United States, and which has not otherwise been addressed in the SWPPP, or if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objective of controlling pollutants in storm water discharges associated with construction activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure in the SWPPP.

(8) Qualified personnel (provided by the operator of the construction site) shall inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site, at least once every fourteen (14) calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters or the MS4. Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site sediment tracking, remediation of tracking on city streets shall be sweep, picked up and disposed of properly.

(9) Based on the results of the inspections required by Section 50-261, (2), the site description and/or the pollution prevention measures identified in the SWPPP shall be revised as appropriate, but in no case later than seven calendar days following the inspection. Such modifications shall provide for timely implementation of any changes to the SWPPP within seven calendar days following the inspection.

(10) A report summarizing the scope of any inspection required by Section 50-261, (2), and the name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with above shall be made and retained as part of the SWPPP for at least three years from the date that the site is finally stabilized. Such report shall identify any incidence of noncompliance. Where a report does not identify any incidence of noncompliance, the report shall contain a certification that the facility is in compliance with the SWPPP, the facility's TPDES permit, and this Ordinance. The report shall be certified and signed by the person responsible for making it.

(11) The operator shall retain copies of any SWPPP and all reports required by this Ordinance or by the TPDES permit for the site, and records of all data used to complete the NOI, for a period of at least three years from the date that the site is finally stabilized.

(12) Where a site has been finally stabilized and all storm water discharges from construction activities that are authorized by this Ordinance and by the TPDES permit for those construction activities are eliminated, or where the operator of all storm water discharges at a facility changes, the operator of the construction site shall submit to the City Engineer a Notice of Termination (NOT) that includes the

information required for Notices of Termination by Part II Section F; of the Construction General Permit.

(13) Upon final stabilization of the construction site, the owner (or the duly authorized representative thereof) shall submit written certification to the City Engineer that the site has been finally stabilized. (See definition of final stabilization in this Ordinance.) The City may withhold a certificate of occupancy or use permit for any premises constructed on the site until such certification of final stabilization has been filed and the City Engineer has determined, following any appropriate inspection, that final stabilization has, in fact, occurred and that any required permanent structural controls have been completed.

(14) Weekly on site meetings shall be conducted to ensure compliance with TPDES Permit and City Ordinance guidelines.

Secs. 50-263 – 50-270. Reserved.

Division 6. Storm Water Discharges Associated with Industrial Activities.

Sec. 50-271. Compliance Monitoring.

(1) Right of Entry: Inspection and Sampling

The Storm Water Manager shall have the right to enter the premises of any person discharging storm water to the municipal separate storm sewer system (MS4) or to waters of the United States to determine if the discharger is complying with all requirements of this Ordinance, and with any state or federal discharge permit, limitation, or requirement. Dischargers shall allow the Storm Water Manager ready access to all parts of the premises for the purposes of inspection, sampling, records examination and copying, and for the performance of any additional duties. Dischargers shall make available to the Storm Water Manager, upon request, any SWPPP, modifications thereto, self-inspection reports, monitoring records, compliance evaluations, Notices of Intent, and any other records, reports, and other documents related to compliance with this Ordinance and with any state or federal discharge permit.

(a) Where a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, Storm Water Manager will be permitted to enter without delay for the purposes of performing his/her responsibilities.

(b) The Storm Water Manager shall have the right to set up on the discharger's property, or require installation of, such devices as are necessary to conduct sampling and/or metering of the discharger's operations.

(c) The Storm Water Manager may require any discharger to the MS4 or waters of the United States to conduct specified sampling, testing, analysis, and other monitoring of its storm water discharges, and may specify the frequency and parameters of any such required monitoring.

(d) The Storm Water Manager may require the discharger to install monitoring equipment as necessary at the discharger's expense. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure storm water flow and quality shall be calibrated to ensure their accuracy.

(e) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the discharger at the written or verbal request of the Storm Water Manager and shall not be replaced. The costs of clearing such access shall be borne by the discharger.

(f) Unreasonable delays in allowing the Storm Water Manager access to the discharger's premises shall be a violation of this Ordinance.

(2) Search Warrants

If the Storm Water Manager has been refused access to any part of the premises from which storm water is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation of this Ordinance or any state or federal discharge permit, limitation, or requirement, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program of the City designed to verify compliance with this Ordinance or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the Storm Water Manager may seek issuance of a search warrant from any court of competent jurisdiction.

Secs. 50-272 – 50-280. Reserved.

Division 7. Citizen Participation and Publication.

Sec. 50-281. Citizen Participation and Publication.

(1) Citizen Reports of Violations

(a) All citizens are encouraged to report to the Storm Water Manager or his/her delegate any spills, releases, illicit connections, other instances of

anyone discharging pollutants into the MS4 or waters of the United States, and any other violation of this Ordinance of which they become aware.

(b) The Storm Water Manager will designate an individual or office within his/her department to receive all such citizen reports by telephone, in writing, and in person. A written record of each citizen report will be prepared and kept on file for a period of 3 years, and a copy of the City's record of the report will be furnished to the reporting citizen upon request. Also upon request, the Storm Water Manager will inform the reporting citizen of any action undertaken by the City in response to the citizen's report.

(2) Publication of Dischargers in Significant Noncompliance

The Storm Water Manager may periodically publish, in a daily newspaper generally distributed within the City, a list of owners and operators of discharges to the MS4 or waters of the United States from sites of construction and industrial activity which, during the previous 12 months, were in significant noncompliance with the requirements of this Ordinance. The term "significant noncompliance" shall mean:

(a) Introducing or causing to be introduced into the waters of the United States any discharge that violates a water quality standard;

(b) Introducing or causing to be introduced into the MS4 any discharge that causes or contributes to causing the City to violate a water quality standard, the City's TPDES permit, or any state-issued discharge permit for discharges from the City's MS4;

(c) Any connection of a line conveying sanitary sewage, domestic or industrial, to the MS4, or allowing any such connection to continue;

(d) Any discharge of pollutants to the MS4 or waters of the United States that has caused an imminent or substantial endangerment to the health or welfare of persons or to the environment, or has resulted in the Storm Water Manager's exercise of his/her emergency authority to halt or prevent such a discharge;

(e) Any violation that has resulted in injunctive relief, civil penalties, or criminal fine being imposed as a judicial remedy under Section 50-301 of this Ordinance; or

(f) Any other violation(s), which the Storm Water Manager determines to be chronic or especially dangerous to the public or to the environment.

(g) Any failure to comply with a compliance schedule, whether imposed by the City or by a court.

Secs. 50-282 – 50-290. Reserved.

Division 8. Administrative Enforcement Remedies.

Sec. 50-291. Administrative Enforcement Remedies.

(1) Notification of Non-Compliance

When the City Engineer or Storm Water Manager finds that any person has violated, or continues to violate, any provision of this Ordinance, or any order issued hereunder, the City Engineer or Storm Water Manager may serve upon that person a written Notice of Non-Compliance. The person shall take corrective action to correct the issue of Non-Compliance.

(2) Cease and Desist Orders

When the City Engineer or Storm Water Manager finds that any person has violated, or continues to violate, any provision of this Ordinance, or any order issued hereunder, or that the person's past violations are likely to recur, and that the person's violation(s) have caused or contributed to an actual or threatened discharge to the MS4 or waters of the United States which reasonably appears to present an imminent or substantial endangerment to the health or welfare of persons or to the environment, the City Engineer or Storm Water Manager may issue an order to the violator directing it immediately to cease and desist all such violations and directing the violator to:

(a) Immediately comply with all Ordinance requirements; and

(b) Take such appropriate preventive action as may be needed to properly address a continuing or threatened violation, including immediately halting operations and/or terminating the discharge.

Any person notified of an emergency order directed to it under this Subsection shall immediately comply and stop or eliminate its endangering discharge. In the event of a discharger's failure to immediately comply voluntarily with the emergency order, the City Engineer or Storm Water Manager may take such steps as deemed necessary to prevent or minimize harm to the MS4 or waters of the United States, and/or endangerment to persons or to the environment, including immediate termination of a facility's water supply, sewer connection, or other municipal utility services. The City Engineer or Storm Water Manager may allow the person to recommence its discharge when it has demonstrated to the satisfaction of the City Engineer or Storm Water Manager that the period of endangerment has passed, unless further termination proceedings are initiated

against the discharger under this Ordinance. A person that is responsible, in whole or in part, for any discharge presenting imminent endangerment shall submit a detailed written statement, describing the causes of the harmful discharge and the measures taken to prevent any future occurrence, to the City Engineer or Storm Water Manager within 5 days of receipt of the emergency order. Issuance of an emergency cease and desist order shall not be a bar against, or a prerequisite for, taking any other action against the violator.

(3) "Red Tags"

Whenever the City Engineer or Storm Water Manager finds that any operator of a construction site has violated, or continues to violate, any provision of Division V of this Ordinance, or any order issued there under, the City Engineer or Storm Water Manager may order that a "Red Tag" be issued to the operator, posted at the construction site, and distributed to all City departments and divisions whose decisions affect any activity at the site. Unless express written exception is made by the City Engineer or Storm Water Manager, the "Red Tag" shall prohibit any further construction activity at the site and shall bar any further inspection or approval by the City associated with a building permit, grading permit, subdivision plat approval, site development plan approval, or any other City approval necessary to commence or continue construction or to assume occupancy at the site. Issuance of a "Red Tag" order shall not be a bar against, or a prerequisite for, taking any other action against the violator.

Secs. 50-292 – 50-300. Reserved.

Division 9. Judicial Enforcement Remedies.

Sec. 50-301. Judicial Enforcement Remedies.

(1) Civil Remedies

Whenever it appears that a person has violated, or continues to violate, any provision of this Ordinance that relates to:

(a) The preservation of public safety, relating to the materials or methods used in construction of any structure or improvement of real property;

(b) The preservation of public health or to the fire safety of a building or other structure or improvement;

(c) The establishment of criteria for land subdivision or construction of buildings, including street design;

(d) Dangerously damaged or deteriorated structures or improvements;

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(e) Conditions caused by accumulations of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents; or

(f) Point source effluent limitations or the discharge of a pollutant, other than from a non-point source, into the MS4.

Pursuant to Section 54.016 of the Texas Local Government Code, the City may obtain against the owner or the operator of a facility a temporary or permanent injunction, as appropriate, that:

(a) Prohibits any conduct that violates any provision of this Ordinance that relates to any matter specified in Section 50-301, (a) - (f) above; or

(b) Compels the specific performance of any action that is necessary for compliance with any provision of this Ordinance that relates to any matter specified in Section 50-301, (a) - (f) above.

(2) Criminal Penalties

(a) Any person who violates any provision of this ordinance shall be guilty of a misdemeanor offence and upon conviction thereof, shall be punished by a fine of not less than $250.00 nor more than $2000.00 for each violation. Each day in which any violation shall occur shall constitute a separate offense. Prosecution or conviction under this section shall not preclude any civil remedy or relief for a violation of this article.

(b) Any person who has knowingly made any false statement, representation, or certification in any application, record, report, plan, or other documentation filed, or required to be maintained, pursuant to this Ordinance, or any order issued hereunder, or who has falsified, tampered with, or knowingly rendered inaccurate any monitoring device or method required under this Ordinance shall be guilty of a misdemeanor offence and upon conviction thereof, shall be punished by a fine of not less than $250.00 nor more than $2000.00 for each violation.

(c) In determining the amount of any fine imposed hereunder, the court shall take into account all relevant circumstances, including, but not limited to, the extent of harm caused by the violation, the magnitude and duration of the violation, any economic benefit gained through the violation, corrective actions by the violator, the compliance history of the violator, the knowledge, intent, negligence, or other state of mind of the violator, and any other factor as justice requires.

(3) Civil Suit Under the Texas Water Code

Whenever it appears that a violation or threat of violation of any provision of Section 26.121 of the Texas Water Code, or any rule, permit, or order of the Texas Commission on Environmental Quality, has occurred or is occurring within the jurisdiction of the City of Texas City exclusive of its extraterritorial jurisdiction, the City, in the same manner as the Texas Commission on Environmental Quality, may have a suit instituted in a state district court through its City Attorney for the injunctive relief or civil penalties or both authorized in Subsection (a) of Section 26.123 of the Texas Water Code, against the person who committed or is committing or threatening to commit the violation. This power is exercised pursuant to Section 26.124 of the Texas Water Code. In any suit brought by the City under this Section 50-301, the Texas Commission on Environmental Quality is a necessary and indispensable party.

(4) Remedies Nonexclusive

The remedies provided for in this Ordinance are not exclusive of any other remedies that the City may have under state or federal law or other City ordinances. The City may take any, all, or any combination of these actions against a violator. The City is empowered to take more than one enforcement action against any violator. These actions may be taken concurrently.

Secs. 50-302 – 50-310. Reserved.

Division 10. Supplemental Enforcement Action

Sec. 50-311. Supplemental Enforcement Action.

(1) Performance Bonds

The City Engineer or Storm Water Manager may, by written notice, order any owner or operator of a source of storm water discharge associated with construction or industrial activity to file a satisfactory bond, payable to the City, in a sum not to exceed a value determined by the City Engineer or Storm Water Manager to be necessary to achieve consistent compliance with this Ordinance, any order issued hereunder, any required Best Management Practice, and/or any SWPPP provision, and/or to achieve final stabilization of the site. The City may deny approval of any building permit, grading permit, certificate of Occupancy, subdivision plat, site development plan, or any other City permit or approval necessary to commence or continue construction or any industrial activity at the site, or to assume occupancy, until such a performance bond has been filed.

(2) Liability Insurance

The City Engineer or Storm Water Manager may, by written notice, order any owner or operator of a source of storm water discharge associated with construction or industrial activity to submit proof that it has obtained liability insurance, or other financial assurance, in an amount not to exceed a value determined by the City Engineer or Storm Water Manager, that is sufficient to remediation, restore, and abate any damage to the MS4, the waters of the United States, or any other aspect of the environment that is caused by the discharge.

(3) Public Nuisances

A violation of any provision of this Ordinance, or any order issued hereunder, is hereby declared a public nuisance and shall be corrected or abated as directed by the Storm Water Manager. Any person(s) creating a public nuisance shall be subject to the provisions of the City Code; governing such nuisances, including reimbursing the City for any costs incurred in removing, abating, or remedying said nuisance.

Secs. 50-312 – 50-320. Reserved.

Division 11. Miscellaneous Provisions.

Sec. 50-321. Miscellaneous Provisions.

(1) Charges and Fees

The City may adopt reasonable fees for reimbursement of costs of constructing, operating, and maintaining the City's MS4, and for reimbursement of costs of implementing its storm water management program as required by EPA or the State, and the cost of implementing this Ordinance, which costs may include, but not be limited to, the following:

(a) Fees for monitoring, inspection, and surveillance procedures including the cost of collecting and analyzing discharges and reviewing monitoring reports submitted by dischargers;

(b) Fees for spill and release reports and responding to spills and releases of oil, hazardous and extremely hazardous substances, and other pollutants; and

(c) Other fees as the City may deem necessary to carry out the requirements contained in this Ordinance. These fees relate solely to the matters covered by this Ordinance and are separate from all other fees, fines, and penalties chargeable by the City.

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Secs. 50-322 – 50-340. Reserved.

SECTION 2: It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable.

SECTION 3: That it is further provided that, in the event any section, clause, sentence, paragraph or part of this Ordinance shall be for any reason adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, invalidate, or impair the remainder of this Ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5: That this Ordinance shall be read on three (3) separate days and shall become effective upon its final reading, passage, and adoption.

SECTION 6: That the City Secretary is hereby directed, in accordance with Article III of the City Charter, to publish this ordinance, by caption only, in one issue of the official paper, and obtain proof of such publication made by the printer or publisher of such paper. An affidavit made by said printer or publisher before some officer authorized by law to administer oaths, and filed with the person performing the duties of city secretary shall be prima facie evidence of such publication and promulgation of such ordinance in courts of the state. The ordinance so published shall take effect, and be in force, from and after ten days after publication thereof, unless otherwise expressly provided.

PASSED ON FIRST READING this 17th day of February, 2010.

Matthew T. Doyle, Mayor
City of Texas City, Texas

ATTEST:

Pamela A. Lawrence
City Secretary

PASSED ON SECOND READING this 3rd day of March, 2010.

Mike Land, Mayor Pro Tem
City of Texas City, Texas

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ATTEST:

Pamela A. Lawrence
City Secretary

PASSED AND FINALLY ADOPTED this 17th day of March, 2010.

Mike Land, Mayor Pro Tem
City of Texas City, Texas

ATTEST:

Pamela A. Lawrence
City Secretary

APPROVED AS TO FORM:

Ronald F. Plackemeier
City Attorney

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Appendix E: Capability Assessment

Jurisdiction and/or Dept.:	**City of Texas City**
Name and Title:	Joe Tumbleson, Jr. Emergency Management Coordinator

1. PLANNING AND REGULATORY CAPABILITY - Please indicate whether the following planning or regulatory tools (plans, ordinances, codes or programs) are currently in place or under development for your jurisdiction. Please provide additional comments or explanations in the space provided or with attachments.

Planning and Regulatory Resource	**In Place**	**Under Development**	**Comments**
Comprehensive / Master Plan	YES		The City is currently engaged in updating the comprehensive master plan; therefore, we do not have an attachment to provide at this time.
Stormwater Management Plan / Ordinance	YES		https://www.texascitytx.gov/DocumentCenter/View/668/Stormwater-Ordinance-PDF
Emergency Operations Plan	YES		Basic Emergency Operations Plan approved by the State of Texas
Capital Improvements Plan	YES		No comment
Floodplain Management Plan	YES		https://codelibrary.amlegal.com/codes/texascity/latest/texascity_tx/0-0-0-8877 Chapter 157: Flood Damage Prevention
Economic Development Plan	YES		Pathways-to-Prosperity-Economic-Development-Action-Plan-for-Texas-City-TX
Transportation Plan	NO		N/A
Wildfire Protection Plan	NO		N/A

Stormwater Ordinance	YES		https://www.texascitytx.gov/DocumentCenter/View/5738/Pathways-to-Prosperity-Economic-Development-Action-Plan-for-Texas-City-TX?bidId=
NFIP Community Rating System (CRS Program)	NO		We are a participating NFIP Community, but we are not a CRS community (per FEMA)
Floodplain Ordinance	YES		https://codelibrary.amlegal.com/codes/texascity/latest/texascity_tx/0-0-0-8877 Chapter 157: Flood Damage Prevention
Continuity of Operations Plan	NO		N/A
Building Code (include name/year under Comments)	YES		https://codelibrary.amlegal.com/codes/texascity/latest/texascity_tx/0-0-0-7982 International Building Code, 2021 edition
Zoning Ordinance	YES		https://codelibrary.amlegal.com/codes/texascity/latest/texascity_tx/0-0-0-10051
Acquisition of Land for Open Space/Recreation Use	NO		N/A
2. ADMINISTRATIVE AND TECHNICAL CAPABILITY - Please indicate whether your jurisdiction maintains the following staff members within its current personnel resources			
Staff / Personnel Resources	YES		No Comment
Maintenance program to reduce risk (tree trimming, clearing drainage systems)	YES		Through our public works department

Mutual Aid Agreements (between neighboring jurisdictions)	YES		We are members of the Industrial Mutual Aid System, which is a mutual aid system for our industrial sector. We also have mutual aid agreements with neighboring cities in Galveston County.
Mitigation Planning Committee	NO		N/A
Community Planner	YES		Titilayo Smith
Staff Engineer	YES		Mrs. Kim Golden
Emergency manager	YES		Joe Tumbleson
Floodplain manager	YES		Kip Urps
Personnel skilled in Geographic Information Systems (GIS)	YES		David Reeves
Warning Systems/outdoor siren, reverse 911, other	YES		We have 11 outdoor community sirens that alarm if a shelter-in-place is required. We also utilize Everbridge for our emergency alert system, which currently has over 64,000 people registered with it. We also utilize IPAWS, the Integrated Public Alert and Warning System, which can activate emergency alerts on cell phones within a geo-fenced location.
Grant Writer	YES		We have a grants department led by Mrs. Titilayo Smith
Hazard Data/historical disaster data	NO		N/A
Chief Building Official	YES		Casey Bennett
3. FISCAL CAPABILITY - Please indicate whether your jurisdiction has access to or is eligible to use the following local financial resources *for hazard mitigation purposes*			
Financial Resources	YES		

Capital Improvement Programming	YES		Have plan
Community Development Block Grants (CDBG)	YES		No comment
Stormwater Utility Fees	YES		No comment
Development Impact Fees	YES		No comment
Authority to levy taxes for specific purposes	YES		No comment
Other: _____			N/A

4. EDUCATION AND OUTREACH - Please identify any education and outreach programs and methods already in place that could be used to implement mitigation activities and communicate hazard-related information such as school programs, StormReady, FireWise programs, environmental protection, evacuation plan, emergency preparedness, public education programs.

We currently host an annual Hurricane Town Hall, which helps community members prepare for hurricane season and any severe weather event. We have obtained our Storm Ready certification from the National Weather Service. We train regularly with our local school district with active shooter drills and training on chemical emergencies for our area. We are part of a county-wide evacuation plan.

5. PREVIOUS MITIGATION ACTIVITIES - Please list any previous mitigation activities (e.g. structural and/or planning projects or grants) that have been or will be implemented for your community. Please include the title of the project or grant along with any start or completion dates and the department or agency responsible.

Our storm sewer system is maintained and improved on a continuous basis. Additionally, we have received grants in the last five years that will allow us to make substantial improvements to our storm system. We have completed approximately 65% of our grant projects. The remaining projects are scheduled to be completed within the next three years.

American Rescue Plan

- Humble Camp Rd. Culvert Replacement (complete)
- Bay St. Extension Bridge Replacement (complete)
- 25th Ave Ditch Lining (complete)
- Ditch 50A Slope Paving (complete)
- 19th Ave Culvert Replacement (out for bids)

GLO Grant D253

- 7th Ave Drainage Improvements (complete)
- 34th St. Ditch Improvements (in design)
- Pump Station A & B Sheet piling Replacement (in construction)

GLO Grant D373
- Amburn Park Drainage Improvements (complete)
- Freeway Park Drainage Improvements (complete)
- South Point Drainage Improvements (construction to begin May 2025)
- Moses Lake Pump Station (in design)

Appendix F: Adoption Resolution

The plan will be adopted once deemed Approvable Pending Adoption by FEMA.

A copy of the signed resolution will be added once it is received.

Appendix B: Sample Adoption Resolution

(LOCAL GOVERNMENT, INCLUDING SPECIAL DISTRICTS), (STATE)

RESOLUTION NO. _____

A RESOLUTION OF (LOCAL GOVERNMENT) ADOPTING THE (TITLE AND DATE OF MITIGATION PLAN)

WHEREAS the (local governing body) recognizes the threat that natural hazards pose to people and property within (local government); and

WHEREAS the (local government) has prepared a multi-hazard mitigation plan, hereby known as (title and date of mitigation plan) in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS (title and date of mitigation plan) identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in (local government) from the impacts of future hazards and disasters; and

WHEREAS adoption by the (local governing body) demonstrates its commitment to hazard mitigation and achieving the goals outlined in the (title and date of mitigation plan).

NOW THEREFORE, BE IT RESOLVED BY THE (LOCAL GOVERNMENT), (STATE), THAT:

Section 1. In accordance with (local rule for adopting resolutions), the (local governing body) adopts the (title and date of mitigation plan). While content related to (local government) may require revisions to meet the plan approval requirements, changes occurring after adoption will not require (local government) to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by a vote of ____ in favor and ____ against, and ____ abstaining, this _____ day of _____, _____.

By: _____ (print name)

ATTEST: By: _____ (print name)

APPROVED AS TO FORM: By: _____ (print name)

CITY COMMISSION REGULAR MTG **(9) (e)**

Meeting Date: 11/19/2025

Engineering for Lift Station 6 and 33 Rehabilitation Project

Submitted For: Corbin Ballast, Utilities **Submitted By:** Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval to enter into contract with ARKK Engineers to provide engineering and inspection services for the rehabilitation of Sanitary Sewer Lift stations 6 and 33 for necessary maintenance and to provide continued and improved sewer system service for the amount of $209,614.00.

BACKGROUND (Brief Summary)

The rehab of the COTC's sanitary sewer lift stations is an ongoing program to provide necessary maintenance and upgrades to these stations for the proper operation of moving sanitary waste to the treatment plant. These are expensive critical infrastructure assets that require continuous maintenance due to the corrosive nature of sanitary waste. See Exhibit A for details of the agreement....

RECOMMENDATION

It is the recommendation of the Public Works Department that the Commission approve this request...

Fiscal Impact

Funds Available Y/N: Yes
Amount Requested: $209,614.00
Source of Funds: FY26 Budget
Account #: 501706 55685
Fiscal Impact:

Attachments

Exhibit A
Resolution

THE STATE OF TEXAS

COUNTY OF GALVESTON

AGREEMENT FOR SERVICES

This Agreement entered into as of the ____ day of _____, A.D., 2025, by and between ARKK Engineers, LLC ("Consultant"), and the City of Texas City, Texas, ("Client").

WITNESSETH:

WHEREAS, the Client has requested various services of the Consultant with respect to Engineering Services for the City of Texas City's "**Lift Station No. 6 and 33 Rehabilitation Project** ("Project")".

NOW, THEREFORE, *Client* and *Consultant* hereby agree as follows:

1. Engagement of *Consultant* - *Consultant* hereby agrees to perform the services required under the scope of work related to the *Project*, and to provide *Client* with copies of the information, opinions, and other such documents made the basis of the scope of services, which is set out in Attachment "A" and made a part of this contract. *Consultant* agrees to initiate the following services that are set out in Attachment "A" upon receipt of an executed copy of this Agreement.

2. Availability of Information - *Client* agrees to provide *Consultant* with all available information pertinent to the *Project*. *Client* will also provide copies of reports, drawings, and other data, and will, at *Consultant's* request, provide written authorization to review *Client's* files relative to the *Project* which may be in possession of third parties. *Consultant* agrees to return all original documents to *Client* upon completion of the *Project*, but reserves the right to make and keep reproducible copies of all such material.

3. Access to Facilities - *Client* will provide access for the *Consultant* to enter the property and facilities of *Client*, as necessary for *Consultant* to perform services as required under the *Project*.

4. Instruments of Service - All documents prepared in accordance with this contract including exhibits, field notes, laboratory data, original drawings, and specifications are the property of the *Client*. The

Consultant is given the right to use any of this data in connection with future engineering projects. The *Consultant* may retain copies of reproducibles of any information prepared for this *Project*.

5. Fee - The *Consultant's* fee for the scope of services as stated in Attachment "A" provided by *Consultant* under this Agreement as set out in Attachment "A" and being the amount of **$209,614** for Design Services and Construction Phase Services.

6. Payment and Fee Schedule - The *Consultant* will submit a monthly invoice for services rendered.

7. Terms of Payment - Payment of fees as determined under Paragraph 5 herein above shall be due and payable by *Client* within thirty (30) days following receipt of *Consultant's* monthly invoice.

8. Additional Services - Additional services beyond those described in the Scope of Services will be invoiced on the basis of direct labor cost times a factor of 2.99 and direct cost plus 10%.

9. Insurance - *Consultant* shall maintain Worker's Compensation and Liability Insurance in accordance with Attachment "B".

10. Termination - The *Client* may terminate this contract at any time by giving notice in writing to the *Consultant*. In that case, all finished or unfinished documents and other materials produced under this contract shall become the *Client's* property. If the contract is terminated by the *Client* in accordance with this provision, *Consultant* shall be paid for all services performed to the date of termination.

11. Governing Law - This Agreement shall be deemed to have been made under, and shall be construed and interpreted in accordance with the laws of the State of Texas. The venue of any suit for enforcement or construction of this contract shall be in Galveston County, Texas.

12. Indemnification - For consideration received, the undersigned agrees to indemnify, save, defend and hold harmless the City of Texas City, Texas, its employees, officials, and agents from any and all claims, actions, damages, lawsuits, proceedings, judgments, or liabilities, for personal injury, death or property damage resulting from the negligent acts or omissions of the undersigned or negligent acts

or omissions of others under the undersigned's supervision or control arising out of the performance of this agreement.

13. Home Rule Municipality

The City is a municipality incorporated under the laws of the State of Texas, and all laws regulating and concerning Texas municipalities apply, including budgetary laws, The City Charter and The City Code. Consultant acknowledges that the City may only act through its City Commission or a duly authorized representative of City Commission, and that any act of an employee or officer of the City that is not duly authorized is void.

ENTERED INTO AND AGREED by the parties hereto as the day and year first written.

ARKK ENGINEERS, LLC
Consultant

BY: Madhu Kilambi

MADHU KILAMBI, P.E.
Senior Project Manager / Principal

CITY OF TEXAS CITY, TEXAS
Client

BY: _____

MAYOR OF THE CITY OF TEXAS CITY

ATTEST: _____

CHIEF FINANCIAL OFFICER

ATTACHMENT "A"

October 27, 2025

Mr. Corbin Ballast
Director of Utilities
City of Texas City
911 Highway 146 North
Texas City, Texas 77590

Re: Proposal for Engineering and Construction Phase Services for the City of Texas City's "**Lift Station 6 and 33 Rehabilitation Project**"

Dear Mr. Ballast:

ARKK Engineers, LLC (ARKK) is pleased to submit this proposal for engineering services associated with the referenced project. This proposal is based on our meetings and conversations and information provided by the City. A brief overview of the project and scope of services are provided below:

GENERAL OVERVIEW

This project involves rehabilitation of two lift stations (Lift Station #6 and Lift Station #33) located in the City of Texas City. The improvements proposed at these lift stations are summarized below.

Lift Station # 6

The existing lift station is located adjacent to Heights City Park, near the intersection of 26th Street and 5th Ave North. The existing station is in a wet well / dry pit configuration, with valves in a vault adjacent to the wet well. The wet well is a square configuration, and the existing flow rate is approximately 500 gallons per minute. The force main is 6-inch diameter and pumps directly to Lift Station #8. The wet well of this basin was rehabilitated in 2014 and appears to be in fair condition. The scope of work is to convert this lift station to a submersible station, with new above-ground piping and valves, new control panels, and addition of SCADA equipment. The chain link fence will be replaced with an 8-foot wooden fence. The gravel driveway will be paved as part of this project. The estimated construction cost for performing the improvements is **$772,620** (incudes a 20% construction contingency).

Lift Station # 33

The existing lift station is located on the frontage of Attwater Drive at the Galveston County Juvenile Justice facility. The existing station is a submersible-type station. The wet well is 8'

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diameter, and the flow rate is approximately 1,000 gallons per minute. The force main is 12-inch diameter. The scope of work will be to consider replacement of the existing pumps and/or purchase backup pumping equipment, install wet well wall liner as needed, relocate the discharge piping and valves above grade, new fence pickets, new wrought iron gate, pave the driveway, replace the driveway culvert, install a manual transfer switch, install GIS panel, and replace the area light. Electrical equipment that needs upsizing will replaced as part of this project. The estimated construction cost for performing the improvements is **$616,230** (incudes a 20% construction contingency).

The project budget allocated for improvements to lift station #6 and lift station #33 is **$1,665,000**, which includes construction costs, engineering, construction phase services, and other costs.

This proposal addresses the engineering services ARKK will provide the City during the Design and Construction Phases, as well as associated Surveying, and other services necessary to support the project. The two lift stations will be designed and bid as one construction package. The proposal is separated into Basic Services (expected normal engineering services) and Special Services.

During construction of the project, ARKK will provide a part time site representative to observe the progress of construction. The site representative will observe the progress of construction with support from City's staff. Full time inspection by ARKK Engineers is not included in this proposal. Geotechnical investigation will not be performed for this project and is therefore not included in this proposal.

The following section details the scope of engineering services proposed for this Project.

SCOPE OF WORK

I. DESIGN PHASE SERVICES

A. Basic Services - Design Phase

- Perform field reconnaissance of both lift station sites and gather information that would impact design and construction.
- Prepare project specifications, civil drawings, electrical drawings, and structural drawings, and bid documents based on the anticipated improvements.
- Provide draft sets of 60% plan drawings to the City for review and comments.
- Incorporate comments into the bid documents.
- Coordinate with lift station contractors for constructability review and comments.

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- Provide draft sets of 90% plan drawings and specifications to the City for review and comments.

- Incorporate comments from the City into the final bid documents.

- Prepare a final cost estimate for the project.

- Furnish two (2) sets of construction documents to the City.

B. Special Services - Design Phase

1. <u>Topographic Surveying Services</u>

- Conduct topographic survey of the lift station sites and +/- 20' around the perimeter, of the project area.

- Utilize a survey sub-consultant mutually agreeable to the City and ARKK.

2. <u>Reproduction</u>

- Costs for reproduction will be charged under this item.

- Reproduction for review sets, submittals to the City, governmental agencies, and utility companies will be included in the cost for reproduction.

II. BID PHASE SERVICES

- Assist the City in obtaining bids for the project. The City will advertise the project and will absorb all related advertising costs. ARKK will assist the City in developing the wording of the advertisement.

- Dispense construction documents via the Civcast online plan room (by Amtek USA) to prospective bidders.

- During the bidding phase, provide information to and answer questions from prospective bidders regarding the Project's construction documents.

- Prepare project addendums as necessary.

- Conduct a pre-bid conference for prospective bidders.

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- Evaluate the bids and the qualifications of the apparent low bidder and advise the City as to the acceptability of the apparent low bidder.

III. CONSTRUCTION PHASE SERVICES

A. Basic Services – Construction Administration

- Prepare four sets of contracts for execution by the successful bidder.
- Review and submit the contract documents to City for execution.
- Prepare an agenda for the pre-construction conference.
- Conduct a pre-construction conference for the project.
- Review and respond accordingly to submittals as required by the contract specifications.
- Prepare change orders necessitated by field conditions.
- Review the contractor's pay estimates, coordinate the completed work with City representative, and make payment recommendations to the City.
- Visit the site at intervals appropriate to the various stages of construction to observe the progress and quality of executed work and to determine in general if such work is proceeding in accordance with the Contract Documents.
- ARKK will not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor(s) or the safety precautions and programs incident to the work of the Contractor(s). ARKK's effort will be directed toward providing a greater degree of confidence for the City that the completed work of Contractor(s) will conform to the Contract Documents, but ARKK will not be responsible for the failure of Contractor(s) to perform the work in accordance with the Contract Documents. During site visits and on the basis of on-site observations ARKK shall keep the City informed of the progress of the work, shall endeavor to guard the City against defects and deficiencies in such work and may disapprove or reject work failing to conform to the Contract Documents.
- Conduct a final inspection of the Project and make a recommendation for Final Payment on the project.
- Prepare a set of reproducible record plans based on the Contractor's red line marked up as-built drawings.

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B. Special Services – Construction Support Services

- Provide a site representative to periodically observe the progress of construction activities and to assist in the interpretation of plans and specifications.

- The budget for site representation is based on the site representative being on-site an average of 15 hours per week during the active construction periods (anticipated to be around 120 days) of the construction contract. The anticipated construction contract duration for the project is estimated to be 210 calendar days.

- The project representative will attend meetings with the Contractor and the City of Texas City such as pre-construction conference, progress meetings, and other project related meetings where his presence is requested by the City of Texas City.

- This support will be provided to aid in the process of observing performance of work of the Contractor(s). Through more extensive on-site observations of the work in progress, ARKK shall endeavor to provide further protection for the City of Texas City against defects and deficiencies in the work of the contractor(s); but the furnishing of such on-site representative will not make ARKK responsible for construction means, methods, techniques, sequences or procedures or safety precautions or programs, or for Contractor(s) failure to perform their work in accordance with the Contract Documents.

FEE

Design Services (Civil & Mechanical)- Lump Sum Amount of:	$81,795.00
Design Services (Electrical & Structural)- Lump Sum amount of:	$30,400.00
Topographic Surveying - Subcontractor's Cost plus 10%:	$12,594.00
Reproduction Budget – Lump Sum Amount of:	$1,250.00
Bid Phase Services - Lump Sum Amount of:	$3,250.00
Construction Administration Services (Civil & Mechanical) - Lump Sum Amount of:	$24,975.00
Construction Administration (Electrical/ Structural) - Lump Sum Amount of:	$10,600.00
*Construction Support Services Budget:	$ 39,750.00
(Hourly and cost plus 10%, plus $40 daily vehicle cost)	$ 5,000.00
Miscellaneous Services ((Hourly and cost plus 10%)	
Total Fee	**$209,614.00**

*The budget includes hourly costs for a site representative, supervisory services, and vehicle charges. Hourly charges for the site representative shall be charged based on a raw labor rate times a multiplier of 2.70. Reimbursable expenses will be charged at cost plus 10%.

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ARKK Engineers, LLC appreciates the opportunity to submit this proposal and we look forward to working with the City of Texas City on this very important project.

Sincerely,
ARKK ENGINEERS, LLC

Madhu Kilambi

Madhu Kilambi, P.E.
Senior Project Manager / Principal

cc: Mr. Jack Haralson – City of Texas City

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ATTACHMENT "B"

INSURANCE LIMITS

1.	General Liability	Each Occurrence:	$1,000,000
		Damage to Rented Premises	$1,000,000
		Medical Expenses (any one person)	$10,000
		Personal and Adv. Injury	$1,000,000
		General Aggregate:	$2,000,000
		Products - Comp/Op Agg:	$2,000,000
2.	Automobile Liability	Combined Single Limit:	$1,000,000
3.	Excess Liability Umbrella Form	Each Occurrence:	$1,000,000
		Aggregate:	$1,000,000
4.	Worker's Compensation and Employers Liability	Each Accident:	$500,000
		Disease - Each Employee:	$500,000
		Disease - Policy Limit: $500,000	
5.	Professional Liability	Each Claim	$1,000,000
		Policy Year Aggregate	$1,000,000

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RESOLUTION NO. 2025-139

A RESOLUTION APPROVING AN AGREEMENT FOR SERVICES WITH ARKK ENGINEERS, LLC. FOR THE REHABILITATION OF SANITARY SEWER LIFT STATIONS 6 AND 33; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, ARKK Engineers, LLC., has submitted an Agreement for Services for the Rehabilitation of Sanitary Sewer Lift Station 6 and 33 Project, for the total sum of $209,614.00; and

WHEREAS, funds for this project are made available in the 2025/2026 Fiscal Year Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission for the City of Texas City, Texas, hereby accepts the agreement for the Rehabilitation of Sanitary Sewer Lift Station 6 and 33 Project from ARKK Engineers, LLC.

SECTION 2: That the Mayor is hereby authorized to enter into an agreement with ARKK Engineers, LLC., for the respective price in **Exhibit "A"** attached hereto and made a part hereof for all intents and purposes, and authorizing the Mayor to approve change orders, not to exceed 25% of the total contract price, without taking the matter before the City Commission.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG **(9) (f)**

Meeting Date: 11/19/2025

Holiday Employee Appreciation Incentives

Submitted For: Jennifer Price, Human Resources

Submitted By: Jennifer Price, Human Resources

Department: Human Resources

Information

ACTION REQUEST

Consider and take action on Resolution No. 2025-140, authorizing the purchase of 475 Visa gift cards in the amount of $50.00 each to be given to City employees (full-time and part-time) as an incentive for continued outstanding customer service and appreciation.

BACKGROUND (Brief Summary)

The total cost for the Visa gift cards will be approximately $24,462.50, which includes 475 cards at $50.00 each ($23,750.00), plus a $1.50 per card activation charge ($712.50). Shipping cost is unknown at this time.

This is budgeted for annually and the cards are given to all full-time and part-time employees with over a year of service with the City of Texas City.

RECOMMENDATION

It is recommended the Mayor and Commissioners approve this resolution.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: $24,462.50

Source of Funds: Employee Service Program in the HR Budget

Account #: 101-106-52715

Fiscal Impact:

Attachments

Resolution

RESOLUTION NO. 2025-140

A RESOLUTION APPROVING THE PURCHASE OF 475 VISA GIFT CARDS IN THE AMOUNT OF $50.00 EACH, TO BE GIVEN TO CITY EMPLOYEES (FULL AND PART-TIME), AS AN INCENTIVE FOR CONTINUED OUTSTANDING CUSTOMER SERVICE AND PERFORMANCE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City requests approval to purchase 475 Visa Gift Cards in the amount of $50.00 each to be given to City Employees (full- and part-time) as an incentive for continued outstanding customer service and performance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the purchase of 475 Visa Gift Cards in the amount of $50.00 each, to be given to City Employees (full and part-time), as an incentive for continued outstanding customer service and performance.

SECTION 2: The cost for the cards is $23,750.00, which includes 475 cards at $50.00 each, plus a $1.50 per card activation charge and additional shipping fees.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG **(9) (g)**

Meeting Date: 11/19/2025

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Consider and take action on Resolution No. 2025-141, voting in the appointment of members of the Board of Directors of the Galveston Central Appraisal District. (City Secretary)

BACKGROUND (Brief Summary)

Enclosed is the ballot for the selection of (2) appointed Galveston Central Appraisal District directors. The votes must be cast by written resolution, a copy of that resolution must accompany the ballot, and both must be submitted by December 14, 2025.

RECOMMENDATION

It is recommended to cast 217 votes in favor of Matthew Doyle.

Fiscal Impact

Attachments

Ballot

Resolution

GALVESTON CENTRAL APPRAISAL DISTRICT
9850 Emmett F. Lowry Expressway, Suite A
Texas City, Texas 77591
Phone: (409) 935 - 1980
Fax: (409) 935 - 4319
Chief Appraiser, Krystal L. McKinney RPA, CCA

2026

Board of Directors Election

BALLOT

Number of Votes Taxing Unit is Eligible to Cast:	Voting Unit:
217	City of Texas City

CANDIDATES	VOTES
Collins, Robin	
Doyle, Matt	217
Farmer, Thomas	
Ross James	

- RESOLUTION MUST BE ATTACHED TO THIS BALLOT
- DEADLINE: *by December 14th, 2025*

KLM : LDFF

RESOLUTION NO. 2025-141

A RESOLUTION CASTING THE CITY OF TEXAS CITY'S 217 VOTES TO NOMINATE MATTHEW DOYLE AS A CANDIDATE TO SERVE ON THE BOARD OF DIRECTORS OF THE GALVESTON CENTRAL APPRAISAL DISTRICT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, this is a selection year for the Board of Directors of the Galveston Central Appraisal District; and,

WHEREAS, the Board of Directors consists of nine (9) total members, including five (5) appointed members who serve (2) year staggered terms, beginning January 1, 2026, through December 31, 2027; in addition, there are three (3) elected members, and the Tax-Assessor Collector, who serves as a voting ex officio member; and,

WHEREAS, the City of Texas City is a voting unit entitled to vote for up to two (2) candidates from a ballot submitted by the Galveston Central Appraisal District, if so desired; and,

WHEREAS, the City Commission of the City of Texas City, Texas, nominates Matthew Doyle as the candidate for the Board of Directors of the Galveston Central Appraisal District; and,

WHEREAS, the Board of Directors of the Galveston Central Appraisal District is requesting that the City Commission of the City of Texas City, Texas, cast its votes for the nominated candidate by written Resolution to the Chief Appraiser before December 14, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, is hereby casting its 217 votes for Matt Doyle, the elected candidate, to serve on the Board of Directors for the Galveston Central Appraisal District for the term January 1, 2026, through December 31, 2027.

SECTION 2: That the number of votes cast for the candidate(s), as exhibited in the attached ballot, be submitted by the City of Texas City to the Galveston Central Appraisal District.

SECTION 3: That the City Commission of the City of Texas City, Texas, hereby directs the City Secretary to submit a certified and true copy of this Resolution to the Chief Appraiser of the Galveston Central Appraisal District before December 14, 2025.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

I, Rhomari D. Leigh, Secretary of the City Commission of the City of Texas City, Texas, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the City Commission of the City of Texas City, Texas, at its Regular Called Meeting held on the 19th day of November, 2025, as the same appears in the records of this office.

IN TESTIMONY WHEREOF, I subscribe my name hereto officially under the corporate seal of the City of Texas City, Texas, this _____ day of _____, 2025.

_____
Rhomari D. Leigh, City Secretary
City of Texas City, Texas

CITY COMMISSION REGULAR MTG **(9) (h)**

Meeting Date: 11/19/2025

Resolution of Support for the City of Galveston

Submitted For: Corbin Ballast, Utilities **Submitted By:** Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

The Public Works Department is asking the City Commission to approve a Resolution of Support pertaining to a Municipal Setting Designation (MSD) for the City of Galveston. This is a TCEQ requirement and has zero Fiscal Impact for the City of Texas City. See Exhibit A for details of the resolution approval being requested.

BACKGROUND (Brief Summary)

On June 16, 2025, the City Council of the City of Galveston adopted a Municipal Setting Designation (MSD) Ordinance prohibiting the use of designated groundwater as potable water from the 7.07-acre property located at 3916 Winnie Street in Galveston, Texas. Pursuant to the State of Texas, House Bill 3152F, Subchapter W, Section 361.805, the property owner, Galveston 3916 Winnie Street, LP, has submitted an MSD application to the Texas Commission on Environmental Quality (TCEQ). TCEQ review identified a water well owned by the City of Texas City, located within a 5- mile radius of the proposed MSD property. We are being asked to provide a resolution of support and that we are aware of what is going on at the site. The well in question is at the end of the dike and we have as non-potable, it is used as a fish cleaning station. What is going on at this site has no effect on our City well or operations. This is being requested simply to meet the TCEQ requirement below.

“For MSDs located in a municipality with a population less than two million [Galveston], has each municipality [Texas City] and retail public utility in THSC 361.8065 provided firm commitment to adopt an ordinance or resolution in support of the application?”

RECOMMENDATION

It is the recommendation of the Public Works Department for the City Commission to approve this resolution.

Fiscal Impact

Funds Available Y/N: NA
Amount Requested: NA
Source of Funds: NA
Account #: NA
Fiscal Impact:

Attachments

Exhibit A
Resolution

RESOLUTION NO. 2025-XXX

A RESOLUTION IN SUPPORT OF GALVESTON 3916 WINNIE STREET, LP'S APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR A MUNICIPAL SETTING DESIGNATION ON PROPERTY LOCATED AT 3916 WINNIE STREET IN GALVESTON, TEXAS.

WHEREAS, on June 26, 2025, the City Council of the City of Galveston, Texas, approved Ordinance No. 25-028, prohibiting the use of shallow groundwater for potable purposes at the Site located at 3916 Winnie Street, Galveston, Texas ("Site"); and

WHEREAS, the City Council of the City of Galveston, Texas determined it is in the public's best interest to support Galveston 3916 Winnie Street, LP ("Applicant") in obtaining an MSD from the Texas Commission on Environmental Quality (TCEQ); and

WHEREAS, under Texas Health and Safety Code §361.8065, MSD applications must be supported by a resolution or ordinance from each municipality that owns or operates a groundwater well within five miles of the property, as a condition for TCEQ certification; and

WHEREAS, the City of Texas City owns or operates groundwater wells within five miles of the Site; and

WHEREAS, Applicant remains responsible to satisfy applicable statutory and regulatory requirements for groundwater contamination investigation and response at the Site; and

WHEREAS, TCEQ certification of a Municipal Setting Designation on the Site is in the public's best interest;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXAS CITY, TEXAS THAT:

SECTION 1. The preambles to this Resolution are hereby adopted in their entirety and incorporated herein as though set forth in full herein.

SECTION 2. The City Council supports Applicant's application to the TCEQ for a Municipal Setting Designation on the Site.

SECTION 3. This Resolution shall be effective from and after its passage.

PASSED AND APPROVED this the 19th day of November, 2025.

CITY OF TEXAS CITY

By:_____

Dedrick Johnson, Mayor

ATTEST:

_____

Name

City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____

Kyle Dickson, City Attorney

APPROVED AS TO CONTENT:

_____

Corbin Ballast, Director of Utilities

RESOLUTION NO. 2025-142

A RESOLUTION IN SUPPORT OF GALVESTON 3916 WINNIE STREET, LP'S APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR A MUNICIPAL SETTING DESIGNATION ON PROPERTY LOCATION AT 3916 WINNIE STREET IN GALVESTON, TEXAS.

WHEREAS, on June 26, 2025, the City Council of the City of Galveston, Texas, approved Ordinance No. 25-028, prohibiting the use of shallow groundwater for potable purposes at the Site located at 3916 Winnie Street, Galveston, Texas ("Site"); and

WHEREAS, the City Council of the City of Galveston, Texas, determined it is in the public's best interest to support Galveston 3916 Winnie Street, LP ("Applicant") in obtaining an MSD from the Texas Commission on Environmental Quality (TCEQ); and

WHEREAS, under Texas Health and Safety Code §361.8065, MSD applications must be supported by a resolution or ordinance from each municipality that owns or operates a groundwater well within five miles of the property, as a condition for TCEQ certification; and

WHEREAS, the City of Texas City owns or operates groundwater wells within five miles of the Site; and

WHEREAS, Applicant remains responsible to satisfy applicable statutory and regulatory requirements for groundwater contamination investigation and response at the Site; and

WHEREAS, TCEQ certification of a Municipal Setting Designation on the Site is in the public's best interest;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: The preambles to this Resolution are hereby adopted in their entirety and incorporated herein as though set forth in full herein.

SECTION 2: The City Commission supports Applicant's application to the TCEQ for a Municipal Setting Designation on the Site.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____

Dedrick D. Johnson, Sr., Mayor

City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG **(9) (i)**

Meeting Date: 11/19/2025

Engineering Services for Sanitary Sewer Rehabilitation Project - Phase 25

Submitted For: Corbin Ballast, Utilities **Submitted By:** Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

City Commission approval of contract with ARKK Engineering for Phase 25 Sanitary Sewer rehab engineering.

BACKGROUND (Brief Summary)

Engineering and inspections services for Phase 25 sewer rehab, our annual program to rehabilitate sewer infrastructure. The purpose of this contract is to eliminate sewer overflows, minimize stoppages, reduce inflow and infiltration and provide better service for our residents.

RECOMMENDATION

City Commission approval of ARRK Engineering's proposal.

Fiscal Impact

Funds Available Y/N: Yes
Amount Requested: $266,991.00
Source of Funds: FY26 Budget
Account #: 501702 55680
Fiscal Impact:

Attachments

Exhibit A
Resolution

THE STATE OF TEXAS

COUNTY OF GALVESTON

AGREEMENT FOR SERVICES

This Agreement entered into as of the ____ day of _____, A.D., 2025, by and between ARKK Engineers, LLC ("Consultant"), and the City of Texas City, Texas, ("Client").

WITNESSETH:

WHEREAS, the Client has requested various services of the Consultant with respect to Engineering Services for the City of Texas City's "**Sanitary Sewer Rehabilitation Project - Phase 25** ("Project")".

NOW, THEREFORE, *Client* and *Consultant* hereby agree as follows:

1. Engagement of *Consultant* - *Consultant* hereby agrees to perform the services required under the scope of work related to the *Project*, and to provide *Client* with copies of the information, opinions, and other such documents made the basis of the scope of services, which is set out in Attachment "A" and made a part of this contract. *Consultant* agrees to initiate the following services that are set out in Attachment "A" upon receipt of an executed copy of this Agreement.
2. Availability of Information - *Client* agrees to provide *Consultant* with all available information pertinent to the *Project*. *Client* will also provide copies of reports, drawings, and other data, and will, at *Consultant's* request, provide written authorization to review *Client's* files relative to the *Project* which may be in possession of third parties. *Consultant* agrees to return all original documents to *Client* upon completion of the *Project*, but reserves the right to make and keep reproducible copies of all such material.
3. Access to Facilities - *Client* will provide access for the *Consultant* to enter the property and facilities of *Client*, as necessary for *Consultant* to perform services as required under the *Project*.

4. Instruments of Service - All documents prepared in accordance with this contract including exhibits, field notes, laboratory data, original drawings, and specifications are the property of the *Client*. The *Consultant* is given the right to use any of this data in connection with future engineering projects. The *Consultant* may retain copies of reproducibles of any information prepared for this *Project*.

5. Fee - The *Consultant's* fee for the scope of services as stated in Attachment "A" provided by *Consultant* under this Agreement as set out in Attachment "A" and being the amount of **$266,991** for Design and Construction Phase Services.

6. Payment and Fee Schedule - The *Consultant* will submit a monthly invoice for services rendered.

7. Terms of Payment - Payment of fees as determined under Paragraph 5 herein above shall be due and payable by *Client* within thirty (30) days following receipt of *Consultant's* monthly invoice.

8. Additional Services - Additional services beyond those described in the Scope of Services will be invoiced on the basis of direct labor cost times a factor of 2.99 and direct cost plus 10%.

9. Insurance - *Consultant* shall maintain Worker's Compensation and Liability Insurance in accordance with Attachment "B".

10. Termination - The *Client* may terminate this contract at any time by giving notice in writing to the *Consultant*. In that case, all finished or unfinished documents and other materials produced under this contract shall become the *Client's* property. If the contract is terminated by the *Client* in accordance with this provision, *Consultant* shall be paid for all services performed to the date of termination.

11. Governing Law - This Agreement shall be deemed to have been made under, and shall be construed and interpreted in accordance with the laws of the State of Texas. The venue of any suit for enforcement or construction of this contract shall be in Galveston County, Texas.

12. Indemnification - For consideration received, the undersigned agrees to indemnify, save, defend and hold harmless the City of Texas City, Texas, its employees, officials, and agents from any and all

claims, actions, damages, lawsuits, proceedings, judgments, or liabilities, for personal injury, death or property damage resulting from the negligent acts or omissions of the undersigned or negligent acts or omissions of others under the undersigned's supervision or control arising out of the performance of this agreement.

13. Home Rule Municipality

The City is a municipality incorporated under the laws of the State of Texas, and all laws regulating and concerning Texas municipalities apply, including budgetary laws, The City Charter and The City Code. Consultant acknowledges that the City may only act through its City Commission or a duly authorized representative of City Commission, and that any act of an employee or officer of the City that is not duly authorized is void.

ENTERED INTO AND AGREED by the parties hereto as the day and year first written.

ARKK ENGINEERS, LLC
Consultant

BY: Madhu Kilambi

MADHU KILAMBI, P.E.
Senior Project Manager / Principal

CITY OF TEXAS CITY, TEXAS
Client

BY: _____

MAYOR OF THE CITY OF TEXAS CITY

ATTEST: _____

CHIEF FINANCIAL OFFICER

ATTACHMENT "A"

October 27, 2025

Mr. Corbin Ballast
Director of Utilities
City of Texas City
911 Highway 146 North
Texas City, Texas 77590

Re: Proposal for Engineering and Construction Phase Services for the City of Texas City's **"Sanitary Sewer Rehabilitation Project – Phase 25".**

Dear Mr. Ballast:

As requested, ARKK Engineers, LLC (ARKK) is pleased to submit this proposal for performing engineering services for the above referenced Phase of Texas City's Sanitary Sewer Rehabilitation Program. The proposal is based on our understanding of the project as discussed with City staff. This phase consists of providing engineering design services and the preparation of bid documents for the rehabilitation of existing sanitary sewer lines at various locations throughout the City, and for providing construction phase services. For your convenience this proposal consists of General Overview, Scope of Services, and Fee.

GENERAL OVERVIEW

The Sanitary Sewer Rehabilitation Project – Phase 25 project is a continuation of an ongoing program underway in the City of Texas City (City). Phase 24 of this Sanitary Sewer Rehabilitation Program is currently under construction. Approximately 576,485 L.F. of sanitary sewer lines (approximately 109.2 miles) at various locations throughout the City have been rehabilitated or replaced to date as part of this program (including on-going Phase 24 Project that is currently underway).

This proposal includes providing engineering design and construction phase services for the rehabilitation of existing sanitary sewers at various locations throughout the City. The sanitary sewers identified for rehabilitation will be identified and provided by City staff based on on-going maintenance efforts; known deteriorated sewer lines; rehabilitation of selected sanitary sewer lines identified from the SSES Study (City's SSO Initiative Agreement); problem lines, and lines not replaced as part of previous projects.

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The project budget allocated for the Sanitary Sewer Rehabilitation Phase 25 Project is **$1.75 million**, which includes construction costs, engineering, construction phase services and other costs.

Based on a preliminary cost estimate prepared by ARKK, it is estimated that approximately **19,500 L.F. of 6" through 12" sanitary sewers** can be rehabilitated as part of this phase. The estimated construction cost to perform this work is approximately **$1.5 million** which includes the sanitary line rehabilitation, manhole rehabilitation, service line replacement (to the right of way), and associated work. Based on updated construction costs developed by ARKK during the design phase, ARKK in consultation with City may add or delete rehabilitation of sanitary sewer lines. Addition of sanitary sewer lines will be accomplished by including an add alternate to this bid package. This alternate bid will be recommended for award if competitive bids are received from rehabilitation contractors and adequate budget is available to award the alternate bid.

As performed on previous phases, the design documents for the sanitary sewer rehabilitation project will consist of schematic drawings and specifications with bid items. Schematic layout maps will be prepared and utilized for the drawings portion of the construction documents in lieu of obtaining detailed topographic surveys. City of Texas City's GIS drawings will be utilized as needed in the preparation of the schematic maps. ARKK staff will conduct site visits to accessible areas gather information to aid with the design.

ARKK will provide one (1) site representative to observe the construction of Sanitary Sewer Rehabilitation Project – Phase 25 and Water Line Replacement Project – Phase 23. Both these projects are scheduled for construction in FY 2026. To this end, the water line replacement project and the sanitary sewer rehabilitation project will be designed, bid concurrently, and constructed under separate construction contracts during the same time frame. This will allow ARKK to utilize one site representative for both the projects. Due to multiple contractors performing construction activities, the site representative cannot be present at multiple sites at the same time. The City of Texas City will continue to provide additional City personnel for site support to aid in observing the work that occurs in different areas of the City. The estimated construction duration for the Sanitary Sewer Rehabilitation Project – Phase 25 is 210 calendar days. ARKK's project representative will observe the construction on both the projects that should be occurring simultaneously; the project site representation budget will be affected if constructions on both the projects do not occur concurrently. ARKK will coordinate with the City for additional services if this should occur.

This proposal addresses the engineering services ARKK will provide the City during the Design and Construction Phases, and other services necessary to support the project. The proposal is separated into Basic Services and Special Services. Geotechnical investigation will not be performed for this project. Geotechnical data from the recently completed projects in the vicinity (if available) will be provided to the contractors if requested at that time.

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SCOPE OF SERVICES

I. DESIGN PHASE

A. Design Services

- Gather existing relevant data on the project such as existing utility information, pipeline crossings, as available.

- Contact private utility companies and other known entities that may be involved and request and obtain information on their existing facilities.

- Meet with City Staff to discuss and finalize sanitary sewer segments and obtain any available information related to the lines including any maintenance issues.

- Perform field visits to the accessible sanitary sewer line locations to gather information that would aid with the design. Information gathered from the field visit may be used to aid with the design efforts and if required, such information may also be included in the schematic layout drawings. Topographic survey of the project areas is not part of this scope and will not be performed for this project.

- Perform general manhole inspections on the sewer lines designated for rehabilitation. These inspections will be for general deterioration and condition purposes.

- Review and evaluate manhole inspection data gathered from the field visits and recommend suitable rehabilitation methods. Manholes that cannot be accessed during the design phase will either be uncovered by City personnel during the design phase or by the construction contractor during the construction phase.

- The design shall include the sanitary sewers identified by the City that can be rehabilitated with the available construction budget. ARKK will endeavor to update the City of Texas City of the cost estimate as the project progresses.

- Prepare project specifications, bid documents, and construction drawings based on anticipated improvements.

- Coordinate with the City of Texas City during the design phase. Provide draft sets of plans and specifications for review and comments.

- Incorporate appropriate comments from the City into the final bid documents.

- Coordinate and submit plan drawings to the utility companies for review and comments.

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- Incorporate comments into the bid documents.

- Submit documentation to Coordinate with Texas Commission on Environmental Quality (TCEQ) during the design phase and furnish necessary documentation to TCEQ for their review.

- Prepare final cost estimate for the project.

- Furnish two (2) sets of plans and specifications to the City.

B. Special Services –Design Phase

1. **Reproduction**

- Costs for reproduction i.e., reproduction of plans, specifications will be invoiced under this item.

- Reproduction for review sets, submittals to the City, governmental agencies, and utility companies will be included in the cost for reproduction.

2. **Miscellaneous Services**

- Due to the nature of work, it is recommended that a budget for miscellaneous services be allocated. This item will not be utilized unless approved by the City of Texas City.

II. BID PHASE SERVICES

- Assist the City in obtaining bids for the project. The City of Texas City will arrange for the newspaper advertisement and will absorb the related advertising costs charged by the local newspaper. ARKK will assist the City in developing the wording of the advertisement.

- Dispense construction documents via the Civcast online plan room (by Amtek USA) to prospective bidders.

- During the bidding phase, provide information to and answer questions from prospective bidders regarding the Project's construction documents.

- Prepare an agenda for the pre-bid meeting.

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- Conduct a pre-bid conference for prospective bidders.

- Prepare project addendums as necessary.

- Evaluate the bids and the qualifications of the apparent low bidder and advise the City as to the acceptability of the apparent low bidder.

- Prepare an engineering letter of recommendation for award of project by City Commission.

III. CONSTRUCTION PHASE SERVICES

A. Basic Services - Construction Administration Services:

- Prepare four sets of contracts for execution by the successful bidder.

- Review and submit the contract documents to City for execution.

- Prepare an agenda for the pre-construction conference.

- Conduct a pre-construction conference for the project. Act as the City's Project representative during the construction phase.

- Review and respond accordingly to all submittals as required by the contract specifications.

- Prepare change orders as necessitated by field conditions.

- Review the contractor's pay estimates, evaluate the completion of work, and make payment recommendations to the City.

- Visit the site monthly to observe the progress and quality of executed work and to determine in general if such work is proceeding in accordance with the Contract Documents.

- ARKK will not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor(s) or the safety precautions and programs incident to the work of the Contractor(s). ARKK's effort will be directed toward providing a greater degree of confidence for the City that the completed work of Contractor(s) will conform to the Contract Documents, but ARKK will not be responsible for the failure of Contractor(s) to perform the work in accordance with the Contract Documents. During site visits and from on-site observations ARKK shall keep the City

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informed of the progress of the work, shall endeavor to guard the City against defects and deficiencies in such work and may disapprove or reject work failing to conform to the Contract Documents.

- Conduct a final inspection of the Project and make a recommendation for Final Payment on the project.

- Provide a record drawing set based on Contractor's provided red line marked up as-built drawings.

B. Special Services – Construction Phase

1. Construction Evaluation Services

- Review pre-rehabilitation television inspection data provided by the construction Contractor and verify the method of rehabilitation. Approximately 19,500 L.F. of sanitary sewer pipe video data will be reviewed as part of this project. The actual footage of lines that will be reviewed will not be known until the completion of the pre-television inspection efforts by the construction contractor.

- Provide documentation of the review and coordinate with the Contractor during construction. Evaluation of the pre-rehabilitation television inspection provides the City the ability to verify the pipe condition prior to the construction contractor performing the work.

- Coordinate the rehabilitation efforts with the construction Contractor.

- Review post-rehabilitation television inspection data of approximately 19,500 L.F. of sanitary sewer pipe submitted by the contractor. Evaluation of post construction inspection video data provides a good measure of quality control.

- Coordinate the findings of the post-rehabilitation television inspection data review efforts with the Contractor and the City.

2. Construction Observation Services

- Provide one site representative to observe the daily progress of construction activities and to assist in the interpretation of plans and specifications. This proposal is based on the Construction Inspector being on-site an average of 20 to 22 hours per week during the duration of active construction. ARKK personnel will coordinate with the City and the Construction Contractor regarding the construction activities.

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- Provide engineering and technical office personnel support throughout construction. These office personnel, consisting of Professional Engineers and design staff, provide on-site support to address contractor's questions, resident's concerns and conflicts uncovered in the field.

- In the event of rain days where construction may be hindered or stopped, the representative will be on-site long enough to verify that inclement weather has occurred and the associated impact on the contractor and construction.

- The site representative shall maintain daily reports in a format satisfactory to the City of Texas City.

- The site representative will attend meetings with the Contractor and the City of Texas City such as pre-construction conference, progress meetings, and other project meetings where his presence is requested by the City of Texas City.

- The site representative will take periodic photographs of the construction progress and of key items of concern.

- The site representative will estimate quantities installed for use in reviewing monthly pay estimates.

- The site representative will coordinate with the City of Texas City and the Contractor for construction scheduling, resident notification and complaints.

- The site representative will assist in the performance of a final inspection, the preparation of a punch list and subsequent follow up inspections.

- The site representative will be provided to aid in the process of observing the performance of the Contractor(s). Through more extensive on-site observations of the work in progress, ARKK shall endeavor to provide further protection for the City of Texas City against defects and deficiencies in the work of the contractor(s); but the furnishing of such on-site representative will not make ARKK responsible for construction means, methods, techniques, sequences or procedures or safety precautions or programs, or for Contractor(s) failure to perform their work in accordance with the Contract Documents.

- The on-site representative will assemble and maintain notes, comments, sketches, and supporting data related to the project to assist in the preparation of record drawings.

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- The site representative will review the Contractor's quantity measurements, the Contractor's payment request and make recommendations of payment of the periodic pay request to ARKK's project manager.

- ARKK will process daily reports and other administrative office duties.

- ARKK will track and document costs associated with the work.

FEE

The fees for the services are as follows:

Design Services: Lump Sum amount of:	$108,084.00
Reproduction: lump sum amount of:	$1,000.00
Bid Phase: lump sum amount of:	$3,250.00
Miscellaneous Services: Hourly and cost plus 10%:	$5,000.00
Construction Administration Services: lump sum amount of:	$ 33,775.00
*Construction Observation: Hourly and cost plus 10%:	$86,107.00
Construction Evaluation Services: lump sum amount of:	$29,775.00
Total Fee	**$266,991.00**

The anticipated construction contract duration for the project is estimated to be 210 calendar days. The construction observation budget is based on providing a site representative an average of 20 to 22 hours/week for 210 calendar days (in conjunction with the Water Line Replacement Phase 23 Project). The fee includes hourly costs for a site representative, and vehicle charge of $40/day. Hourly charges for site representative shall be charged based on a raw labor rate times a multiplier of 2.70. Reimbursable expenses will be charged at cost plus 10%.

ARKK Engineers, LLC appreciates the opportunity to submit this proposal and we look forward to working with the City of Texas City on this very important project.

Sincerely,

ARKK ENGINEERS, LLC

Madhu Kilambi

Madhu Kilambi, P.E.
Senior Project Manager / Principal

cc: Mr. Jack Haralson – City of Texas City

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ATTACHMENT "B"

INSURANCE LIMITS

1.	General Liability	Each Occurrence:	$1,000,000
		Damage to Rented Premises	$1,000,000
		Medical Expenses (any one person)	$10,000
		Personal and Adv. Injury	$1,000,000
		General Aggregate:	$2,000,000
		Products - Comp/Op Agg:	$2,000,000
2.	Automobile Liability	Combined Single Limit:	$1,000,000
3.	Excess Liability Umbrella Form	Each Occurrence:	$1,000,000
		Aggregate:	$1,000,000
4.	Worker's Compensation and Employers Liability	Each Accident:	$500,000
		Disease - Each Employee:	$500,000
		Disease - Policy Limit: $500,000	
5.	Professional Liability	Each Claim	$1,000,000
		Policy Year Aggregate	$1,000,000

RESOLUTION NO. 2025-143

A RESOLUTION APPROVING AN AGREEMENT FOR SERVICES WITH ARKK ENGINEERS, LLC., FOR SANITARY SEWER REHABILITATION PROJECT – PHASE 25; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, ARKK Engineers, LLC., has submitted an Agreement for Services for the Sanitary Sewer Rehabilitation Project – Phase 25, for the total sum of $266,991.00; and;

WHEREAS, funds for this project are made available in the 2025/2026 Fiscal Year Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby accepts the agreement for the Sanitary Sewer Rehabilitation Project – Phase 25 to ARKK Engineers, LLC.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with ARKK Engineers, LLC., for the respective unit prices bid in **Exhibit "A"** attached hereto and made a part hereof for all intents and purposes.

SECTION 3: That the Mayor is hereby authorized to approve change orders, not to exceed Twenty-Five percent (25.0%) of the total contract amount, without bringing the matter before the City Commission.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____
Dedrick Johnson, Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG **(9) (j)**

Meeting Date: 11/19/2025

Keep Texas City Beautiful Committee Bylaws

Submitted For: Community Development, Community Development/ Grant Admin

Submitted By: Community Development
Community Development/ Grant Admin

Department: Community Development/ Grant Admin

Information

ACTION REQUEST

Consider and accept the Keep Texas City Beautiful Committee Bylaws update.

BACKGROUND (Brief Summary)

Upon review of the City of Texas City Charter, the Community Development Department has updated the Keep Texas City Beautiful Committee Bylaws to align with other Texas City boards and commissions. These revisions include adjusting the committee size from eight members to five, standardizing procedural language to match existing Community Development Citizen Advisory Committee bylaws, and clarifying the process for addressing vacancies, resignations, and term completions.

RECOMMENDATION

Staff recommends accepting and adopting the updated Keep Texas City Beautiful Bylaws.

Fiscal Impact

Funds Available Y/N:

Amount Requested:

Source of Funds:

Account #:

Fiscal Impact:

There is no fiscal impact for this item.

Attachments

KTCB Committee Updated Bylaws

Resolution

The City of Texas City
Keep Texas City Beautiful Committee
Bylaws

Authority

Created by Resolution #2022-032, being the most prevailing resolution regarding the Keep Texas City Beautiful (KTCB) Committee

Statement of Purpose

The primary purpose and objective of the KTCB committee is to educate and engage citizens to take responsibility for improving their community's environment. The Committee is expected to provide a link between the citizens of the community, elected officials of the City of Texas City, and the professional staff of the Texas City Community Development Department (TCCDD). The Committee shall act in a review and advisory capacity. The Department shall consider all recommendations within the scope of the City's fiscal and management policies and carry out such recommendations within that context and within reasonable parameters of available resources.

Mission

To inspire and empower the residents of Texas City to keep our community clean and beautiful.

Committee Governance and Responsibility

The committee shall be limited to five (5) members, including the Chair and Vice Chair, with one serving as presiding officer. Each committee member, including the Chair and Vice-Chair, shall serve two-year terms and may be reappointed.

The KTCB committee is comprised of Texas City residents of at least 21 years of age and is responsible for inspiring citizens to keep our community clean and beautiful. Members shall be appointed by the chief executive officer and City Commission, with consideration given to their knowledge of and interest in community development issues.

Chair

The committee shall elect a Chair to preside over its activities and serve as its primary representative to the TCCDD. The Chair shall be elected by committee members via popular vote following the first official meeting. In the event of a tie vote, the TCCDD shall appoint a Chair from the individuals with a tied vote count. Each Chair shall remain in the position for no more than 2 years.

Vice-Chair

The committee shall elect a Vice-Chair to assist the Chair in presiding over its activities and serve as its secondary representative to the TCCDD. The Vice-Chair shall be elected by committee members via popular vote following the first official meeting. In the event of a tie vote, the TCCDD shall appoint a Vice-Chair from the individuals with a tied vote count. Each Vice-Chair shall remain in the position for no more than 2 years.

Quorum

A simple majority of all the members of the KTCB committee shall constitute a quorum to do business.

The City of Texas City
Keep Texas City Beautiful Committee
Bylaws

Vacancies, Resignations, and Terminations

If a member, including the Chair and Vice Chair, of the committee is absent for three (3) consecutive, regular meetings without an explanation acceptable to a majority of the committee, the seat of that committee member shall be declared vacant at the next regular KTCB meeting.

Should committee members resign before the end of their term, TCCDD will report their resignation to the City Secretary's office.

Any member may be removed from office for cause and a vote of at least two-thirds (2/3) of the current members of the KTCB.

Special Elections

Should the Chair or Vice-Chair resign from their position or the committee, the TCCDD shall organize a special election to replace the Chair or Vice-Chair within two weeks of the Chair's resignation. The special election may take place electronically (via email, SurveyMonkey, etc.) should a meeting not be scheduled within two weeks of the Chair's or Vice Chair's resignation.

Member Appointment and Replacement

The need for other members will be reviewed annually by the chief executive officer, and appropriate recommendation for their continuance made to the city commission.

Meetings and Logistics

The CDBG Federal Register notice requires each committee to meet biannually but may meet up to four times per year at a time and place proposed by the committee and agreed upon by the TCCDD. The TCCDD shall coordinate meeting locations and find a venue. All meetings of the KTCB shall be conducted in an open manner, with freedom of access to all interested persons. Dates, times and locations of all meetings shall be posted in a manner consistent with the Texas Open Meetings Act.

Translation services for written materials may be available via the TCCDD upon request. In order to accommodate those unable to travel, the committee shall use technological solutions such as teleconferencing software to facilitate meetings and solicit feedback as necessary.

The office of the KTCB shall be with the TCCDD.

Compensation

Committee members cannot be compensated for their time but can be reimbursed for expenses related to service on committee, which is permissible under Community Development Block Grant (CDBG) based programs.

RESOLUTION NO. 2025-144

A RESOLUTION APPROVING REVISIONS TO KEEP TEXAS CITY BEAUTIFUL COMMITTEE BYLAWS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, upon review of the City of Texas City Charter, the Community Development Department has updated the Keep Texas City Beautiful Committee By-laws to align with other Texas City boards and commissions. These revisions include adjusting the committee size from eight members to five; and

WHEREAS, it is the recommendation of the Staff to amend the Keep Texas City Beautiful Committee By-laws to their originally approved board count; and

WHEREAS, there is no fiscal impact for this item.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: The City Commission hereby approves the revisions to the Keep Texas City Beautiful Committee By-Laws, as set out on **Exhibit "A"** attached hereto and made a part hereof for all intents and purposes.

SECTION 2: This Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____
Dedrick D. Johnson Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG **(9) (k)**

Meeting Date: 11/19/2025

Engineering Services for Waterline Replacement Project - Phase 23

Submitted For: Corbin Ballast, Utilities **Submitted By:** Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

City Commission approval of a contract with ARKK Engineering for the Waterline Replacement Project, Phase 23 (Please See Exhibit A for detailed proposal).

BACKGROUND (Brief Summary)

Engineering and inspections services for Waterline Replace Project Phase 23, an ongoing annual program to rehabilitate water infrastructure. The purpose is to minimize service interruptions, provide a resilient looped system for fire protection, eliminate 2-inch pipe and cast-iron mains to provide better service for the residents of Texas City.

RECOMMENDATION

City Commission consideration and approval of ARRK's Engineering's proposal.

Fiscal Impact

Funds Available Y/N: Yes
Amount Requested: $242,204.00
Source of Funds: FY26 Budget
Account #: 501705 55690
Fiscal Impact:

Attachments

Exhibit A
Resolution

THE STATE OF TEXAS

COUNTY OF GALVESTON

AGREEMENT FOR SERVICES

This Agreement entered into as of the ___ day of _____, A.D., 2025, by and between ARKK Engineers, LLC ("Consultant"), and the City of Texas City, Texas, ("Client").

WITNESSETH:

WHEREAS, the Client has requested various services of the Consultant with respect to Engineering Services for the City of Texas City's "**Water Line Replacement Project – Phase 23** ("Project")".

NOW, THEREFORE, *Client* and *Consultant* hereby agree as follows:

1. Engagement of *Consultant* - *Consultant* hereby agrees to perform the services required under the scope of work related to the *Project*, and to provide *Client* with copies of the information, opinions, and other such documents made the basis of the scope of services, which is set out in Attachment "A" and made a part of this contract. *Consultant* agrees to initiate the following services that are set out in Attachment "A" upon receipt of an executed copy of this Agreement.
2. Availability of Information - *Client* agrees to provide *Consultant* with all available information pertinent to the *Project*. *Client* will also provide copies of reports, drawings, and other data, and will, at *Consultant's* request, provide written authorization to review *Client's* files relative to the *Project* which may be in possession of third parties. *Consultant* agrees to return all original documents to *Client* upon completion of the *Project*, but reserves the right to make and keep reproducible copies of all such material.
3. Access to Facilities - *Client* will provide access for the *Consultant* to enter the property and facilities of *Client*, as necessary for *Consultant* to perform services as required under the *Project*.

4. Instruments of Service - All documents prepared in accordance with this contract including exhibits, field notes, laboratory data, original drawings, and specifications are the property of the *Client*. The *Consultant* is given the right to use any of this data in connection with future engineering projects. The *Consultant* may retain copies of reproducibles of any information prepared for this *Project*.

5. Fee - The *Consultant's* fee for the scope of services as stated in Attachment "A" provided by *Consultant* under this Agreement as set out in Attachment "A" and being the amount of **$242,204.00** for Design and Construction Phase Services.

6. Payment and Fee Schedule - The *Consultant* will submit a monthly invoice for services rendered.

7. Terms of Payment - Payment of fees as determined under Paragraph 5 herein above shall be due and payable by *Client* within thirty (30) days following receipt of *Consultant's* monthly invoice.

8. Additional Services - Additional services beyond those described in the Scope of Services will be invoiced on the basis of direct labor cost times a factor of 2.99 and direct cost plus 10%.

9. Insurance - *Consultant* shall maintain Worker's Compensation and Liability Insurance in accordance with Attachment "B".

10. Termination - The *Client* may terminate this contract at any time by giving notice in writing to the *Consultant*. In that case, all finished or unfinished documents and other materials produced under this contract shall become the *Client's* property. If the contract is terminated by the *Client* in accordance with this provision, *Consultant* shall be paid for all services performed to the date of termination.

11. Governing Law - This Agreement shall be deemed to have been made under, and shall be construed and interpreted in accordance with the laws of the State of Texas. The venue of any suit for enforcement or construction of this contract shall be in Galveston County, Texas.

12. Indemnification - For consideration received, the undersigned agrees to indemnify, save, defend, and hold harmless the City of Texas City, Texas, its employees, officials, and agents from any and all

claims, actions, damages, lawsuits, proceedings, judgments, or liabilities, for personal injury, death or property damage resulting from the negligent acts or omissions of the undersigned or negligent acts or omissions of others under the undersigned's supervision or control arising out of the performance of this agreement.

13. Home Rule Municipality

The City is a municipality incorporated under the laws of the State of Texas, and all laws regulating and concerning Texas municipalities apply, including budgetary laws, The City Charter and The City Code. Consultant acknowledges that the City may only act through its City Commission or a duly authorized representative of City Commission, and that any act of an employee or officer of the City that is not duly authorized is void.

ENTERED INTO AND AGREED by the parties hereto as the day and year first written.

ARKK ENGINEERS, LLC
Consultant

BY: Madhu Kilambi

MADHU KILAMBI, P.E.
Senior Project Manager / Principal

CITY OF TEXAS CITY, TEXAS
Client

BY: _____

MAYOR OF THE CITY OF TEXAS CITY

ATTEST: _____
CHIEF FINANCIAL OFFICER

ATTACHMENT "A"

October 27, 2025

Mr. Corbin Ballast
Director of Utilities
City of Texas City
911 Highway 146 North
Texas City, Texas 77590

Re: Proposal for Engineering and Construction Phase Services for the City of Texas City's **"Water Line Replacement Project – Phase 23"**

Dear Mr. Ballast:

ARKK Engineers, LLC (ARKK) is pleased to submit this proposal for performing engineering services for the above referenced Phase of Texas City's Water Line Replacement and Rehabilitation Program. This proposal is based on our understanding of the project as discussed in our meetings and conversations with City staff. This phase consists of providing engineering design and construction phase services for the replacement of existing water lines at various locations throughout the City. For your convenience this proposal consists of a General Overview, Scope of Services, and Fee.

GENERAL OVERVIEW

The City of Texas City's water distribution system includes 224 miles of pipe (does not include the new water lines installed for the developments on Highway 3 and Lago Mar). Approximately 471,715 L.F. (89.3 miles) of water lines at various locations throughout the City have been replaced to date (including on-going Phase 22) as part of this Waterline Replacement Program and the 2001 Bond Program. Phase 22 of this Water Line Replacement Program is currently under construction and should be completed by March 2026. Phase 23 is a continuation of this program. The water lines selected for replacement have been identified and provided by City staff based on on-going maintenance efforts; deterioration levels; recommendations from a modeling study performed previously; problem lines requiring on-going maintenance, and water lines not replaced as part of previous phases due to budgetary constraints.

The project budget allocated for the Water Line Replacement Project – Phase 23 is **$1.75 million**, which includes construction costs, engineering, construction phase services. Based on preliminary cost estimates prepared by ARKK, approximately 15,000 L.F. of water lines can be

replaced as part of this phase. The estimated construction cost to replace the water lines is approximately **$1.5 million**, which includes water line replacement, service line replacement (to the right-of-way/easement line), and associated work. Based on prevailing construction costs obtained from water line contractors by ARKK during the design phase, ARKK may include design of additional areas that may be included as an alternate to this bid package. This alternate will be awarded by the City if competitive bids are received from the contractors and adequate construction budget is available to award the alternate.

As performed on previous water line replacement phases, the design documents for the water line replacement project will consist of schematic drawings and specifications with bid items. Schematic layout maps will be prepared and utilized for the drawings portion of the construction documents in lieu of obtaining detailed topographic surveys. City of Texas City's GIS drawings will be utilized as needed in the preparation of the schematic maps. ARKK staff will conduct site visits to accessible areas gather information to aid with the design. If it is determined that more detailed information will be required for any of these project areas, then authorization to perform additional survey work will be obtained from the City and a separate proposal will be submitted to the City. To this end, a geotechnical investigation of the soil conditions in the water line areas will not be performed. Geotechnical data from the recently completed projects in the vicinity (if available) will be utilized to aid with the design. However, if it is determined that geotechnical investigation is necessary, ARKK will submit a separate proposal to the City.

ARKK will provide one (1) site representative to observe the construction of Sanitary Sewer Rehabilitation Project – Phase 25 and Water Line Replacement Project – Phase 23. Both these projects are scheduled for construction in FY 2026. To this end, the water line replacement project and the sanitary sewer rehabilitation project will be designed, bid concurrently, and constructed under separate construction contracts during the same time frame. This will allow ARKK to utilize one site representative for both the projects. Due to multiple contractors performing construction activities, the site representative cannot be present at multiple sites at the same time. The City of Texas City will continue to provide additional City personnel for site support to aid in observing the work that occurs in different areas of the City. The estimated construction duration for the Water Line Replacement Project – Phase 23 is 210 calendar days. ARKK's project representative will observe the construction on both the projects that should be occurring simultaneously; the project site representation budget will be affected if constructions on both the projects do not occur concurrently. ARKK will coordinate with the City for additional services if this should occur.

This proposal addresses the engineering services ARKK will provide the City during the Design and Construction Phases, as well as other services necessary to support the project. The proposal is separated into Basic Services and Special Services.

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SCOPE OF SERVICES

I. DESIGN PHASE SERVICES

A. Basic Services - Design Phase

- Obtain private and public utility information, where appropriate.

- Perform field reconnaissance of the water line locations areas to obtain information on surface features and other information that would impact construction. The information gathered from the field visit will be included in the schematic layout drawings that would aid the design efforts. A detailed topographic survey of all project areas is not part of this scope.

- Meet with City to discuss and finalize design criteria and acquire pertinent information regarding the Project.

- The design shall include the water lines identified by the City that can be replaced with the available construction budget. ARKK will update the City of Texas City of the cost estimate as the project progresses.

- Prepare project specifications, bid documents, and construction drawings based on anticipated improvements.

- Coordinate with the City of Texas City during the design phase. Provide draft sets of plans and specifications for review and comments.

- Coordinate with Texas Department of Transportation for improvements performed in their right-of-way areas (SH 146) and apply for approval for utility improvements within their right-of-way.

- Furnish documentation to TxDOT for their review and the issuance of a permit. During construction, the construction contractor will submit pertinent documentation and obtain final approval to proceed with construction.

- Coordinate with other governmental entities, which may be impacted by the project.

- Incorporate appropriate comments from pertinent entities into the final bid documents.

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- Prepare a final cost estimate for the project.

- Furnish two (2) sets of construction documents to the City.

B. Special Services - Design Phase

1. **Reproduction**

- Costs for reproduction of plans and specifications will be invoiced under this item.

- Reproduction for review sets, submittals to the City, governmental agencies, and utility companies will be included in the cost for reproduction. Costs associated with Civcast will be invoiced under this line item.

2. **Miscellaneous Services**

- Due to the nature of work, it is recommended that a budget for miscellaneous services be allocated. This item will not be utilized unless approved by the City of Texas City.

II. BID PHASE SERVICES

- Assist the City in obtaining bids for the project. The City will advertise the project and will absorb all related advertising costs. ARKK will assist the City in developing the wording of the advertisement.

- Dispense construction documents via the Civcast online plan room (by Amtek USA) to prospective bidders.

- During the bidding phase, provide information to and answer questions from prospective bidders regarding the Project's construction documents.

- Prepare project addendums as necessary.

- Prepare an agenda for the pre-bid meeting.

- Conduct a pre-bid conference for prospective bidders.

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- Evaluate the bids and the qualifications of the apparent low bidder and advise the City as to the acceptability of the apparent low bidder.

III. CONSTRUCTION PHASE SERVICES

A. Basic Services – Construction Administration Phase

- Prepare four sets of contracts for execution by the successful bidder.
- Review and submit the contract documents to City for execution.
- Prepare an agenda for the pre-construction conference.
- Conduct a pre-construction conference for the project.
- Review and respond accordingly to all submittals as required by the contract specifications.
- Prepare change orders necessitated by field conditions.
- Review the contractor's pay estimates, evaluate the completion of work and make payment recommendations to the City.
- Visit the site monthly to observe the progress and quality of executed work and to determine in general if such work is proceeding in accordance with the Contract Documents.
- ARKK will not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor(s) or the safety precautions and programs incident to the work of the Contractor(s). ARKK's effort will be directed toward providing a greater degree of confidence for the City that the completed work of Contractor(s) will conform to the Contract Documents, but ARKK will not be responsible for the failure of Contractor(s) to perform the work in accordance with the Contract Documents. During site visits and from on-site observations ARKK shall keep the City informed of the progress of the work, shall endeavor to guard the City against defects and deficiencies in such work and may disapprove or reject work failing to conform to the Contract Documents.

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- Conduct a final inspection of the Project and make a recommendation for Final Payment on the project.

- Engineer shall provide one set of reproducible record plans based on the Contractor's red line marked up as-built drawings.

B. Special Services – Construction Phase

1. Construction Observation Services:

- Provide a site representative to observe the daily progress of construction activities and to assist in the interpretation of plans and specifications. ARKK personnel will coordinate with the City and the Construction Contractor regarding the construction activities. The anticipated construction contract duration for the project is estimated to be 210 calendar days. The construction observation budget is based on providing a project site representative an average of 20 to 23 hours/week for 210 calendar days (in conjunction with the Sanitary Sewer Rehabilitation Project – Phase 25).

- Provide engineering and technical office personnel support throughout construction. These office personnel, consisting of Professional Engineers and design staff, provide on-site support to address contractor's questions, resident's concerns and conflicts uncovered in the field.

- The site representative(s) will be on site daily during construction activity.

- In the event of rain days where construction may be hindered or stopped, the representative will be on-site long enough to verify that inclement weather has occurred and the associated impact on the contractor and construction.

- The site representative shall maintain daily reports in a format satisfactory to the City of Texas City.

- The site representative will attend meetings with the Contractor and the City of Texas City such as pre-construction conference, progress meetings, and other project related meetings where his presence is requested by the City of Texas City.

- The site representative will take periodic photographs of the construction progress and of key items of concern.

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- The site representative will estimate quantities installed for use in reviewing monthly pay estimates.

- The site representative will coordinate with the City of Texas City and the Contractor for construction scheduling, resident notification and complaints.

- The site representative will assist in the performance of a final inspection, the preparation of a punch list and subsequent follow up inspections.

- The site representative will be provided to aid in the process of observing performance of work of the Contractor(s). Through more extensive on-site observations of the work in progress, ARKK shall endeavor to provide further protection for the City of Texas City against defects and deficiencies in the work of the contractor(s); but the furnishing of such on-site representative will not make ARKK responsible for construction means, methods, techniques, sequences or procedures or safety precautions or programs, or for Contractor(s) failure to perform their work in accordance with the Contract Documents.

- ARKK will process daily reports and other administrative office duties.

FEE

The fees for the services are as follows:

Design Phase: Lump Sum Amount of:	$108,084.00
Reproduction Budget: Lump Sum Amount of:	$ 1,000.00
Miscellaneous Services: Hourly and cost plus 10%:	$5,000.00
Bid Phase Services: Lump Sum Amount of:	$3,250.00
Construction Administration Services: Lump Sum Amount of:	$33,775.00
*Construction Observation Services: Hourly and cost plus 10%:	$91,095.00
Total All Services	**$242,204.00**

The construction observation budget fee includes hourly costs for a site representative, and vehicle charge of $40/day. Hourly charges for site representative shall be charged based on a raw labor rate times a multiplier of 2.70. Reimbursable expenses will be charged at cost plus 10%.

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ARKK Engineers, LLC appreciates the opportunity to submit this proposal, and we look forward to continuing working with the City of Texas City on this very important project.

Sincerely,

ARKK ENGINEERS, LLC

Madhu Kilambi, P.E.
Senior Project Manager / Principal

cc: Mr. Jack Haralson – City of Texas City

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ATTACHMENT "B"

INSURANCE LIMITS

1.	General Liability	Each Occurrence:	$1,000,000
		Damage to Rented Premises	$1,000,000
		Medical Expenses (any one person)	$10,000
		Personal and Adv. Injury	$1,000,000
		General Aggregate:	$2,000,000
		Products - Comp/Op Agg:	$2,000,000
2.	Automobile Liability	Combined Single Limit:	$1,000,000
3.	Excess Liability Umbrella Form	Each Occurrence:	$1,000,000
		Aggregate:	$1,000,000
4.	Worker's Compensation and Employers Liability	Each Accident:	$500,000
		Disease - Each Employee:	$500,000
		Disease - Policy Limit: $500,000	
5.	Professional Liability	Each Claim	$1,000,000
		Policy Year Aggregate	$1,000,000

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RESOLUTION NO. 2025-145

A RESOLUTION APPROVING AN AGREEMENT FOR SERVICES WITH ARKK ENGINEERS, LLC. FOR THE WATER LINE REPLACEMENT PROJECT - PHASE 23 FOR ENGINEERING SERVICES; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, ARKK Engineers, LLC. has submitted an Agreement for Services for the Water Line Replacement Project - Phase 23, for the total sum of $242,204.00. This includes the design phase, bid phase, construction administration services, construction materials testing, construction observation, and construction evaluation services; and

WHEREAS, funds for this project are made available in the 2025/2026 Fiscal Year Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby accepts the agreement for Services for the Water Line Replacement Project - Phase 23 from ARKK Engineers, LLC.

SECTION 2: That the Mayor is hereby authorized to enter into an agreement with ARKK Engineers, LLC., for the price in **Exhibit "A"** attached hereto and made a part hereof for all intents and purposes, and authorizing the Mayor to approve change orders, not to exceed 25% of the total contract price, without taking the matter before the City Commission.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 29th day of November 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG **(9) (I)**

Meeting Date: 11/19/2025

Request the approval of the purchase of police fleet vehicles and upfitting for FY26'.

Submitted For: James Patterson, Police Department

Submitted By: Rhomari Leigh, City Secretary

Department: Police Department

Information

ACTION REQUEST

Request the approval of the purchase of police fleet vehicles and upfitting for FY26'.

BACKGROUND (Brief Summary)

The number of vehicles required to maintain the police fleet were calculated and quotes were obtained from Chastang Ford for these vehicles. Competitive quotes for the vehicles were included in the budget packet for FY 2026 and were approved. The pricing for the vehicles is in accordance with Buy Board Fee Contract # 724-23. The total price of the twelve (12) police vehicles is $576,496.00. After purchase, the vehicles will undergo upfitting at Dana Safety Supply, Inc. The pricing for the upfitting costs is in accordance with Buy Board Fee Contract # 698-23. The total price of the equipment / upfitting for twelve (12) police vehicles is $272,464.72.

RECOMMENDATION

The Chief and Command Staff recommend the purchase of these vehicles to maintain the fleet.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: 848,960.72

Source of Funds:

Account #:

Fiscal Impact:

Attachments

Exhibit A

Resolution

Prepared by: Cody Delaney
11/11/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: TCPD26K8A

Pricing Summary - Multiple Vehicles

Vehicle Quantity: 7

	MSRP
Vehicle Pricing	
Base Vehicle Price	$339,850.00
Options	$19,950.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$11,865.00
Subtotal	$371,665.00

Pre-Tax Adjustments

Code	Description	MSRP
01	DISCOUNT AND CONCESSION	-$45,465.00
	BUYBOARD FEE CONTRACT# 724-23 "THIS IS PER PO"	$400.00
	FOB CHASTANG FORD	$0.00
Total		$326,600.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared by: Cody Delaney
11/11/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: TCPD26K8A

As Configured Vehicle

Code	Description
K8A	Base Vehicle Price (K8A)
500A	Order Code 500A *Includes:* *- Tires: 255/60R18 AS BSW* *- Wheels: 18" x 8" 5-Spoke Painted Black Steel* *Includes polished stainless steel hub cover and center caps.* *- Unique HD Cloth Front Bucket Seats w/Vinyl Rear* *Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.* *- Radio: AM/FM/MP3 Capable* *Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).* *- SYNC Phoenix Communication & Entertainment System* *Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.*
99C	Engine: 3.0L V6 EcoBoost *148-MPH top speed. Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank.* *Includes:* *- 3.31 Axle Ratio*
44U	Transmission: 10-Speed Automatic (44U)
NONAX	3.31 Axle Ratio
STDTR	Tires: 255/60R18 AS BSW
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel *Includes polished stainless steel hub cover and center caps.*
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear *Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger 8-way power track with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.*
PAINT	Monotone Paint Application
119WB	119" Wheelbase

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 615 | Quote ID: TCPD26K8A

As Configured Vehicle (cont'd)

Code	Description
STDRD	Radio: AM/FM/MP3 Capable *Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).* *Includes:* *- SYNC Phoenix Communication & Entertainment System* *Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.*
153	Front License Plate Bracket
425	50-State Emissions System
UM_01	Agate Black
9W_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598754
Customer No.	TXCITY

Bill To	Ship To
CITY OF TEXAS CITY 1801 9th Ave N Texas City, TX 77590	(For Pickup) HITCHCOCK TX WAREHOUSE 8315 FM 2004 HITCHCOCK, TX 77563
Contact: JOSEPH WAGGONER **Telephone:** 409-539-9106 **E-mail:** JWAGGONER@TEXASCITYTX.GOV	**Contact:** KENNY TAYLOR **Telephone:** 832-540-9161 **E-mail:** KTAYLOR@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	N	INFO 2025 FORD PIU X7 (TURN KEY PATROL) Warehouse: HITC	0.0000	0.00
7	7	N	INFO TEXAS CITY POLICE DEPARTMENT Warehouse: HITC	0.0000	0.00
7	7	N	INFO EQUIPMENT AND INSTALL Warehouse: HITC	0.0000	0.00
7	7	N	INFO FRONT Warehouse: HITC	0.0000	0.00

Print Date	10/20/25
Print Time	01:26:53 PM
Page No.	1

Printed By: Kenny Taylor

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598754
Customer No.	TXCITY

Bill To	Ship To
CITY OF TEXAS CITY 1801 9th Ave N Texas City, TX 77590	(For Pickup) HITCHCOCK TX WAREHOUSE 8315 FM 2004 HITCHCOCK, TX 77563
Contact: JOSEPH WAGGONER **Telephone:** 409-539-9106 **E-mail:** JWAGGONER@TEXASCITYTX.GOV	**Contact:** KENNY TAYLOR **Telephone:** 832-540-9161 **E-mail:** KTAYLOR@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	EMPLB01L7R-4QB SOI, MPWR LBAR, 48", RW/BW, RW/RA/BA/BW, HK44, STEALTH Warehouse: HITC 48"/122cm 10-32 Volt MPOWER 6 INCH LED LIGHTBAR W/ 15' LIN DSC TECHNOLOGY /D08//D08/|D12||D12||D12||D12||D12||D12|\D08\\D08\\ /R_W//R_W/ |R_W||R_W||R_W||B_W||B_W||B_W| \\B_W\\B_W\\ |D08| | BLACK | O |D08| |R_W| | STEALTH | O |B_W| \\D08\\D08\\ |D12||D12||D12||D12||D12||D12| /D08//D08/ \\R_W\\R_W\\R_A||R_A||R_A||B_A||B_A||B_A|/B_W//B_W/ Accessories - PNFLBSPLT1, AUTO-DIM Mount - Fixed Height Mount (PMPLBK01) & Extension Plate (PMPLBKXT) Hook - PNFLBF44 Vehicle - Ford Explorer/PI SUV w/o Roof Rack (2020-25)	2,608.8200	18,261.74
7	7	Y	BK2338ITU20 SMC PB450L6 W/MPOWER TRI-COLOR 18-LED Warehouse: HITC PB450L6With SOUNDOFF SIGNAL MPOWER TRI-COLOR 18-LED	993.3000	6,953.10
14	14	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: HITC CENTERED ON PUSH BUMPER	180.0000	2,520.00

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598754
Customer No.	TXCITY

Bill To	Ship To
CITY OF TEXAS CITY 1801 9th Ave N Texas City, TX 77590	(For Pickup) HITCHCOCK TX WAREHOUSE 8315 FM 2004 HITCHCOCK, TX 77563
Contact: JOSEPH WAGGONER **Telephone:** 409-539-9106 **E-mail:** JWAGGONER@TEXASCITYTX.GOV	**Contact:** KENNY TAYLOR **Telephone:** 832-540-9161 **E-mail:** KTAYLOR@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	ELUC3H010D SOI UNIV UNDERCOVER LED INSERT, 5 WIRE RED/WHITE Warehouse: HITC DRIVER SIDE HEAD LAMP CORNER	77.0000	539.00
7	7	Y	ELUC3H010E SOI UNIV UNDERCOVER LED INSERT, 5 WIRE BLUE/WHITE Warehouse: HITC PASSANGER SIDE HEAD LAMP CORNER	77.0000	539.00
7	7	Y	ETSKLF201 SOI LOW FREQUENCY AFTERSHOCK SIREN W/2 SPEAKERS Warehouse: HITC LF Aftershock Siren System, includes: (2) 100 Watt Speakers, 200 Watt Amplifier & Universal Brackets	610.3400	4,272.38
7	7	Y	ETSSLFVBK09 SOI 20-25 PIU AFTRSHK BKT DRIVER SIDE Warehouse: HITC	30.3400	212.38
7	7	Y	ETSSLFVBK07 SOI 20-25 PIU AFTRSHK BKT PASSENGER SIDE Warehouse: HITC	30.3400	212.38
7	7	N	INFO SIDE Warehouse: HITC	0.0000	0.00

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DANA SAFETY SUPPLY, INC
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Telephone: 800-847-8762

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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
14	14	Y	ESLRL61158 SOI, SL RUNNING, 61", 5MOD, R/B/W, 3CLR/TRIO Warehouse: HITC SL Running Light, 61" - 5 Module, Tricolor Red/Blue/White NEW BLUEPRINT SL RUNNING LIGHT	350.0000	4,900.00
14	14	Y	PSLVBK01 SOI MOUNT KIT FOR SL LIGHTS 2020+ PIU Warehouse: HITC	26.6000	372.40
14	14	Y	ENT3B3RBW SOI INTERSECTOR 18-LED SFC MNT,BLK HSG RED/BLUE/WHITE Warehouse: HITC	178.2700	2,495.78
7	7	Y	PMP2BKUMB8-P SOI UNDER MIRROR MOUNT BRACKET KIT, PASS., 2025 PIU Warehouse: HITC Under Mirror Mount Bracket Kit (each) for installation on Ford PI Utility 2025 for use with mpower® 3" and 4" Stud and Intersector Surface Mount, Passenger Side	24.7400	173.18
7	7	Y	PMP2BKUMB8-D SOI UNDER MIRROR MOUNT BRACKET KIT, DRIVER, 2025 Warehouse: HITC Under Mirror Mount Bracket Kit (each) for installation on Ford PI Utility 2025 for use with mpower® 3" and 4" Stud and Intersector Surface Mount, Driver Side	24.7400	173.18

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598754
Customer No.	TXCITY

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CITY OF TEXAS CITY 1801 9th Ave N Texas City, TX 77590	(For Pickup) HITCHCOCK TX WAREHOUSE 8315 FM 2004 HITCHCOCK, TX 77563
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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
14	14	Y	EMPS4STS5RBW SOI, MPWR HD, 4", STM, CLR HSG, RED/BLU/WHT Warehouse: HITC SIDE CARGO WINDOWS	130.0000	1,820.00
14	14	Y	PMP2WSSSB SOI 4" MPOWER SINGLE WINDOW SHROUD-BLACK Warehouse: HITC	13.0700	182.98
7	7	N	INFO REAR Warehouse: HITC	0.0000	0.00
14	14	Y	EMPS2QMS5RBW SOI, MPWR FASCIA, 4", QM, BLK HSG, RED/BLU/WHT Warehouse: HITC LICENSE PLATE	130.0000	1,820.00
14	14	Y	ELUC3H010J SOI UNIV UNDERCOVER LED INSERT, 5 WIRE RED/BLUE Warehouse: HITC TAIL LAMPS	77.0000	1,078.00
42	42	Y	EMPS1SLS4RBA SOI, MPWR FASCIA, 3", STM, BLK HSG, RED/BLU/AMB Warehouse: HITC D PILLARS	116.6700	4,900.14

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598754
Customer No.	TXCITY

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CITY OF TEXAS CITY 1801 9th Ave N Texas City, TX 77590	(For Pickup) HITCHCOCK TX WAREHOUSE 8315 FM 2004 HITCHCOCK, TX 77563
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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	PMP1BK007 SOI PIU D PILLAR KIT, BOTH SIDES Warehouse: HITC LIGHTS NOT INCLUDED	152.1400	1,064.98
7	7	N	INFO INTERIOR/MISC Warehouse: HITC	0.0000	0.00
7	7	Y	ENGSA5200RSR SOI, 500 SERIES KNOB/PB 200W CNTRL, +VOICE PLBK Warehouse: HITC	846.1300	5,922.91
7	7	Y	ENGLMK013 SOI BP LINK KIT, SUPER DUTY, '24 F150, '25 PIU Warehouse: HITC	328.1300	2,296.91
14	14	Y	ENGND04102 SOI 10 OUTPUT REMOTE NODE W/ MAGNETIC I.D. Warehouse: HITC	178.7400	2,502.36
14	14	Y	ENGHNK05 SOI 18" REMOTE NODE HARNESS Warehouse: HITC 18 inch Harness Kit for Remote Node	43.8700	614.18
7	7	Y	ENGSYMD01 SOI SOUND OFF / BLUEPRINT SYNC MODULE Warehouse: HITC	241.7400	1,692.18

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DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598754
Customer No.	TXCITY

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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	CC-20FDUV-22 TROY 22' CONSOLE 2020 UTILITY Warehouse: HITC CC-20FDUV-22 TROY 22' CONSOLE WITH FACEPLATES FOR:	359.3400	2,515.38
7	7	Y	AC-INBHG TRO 4" INTERNAL CONSOLE DUAL CUPHOLDER WITH FINGERS Warehouse: HITC CUP HOLDERS HAVE RUBBER FINGERS REPLACES p/n # AC-INTBH WHICH IS NLA **********	42.6700	298.69
7	7	Y	AC-TB-ARMMNT-XL TROY XL ARM REST Warehouse: HITC	149.3400	1,045.38
7	7	Y	CM-SDMT-SL-LED TROY HEIGHT ADJSTABLE COMPUTER MOUNT, SIDE TO C Warehouse: HITC BOLTS TO SIDE OF CONSOLE, WILL ACCOMMODATE A CUSTOMER SUPPLIED DOCKING STATION	392.6700	2,748.69

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4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598754
Customer No.	TXCITY

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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	KIT-TP-SL6U-BB-SS TROY 2020 PI Utility US Partition Kit Warehouse: HITC Troy, 2020 PI Utility US Partition Kit TP-E-SL6-US-SS SAB-20-FDUV-BB KP-UV20-DAP-SS	859.3400	6,015.38
7	7	Y	WG-20-FDUV-H-SET TROY 2020+ PI Utility window guard Horizontal welded Warehouse: HITC	227.3400	1,591.38
7	7	Y	PS-20-UVFX-OS-RL TROY Plastic seat with OS belts, rear partition polyca Warehouse: HITC	1,666.6700	11,666.69
7	7	Y	MISC TROY 25 PIU CARGO DECK PART#EM-20UV-CRGDCK-SSTK-2DWR Warehouse: HITC	2,000.0000	14,000.00
7	7	Y	DP-UV20-SET TRO TROY DOOR PANELS Warehouse: HITC	233.3400	1,633.38
7	7	Y	FP-SO500-R TROY 500 SERIES REMOTE CONTROLLER FACEPLATE Warehouse: HITC FP-SO500-R	0.0000	0.00

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

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Customer No.	TXCITY

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CITY OF TEXAS CITY 1801 9th Ave N Texas City, TX 77590	(For Pickup) HITCHCOCK TX WAREHOUSE 8315 FM 2004 HITCHCOCK, TX 77563
Contact: JOSEPH WAGGONER **Telephone:** 409-539-9106 **E-mail:** JWAGGONER@TEXASCITYTX.GOV	**Contact:** KENNY TAYLOR **Telephone:** 832-540-9161 **E-mail:** KTAYLOR@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	FP-MXTL5000 TROY FACEPLATE FOR MOTOROLA XTL5000, APX6500-SC Warehouse: HITC FITS S/C 1 PIECE MOT XTL2500/XTL5000/APX6500 05 & 07 **********	0.0000	0.00
7	7	Y	FP-SGTRAY TROY 4IN CONSOLE TRAY Warehouse: HITC	33.3400	233.38
7	7	Y	FP-BLNK1 TRO 1 BLANK PLATE FOR CONSOLE Warehouse: HITC	0.0000	0.00
7	7	Y	WEI-004 WEISER, Dual handcuff locks Warehouse: HITC	443.6700	3,105.69
7	7	Y	AC-MIC-Z-FPI TROY HEIGHT ADJUSTABLE MIC CLIP Warehouse: HITC	22.0000	154.00
14	14	Y	MMSU-1 MAGNETIC MIC SINGLE UNIT CONVERSION KIT Warehouse: HITC	40.0000	560.00

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598754
Customer No.	TXCITY

Bill To

CITY OF TEXAS CITY
1801 9th Ave N
Texas City, TX 77590

Contact: JOSEPH WAGGONER
Telephone: 409-539-9106
E-mail: JWAGGONER@TEXASCITYTX.GOV

Ship To

(For Pickup)
HITCHCOCK TX WAREHOUSE
8315 FM 2004
HITCHCOCK, TX 77563

Contact: KENNY TAYLOR
Telephone: 832-540-9161
E-mail: KTAYLOR@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	AC-GUNBOX-6-LP TROY 6" internal lidded locking low-profile internal s Warehouse: HITC AC-GUNBOX-6-LP 6" internal lidded locking low-profile internal storage box (may not accommodate handgun) 3.6" H	115.3400	807.38
21	21	Y	EBSDL0002-D SOI, OBSERVE, SMALL FORM DOME LIGHT, 3", R/W Warehouse: HITC 1 CENTERED IN DRIVER COMPARTMENT HEADLINER 1 INSIDE PRISONER COMPARTMENT 1 INSIDE REAR CARGO AREA ON SWITCH	58.3400	1,225.14
7	7	Y	806-0022-00 Stalker DSR-2 Antenna Radar System Warehouse: HITC	3,865.0000	27,055.00
7	7	Y	155-2211-00 STALKER REMOTE DISPLAY INTRCONNECT CABLE Warehouse: HITC	100.9400	706.58
7	7	Y	7170-1090-03 GJ DELL RUGGED LAPTOP DOCKING STATION, TRI RF Warehouse: HITC Dell Rugged Laptop Docking Station; TRI RF; Lite Port Replication with LIND 120W Auto Power Adapter	867.4700	6,072.29

Print Date	10/20/25
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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
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Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	TES-338265 TESSCO ANTENNA 3/4" Mount, 25' RG58/U Mini-UHF loose Warehouse: HITC MFG PART #: NMO-60-300-M1-N	35.0000	245.00
7	7	Y	204468 TESSCO 760-870 MHz Phantom Antenna, 3 dBi Warehouse: HITC	55.0000	385.00
7	7	Y	5025B BlueSea 6 Circuit ST Fuse Block w/ Cover & Ground Bus Warehouse: HITC	45.0000	315.00
7	7	Y	5026B BlueSea 12 Circuit Fuse Block w/ Ground Bus and Cover Warehouse: HITC	55.0000	385.00
7	7	Y	7189B-BSS Blue Sea 150A Circuit Breaker Warehouse: HITC Circuit Breaker Buss 285 SfcMt 150A (FLM- 5)	50.0000	350.00
7	7	Y	CUSTOMER SUPPLIED CUSTOMER SUPPLIED EQUIPMENT Warehouse: HITC MOTOROLA APX 4500 (INCLUDING ALL CABLES AND SPEAKER) AXON CAMERA SYSTEM	0.0000	0.00

Print Date	10/20/25
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E-mail: JWAGGONER@TEXASCITYTX.GOV

Ship To

(For Pickup)
HITCHCOCK TX WAREHOUSE
8315 FM 2004
HITCHCOCK, TX 77563

Contact: KENNY TAYLOR
Telephone: 832-540-9161
E-mail: KTAYLOR@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: HITC LOOM, WIRE, HARDWARE, CONNECTORS, ETC **********	550.0000	3,850.00
7	7	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: HITC	4,550.0000	31,850.00

Approved By: _____

☐ **Approve All Items & Quantities**

Quote Good for 30 Days

Print Date	10/20/25
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Subtotal	184,333.59
Freight	3,220.00
Order Total	187,553.59

Prepared by: Cody Delaney
11/11/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-150 Police Responder 4x4 5.5' box 145" WB XL (W1P)

Price Level: 615 | Quote ID: TCPDW1PB26

Pricing Summary - Multiple Vehicles

Vehicle Quantity: 3

	MSRP
Vehicle Pricing	
Base Vehicle Price	$157,050.00
Options	$1,605.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$7,785.00
Subtotal	$166,440.00

Pre-Tax Adjustments

Code	Description	MSRP
01	DISCOUNT AND CONCESSION	-$18,093.00
	BUYBOARD FEE CONTRACT# 724-23	$1,200.00
	FOB CHASTANG FORD	$0.00
Total		$149,547.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

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2026 F-150 Police Responder 4x4 5.5' box 145" WB XL (W1P)

Price Level: 615 | Quote ID: TCPDW1PB26

As Configured Vehicle

Code	Description
W1P	Base Vehicle Price (W1P)
150A	Equipment Group 150A *Includes:* *- Engine: 3.5L V6 EcoBoost* *120-MPH top speed.* *- Transmission: Electronic 10-Speed Automatic* *Includes selectable drive modes: normal/tow-haul/snow-wet/EcoSelect/sport and SelectShift automatic with progressive range select.* *- Electronic Locking w/3.31 Axle Ratio* *- GVWR: 7,075 lbs Payload Package* *- Tires: LT265/70R18 BSW A/T* *- Wheels: 18" Steel* *- HD Police-Grade Cloth 40/Blank/40 Front-Seats* *Includes reduced bolsters, 8-way power driver/manual passenger, built-in steel intrusion plates in both front-seatbacks, center-section deleted (restraint control module cover provided) and vinyl rear bench.* *- Radio: AM/FM Stereo w/6 Speakers* *- SYNC 4* *Includes 12" LCD capacitive touchscreen with swipe capability, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owners manual and conversational voice command recognition.*
998	Engine: 3.5L V6 EcoBoost *120-MPH top speed.*
44G	Transmission: Electronic 10-Speed Automatic *Includes selectable drive modes: normal/tow-haul/snow-wet/EcoSelect/sport and SelectShift automatic with progressive range select.*
XL3	Electronic Locking w/3.31 Axle Ratio
STDGV	GVWR: 7,075 lbs Payload Package
STDTR	Tires: LT265/70R18 BSW A/T
STDWL	Wheels: 18" Steel
P	HD Police-Grade Cloth 40/Blank/40 Front-Seats *Includes reduced bolsters, 8-way power driver/manual passenger, built-in steel intrusion plates in both front-seatbacks, center-section deleted (restraint control module cover provided) and vinyl rear bench.*
145WB	145" Wheelbase
PAINT	Monotone Paint Application
STDRD	Radio: AM/FM Stereo w/6 Speakers *Includes:*

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2026 F-150 Police Responder 4x4 5.5' box 145" WB XL (W1P)

Price Level: 615 | Quote ID: TCPDW1PB26

As Configured Vehicle (cont'd)

Code	Description
	- SYNC 4 *Includes 12" LCD capacitive touchscreen with swipe capability, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owners manual and conversational voice command recognition.*
18B	Black Platform Running Boards
153	Front License Plate Bracket *Standard in states where required by law, optional to all others.*
67T	Integrated Trailer Brake Controller
UM_03	Agate Black Metallic
PB_02	Black w/HD Police-Grade Cloth 40/Blank/40 Front-Seats

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
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Prepared by: Cody Delaney
10/14/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-150 Police Responder 4x4 5.5' box 145" WB XL (W1P)

Price Level: 615 | Quote ID: TCPDW1PB26

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	
Base Vehicle Price	$52,350.00
Options	$535.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$2,595.00
Subtotal	$55,480.00

Pre-Tax Adjustments

Code	Description	MSRP
01	DISCOUNT AND CONCESSION	-$6,031.00
	BUYBOARD FEE CONTRACT# 724-23	$400.00
	FOB CHASTANG FORD	$0.00
Total		$49,849.00

Customer Signature

Acceptance Date

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Prepared by: Cody Delaney
10/14/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-150 Police Responder 4x4 5.5' box 145" WB XL (W1P)

Price Level: 615 | Quote ID: TCPDW1PB26

As Configured Vehicle

Code	Description
W1P	Base Vehicle Price (W1P)
150A	Equipment Group 150A *Includes:* *- Engine: 3.5L V6 EcoBoost* *120-MPH top speed.* *- Transmission: Electronic 10-Speed Automatic* *Includes selectable drive modes: normal/tow-haul/snow-wet/EcoSelect/sport and SelectShift automatic with progressive range select.* *- Electronic Locking w/3.31 Axle Ratio* *- GVWR: 7,075 lbs Payload Package* *- Tires: LT265/70R18 BSW A/T* *- Wheels: 18" Steel* *- HD Police-Grade Cloth 40/Blank/40 Front-Seats* *Includes reduced bolsters, 8-way power driver/manual passenger, built-in steel intrusion plates in both front-seatbacks, center-section deleted (restraint control module cover provided) and vinyl rear bench.* *- Radio: AM/FM Stereo w/6 Speakers* *- SYNC 4* *Includes 12" LCD capacitive touchscreen with swipe capability, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owners manual and conversational voice command recognition.*
998	Engine: 3.5L V6 EcoBoost *120-MPH top speed.*
44G	Transmission: Electronic 10-Speed Automatic *Includes selectable drive modes: normal/tow-haul/snow-wet/EcoSelect/sport and SelectShift automatic with progressive range select.*
XL3	Electronic Locking w/3.31 Axle Ratio
STDGV	GVWR: 7,075 lbs Payload Package
STDTR	Tires: LT265/70R18 BSW A/T
STDWL	Wheels: 18" Steel
P	HD Police-Grade Cloth 40/Blank/40 Front-Seats *Includes reduced bolsters, 8-way power driver/manual passenger, built-in steel intrusion plates in both front-seatbacks, center-section deleted (restraint control module cover provided) and vinyl rear bench.*
145WB	145" Wheelbase
PAINT	Monotone Paint Application
STDRD	Radio: AM/FM Stereo w/6 Speakers *Includes:*

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

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2026 F-150 Police Responder 4x4 5.5' box 145" WB XL (W1P)

Price Level: 615 | Quote ID: TCPDW1PB26

As Configured Vehicle (cont'd)

Code	Description
	- SYNC 4 *Includes 12" LCD capacitive touchscreen with swipe capability, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owners manual and conversational voice command recognition.*
18B	Black Platform Running Boards
153	Front License Plate Bracket *Standard in states where required by law, optional to all others.*
67T	Integrated Trailer Brake Controller
YZ_01	Oxford White
PB_02	Black w/HD Police-Grade Cloth 40/Blank/40 Front-Seats

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598759-A
Customer No.	TXCITY

Bill To	**Ship To**
CITY OF TEXAS CITY 1801 9th Ave N Texas City, TX 77590	(For Pickup) HITCHCOCK TX WAREHOUSE 8315 FM 2004 HITCHCOCK, TX 77563
Contact: JOSEPH WAGGONER **Telephone:** 409-539-9106 **E-mail:** JWAGGONER@TEXASCITYTX.GOV	**Contact:** KENNY TAYLOR **Telephone:** 832-540-9161 **E-mail:** KTAYLOR@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
4	4	N	INFO 2025 FORD F-150 RESPONDER X4 (ADMIN) Warehouse: HITC	0.0000	0.00
4	4	N	INFO TEXAS CITY POLICE DEPARTMENT Warehouse: HITC	0.0000	0.00
4	4	N	INFO EQUIPMENT AND INSTALL Warehouse: HITC	0.0000	0.00
4	4	N	INFO FRONT Warehouse: HITC	0.0000	0.00
4	4	Y	ENFWB01G09 SOI, NFILB, FRNT, 8MOD, 2021-24 F150, RW/BW Warehouse: HITC Ford F-150 (2021-24) Split Front (DRV) |D12||D12||D12||D12||D12||D12||D12||D12| (PAS) |R_W||R_W||R_W||R_W||B_W||B_W||B_W||B_W| Accessories: PNFLBSPLT1 DSC w/ LIN Breakout Box (Included)	935.0000	3,740.00
16	16	Y	EMPS21GQ4-8 SOI, MPWR FASCIA, 4", STM, BLK HSG, RED/BLU/WHT, STL Warehouse: HITC GRILL LIGHTS RECESSED FOR UNDER COVER	140.0000	2,240.00

Print Date	10/20/25
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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
16	16	Y	PMP2BKDGAJ SOI 4" mPOWER 90 DEGREE MOUNTING BRACKET, BLACK Warehouse: HITC	9.0000	144.00
4	4	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: HITC 100J series composite speaker w/ universal bail brkt-100 watt	180.0000	720.00
4	4	Y	ETSSVBK15 Ford F-150 Police Responder 2021 - 2022, Frame Mount p Warehouse: HITC	40.1400	160.56
4	4	Y	ETHFSS-SP-ISO SOI SOLID STATE ISOLATED HEADLIGHT FLASHER Warehouse: HITC NOTE --- NO FLASHER AVAILABLE FOR THE HIGH INTENSITY GAS DISCHARGE HEADKIGHTS. POSITIVE SIDE SWITCHING ONLY **********	54.1400	216.56
4	4	N	INFO SIDE Warehouse: HITC	0.0000	0.00
8	8	Y	ESLRL73168 SOI, SL RUNNING, 72", 6MOD, R/B/W, 3CLR/TRIO Warehouse: HITC SL Running Light, 72" - 6 Module, Tricolor Red/Blue/White	350.0000	2,800.00

Print Date	10/20/25
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4809 KOGER BLVD
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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
8	8	Y	PSLVBK02 SOI SL Running Light Mounting Kit 2015+ F150 Warehouse: HITC Mounting Kit for SL Running Light includes: Bracket & Hardware Kit, Ford F-150 2015-2021	36.4000	291.20
4	4	N	INFO REAR Warehouse: HITC	0.0000	0.00
4	4	Y	EMPTC01MGN SOI, MPWR TRFC CNTRL, 39", 6MOD, RA/BA Warehouse: HITC 39" 6 Head Rear mpower® Traffic Controller w/ 15' LIN DSC Technology (DRV) |D12||D12||D12||D12||D12||D12| (PAS) |R_A||R_A||R_A||B_A||B_A||B_A|X Housing Color - Black Extrusion Lens Color - All Clear Lenses Accessories - PNFLBSPLT1 Mount Kit - PMPTCM02 (x2) Medium 2-Hole	842.8000	3,371.20
16	16	Y	EMPS21GPV-8 SOI, MPWR FASCIA, 4", QM, BLK HSG, RED/BLU/WHT, STLT Warehouse: HITC BETWEEN THE TAILGATE AND BUMPER	140.0000	2,240.00
4	4	Y	ETFBSSN-P SOI 100% SOLID STATE TAILLIGHT FLASHER (12-WIRE) Warehouse: HITC	102.0000	408.00

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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
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Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
4	4	N	INFO INTERIOR/MISC Warehouse: HITC	0.0000	0.00
4	4	Y	ETSA481RSR SOI, 400 SERIES REMOTE SIREN, W/KNOB, 100WATT Warehouse: HITC	574.9400	2,299.76
4	4	Y	AC-F150-15-MNT TROY, FLOOR PLATE EXPEDITION Warehouse: HITC	0.0000	0.00
4	4	Y	CC-21F1-0713 TROY 2021+ FORD F150 CONSOLE Warehouse: HITC 2021-22 Ford F150 20" standard console; 7" slope, 13" level (no floor plate needed, mounts directly to floor)	472.0000	1,888.00
4	4	Y	AC-INBHG TRO 4" INTERNAL CONSOLE DUAL CUPHOLDER WITH FINGERS Warehouse: HITC CUP HOLDERS HAVE RUBBER FINGERS REPLACES p/n # AC-INTBH WHICH IS NLA **********	42.6700	170.68
4	4	Y	FP-USBC-2DC TROY 2" PLATE W/2 12VDC OUTLETS & USB-A/USB-C PORT Warehouse: HITC	60.0000	240.00

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Sales Quote

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4809 KOGER BLVD
GREENSBORO, NC 27407

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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
4	4	Y	CM-SDMT-SL-LED TROY HEIGHT ADJSTABLE COMPUTER MOUNT, SIDE TO C Warehouse: HITC BOLTS TO SIDE OF CONSOLE, WILL ACCOMMODATE A CUSTOMER SUPPLIED DOCKING STATION	392.6700	1,570.68
4	4	Y	AC-MIC-Z-FPI TROY HEIGHT ADJUSTABLE MIC CLIP Warehouse: HITC	22.0000	88.00
8	8	Y	MMSU-1 MAGNETIC MIC SINGLE UNIT CONVERSION KIT Warehouse: HITC	40.0000	320.00
4	4	Y	AC-TB-ARMMNT-XL TROY XL ARM REST Warehouse: HITC	149.3400	597.36
4	4	Y	FP-SO380R TROY 4" ETSA480 Blueprint remote head lights/siren Warehouse: HITC 4" FACEPLATE SOUNDOFF BLUEPRINT ETSA480 REMOTE HEAD LIGHTS/SIREN	0.0000	0.00
4	4	Y	FP-MTURBO TROY FACEPLATE Warehouse: HITC FP-MTURBO	0.0000	0.00

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DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
4	4	Y	AC-GUNBOX-6 TRO 6" LIDDED CONSOLE BOX LOCK Warehouse: HITC	115.3400	461.36
4	4	Y	FP-BLNK1 TRO 1 BLANK PLATE FOR CONSOLE Warehouse: HITC	0.0000	0.00
4	4	Y	CP-T-US-D-BOX TROY F-150/ *2019 Chevy Silverado under-seat lidded gu Warehouse: HITC F-150/ *2019 Chevy Silverado under-seat lidded gunbox	735.0000	2,940.00
4	4	Y	7170-1090-03 GJ DELL RUGGED LAPTOP DOCKING STATION, TRI RF Warehouse: HITC Dell Rugged Laptop Docking Station; TRI RF; Lite Port Replication with LIND 120W Auto Power Adapter	867.4700	3,469.88
4	4	Y	XF4 DECKED 2 DRAWER PICK UP TRUCK BED BOX FOR 5'6" BE Warehouse: HITC Includes: 1x Tan Halfrack, 1x Tan Sixer, 2x Dividers, 1x Drawerganizer, 4x D-rings, 2x Deep / 2x Shallow Stash Bins Works with spray-on bedliners, not compatible with drop-in bedliners	1,450.0000	5,800.00

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598759-A
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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
4	4	Y	TES-338265 TESSCO ANTENNA 3/4" Mount, 25' RG58/U Mini-UHF loose Warehouse: HITC MFG PART #: NMO-60-300-M1-N	35.0000	140.00
4	4	Y	204468 TESSCO 760-870 MHz Phantom Antenna, 3 dBi Warehouse: HITC	55.0000	220.00
4	4	Y	5025B BlueSea 6 Circuit ST Fuse Block w/ Cover & Ground Bus Warehouse: HITC	45.0000	180.00
4	4	Y	5026B BlueSea 12 Circuit Fuse Block w/ Ground Bus and Cover Warehouse: HITC	55.0000	220.00
4	4	Y	7189B-BSS Blue Sea 150A Circuit Breaker Warehouse: HITC Circuit Breaker Buss 285 SfcMt 150A (FLM- 5)	50.0000	200.00
4	4	Y	CUSTOMER SUPPLIED CUSTOMER SUPPLIED EQUIPMENT Warehouse: HITC MOTOROLA APX 4500 (INCLUDING ALL CABLES AND SPEAKER)	0.0000	0.00

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598759-A
Customer No.	TXCITY

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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
4	4	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: HITC LOOM, WIRE, HARDWARE, CONNECTORS, ETC **********	450.0000	1,800.00
4	4	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: HITC	3,450.0000	13,800.00

Approved By: _____

☐ **Approve All Items & Quantities**

Quote Good for 30 Days

Print Date	10/20/25
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Printed By: Kenny Taylor

Subtotal	52,737.24
Freight	1,250.00
Order Total	53,987.24

Prepared by: Cody Delaney
10/14/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2025 Transit-150 Cargo RWD Low Roof Van 148" WB Base (E1Y)

Price Level: 535 | Quote ID: TCPD25E1Y

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	
Base Vehicle Price	$48,800.00
Options	$1,205.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$2,095.00
Subtotal	$52,100.00

Pre-Tax Adjustments

Code	Description	MSRP
01	DISCOUNT AND CONCESSION	-$2,000.00
	BUYBOARD FEE	$400.00
	FOB CHASTANG FORD	$0.00
Total		$50,500.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

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Prepared by: Cody Delaney
10/14/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2025 Transit-150 Cargo RWD Low Roof Van 148" WB Base (E1Y)

Price Level: 535 | Quote ID: TCPD25E1Y

As Configured Vehicle

Code	Description
E1Y	Base Vehicle Price (E1Y)
101A	Order Code 101A *Includes:* *- Engine: 3.5L PFDi V6 Flex-Fuel* *Includes port injection and auto start-stop technology.* *- Transmission: 10-Spd Automatic w/OD & SelectShift* *Includes auxiliary transmission oil cooler.* *- 3.73 Axle Ratio* *- GVWR: 8,800 lbs* *- Tires: 235/65R16C 121/119 R AS BSW* *- Wheels: 16" Silver Steel w/Black Hubcap* *- Dark Palazzo Gray Vinyl Bucket Seats* *Includes 2-way manual driver seat, 2-way manual passenger seat and driver armrest only.* *- Vinyl Front Bucket Seats* *- Radio: AM/FM Stereo* *Includes 4.0" multi-function display, Bluetooth, dual USB ports and 4 speakers (front).*
998	Engine: 3.5L PFDi V6 Flex-Fuel *Includes port injection and auto start-stop technology.*
44U	Transmission: 10-Spd Automatic w/OD & SelectShift *Includes auxiliary transmission oil cooler.*
X73	3.73 Axle Ratio
STDGV	GVWR: 8,800 lbs
STDTR	Tires: 235/65R16C 121/119 R AS BSW
STDWL	Wheels: 16" Silver Steel w/Black Hubcap
V	Vinyl Front Bucket Seats
21G	Dark Palazzo Gray Vinyl Bucket Seats *Includes 2-way manual driver seat, 2-way manual passenger seat and driver armrest only.*
PAINT	Monotone Paint Application
148WB	148" Wheelbase
53D	Tow/Haul Mode w/Trailer Wiring Provisions
	If a TBC is required, it must be added to initial order. Neither a Ford nor aftermarket TBC can be added later. This package does not include the frame mounted hitch receiver.

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2025 Transit-150 Cargo RWD Low Roof Van 148" WB Base (E1Y)

Price Level: 535 | Quote ID: TCPD25E1Y

As Configured Vehicle (cont'd)

Code	Description
	Includes trailer wiring harness to rear of vehicle for upfit, Trailer Sway Control (TSC), 4/7 pin connector assembly and rear jumper. This package does not include a Trailer Brake Controller (TBC) (67D).
15F	Full Rear Compartment Lighting *Includes cargo area LED lights at C-pillar and D-pillar and rear compartment LED switch.*
17P	6 Cargo Tie-Down Hooks
67E	Large Center Console *Includes an integrated shifter, a dual cup holder and an additional storage area.*
16E	Front & Rear Vinyl Floor Covering *Includes wheel well liners.*
58U	Radio: AM/FM Stereo *Includes 4.0" multi-function display, Bluetooth, dual USB ports and 4 speakers (front).*
86F	2 Additional Keys (4 Total) *Includes key fobs.*
43R	Reverse Sensing System
153	Front License Plate Bracket Standard in states requiring two license plates and optional in all other states.
WARANT	Fleet Customer Powertrain Limited Warranty Requires valid FIN code. *Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty.' When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.*
425	50-State Emissions System
YZ_01	Oxford White
VK_01	Dark Palazzo Gray w/Vinyl Front Bucket Seats

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	598766
Customer No.	TXCITY

Bill To	**Ship To**
CITY OF TEXAS CITY 1801 9th Ave N Texas City, TX 77590	(For Pickup) HITCHCOCK TX WAREHOUSE 8315 FM 2004 HITCHCOCK, TX 77563
Contact: JOSEPH WAGGONER **Telephone:** 409-539-9106 **E-mail:** JWAGGONER@TEXASCITYTX.GOV	**Contact:** KENNY TAYLOR **Telephone:** 832-540-9161 **E-mail:** KTAYLOR@DANASAFETYSUPPLY.COM

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	N	INFO 2025 FORD TRANSIT X1 (JAIL TRANSPORT) Warehouse: HITC	0.0000	0.00
1	1	N	INFO TEXAS CITY POLICE DEPARTMENT Warehouse: HITC	0.0000	0.00
1	1	N	INFO EQUIPMENT AND INSTALL Warehouse: HITC	0.0000	0.00
1	1	N	INFO FRONT Warehouse: HITC	0.0000	0.00
4	4	Y	EMPS2STS5RBW SOI, MPWR FASCIA, 4", STM, BLK HSG, RED/BLU/WHT Warehouse: HITC GRILL LIGHTS	130.0000	520.00
4	4	Y	PMP2BKDGAJ SOI 4" mPOWER 90 DEGREE MOUNTING BRACKET, BLACK Warehouse: HITC	9.0000	36.00
1	1	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: HITC 100J series composite speaker w/ universal bail brkt-100 watt	180.0000	180.00

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Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	ETHFSS-SP-ISO SOI SOLID STATE ISOLATED HEADLIGHT FLASHER Warehouse: HITC NOTE --- NO FLASHER AVAILABLE FOR THE HIGH INTENSITY GAS DISCHARGE HEADKIGHTS. POSITIVE SIDE SWITCHING ONLY **********	54.1400	54.14
1	1	N	INFO REAR Warehouse: HITC	0.0000	0.00
1	1	Y	ETFBSSN-P SOI 100% SOLID STATE TAILLIGHT FLASHER (12-WIRE) Warehouse: HITC	50.4000	50.40
2	2	Y	EMPSA05BU-8 SOI, MPWR FASCIA, 4X2, QM, BLK HSG, RED/BLU/WHT Warehouse: HITC MOUNTED ON REAR DOORS	187.6000	375.20
1	1	N	INFO INTERIOR/MISC Warehouse: HITC	0.0000	0.00
1	1	Y	ETSA481RSR SOI, 400 SERIES REMOTE SIREN, W/KNOB, 100WATT Warehouse: HITC	574.9400	574.94

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Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	AC-F-FTV-MNT TROY 2015-21 Transit XLT Van floor plate Warehouse: HITC AC-F-FTV-MNT	0.0000	0.00
1	1	Y	CC-MC-18 TROY MC 18degree L-Shape Console; 7"slope / 11"Level Warehouse: HITC	391.3400	391.34
1	1	Y	AC-INBHG TRO 4" INTERNAL CONSOLE DUAL CUPHOLDER WITH FINGERS Warehouse: HITC CUP HOLDERS HAVE RUBBER FINGERS REPLACES p/n # AC-INTBH WHICH IS NLA **********	42.6700	42.67
1	1	Y	AC-MIC-Z-FPI TROY HEIGHT ADJUSTABLE MIC CLIP Warehouse: HITC	22.0000	22.00
1	1	Y	AC-TB-ARMMNT-XL TROY XL ARM REST Warehouse: HITC	149.3400	149.34

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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	FP-SO380R TROY 4" ETSA480 Blueprint remote head lights/siren Warehouse: HITC 4" FACEPLATE SOUNDOFF BLUEPRINT ETSA480 REMOTE HEAD LIGHTS/SIREN	0.0000	0.00
1	1	Y	FP-MTURBO TROY FACEPLATE Warehouse: HITC FP-MTURBO	0.0000	0.00
1	1	Y	AC-GUNBOX-6 TRO 6" LIDDED CONSOLE BOX LOCK Warehouse: HITC	115.3400	115.34
1	1	Y	FP-BLNK1 TRO 1 BLANK PLATE FOR CONSOLE Warehouse: HITC	0.0000	0.00
2	2	Y	MMSU-1 MAGNETIC MIC SINGLE UNIT CONVERSION KIT Warehouse: HITC	40.0000	80.00
1	1	Y	PT-F05-120-3 HAV PT, 120", 50"H, [3]COMP, TRNST, 15-25, Warehouse: HITC Prisoner Transport Insert For 2015-2025 Ford Transit Low Roof long length 148" WB Cargo Van	18,289.3800	18,289.38

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Entered By	Salesperson	Ordered By	Resale Number
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Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	PT-A-503 HAV OPTIONAL REAR AC/HEAT VENT ADAPTOR KIT Warehouse: HITC VEHICLE - REPLACES OLD # KK-*-VAK ********** MISC HAV DOOR WIND CVR PART#PT-A-922 Warehouse: HITC	604.3800	604.38
1	1	Y		90.6300	90.63
1	1	Y	PT-A-916 HAVIS REAR LIGHT (REPLACES PT-A-905) Warehouse: HITC	525.0000	525.00
1	1	Y	PT-A-902 HAV 48" FLIP DOWN REAR STEP FOR PT 100 STEP SERIES Warehouse: HITC MOUNTS TO PT 100 SERIES PERMANENT STEP REPLACES OLD NUMBER - KK-ST-FLIP HAVIS REAR P/T INSERT STEP IS REQUIRED -- **********	675.0000	675.00
1	1	Y	PT-A-904 HAV PT SOUND DEADENING INSULATION Warehouse: HITC	1,033.1300	1,033.13

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Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	TES-338265 TESSCO ANTENNA 3/4" Mount, 25' RG58/U Mini-UHF loose Warehouse: HITC MFG PART #: NMO-60-300-M1-N	35.0000	35.00
1	1	Y	204468 TESSCO 760-870 MHz Phantom Antenna, 3 dBi Warehouse: HITC	55.0000	55.00
1	1	Y	5025B BlueSea 6 Circuit ST Fuse Block w/ Cover & Ground Bus Warehouse: HITC	45.0000	45.00
1	1	Y	5026B BlueSea 12 Circuit Fuse Block w/ Ground Bus and Cover Warehouse: HITC	55.0000	55.00
1	1	Y	7189B-BSS Blue Sea 150A Circuit Breaker Warehouse: HITC Circuit Breaker Buss 285 SfcMt 150A (FLM- 5)	50.0000	50.00
1	1	Y	CUSTOMER SUPPLIED CUSTOMER SUPPLIED EQUIPMENT Warehouse: HITC AXON CAMERA SYSTEM MOTOROLA APX 4500 (INCLUDING ALL CABLES AND SPEAKER)	0.0000	0.00

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Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
10/20/25	UPS GROUND FREIGHT	QUOTED FREIGHT		NET30

Entered By	Salesperson	Ordered By	Resale Number
Kenny Taylor	Kenny Taylor- Hitchcock	JOSEPH WAGGONER	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: HITC LOOM, WIRE, HARDWARE, CONNECTORS, ETC **********	550.0000	550.00
1	1	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: HITC	4,675.0000	4,675.00

Approved By: _____

☐ **Approve All Items & Quantities**

Quote Good for 30 Days

Print Date	10/20/25
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Subtotal	29,273.89
Freight	1,650.00
Order Total	30,923.89

RESOLUTION NO. 2025-147

A RESOLUTION APPROVING THE PURCHASE OF TWELVE (12) POLICE DEPARTMENT VEHICLES AND UPFITTING THROUGH BUY BOARD FEE CONTRACT NO. 724-23 AND BUY BOARD FEE CONTRACT NO. 698-23; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Finance Department requests approval for the purchase of twelve (12) vehicles for the Police Department fleet; and

WHEREAS, the commission approved the request to purchase twelve (12) vehicles in the FY26 Adopted Budget in the amount of $576,496 and upfitting in the amount of $272,464.72. The pricing of the vehicles was provided by Chastang Ford in accordance with Buy Board Fee Contract No. 724-23 and upfitting provided by Dana Safety Supply, Inc. through Buy Board Fee Contract No. 698-23.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the purchase of twelve (12) vehicles and upfitting for the Police Department fleet for a total price, as set out on the quote attached hereto as **Exhibit "A"** and made a part hereof for all intents and purposes.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG **(10) (a)**

Meeting Date: 11/19/2025

Consider and take action on First reading of Ordinance 2025-19, amending the Texas City Code o Ordinances Title XV "Land Usage", Chapter 159 "Subdivisions" Section 159.025 Replats, and providing for publication and an effective date.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on the first reading of Ordinance 2025-19, amending the Texas City Code of Ordinances Title XV "Land Usage" Section 159.025 Replats, Chapter 159 "Subdivisions", to provide in accordance with state law for the administrative approval of certain minor replats upon the same terms and conditions as the Texas City Commission has allowed for minor plats and minor amending plats.

BACKGROUND (Brief Summary)

Texas Local Government Code Section 212.0065 allows cities to delegate to one or more officers or employees of the city the ability to approve (1) amending plats described in section 212.016, and (2) minor plats or replats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

In 2008 the City adopted Ordinance 08-29 which made this delegation for amending plats (Section 159.026) and for minor plats (159.027), but did not include the same delegation for minor replats (159.025).

The platting activities of Texas City are vigorous, and applications for minor replats are frequently received. The minor replats follow the same review process as minor plats, amending plats, final plats, preliminary plats, master subdivision plans, development plans, and rezoning applications.

The administrative approval delegated for amending plats and minor plats increases the efficient use of the time and resources of the Planning Board. It also allows a quicker and more efficient response time to the applicants. The delegation of authority allowed by state law specifically excludes the authority to deny a minor plat or amending plat. This exclusion of authority would also apply to any delegation of authority for a minor replat.

The delegation to allow administrative approval of minor plats and amending plats has been effective since its adoption in 2008. It is unknown why the delegation in 2008 did not include minor replats at the time. It may have been thought that minor replats could be considered amending plats and handled administratively as such. However, because the state law refers to replats separately from plats, staff recommend amending Chapter 159 to specifically provide for the administrative approval of minor replats to avoid any question about the effectiveness of an administrative approval.

The Planning Board considered the proposed amendment at its regular meeting on November

3, 2025 and voted 5-0 to recommend the amendment to the City Commission.

RECOMMENDATION

Staff recommend approval of the amendment to Chapter 159 Subdivisions Section 159.025 to delegate the authority to approve minor replats in accordance with state law to the City Engineer/City Planner upon the same terms and conditions as previously approved for minor plats and minor amending plats. The Planning Board considered the proposed amendment at its regular meeting on November 3, 2025 and voted 5-0 to recommend the amendment to the City Commission.

Fiscal Impact

Funds Available Y/N: N/A
Amount Requested: N/A
Source of Funds: N/A
Account #: N/A
Fiscal Impact:
No fiscal impact.

Attachments

Ordinance
Staff memo re minor replats

ORDINANCE NO. 2025-_____

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS, AMENDING THE TEXAS CITY CODE OF ORDINANCES S TITLE XV "LAND USAGE", CHAPTER 159 "SUBDIVISIONS" AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE

WHEREAS, the City of Texas City, Texas, is authorized to regulate ordinances pursuant to the Texas Local Government Code;

WHEREAS, the City Commission of the city of Texas City, Texas, needs to amend the Texas City Code of Ordinance Title XV Entitled "Land Usage," to AMEND Chapter 159 SUBDIVISIONS Section 159.025 Replats to delegate authority for the administrative approval of minor replats upon certain designated conditions as allowed by the Texas Local Government Code and as currently allowed in the Texas City Code of Ordinances for amending plats (Section 159.026) and minor plats (Section 159.027).

WHEREAS, the Planning Board reviewed the proposed amendment to the Texas City Code of Ordinance Title XV Entitled "Land Usage," Chapter 159 SUBDIVISIONS Section 159.025 Replats at its meeting on November 3, 2025 and voted to recommend delegation of the authority for the administrative approval of minor replats upon certain designated conditions as allowed by the Texas Local Government Code to improve the efficient and effective administration of the subdivision platting processes for the benefit of the citizens of Texas City.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS, THAT:

Section 1. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Commission hereby further finds and determines that this ordinance's rules, regulations, terms, conditions, provisions, and requirements are reasonable and necessary to protect public health, safety, and quality of life.

Section 2. That City of Texas City's Code of Ordinances Chapter 159 Entitled "SUBDIVISIONS" is hereby amended as follows:

"Section 159.025 **REPLAT**

(B) *Content, review, and decision making process*

ADD:

(4) In accordance with Tex. Local Gov't Code Section 212.0065, the city delegates to the City Planner and the City Engineer the authority to approve minor replats administratively, which:

(a) Involve four or fewer lots

(b) front onto an existing street; and

(c) do not require the creation of any new street or the extension of municipal facilities.

(5) The City Planner and City Engineer may, for any reason, elect to present the minor replat to the Planning Board for approval.

(6) The City Planner and City Engineer shall not disapprove the minor replat and shall be required to refer any minor replat application which he or she refuses to approve administratively to the Planning Board for consideration.

(7) If the replat is approved by the City Planner and City Engineer, the signature block and signature of the Chairperson of the Planning Board shall not be required. The following signature shall, however, appear on the administratively approved minor replat

On the ___ day of _____, 20__ this minor replat was administratively approved by the City Planner and City Engineer of the City of Texas City.

Signed_____
City Planner/City Engineer of the City of Texas City "

Section 3. This ordinance shall be cumulative of all provisions of the City of Texas City, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

Section 4. It is hereby declared to be the intention of the City Commission of the City of Texas City that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Commission without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 5. That this Ordinance shall be read on three (3) separate days and shall become effective upon its final reading, passage, and adoption.

Section 6. That this Ordinance shall be finally passed upon the date of its introduction and shall become effective from and after its passage and adoption and publication by caption only in the official newspaper of the City of Texas City, Texas.

PASSED ON FIRST READING this ____ day of November, 2025.

_____

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

PASSED ON SECOND READING this _____day of December, 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

PASSED AND FINALLY ADOPTED this____ day of December, 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney

Texas City
EST. 1911
ENGINEERING & PLANNING

TO: Planning Board – Regular Meeting November 3, 2025

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

DATE: October 25, 2025

RE: Amendment to the Ch 159 Subdivision Ordinance to provide for administrative approval of minor replats.

Background: Texas Local Government Code Section 212.0065 allows cities to delegate to one or more officers or employees of the city the ability to approve (1) amending plats described in section 212.016, (2) minor plats or replats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

In 2008, the City adopted Ordinance 08-29, which made this delegation for amending plats and for minor plats, but did not include the same delegation for minor replats.

The platting activities of Texas City are vigorous, and applications for minor replats are frequently received. The minor replats follow the same review process as minor plats, amending plats, final plats, preliminary plats, master subdivision plans, development plans, and rezoning applications.

The administrative approval delegated for amending plats and minor plats increases the efficient use of the time and resources of the Planning Board. It also allows a quicker and more efficient response time to the applicants. The delegation of authority specifically excludes the authority to deny a minor plat or an amending plat. This exclusion of authority would also apply to any delegation of authority for a minor replat.

The delegation to allow administrative approval of minor plats and amending plats has been effective since its adoption in 2008. It is unknown why the delegation did not include minor replats at the time. It may have been thought that minor replats could be considered amending plats and handled administratively as such.

Staff recommends amending Chapter 159 to provide for the administrative approval of minor replats as provided for amending plats and minor plats and as allowed by state law.

Kim Golden, P.E.
City Engineering

CITY COMMISSION REGULAR MTG **(10) (b)**

Meeting Date: 11/19/2025

Second reading of Ordinance 2025-07, amending the Texas City Code of Ordinances Title XV "Land Usage", Chapter 150 "Building Regulations; Construction"; and Chapter 151 "Electricity" and Chapter 153 "Mechanical Regulations" and Chapter 154 "Plumbing" to require insurance and a surety bond.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on the Second reading of Ordinance 2025-07, amending the Texas City Code of Ordinances Title XV "Land Usage," Chapter 150 "Building Regulations; Construction"; Chapter 153 "Mechanical Regulations"; and Chapter 151 "Electricity" and Chapter 154 "Plumbing" to update the building permit requirements for insurance and surety bond.

BACKGROUND (Brief Summary)

The Texas City Code of Ordinances currently requires all contractors and builders undertaking projects that involve the construction, erection, or repair of buildings which necessitate a permit to maintain liability insurance in the amount of $300,000 and to name the City as the certificate holder to ensure proper accountability and risk management. The proposed ordinance extends this requirement to licensed plumbing, electrical, HVAC and mechanical contractors. TDLR, which licenses all of these trades, requires liability insurance in this amount. The ordinance requires Texas City to be named as an additional insured.

Current provisions allow a contractor to provide a surety bond in the amount of $5,000 instead of the liability insurance. This provision needs revision because a bond is not the same as insurance. Insurance does not cover a contractor's responsibility for the payment of goods and materials or for the completion of work in accordance with applicable laws, standards and building codes. To protect the public and homeowners, contractors should provide both insurance and a surety bond. It is recommended that the bond amount be a minimum of $10,000. The surety bond serves as a financial guarantee for the completion of the project in accordance with local laws and standards and building code. The proposed ordinance requires the City Attorney's approval of the surety bond form to ensure its compliance with all legal requirements.

RECOMMENDATION

The City Engineer, Chief Building Official, and other City staff recommend approval of Ordinance 2025-07, which amends Chapters 150 ("Building Regulations"), 151 ("Electricity"), 153 ("Mechanical Regulations"), and 154 ("Plumbing"). to require minimum insurance coverage of $300,000, with the City of Texas City designated as an additional insured party and a surety bond of $10,000 as a condition for the issuance of building permits to licensed contractors, plumbers, HVAC/mechanical contractors and electricians for work performed in

Texas City.

Fiscal Impact

Funds Available Y/N: N/A
Amount Requested: N/A
Source of Funds: N/A
Account #: N/A
Fiscal Impact:
No fiscal impact

Attachments

Draft Ordinance 2025-07

ORDINANCE NO. 2025-_____

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS, AMENDING THE TEXAS CITY CODE OF ORDINANCES S TITLE XV "LAND USAGE", CHAPTER 150 "BUILDING REGULATIONS; CONSTRUCTION" AND CHAPTER 151 "ELECTRICITY"; CHAPTER 153 "MECHANICAL REGULATIONS" AND CHAPTER 154 "PLUMBING" AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE

WHEREAS, the City of Texas City, Texas, is authorized to regulate ordinances pursuant to the Texas Local Government Code;

WHEREAS, the City Commission of the city of Texas City, Texas, needs to amend the Texas City Code of Ordinance Title XV Entitled "Land Usage," to AMEND Chapter 150 – Building Regulations; Construction AND to AMEND Chapter 151 – Electricity AND to AMEND Chapter 153 "Mechanical Regulations" AND to AMEND Chapter 154 – Plumbing to require a certificate or liability insurance for $300,000 naming Texas City as an Additional Insured AND to require the posting of a surety bond in the amount of $10,000 AND to add these requirements as a condition for obtaining permits to do work in the City.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS, THAT:

Section 1. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Commission hereby further finds and determines that this ordinance's rules, regulations, terms, conditions, provisions, and requirements are reasonable and necessary to protect public health, safety, and quality of life.

Section 2. That City of Texas City's Code of Ordinances Chapter 150 Entitled " Building Regulations; Construction" is hereby amended as follows:

"Section 150.052 CONTRACTOR'S BOND REQUIRED: It shall be the duty of every contractor or builder, who shall make contracts for the erection or construction or repair of buildings for which a permit is required, and every contractor or builder making such contracts and subletting same, or any part thereof, to provide liability insurance (minimum $300,000) with the City as certificate holder and Additional Insured AND to give good and sufficient bond in the sum of $10,000 to be approved by the City Attorney, conditioned on conformance to the building regulations of the city code and other ordinances or laws of any applicable governing body in reference to buildings."

Section 3. The City of Texas City's Code of Ordinances, Chapter 151 Entitled "Electricity" is hereby amended to ADD Section 151.051 (C) as follows:

"Section 151.051 (C) PUBLIC LIABILITY INSURANCE REQUIREMENTS FOR CONTRACTORS: Each holder of a master electrical license in the State shall, as a condition for the issuance of an electrical permit in the City, furnish a certificate of insurance or other acceptable

evidence that the holder has public liability insurance with an insurance company approved by the City insuring in a sum of not less than $300,000 against personal injury and $300,000 against property damage AND showing Texas City as an Additional Insured AND to give good and sufficient bond in the sum of $10,000 to be approved by the City Attorney, conditioned on conformance to the building regulations of the City code and other ordinances or laws of any applicable governing body in reference to buildings."

Section 4. The City of Texas City's Code of Ordinances, Chapter 153 Entitled "Mechanical Regulations" is hereby amended to ADD Section 153.02 (E) as follows:

"Section 153.02 (E) PUBLIC LIABILITY INSURANCE REQUIREMENTS FOR CONTRACTORS: Each holder of a air conditioning & refrigeration contractor's license in the State shall, as a condition for the issuance of a mechanical permit in the City, furnish a certificate of insurance or other acceptable evidence that the holder has public liability insurance with an insurance company approved by the City insuring in a sum of not less that $300,000 against personal injury and $300,000 against property damage AND showing Texas City as an Additional Insured AND to give good and sufficient bond in the sum of $10,000 to be approved by the City Attorney, conditioned on conformance to the building regulations of the City code and other ordinances or laws of any applicable governing body in reference to buildings."

Section 5. The City of Texas City's Code of Ordinances, Chapter 154 Entitled "Plumbing" is hereby amended as follows:

"Section 154.02 PUBLIC LIABILITY INSURANCE REQUIREMENTS FOR CONTRACTORS: Each holder of a master plumbing license in the State shall, as a condition for the issuance of a plumbing permit in the City, furnish a certificate of insurance or other acceptable evidence that the holder has public liability insurance with an insurance company approved by the City insuring in a sum of not less that $300,000 against personal injury and $300,000 against property damage AND howing Texas City as an Additional Insured AND to give good and sufficient bond in the sum of $10,000 to be approved by the City Attorney, conditioned on conformance to the building regulations of the City code and other ordinances or laws of any applicable governing body in reference to buildings."

Section 6. This ordinance shall be cumulative of all provisions of the City of Texas City, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

Section 7. It is hereby declared to be the intention of the City Commission of the City of Texas City that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Commission without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 8. That this Ordinance shall be read on three (3) separate days and shall become effective upon its final reading, passage, and adoption.

Section 9. That this Ordinance shall be finally passed upon the date of its introduction and shall become effective from and after its passage and adoption and publication by caption only in the official newspaper of the City of Texas City, Texas.

PASSED ON FIRST READING this ____ day of November, 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

PASSED ON SECOND READING this _____day of November, 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

PASSED AND FINALLY ADOPTED this____ day of December, 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST: **APPROVED AS TO FORM:**

Rhomari D. Leigh City Secretary	Kyle L. Dickson City Attorney

CITY COMMISSION REGULAR MTG **(10) (c)**

Meeting Date: 11/19/2025

Shelter Expansion at Carver Community Center

Submitted For: Jack Haralson, Public Works **Submitted By:** Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval to award Tegrity Contractors the contract to construct the Shelter Expansion at Carver Center (GLO Contract No. 24-065-018-E175) in the amount of $2,307,777.00.

BACKGROUND (Brief Summary)

Six sealed bids were received Sealed bids were received on Wednesday, October 8, 2025. Tegrity Contractors, Inc. of Allen, Texas submitted the low total bid in the amount of $2,307,777.00. From the review of the information provided in the bid proposal, listed references, and discussions with the contractor directly, the low bidder appears qualified to perform the work required and appears capable of completing the project. (For more details, see Exhibit A)

RECOMMENDATION

It is the recommendation of the Public Works Department and KSA Engineering that the Commission approve entering into contract with Tegrity Contractors to complete the Shelter Expansion at Carver Community Center.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: $2,307,777.00

Source of Funds: GLO Grant Contract No. 24-065-018-E175

Account #: 245401-55010

Fiscal Impact:

Attachments

Exhibit A

Resolution

KSA
a Pape-Dawson company

140 East Tyler Street, Suite 600
Longview, TX 75601
903.236.7700

October 20, 2025 ***via email***

Mayor Dedrick D. Johnson, Sr.
City of Texas City, Texas
1801 9th Avenue North
Texas City, Texas 77590

Re: ***MIT MOD Shelter Expansion – GLO Contract No. 24-065-018-E175***
Shelter Expansion at Carver Community Center
CoTC Bid No.: ITB 2025-494
KSA Project Number 101577
Award Consideration & Bid Tabulation

Mayor Johnson:

Sealed bids were received at the office of the Purchasing Coordinator, publicly opened, and read aloud for the above referenced project on Wednesday, October 8, 2025, at 11:00 A.M. A total of six (6) bids were received as indicated on the attached bid tabulation.

The notification and advertising process for this bid included advertisement in the local newspaper, electronic notifications to contractors and subcontractors known to perform this type of work, and presentation of the plans and specifications on www.civcatusa.com as well as distribution through the Purchasing Coordinator's office.

Tegrity Contractors, Inc. of Allen, Texas submitted the low total bid in the amount of $2,307,777.00.

From the review of the information provided in the bid proposal, listed references, and discussions with the contractor directly, the low bidder appears qualified to perform the work required and appears capable of completing the project.

Respectfully submitted,

KSA ENGINEERS, INC.

A Pape-Dawson Company

John E. Selmer, AIA, NCARB, LEED AP BD+C, GGP, RRC
Associate Vice President
jselmer@ksaeng.com

RESOLUTION NO. 2025-146

A RESOLUTION AWARDING ITB NO. 2025-494 AND ENTERING INTO A CONTRACT TO CONSTRUCT THE SHELTER EXPANSION AT CARVER COMMUNITY CENTER; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, invitations to bid were made available to local area vendors for ITB No. 2025-494 to construct the Shelter Expansion at Carver Center (GLO Contract No. 24-065-018-E175); and

WHEREAS, six (6) proposals were opened, and it is the recommendation of Public Works Department and KSA Engineering that the proposal be awarded to Tegrity Contractors, Inc. of Allen, Texas, for the unit prices bid.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission awards for ITB No. 2025-494 to construct the Shelter Expansion at Carver Center (GLO Contract No. 24-065-018-E175) to Tegrity Contractors, Inc.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with Tegrity Contractors, Inc., for the proposal attached hereto as **Exhibit "A."**

SECTION 3: That the Mayor is hereby authorized to approve change orders, not to exceed Twenty-Five percent (25.0%) of the total contract amount, without bringing the matter before the City Commission.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 19th day of November 2025.

_____
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

_____
Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

_____
Kyle L. Dickson
City Attorney