

PLANNING BOARD MINUTES

December 15th, 2025

The Planning Board of the City of Texas City met in a regular meeting on Monday, December 15th, 2025, at 5:00 p.m. Staff members present: Kimberly Golden, P.E. (City Engineer, Secretary), Casey Bennett (Chief Building Official), Curt Kelly (E&P Administrator), Veronica Carreon (Planning & Zoning Technician), Danica Vaughan (E&P Administrative Assistant) and Mario Aguilar (E&P Fall Intern). Guests were Kevin McDonald, Nick Ozuna Jr., Steve Herrera, and Jeffrey Boutte.

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, Co-Chairman Perry O' Brien, 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 November 17, 2025, was made by Co-Chairman Perry O' Brien/Commissioner Jami Clark. All other members present voted aye.

(4) REGULAR AGENDA

- a. **Consider and take action on the Development Plan for Archpoint Fuel Station (previously approved by the Planning Board at a special-called meeting held on August 29, 2022). Located at 3001 FM 2004, Texas City – west of FM 2004 and north of 30th Avenue North.**

Ms. Kimberly Golden started out by letting the board know that this project was located on the North side of FM 2004 at the intersection with 30th Avenue North. She mentioned it was brought to the Board before and that it is a convenience store. She then went on to explain that there will be two driveways into the area that will be coming off 30th Avenue North and there will be none off FM 2004, which is in line with the TxDOT access control guidelines. The building will be a 6,600-square-foot convenience store & a separate 6,162 square-foot retail space. The lot is a little over 1.5 acres.

Ms. Golden then went on to explain that the Applicant is requesting approval of the Development Plan, which is unchanged for the one the Planning Board saw back on August 29, 2022. That approval has expired. Chairman Dickey Campbell asked if it was the same applicant applying now as of back in 2022 to which Ms. Veronica Carreon and Ms. Golden both stated yes.

Ms. Golden stated that they are providing landscaping in the area, which exceeds the 15% requirement of the Gateway Overlay District. The Fire Marshal's review comment was that we seem to have a lot of convenience stores going in, which comment is not wrong. Ms. Golden stated there is no ordinance or standard that prevents anyone from having them one right after the other or lined up.

Ms. Golden stated the applicant has addressed all the comments from the reviews, and recommends approval be subject to the applicant getting their updated drainage approval from the GCDD #2. They had that approval previously but just need to get an updated one.

There was no representative here for this project. Chairman Dickey Campbell suggested to not take any action on this item at the moment and at the end of the meetin if no one comes, the item can be tabled until the next meeting.

There were no objections to this suggestion. At the end of the meeting there was no appearing for the applicant. Chairman Campbell then asked if there were any other questions and requested a motion.

A motion was made by Commissioner Thelma Bowie/Member Aric Owens to table the

Development Plan for Archpoint Fuel Station (previously approved by the Planning Board at a special-called meeting held on August 29, 2022) until the next meeting. Located at 3001 FM 2004, Texas City – west of FM 2004 and north of 30th Avenue North. All other members present voted aye.

Motion to table carried 5-0.

b. Consider and take action on the Development Plan for Brazos Urethane - Additional Parking. Located at 1030 6th Street North, Texas City.

Chairman Campbell stated that this parking was already existing to which Ms. Golden stated some of the parking already existing having been built with the original project. This project is to add additional parking to the existing parking in front of the building. She then pointed out what part has been done and what part they are adding in. She explained that they are adding two more off street parking spaces in the front of the building.

Chairman Campbell then asked if they were doing the parking across the street to which Ms. Golden explained that the building has been done and the big parking lot across 11th Street North has been done. Part of the initial redo of the building is they've got some outside parking, and they are adding some more. They are having to move a tree for it. She then showed where the current tree is and where it will be moved too.

Ms. Golden stated the applicant has answered all of the comments and there are no objections to approval of the application. She then asked if there was a representative in attendance for this project to which there was not. Chairman Campbell asked to do the same with this item as the previous to which everyone was in agreement with.

There were no objections to this suggestion. At the end of the meeting there was no one appearing for the applicant. Chairman Campbell then asked if there were any other questions and requested a motion.

A motion was made by Commissioner Thelma Bowie/ Co-Chairman Perry O' Brien to table the Development Plan for Brazos Urethane - Additional Parking until the next meeting. Located at 1030 6th Street North, Texas City. All other members present voted aye.

Motion to table carried 5-0.

c. Consider and take action on the Revision to Final Plat prior to recording for Lago Mar Commercial Replat No. 5 (previously approved by the Planning Board on August 4, 2025). 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. Golden showed the location of the plat on the map in relation to the I-45 southbound frontage road, the future HEB site, the existing Lago Mar Blvd and newly constructed but not yet open extension of Crystal View Blvd. She explained that the plat is for the 7 lots located adjacent to and south of the Crystal View Blvd extension from Lago Mar Blvd to the frontage road.

Ms. Golden stated that the Final Plat was previously approved by the Planning Board on August 4, 2025 but has not yet been recorded because the infrastructure has not yet been fully constructed or accepted by the City. The revision to the final plat as previously approved is adding a utility easement for the electrical utility. Since the plat hasn't been recorded they can make the change prior to it being recorded.

There were no questions for this motion.

A motion was made by Commissioner Jami Clark/ Commissioner Thelma Bowie to approve the Revision to Final Plat prior to recording for Lago Mar Commercial Replat No. 5 (previously approved by the Planning Board on August 4, 2025). 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. All other members present voted aye.

Motion carried 5-0.

d. Consider and take action on the Development Plan for iStorage (f/k/a Blue Sky Self Storage). Located at 4600 FM 646, Texas City.

Ms. Golden indicated this project was formerly known as Blue Sky Self Storage but is now iStorage. It is an existing self-storage facility that has been impacted by TXDOT taking additional right of way for the FM 646 expansion. That taking is requiring the cut back of some of the buildings. Some of the storage space is covered but not enclosed so to be compliant with our zoning ordinance that area either needs to be enclosed or fully screened so it cannot be seen from outside the facility. .

She then explained what the application is proposing to put a masonry wall along FM 646 and then down the west side of the property so that they can continue to have the storage space that is covered but not enclosed and then also the outdoor storage of equipment. They also have a zoning change pending because the outdoor storage requires rezoning to District SP (Site Plan).

Ms. Golden explained that this has taken a while because they've had all these moving parts with TXDOT and with the process of TxDOT appraising the changes and working out the money and everything. These changes are all wrapped up in what TxDOT is going to be paying them for the property.

She also explained that the proposed development plan will bring the site into compliance with our zoning and it is going to look really nice. They are also going to be able to keep doing the kind of storage that they have been doing before.

Ms. Golden stated that the recommendation was that they do the four things that are enumerated in her staff report. They are all reflected on the Development Plan, and the Applicant has indicated acceptance of doing that. They are being paid by TxDOT to do those things. Staff are recommending approval subject of the completion of those four items.

Commissioner Jami Clark stated she didn't realize they were that close to FM 646 and stated they were right on it. The representative stated they are right on the city limits. Ms. Golden then stated that their west boundary is actually the city limit.

Chairman Campbell asked if there were any questions which there was not.

A motion was made by Commissioner Jami Clark/ Commissioner Thelma Bowie to approve the Development Plan for iStorage (f/k/a Blue Sky Self Storage), subject of being rezoned, and located at 4600 FM 646, Texas City with the following conditions.

- 1. Replace chain link fence with masonry content fence along north property line and for 300ft on the west property line.**
- 2. With addition of the masonry fence, remove the dead landscaping and provide limited replacement at the entry. Some decorative fencing to be used near the office and gates but should be sufficiently opaque to fully screen the outside storage and covered but not enclosed storage.**
- 3. Two existing electrical services to be placed underground when relocated to be compliant with the Gateway Overlay District.**
- 4. Removal of 20ft from the two easternmost buildings would be appropriate to provide the required setback and allow relocation of the septic field.**

The Fire Marshal is also requiring at least a 20ft fire lane across the front of the property between the revised post-taking property line and the front of the building facing FM 646. Existing office to remain with additional landscaping as able around the entry. All other members present voted aye.

Motion carried 5-0.

- e. Consider and make recommendation to the Zoning Commission on a zoning change request from Jeff Bouette, EHRA Project Manager, to change the zoning of iStorage**

(f/k/a Blue Sky Self Storage) from District "O" (Open Space) to District "S-P" (Site Plan) to operate a self-storage facility. Located at 4600 FM 646, Texas City.

Ms. Golden started out by stating the existing zoning right now is District O (Open Space). The Applicant is requesting to rezone this section from District "O" (Open Space) to District "S-P" (Site Plan). District "S-P" is the zoning classification for the kind of storage they do that includes both the outdoor storage of equipment and the covered by not enclosed storage of equipment.

She then explained that if they were doing just mini warehouses that would be considered District "E-4" (Commercial Warehouse), but they have the combination that included those other types of storage which puts them in the District "S-P", They are also in the Gateway Overlay District which requirements are being met as shown in the previously approved Development Plan.

Ms. Golden stated staff are recommending that to continue the existing use, the rezoning be approved with the same four conditions as stated in the previous item.

Chairman Campbell asked if this would change anyone else around the area to which Ms. Golden replied no. She stated there isn't anyone else around there and that everything around there is still vacant.

Co-Chairman Perry O' Brien asked if the stuff to the south of the area is that a subdivision. Ms. Golden stated yes, this is where Lakeside Bayou will be coming in.

A motion was made by Commissioner Thelma Bowie/ Commissioner Jami Clark to recommend approval to the Zoning Commission on a zoning change request from Jeff Bouette, EHRA Project Manager, to change the zoning of iStorage (f/k/a Blue Sky Self Storage) from District "O" (Open Space) to District "S-P" (Site Plan) to operate a self-storage facility. Located at 4600 FM 646, Texas City. with the following conditions.

- 1. Replace chain link fence with masonry content fence along north property line and for 300ft on the west property line.**
- 2. With addition of the masonry fence, remove the dead landscaping and provide limited replacement at the entry. Some decorative fencing shall be used near the office and gates but should be sufficiently opaque to fully screen the outside storage and covered but not enclosed storage.**
- 3. Two existing electrical services to be placed underground when relocated to be compliant with the Gateway Overlay District.**
- 4. Removal of 20ft from the two easternmost buildings would be appropriate to provide the required setback and allow relocation of the septic field.**

The Fire Marshal is also requiring at least a 20ft fire lane across the front of the property between the revised post-taking property line and the front of the building facing FM 646. Existing office to remain with additional landscaping as able around the entry. All other members present voted aye.

Motion carried 5-0.

f. Consider and take action on the Amendment to Cobblestone Subdivision PUD.

Ms. Golden explained that the Master Plan for this subdivision was approved and the rezoning to District "I" (PUD) by and the City Commission on September 5, 2018, after a public hearing. The Zoning Commission had a public hearing, and the Planning Board had approved it as well.

Since the original approval several things have happened that require a change from the master plan as originally approved. An area that was planned for residential development was sold to Dickinson ISD and a Junior High School was developed there. Some lots were shifted from Section 2 to Section 3. Some changes to the size of the detention pond based upon design engineering reduced the amount of green space. The lot layout was also changed to eliminate the need for a sanitary lift station. The removal of the sanitary sewer lift station saves the developer and the GCMUD about a million dollars.

Ms. Golden explained to the board that with this many changes it is appropriate to update the Master Plan, so they have gone through the process of doing that. This amendment will only affect the area indicated in yellow on the Master Plan exhibit; it will not affect the part that is already built out according to the previous version of the PUD (Sections 1 and 2) nor will it affect the junior high school.

Ms. Golden stated that on the second page of the memo she numerated what the changes are that are shown in the PUD. 36.8 acres changed from residential to the school site, and Exhibit I is a table which shows the original and amended lot sizes and lot mix side by side by section. The bottom line analysis shows the overall lot density remains at 3.5 lots per acre as approved in the original master plan.

She explained the updated PUD remains in line with the vision and purpose of the original PUD. By approving this amendment it's not going to change things in the middle of the game for the people that already live in the area because it is still consistent with what was planned in the beginning.

The PUD update will also update the development schedule and the developer's obligation to build the community park. The original PUD required the park to be built with Section 2, but it did not get built with that section. The revised commitment is to build the community park with the next section, which is actually going to be Section 4. Golden explained to the board that the plat for Section 4 will not be recorded until the community park is completed because there are over one hundred and fifty people already in Sections 1 and 2 and they don't have a park. The community park will also serve the people in Rainsong Subdivision as well.

Ms. Golden stated there is a new point of contact for the developers working with the City who has been really good to work with and has come forward with some commitments. A concept plan for the park has been reviewed and feedback provided. The developer advises they are moving forward with design of the park. There is also a plan in place to provide security for completing the park in case there are any events beyond the developer's control which could delay construction of the park. It would be up to the City whether to accept the bond but every indication is the developer is intending to move forward with the park and get it built.

Ms. Golden stated staff recommend approval of the updated Master Plan and amended PUD upon the condition that no additional plat should be recorded until the construction of the community park is complete or the bond posted for its completion if acceptable to the city.

Mr. Nick Ozuna and Steve Herrera were in attendance as representatives for the project and were available to answer any questions from the board.

Member Aric Owens asked how they decided they don't need the lift station when they have this whole development going on and preplanned all this stuff and then now were 40, 60% through and all of a sudden they decided we will save a million bucks, how do we know if that is a good thing or a bad thing for us as the city.

Ms. Golden stated that because of some of these other changes such as the hundred and something houses they are no longer building it was possible to come up with another way to provide sewer service without an additional lift station. The plan has been reviewed by Utilities and Public Works staff, and everyone is ok with not adding the lift station.

The engineer on the project Steve Herrera then stated that a major driving factor for the lift station was there is a pipeline corridor running between Sections 3 and 4, so they were having issue with cover under the pipelines. They figured out a way by introducing a shallower slope pipe and then using that and tying in somewhere else they were able to get the depth that they needed to cross that and be ok with it.

Chairman Campbell asked if Jack Haralson, Public Works Director, has reviewed it. Ms. Golden stated that yes, he has reviewed it as well as Corbin Ballast, Doug Kneupper, AARK, and anyone else that needed to.

Ms. Golden also stated that they were able to add around four or five more lots by taking out the lift station which makes it a more viable economic solution for the developer.

Chairman Campbell asked Ms. Golden to tell him about the bond. How do we expect that to go? What is the timing, who reviews it and what is the amount.

Ms. Golden explained that it is totally up to the city whether to accept the completion bond or not. The Developer has given every indication that they are intending to move forward with building the park.

Chairman Campbell asked if this is similar to the performance bond to which Ms. Golden replied yes, it would be a performance bond. The amount of the bond would be determined based upon the estimated cost to complete construction at the time. It would only be used if there were circumstance that neither the developer nor the city

could control but wanted to proceed with recording the final plat. The bond would provide some assurance and resource to be sure the park would be completed.

Chairman Campbell then stated he would assume Kyle Dickson, City Attorney, and the Finance Director for the city would both review the bond. Ms. Golden stated absolutely. She then stated this is not a way for the Developer to say, "Well, I'm not going to build your park; here is your bond". It would be used only if the City agrees the developer has done everything they can and something is holding it up completion of the park, something they cannot control, but City wants to get the plat recorded because the City has an interest in getting the plat recorded. That's what they are offering.

Chairman Campbell then asked Co-Chairman O'Brien if he was okay with this plan to which he stated yes, he believes it is a good plan.

Chairman Campbell asked if Mr. Jerry LeBlanc is still involved in the project. Mr. Ozuna stated that Mr. LeBlanc is one of the three partners in the venture and that he (Ozuna) assumed the Development Managers' responsibilities in July 2025.

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to approve the Amendment to Cobblestone Subdivision PUD upon condition that no additional plats should be recorded until construction of the community park is complete or a bond posted for its completion if acceptable to the City. All other members present voted aye.

Motion carried 5-0.

- g. Consider and take action on the Final Plat for Cobblestone Section 4. Being a replat of a 18.651 acre tract of land out of Lot 5 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being part of the certain 170.390 acre "Tract A" conveyed to Rainsong Partnership, LLC according to Deed recorded under File No. 2017051609, in the Office of the County Clerk of Galveston County, Texas. Located north of Central Park Blvd, south of Cobblestone Section 3 and containing 68 lots and 3 reserves.**

Ms. Golden described the area as directly across Central Park Blvd from the new Dickinson Junior High School and that Central Park Blvd is now connected all the way to the frontage road and is now open and in service.

She noted Section 4 will actually be the third section to be developed in Cobblestone. There will be 68 lots, and it is in line with the previous approved Master Plan and with the approved updated Master Plan. The Planning Board approved a Preliminary Plat for this section on August 1st, 2022, and then they reapproved the Preliminary Plat in November 2025. This Preliminary Plat is current so they are now approving the Final Plat.

Ms. Golden explained that when the Planning Board approved the Preliminary Plat staff made a condition then that they would not present the Final Plat until the PUD was updated. That condition was satisfied by the Planning Board's previous action in this meeting. Approving this Final Plat it will allow the developer to move forward with building the infrastructure, the water, sewer, streets and drainage. The construction drawings for the infrastructure have been reviewed and approved by staff. Approval of the Final Plat should be upon condition that it would not be recorded until the community park is built.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Final Plat for Cobblestone Section 4. Being a replat of a 18.651 acre tract of land out of Lot 5 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being part of the certain 170.390 acre "Tract A" conveyed to Rainsong Partnership, LLC according to Deed recorded under File No. 2017051609, in the Office of the County Clerk of Galveston County, Texas. Located north of Central Park Blvd, south of Cobblestone Section 3 and containing 68 lots and 3 reserves upon condition the Final Plat will not be recorded until construction of the community park is completed. All other members present voted aye.

Motion carried 5-0.

(5) GENERAL UPDATES

