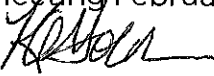




STAFF REPORT

TO: Zoning Commission – Regular Meeting February 17, 2026
FROM: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E., Consulting Engineer
DATE: February 12, 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.

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.

The Planning Board approved the site plan and recommended approval (5-0) of the zoning change from District “O” (Open Space) to District “S-P” (Site Plan) at its meeting on January 12, 2026.

Requested Action: 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.

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. It also accommodates the setback and other requirements of the Gateway Overlay District as much as reasonably possible. Although unable to attain the 15% landscaping requirement, 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.

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.

CURRENT ZONING: The existing site and all adjacent properties are currently zoned District "O" (Open Space).

When property is annexed into the city limits it is automatically classified as District O "Open Space". Sec 160.022. The property must be rezoned to its correct classification to obtain a building permit.

District "O" (Open Space) is not the correct zoning classification for use as a self-storage facility. District "O" is intended to provide for land within the corporate limits of the city which is not subdivided and/or relatively undeveloped. The allowed principal uses include single-family dwellings; barns, stables for keeping of private stock; golf courses and country clubs; farms and crop production; truck gardens; greenhouses, excluding sales; pasturage; private riding academy. It is anticipated that all "O" districts will be rezoned to other zoning classifications as the city proceeds toward full development.

EXISTING USES: The adjacent properties to the east and west are vacant and undeveloped. The property directly across FM 646 is operating as Brand Industrial Solutions and was rezoned to District S-P in 2009 for the operation of warehouse storage, laydown area and office space.

APPLICABLE ZONING: Mini-warehousing is an allowed use in Section 160.039 District "E-4" (Commercial Warehouse). Section 160.038 District "E-3" (Outdoor Commercial) allows the outdoor display of goods and equipment for sale, or the incompletely enclosed display of goods for sale, but storage is not an allowed use in District "E-3". Outdoor boat and RV storage is not an allowed use in any zoning district and is required to rezone to Section 160.051 District "S-P" (Site Plan). Therefore, District "S-P" (Site Plan) is the only zoning classification which will allow all the existing types of storage to continue operating.

RECOMMENDATION: To continue the existing use of outdoor storage for boat and RV's and the covered by not enclosed storage, staff recommends rezoning from District "O" (Open Space) to District "S-P" (Site Plan) with the following improvements which are acceptable to the applicant: **installation of masonry fencing, masonry facade, pavement and landscaping as necessary to achieve compliance with the zoning.**