



Texas City

EST. 1911

ENGINEERING & PLANNING

STAFF REPORT

TO: Planning Board – Special Called Meeting January 12, 2026

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

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

DATE: January 9, 2026

RE: 5741 FM 646 – Public Storage – District “S-P” (Site Plan) rezoning

Background: The 7.54-acre site is an existing self-storage development which includes some outside storage for boats and RVs. The site is currently zoned District “O” (Open Space) because the previous two owners did not complete the process to rezone the tracts. A rezoning to District “S-P” (Site Plan) is requested because the current owner wants to continue providing outside storage for boats and RVs in addition to operating as a self-storage mini-warehouse facility.

This matter was previously considered and approved by the Planning Board at its meeting on August 18, 2025. However, TXDOT is acquiring additional right of way for the widening of FM 646. The site plan previously presented did not represent the post-taking configuration of the site. Because the District “S-P” rezoning is tied to a specific site plan, a change in the site plan would require a repeat of the District “S-P” rezoning process. The TXDOT taking is in progress. To avoid having to repeat the rezoning process, the application has been revised to present the post-taking site plan.

Requested Action: (1) Approve the revised post-taking Site Development Plan subject to rezoning to District “S-P” (Site Plan), (2) recommend approval of the rezoning from District “O” (Open Space) to District “S-P” (Site Plan).

Analysis and Recommendation: The case started as a code enforcement action to resolve numerous unsafe conditions cited by the Fire Marshal and building officials that were discovered when the site was inspected for a pre-sale certificate of occupancy. It was discovered that in addition to the fire code and building code violations, the site was not properly zoned to operate as a self-storage mini-warehouse, nor was it properly zoned for the outdoor storage of boats and RVs. Numerous conditions were identified for resolution to support the rezoning as follows: the establishment of adequate fire lane access to the area being used for outside storage, the paving of the area being used for outside storage, the addition of a masonry facade for compliance with the Gateway Overlay District, the addition of 15% landscaping to comply with the requirements of the Gateway Overlay District, the masonry screening of the dumpster, the installation of a masonry fence around

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the cell tower located on the site, the installation of a skirt around the base of the pole sign.

Subsequent to the submission of the original application, TxDOT began the process to acquire additional right of way from the site for the expansion of FM 646. The applicant is a successor to the original applicant and has prepared a post-taking site plan based upon the adjustments to the buildings which will be required to accommodate the TxDOT taking. The site changes required due to the taking include moving the front wall of each of the buildings away from the new right of way line and reconfiguring the parking. Some of the equipment for the existing cell tower will also be moved away from the right of way and a new masonry fence installed around the cell tower. The office will also be relocated.

The revised post-taking Site Plan resolves the outstanding code enforcement issues, just as the site plan previously approved by the Planning Board on August 18, 2025 did. It also accommodates the setback and other requirements of the Gateway Overlay District as much as reasonably possible.

The existing location of the cell tower is not currently compliant with the District "S-P" requirements which apply to cell towers. It appears the cell tower predated the adoption of the "S-P" requirements for cell towers and also pre-dated the annexation of the property into the Texas City limits. The modifications proposed to the cell tower site in the revised post-taking site plan are an improvement to existing conditions with the replacement of the existing chain link fence with a masonry fence. Also, some equipment inside the fence will be relocated and the footprint of the site will be modified to provide some additional setback from the property line. However, the location of the cell tower itself will not be changed. This is partly because there is not another location available on the site which would allow the relocated cell tower to be compliant with the applicable regulations. Removal of the cell tower entirely from the cell tower network could reduce the reliability of the cell service network which would be a detriment to the public. With the modifications being made, the non-compliance is no worse than existing conditions. Considering the totality of the circumstances, staff recommend the site-specific accommodations being made for the existing cell tower installation.

The applicant has or has agreed to resolve all of the existing code violations with the exception of the 15% landscaping requirement. Although unable to attain 15%, the applicant has made good faith effort to maximize the landscaping at the site as much as feasible with the existing construction, which efforts will greatly enhance the appearance of the gateway corridor. The outdoor storage of boats and RVs is located at the rear of the property which is adequately screened from view from the gateway corridor.

Based upon the numerous violations which have been corrected by the Applicant and **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**

Development Site Plan and rezoning from District "O" (Open Space) to District "S-P" (Site Plan).