

(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