

so the Applicant can move forward with an application for a building permit.

A motion was made by Co-Chairman Perry O'Brien / Commissioner Jami Clark to approve 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. All other members present voted aye.

Motion 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.

With this matter having been tabled from a previous meeting due to absence of a representative, Ms. Golden confirmed that there was a representative for this item in attendance and proceeded with the staff report.

Ms. Golden explained the scope of the project to add additional parking and pointed out the location of the existing parking in front of the building and where the additional parking was going in. She also stated they would be relocating a tree to make room for the additional parking.

She stated that the Applicant has answered all questions and that everything was in order for compliance with the Gateway Overlay District. The Planning Board approval was needed so the Applicant could move forward with their application for a building permit.

Commissioner Jami Clark stated that this looks very nice.

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

Motion carried 5-0.

C. Consider and take action on the revised Development Plan for Public Storage (formerly Simply Self-Storage) self-storage units (previously approved at the August 18, 2025, meeting). Located at 5741 FM 646, Texas City. Subject to approval of District "S-P" rezoning.

Ms. Golden stated that this is a District "S-P" (Site Plan) rezoning which requires a site plan approved by the Planning Board to move forward with the rezoning because the rezoning if approved will be tied to the specific site plan.

Ms. Golden explained this matter started several years ago as code enforcement case with several issues to work through. There have been at least two changes in ownership since the code enforcement action began and most of the issues have been resolved except the rezoning. While the code enforcement issues were being resolved TxDOT came forward with a project to widen FM 646 which required the taking of additional right of way from the property. The taking will impact the site plan. The site plan brought to the Planning Board in August 2025 was for current conditions and did not reflect the adjustments to be made for the TxDOT takings. Because the District "S-P" (Site Plan) is tied to a specific site plan, any future change to the site plan would require them to go through the District "S-P" rezoning process again. To avoid that, the Applicant has updated the site plan to show the changes which will be required for the taking.

Ms. Golden reviewed the revised site plan with a focus on the changes from the previously approved site plan. The changes include cutting back the front of some of the buildings and restoring landscaping. Also, re-doing the front parking to change it from pull-in parking to parallel parking in the setback which they are allowed to do. The office building that is existing will be relocated. The cell tower which is also existing will have the fence moved and some of the equipment is going to be moved as well.

Ms. Golden explained that this will all bring the post-taking site plan into compliance except for the cell tower. Cell towers are mandated to be zoned as District "S-P" and there are several setback requirements which apply to cell towers specifically relating to the height of the cell tower. On this specific site there isn't a place that could be made compliant on the site. The existing cell tower site was not rezoned to District "S-P", appearing to pre-date either the zoning requirement or the annexation. The best thing that can be done short of removing the cell tower from the site entirely is to move the fence and some of the equipment further away from the right of way and to replace the existing chain link fence with a masonry screening wall or fence. This balances the non-compliance of the existing condition with the benefit to the public of continuing to have the cell tower in the network at this location.

Ms. Golden stated that with all of those considerations staff are bringing the Board the recommendation to approve the development plan/site plan subject to the rezoning.

Co-Chairman Perry O'Brien stated that it was a small space.

Member Aric Owens asked how close the highway was going to be to the front. Ms. Golden explained that the buildings are going to meet the 40-foot setbacks and that the parking will meet the 25-foot setbacks from the right of way line.

Member Owens then asked how wide FM 646 was going to be and if there were going to be two lanes in each direction. Ms. Golden stated she believed it was going to be a total of three lanes. The Applicant's representative, Miles Hennington, stated the TxDOT project will be a three-lane section in that area. It will be three lanes in total, one in each direction with a middle lane.

Co-Chairman O'Brien and Commissioner Clark both agreed we need cell towers and that the Applicants are making everything more compliant. To which Ms. Golden reiterated the revised site plan is making the site more compliant than its existing condition. She also reminded the Board that the change is required because of the State's action. These changes are not being initiated by the Applicant but are being required in response to changes being caused by the State for a state project.

Co-Chairman O'Brien stated that there is always a current concern about setting precedent. Ms. Golden agreed that setting precedent should always be a consideration. In this instance there is another cell tower on another site which is also being impacted by the state project, but it is on vacant property so it can be moved to a compliant location on the site. That option is not available at this site for Public Storage.

Member Owens asked to clarify, the existing cell tower could be moved to another location on another site that would be compliant, it just can't be moved to another location on this site that would be compliant? Ms. Golden acknowledged that as hypothetically correct, that there might be another location not on the site which could be compliant, but no compliant location existed elsewhere on the existing site.

There were no further questions about this motion.

A motion was made by Co-Chairman Perry O'Brien /Commissioner Thelma Bowie to approve the Development Plan for Public Storage (formerly Simply Self-Storage) self-storage units (previously approved at the August 18, 2025 meeting). Located at 5741 FM 646, Texas City. Subject to approval of District "S-P" rezoning upon condition the Applicant complete the installation of masonry fencing, masonry facade, pavement and landscaping as necessary to achieve compliance with the zoning, staff have no objection to approval of the revised post taking site plan. All other members present voted aye.

Motion carried 5-0.

- D. Consider and make recommendation to the Zoning Commission on a zoning change request from Kimley-Horn & Associates to change the zoning from District "O" (Open Space) to District "S-P" (Site Plan) for the purpose of self-storage units. Located at 5741 FM 646, Texas City.**

Ms. Golden stated the mini warehouse self-storage is not one of the allowed uses in a District "O" (Open Space) zoning designation. The zoning designation must be changed to District "S-P" (Site Plan) to allow the use to continue as mini warehouses and to continue to have the outside storage which is regulated through the District "S-P". The Applicant has addressed all the comments and recommendations. Staff have no objection to it being recommended for the zoning change from District "O" (Open Space) to District "S-P" (Site Plan).

Commissioner Thelma Bowie asked for the location to be shown again. Ms. Golden then pointed out where the location was on a map, explaining that it is located to the west of the intersection on FM 646 and Hwy 146 and on the north side of FM 646.

Chairman Dickey Campbell asked if there were any questions. There were no more questions.

A motion was made by Commissioner Jami Clark/ Co-Chairman Perry O'Brien to approve and make recommendation to the Zoning Commission on a zoning change request from Kimley-Horn & Associates to change the zoning from District "O" (Open Space) to District "S-P" (Site Plan) for the purpose of self-storage units to include outside storage. Located at 5741 FM 646, Texas City

Motion carried 5-0.

- E. Consider and take action on the Development Plan/Site Plan for Zeya BESS to construct a Battery Energy Storage System (BESS) on 3.9018 acres. Located at 505 34th Street North, Texas City. Subject to approval of District "S-P" (Site Plan) rezoning.**

Ms. Golden asked the board to table this item.

A motion was made by Co-Chairman Perry O'Brien/ Commissioner Thelma Bowie to TABLE action on the Development Plan/Site Plan for Zeya BESS to construct a Battery Energy Storage System (BESS) on 3.9018 acres. Located at 505 34th Street North, Texas City. Subject to approval of District "S-P" (Site Plan) rezoning until a future meeting to allow time for the Applicant to provide additional documents. All other members present voted aye.

Motion carried 5-0.

- F. Consider and make recommendation to the Zoning Commission on a zoning change request from Jake Morris, Engie North America, to change the zoning from District "A" (Single Family Residential) to District "S-P" (Site Plan) for the purpose of constructing, owning and operating a Battery Energy Storage System (BESS) on 3.9018 acres. Located at 505 34th Street North, Texas City.**

Ms. Golden asked that this item be tabled as well.

A motion was made by Commissioner Jami Clark/Co-Chairman Perry O'Brien to TABLE action on the recommendation to the Zoning Commission on a zoning change request from Jake Morris, Engie North America, to change the zoning from District "A" (Single Family Residential) to District "S-P" (Site Plan) for the purpose of constructing, owning and operating a Battery Energy Storage System (BESS) on 3.9018 acres. Located at 505 34th Street North, Texas City until the a future meeting to allow the Applicant to provide additional documents. All other members present voted aye.

Motion carried 5-0.

- G. Consider and review for compliance, with the Crystal Lagoon District Lago Mar PUD, the proposed development of a tire shop – Mavis Tire Shop. Located at P3713 Gulf Fwy, Texas City - north of the of Lago Mar Blvd & I-45 Frontage Road intersection.**