

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, MARCH 18, 2026 - 5:00 P.M.
NESSLER CIVIC CENTER - Wings of Heritage
2010 5th Ave. N.
Texas City, TX 77590

PLEASE NOTE: Public comments are limited to posted agenda items only and are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request To Address Commission form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

- (1) ROLL CALL
- (2) INVOCATION
- (3) PLEDGE OF ALLEGIANCE
- (4) PROCLAMATIONS AND PRESENTATIONS
 - (a) Service Awards

Giroud Jackson	Waste Water Treatment Plant	03/28/2016	10 years
John Karn	Waste Water Treatment Plant	03/21/2016	10 years
Bryan Fletcher	Fire	03/20/2006	20 years
Michelle Mancias	Fire	03/13/2006	20 years
Charles Gurnea	Public Works	03/02/2006	20 years
- (5) REPORTS
 - (a) Annual Bayou Golf Course Report (Golf Course)
- (6) PUBLIC HEARING
 - (a) Public Hearing for comments on the zoning change of 4600 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan).
 - (b) Public Hearing for comments on the zoning change of 5741 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan).

- (c) Public Hearing for comments on the update to the Cobblestone Subdivision Master Plan and PUD amendment from A&S Engineers.

(7) PRELIMINARY ZONING APPROVAL

- (a) Consider and take action on the update to the Cobblestone Subdivision Master Plan and PUD amendment from A&S Engineers.
- (b) Consider and take action on the zoning change of 9.876 acres located at 4600 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan) to operate iStorage, a self-storage facility including outdoor storage.
- (c) Consider and take action on the zoning change of 7.54 acres located at 5741 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan) to operate a self-storage facility with outdoor storage.

(8) PUBLIC COMMENTS

(9) CONSENT AGENDA

- (a) Approve City Commission Minutes for the March 4, 2026 meeting. (City Secretary)
- (b) Consider and take action on Resolution No. 2026-030, authorizing the purchase of Annual Radio Airtime for Government Users from Galveston County Emergency Communication District. (Innovation Technology)
- (c) Consider and take action on Resolution No. 2026-032, awarding and authorizing the execution of a contract for RFQ 2026-014 ERP consulting services. (Finance)

(10) REGULAR ITEMS

- (a) Consider and take action on Resolution No. 2026-031, approval of an Interlocal Agreement with Galveston County regarding 2025 County Bond Projects to Partially Fund Improvements to City Streets. (Engineering)

(11) COMMISSIONERS' COMMENTS

(12) MAYOR'S COMMENTS

(13) ADJOURNMENT

NOTICE OF ANY SUBJECT APPEARING ON THIS AGENDA REGARDLESS OF HOW THE MATTER IS STATED MAY BE ACTED UPON BY THE CITY COMMISSION.

NOTICE: The City of Texas City will furnish free transportation to handicapped individuals via a 4-door sedan for anyone wishing to attend the City Commission meetings. Call 948-3111, City Secretary's Office before noon on Monday preceding the meeting to make arrangements.

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON MARCH 12, 2026, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

RHOMARI LEIGH
CITY SECRETARY

CITY COMMISSION REGULAR MTG

(4) (a)

Meeting Date: 03/18/2026

March 2026 Service Awards

Submitted For: Jennifer Price, Human Resources

Submitted By: Susan Sensat, Human Resources

Department: Human Resources

Information

ACTION REQUEST

Service Awards

Giroud Jackson	Waste Water Treatment Plant	03/28/2016	10 years
John Karn	Waste Water Treatment Plant	03/21/2016	10 years
Bryan Fletcher	Fire	03/20/2006	20 years
Michelle Mancias	Fire	03/13/2006	20 years
Charles Gurnea	Public Works	03/02/2006	20 years

BACKGROUND (Brief Summary)

Service Award(s) for the following individual(s) for the month of March is based on their years of service with the City.

RECOMMENDATION

Human Resources recommend approval of the March service awards.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: \$400.00

Source of Funds: Employee Service Program in HR Budget

Account #: 101-106-52715

Fiscal Impact:

CITY COMMISSION REGULAR MTG

(6) (a)

Meeting Date: 03/18/2026

Public Hearing for comments on the zoning change of 9.876 acres located at 4600 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan) to operate iStorage, a self-storage facility including outdoor storage.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

EHRA, on behalf of the owner, NSA Property Holdings LLC, seeks to rezone 9.876 acres located at 4600 FM 646, Texas City, TX from District "O" (Open Space) to District "S-P" (Site Plan) to continue to operate iStorage, a self-storage facility including outdoor storage.

BACKGROUND (Brief Summary)

The applicant, EHRA, on behalf of the owner, NSA Property Holdings LLC, seeking to operate as iStorage (successor to Blue Sky Self Storage) is operating a self-storage, mini-warehouse facility at 4600 FM 646 which includes mini-warehouses; storage which is covered but not enclosed, and outdoor storage of boats, RV'S and other equipment. The site is currently zoned District "O" (Open Space). The existing use as the various types of self-storage is not an allowed use in District "O" (Open Space). The site is located south of FM 646. The west property line is the current west city limit on FM 646. It was annexed into the city limits on August 24, 2005 (Ord No. 05-34).

The site is located within the Gateway Overlay District, which requires a setback of 40ft (25ft if no parking is allowed), for all fences to be of masonry content and to provide 15% landscaping. There is an existing chain link fence which does not comply with the Gateway Overlay District. The existing landscaping is dead and requires replacement.

TxDOT is acquiring additional right of way for the widening of FM 646. The acquisition will require the removal and relocation of the existing chain link fence and removal of one or more bays of the two easternmost existing buildings. It will also require relocation of the existing septic field and of the electric service pole.

To obtain a building permit for the required changes to the buildings, the property is required to be compliant with the Zoning Ordinance.

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 property to the east, south and west is vacant and undeveloped. FM 646 is the north boundary of the property. The property directly across FM 646 to the north is identified as the Centurion Palace Wedding Venue.

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 three types of storage to continue operating.

The Planning Board approved the proposed site plan on December 15, 2025, and recommended approval of the zoning change (3-0).

The Zoning Commission held a public hearing upon notice to adjacent property owners on February 17, 2026. The Notice of the Zoning Commission Hearing was mailed to 8 property owners within 200 ft. No letters of opposition were received and no one appeared at the hearing held on February 17, 2026, to oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant the Zoning Commission voted (3-0) to recommend approval of the zoning change from District "O" Light Open Space to District "S-P" Site Plan.

RECOMMENDATION

The Planning Board recommended the rezoning at its meeting on December 15, 2025 (5-0). The Zoning Commission held a public hearing and after closing the public hearing recommended the rezoning from District "O" (Open Space) to District "S-P" (Site Plan) at its meeting on February 17, 2026 (3-0).

City staff, including the City Engineer, the Chief Building Official, and the Fire Marshal, have reviewed the recommended Detailed Site Plan and offer no objection to the zoning change from District "O" (Open Space) to District "SP" (Site Plan).

Fiscal Impact

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

No fiscal impact

Attachments

Vicinity Map

Site Plan

Zoning Map

Zoning Commission - Staff Report

Planning Board - Staff Report

Planning Board - Minutes 12.15.25



**4600 FM 646
iStorage
Zoning Exhibit**

Layers

Google Maps





FM 646



ACREAGE

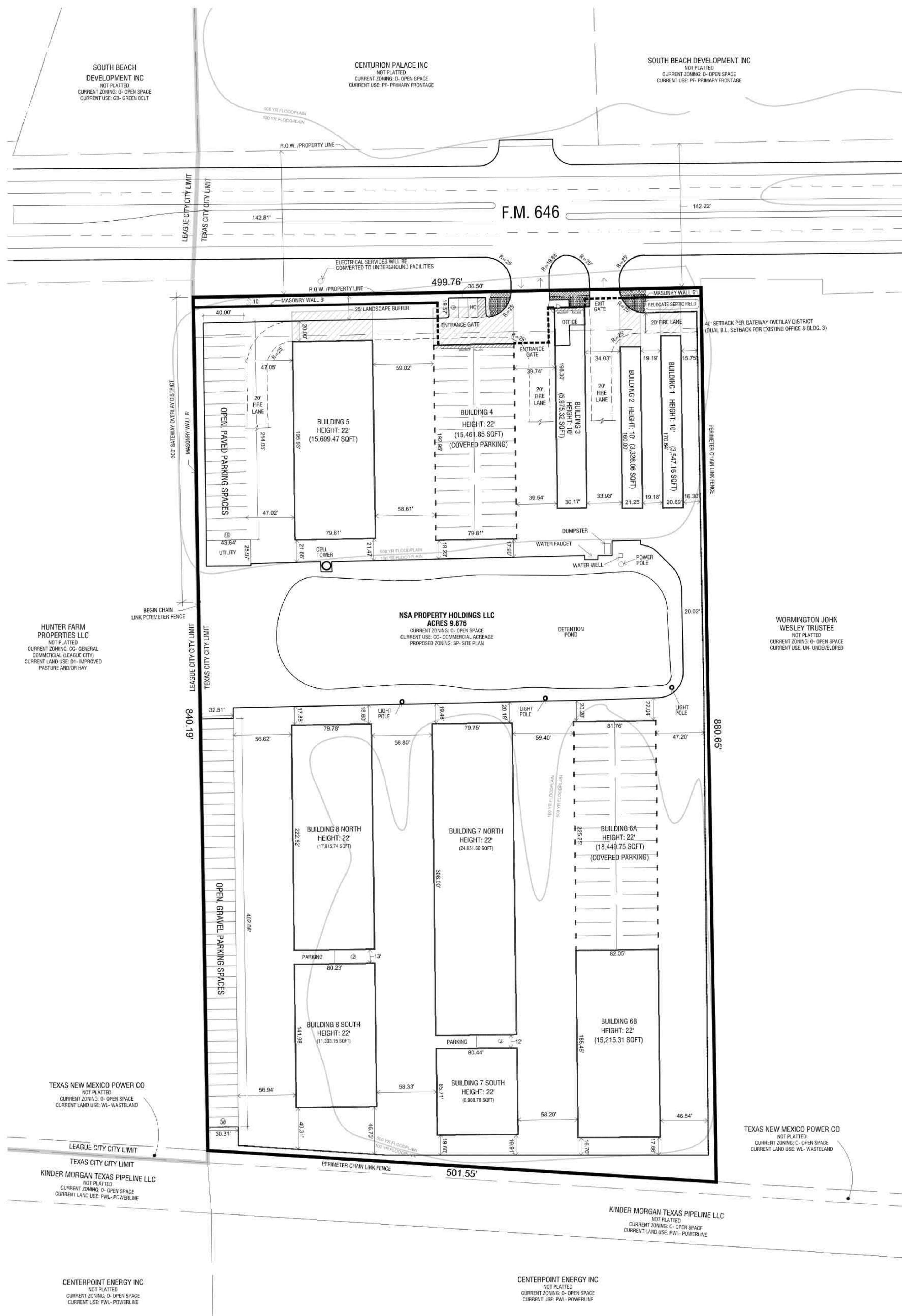
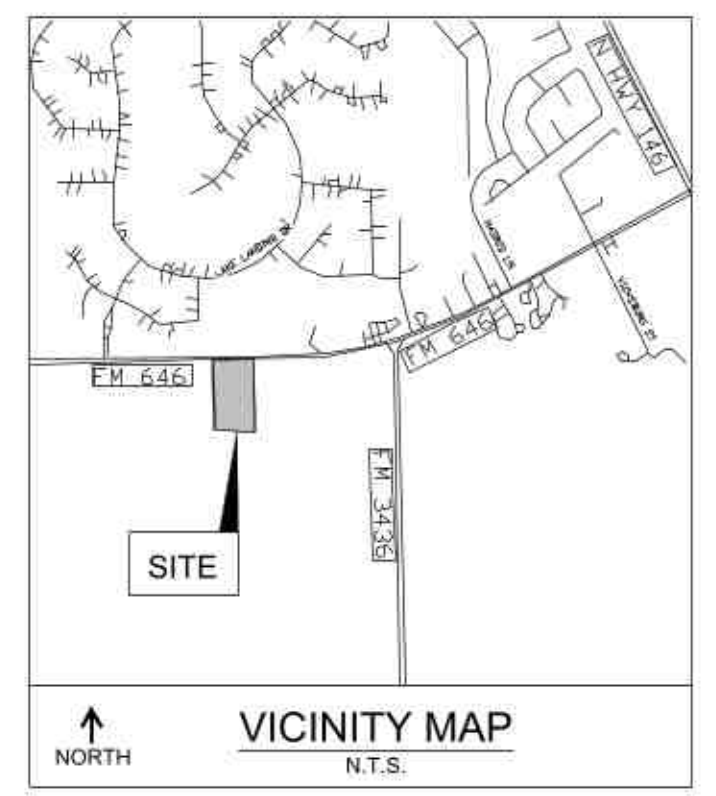
PROPOSED R.O.W. TAKING	0.190 AC.
REMAINING SITE	9.876 AC.
TOTAL	10.066 AC.

LANDSCAPING

	LANDSCAPE BED
	LANDSCAPE BED WITH SHRUBS

BUILDING REMOVAL

BUILDING 1- 20.69 X 30.00	± 620.70 SQFT.
BUILDING 2- 21.25 X 40.00	± 850.00 SQFT.
BUILDING 4- 79.81 X 37.00	± 2,952.97 SQFT.
BUILDING 5- 79.81 X 30.00	± 2,394.30 SQFT.
TOTAL	± 6,817.97 SQFT.



APPLICANT
 EHRA ENGINEERING
 10011 MEADOWGLEN LANE
 HOUSTON, TX 77042
 713-784-4500

OWNER
 NSA PROPERTY HOLDINGS LLC
 8400 EAST PRENTICE AVE
 9TH FLOOR
 GREENWOOD, CO 80111
 713-784-4500

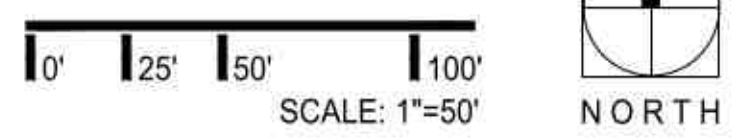
**iSTORAGE f/k/a BLUE SKY
 SELF STORAGE
 DETAILED SITE PLAN**

BEING 9.876 ACRES OUT OF THE
 J. F. DUGAT SUBDIVISION OF
 THE W. G. BANKS SURVEY
 ABSTRACT NO. 36
 TEXAS CITY, GALVESTON COUNTY, TEXAS.

DECEMBER 4, 2025



EHRA JOB NO. 241-122-00
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



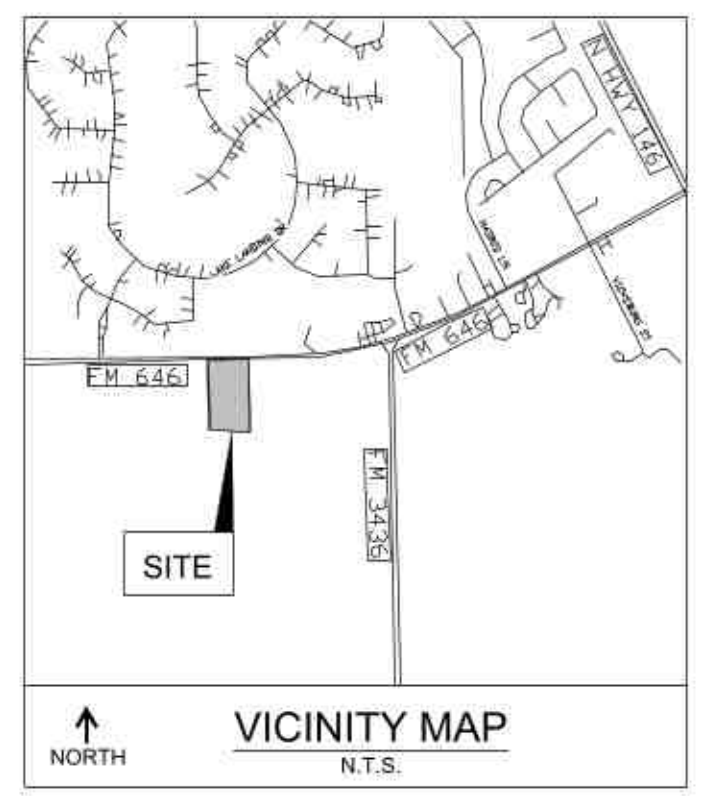
P:\241-122-00\LandPlan\For Exhibit_Prep\BlueSky Detailed Site Plan_REV.dwg Dec. 04, 2025 10:00am Edited by: jmaederger

*Approval of this Preliminary Plat by the Planning Board and City Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of streets, water, sewer and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sell lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Texas City have been complied with. It shall be the responsibility of the subdivider to ensure that all applicable requirements of the City of Texas City relative to the subdividing and development of property have been met.

On the day of 20, this preliminary plat was duly approved by the Planning Board of the City of Texas City.

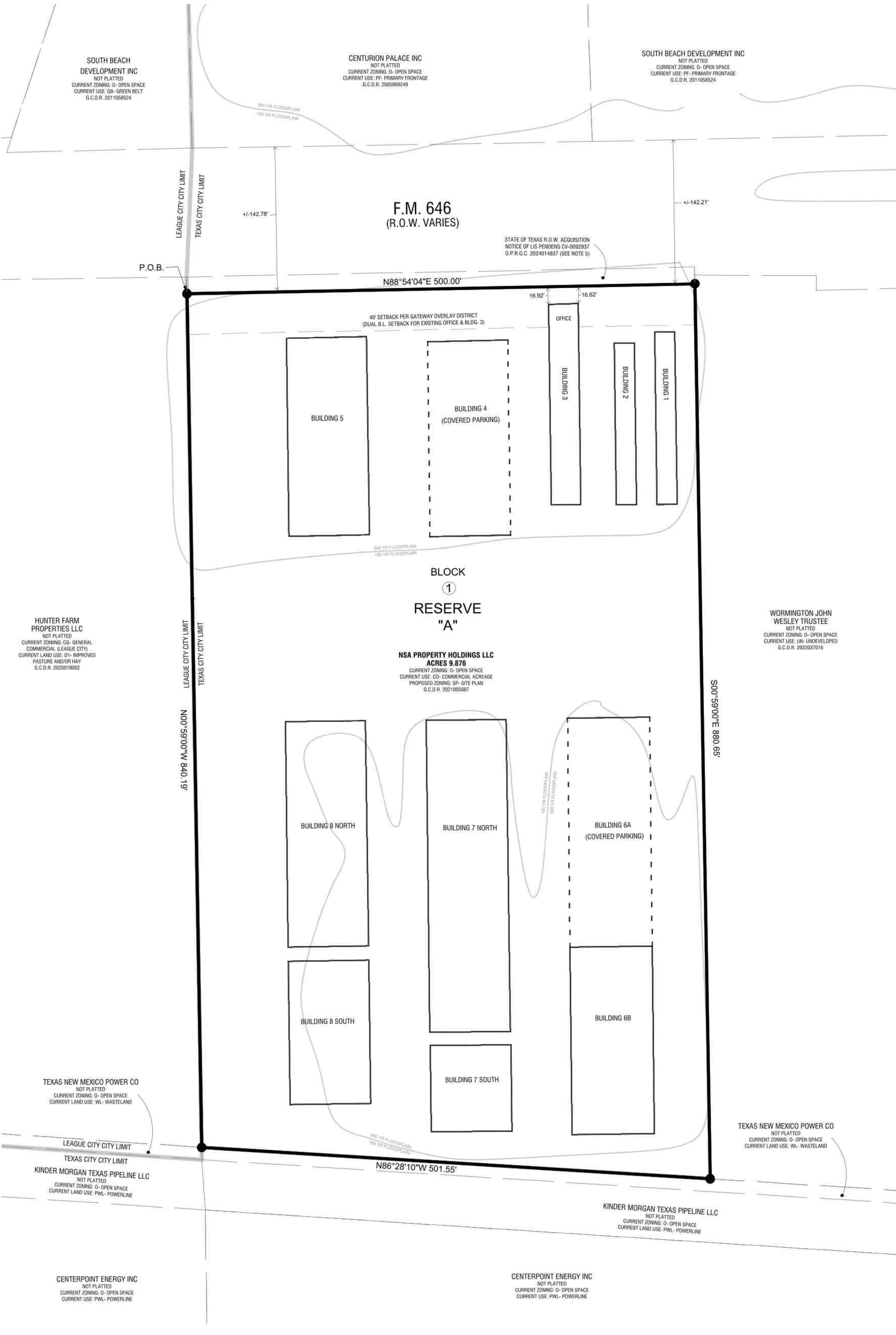
Signed: _____
Secretary of the City of Texas City Planning Board

Signed: _____
Chairman of the City of Texas City Planning Board



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Galveston County, Texas, Community Panel No. 48167C0235G, dated August 15, 2019, the property lies partially within Zone AE and partially within Shaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- Typical Abbreviations:
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
NO. indicates number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
G.C.C.F. indicates Galveston County Clerk's File.
G.C.D.R. indicates Galveston County Deed Records.
O.P.R.C.C. indicates Official Public Records of Galveston County.
W.L.E. indicates Water Line Easement.
- The State of Texas filed its Petition in Condemnation and recorded a Notice of Lis Pendens (CV-0092937) on April 4, 2024. The Condemnation Case has moved from the administrative phase to litigation and the State has deposited the Award funds into the Court's registry. Upon settlement agreement or final judgment in this case, and deposit of funds, the State may take possession of the condemned portion of the Subject Property under Texas Property Code Sec. 21.021 (POSSESSION PENDING LITIGATION).



APPLICANT
EHRA ENGINEERING
10011 MEADOWGLEN LAKE
HOUSTON, TX 77042
713-784-4500

OWNER
NSA PROPERTY HOLDINGS LLC
8400 EAST PRENTICE AVE
9TH FLOOR
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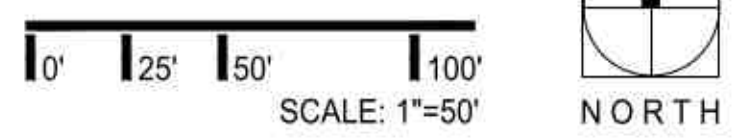
**ISTORAGE
SELF STORAGE
PRELIMINARY PLAT**

BEING 9.876 ACRES OUT OF THE
J. F. DUGAT SUBDIVISION OF
THE W. G. BANKS SURVEY
ABSTRACT NO. 36
TEXAS CITY, GALVESTON COUNTY, TEXAS.

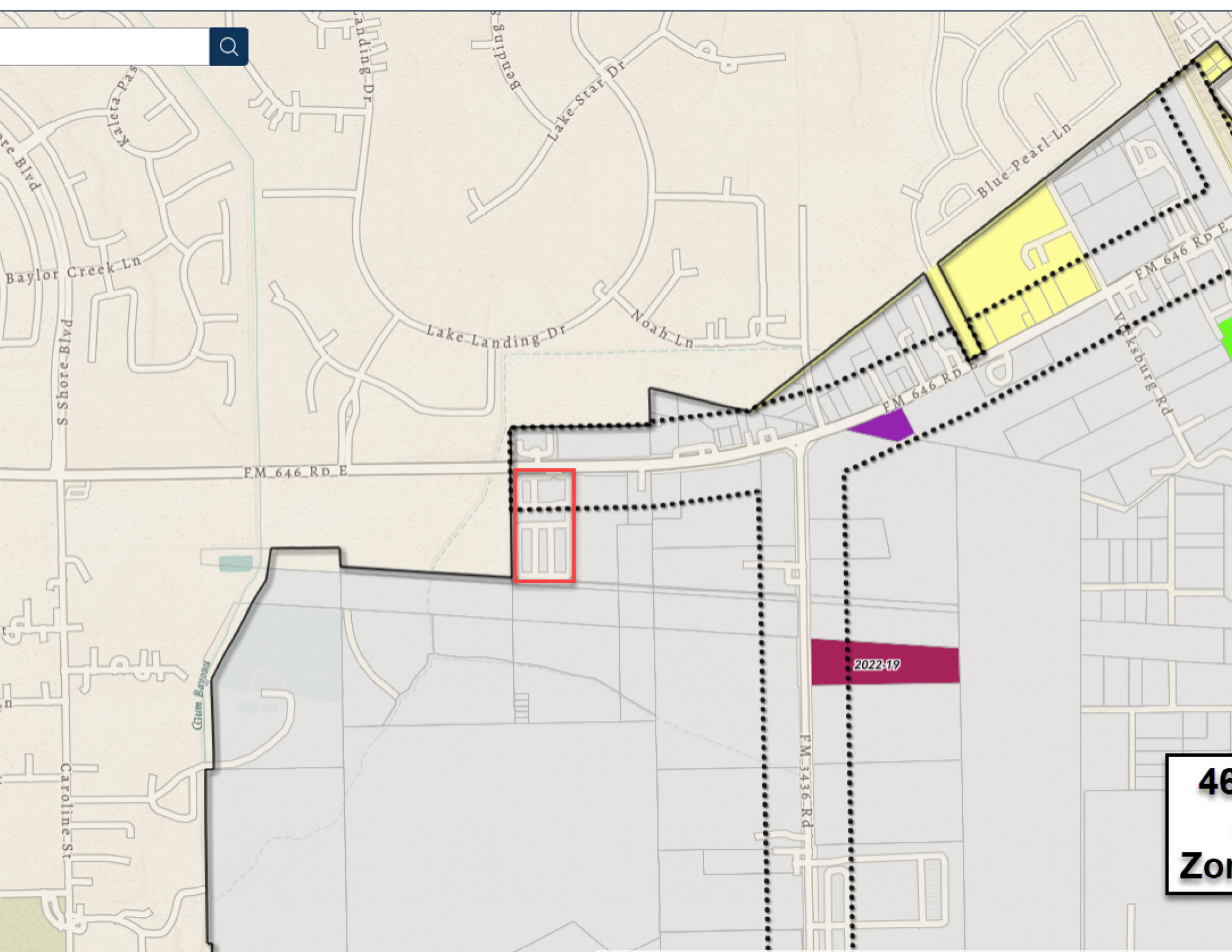
DECEMBER 2025



EHRA JOB NO. 241-122-00
No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or facilities are subject to change without notice.



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2022-19

46
Zon

MEMO

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: iStorage (formerly Blue Sky Self Storage) – 4600 FM 646 (PID 404034) – Zoning Change from District “O” (Open Space) to District “S-P” (Site Plan)

Background: iStorage (successor to Blue Sky Self Storage) is operating a self-storage, mini-warehouse facility at 4600 FM 646 which includes mini-warehouses; storage which is covered but not enclosed, and outdoor storage of boats, RV’S and other equipment. The site is currently zoned District “O” (Open Space). The existing use as the various types of self-storage is not an allowed use in District “O” (Open Space).

The subject location is located within the Gateway Overlay District, which requires a setback of 40ft (25ft if no parking is allowed), for all fences to be of masonry content and to provide 15% landscaping. There is an existing chain link fence which does not comply with the Gateway Overlay District. The existing landscaping is dead and requires replacement.

TxDOT is acquiring additional right of way for the widening of FM 646. The acquisition will require the removal and relocation of the existing chain link fence and removal of one or more bays of the two easternmost existing buildings. It will also require relocation of the existing septic field and of the electric service pole.

To obtain a building permit for the required changes to the buildings, the property will be required to be compliant with the Zoning Ordinance.

On December 15, 2025 The Planning Board approved the proposed site plan 5-0 and recommended the rezoning 5-0.

Requested Action: Change zoning of a 9.876-acre site at 4600 FM 646 from District “O” (Open Space) to District “S-P” (Site Plan) to allow the continued operation of a self-storage facility which includes enclosed mini-warehouse storage, storage which is covered but not enclosed, and outdoor storage of boats, RVs and other equipment.

Staff analysis and Recommendation: The applicant is Jeff Boutte, Project Manager, EHRA for the owner, NSA Property Holdings, LLC. The site is located south of FM 646. The west property line is the current west city limit on FM 646. It was annexed into the city limits on August 24, 2005 (Ord No. 05-34).

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 property to the east, south and west is vacant and undeveloped. FM 646 is the north boundary of the property. The property directly across FM 646 to the north is identified as the Centurion Palace Wedding Venue.

APPLICABLE ZONING: Mini-warehousing is an allowed use in Section 160.039 District "E-4" (Commercial Warehouse). Section 160.039 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 three 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 to District "S-P" (Site Plan) with the following improvements which are acceptable to the applicant:

- Replace chain link fence with masonry content fence along north property line and for 300ft on the west property line.
- With addition of the masonry fence, remove the dead landscaping and provide limited replacement at the entry. Some decorative fencing could be used near the office and gates but should be sufficiently opaque to fully screen the outside storage and covered but not enclosed storage.
- Two existing electrical services need to be placed underground when relocated to be compliant with the GWY.
- 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.

The proposed Site Plan incorporates these recommendations. All comments have been addressed and staff have no objection to recommending approval of the requested zoning change upon condition the Development Plan is approved by the Planning Board.



MEMO

TO: Planning Board – Regular Meeting – December 15, 2025

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

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

DATE: December 8, 2025

RE: iStorage (formerly Blue Sky Self Storage) – 4600 FM 646 (PID 404034) – Development Plan (Site Plan)

Background: iStorage (successor to Blue Sky Self Storage) is operating a self-storage, mini warehouse facility at 4600 FM 646 which includes mini warehouses; storage which is covered but not enclosed, and outdoor storage of boats, RV'S and other equipment. The site is currently zoned District "O" (Open Space). The existing use as the various types of self-storage is not an allowed use in District "O" (Open Space).

The subject location is located within the Gateway Overlay District, which requires a setback of 40ft (25ft if no parking is allowed), for all fences to be of masonry content and to provide 15% landscaping. There is an existing chain link fence which does not comply with the Gateway Overlay District. The existing landscaping is dead and requires replacement.

TxDOT is acquiring additional right of way for the widening of FM 646. The acquisition will require the removal of the existing chain link fence and removal of one or more bays of the two easternmost existing buildings. It will also require relocation of the existing septic field and of the electric service pole. Because the site is located in the Gateway Overlay District, any replacement fence is required to be masonry.

To obtain a building permit for the required changes to the buildings, the property is required to be compliant with the Zoning Ordinance.

Requested Action: Approval of a Development Plan for the 9.876-acre site at 4600 FM 646 with Site Plan to allow the continued operation of a self-storage facility which includes enclosed mini-warehouse storage, storage which is covered but not enclosed, and outdoor storage of boats, RVs and other equipment. The Site Plan, if approved, will be incorporated into the Zoning Change from District "O" (Open Space)" to District "S-P" (Site Plan) to allow the continued operations.

Staff analysis and Recommendation: The applicant is Jeff Boutte, Project Manager, EHRA for the owner, NSA Property Holdings, LLC.

The site is located in the Gateway Overlay District. The proposed removal of a number of bays from the existing easternmost buildings will provide the required setback and accommodate relocation

of the septic field. The addition of a masonry fence along the front and west property line will also provide full screening of the open storage and covered by not enclosed storage. This screening will preserve the aesthetics of the corridor. Some limited use of decorative iron fencing may be necessary at the gates and office, provided fully screening of the outdoor storage and covered but not enclosed storage.

The opportunity to replace landscaping is limited due to the nature of the taking. The addition of the masonry fence is a significant enhancement over the existing condition. The addition of as much landscaping as possible at the entries is recommended as acceptable in the context of the taking.

There is also opportunity to replace the existing overhead power with underground service which the applicant has agreed to do for compliance with the requirements of the Gateway Overlay District.

Recommendation: To continue the existing use of self-service storage with mini-warehouses, outdoor storage for boat and RV's and the covered but not enclosed storage, staff recommends approval of the Development Plan (Site Plan) with the following improvements:

- Replace chain link fence with masonry content fence along north property line and for 300ft on the west property line.
- With addition of the masonry fence, remove the dead landscaping and provide limited replacement at the entry. Some decorative fencing could be used near the office and gates but should be sufficiently opaque to fully screen the outside storage and covered but not enclosed storage.
- Two existing electrical services need to be placed underground when relocated to be compliant with the GWY.
- 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.

The proposed Site Plan incorporates these recommendations. All comments have been addressed and staff have no objection to approval of the Development Plan conditioned upon the zoning change from District "O" (Open Space) to District "S-P" (Site Plan) is approved by the City Commission.

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

CITY COMMISSION REGULAR MTG

(6) (b)

Meeting Date: 03/18/2026

Public Hearing for comments on the zoning change of 7.54 acres located at 5741 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan) to operate a self-storage facility with outdoor storage.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Kimley-Horn & Associates, on behalf of the owner, SS Dickinson LP, seeks to rezone 7.54 acres located at 5741 FM 646, Texas City, TX from District "O" (Open Space) to District "S-P" (Site Plan) to operate Public Storage, a self-storage facility including outdoor storage.

BACKGROUND (Brief Summary)

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 presented for approval includes the changes being required for the TxDOT taking. To avoid having to repeat the rezoning process, the application is presenting the post-taking site plan.

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 in approximately 2022.

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.

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.

The Zoning Commission held a public hearing upon notice to adjacent property owners on February 17, 2026. The Notice of the Zoning Commission Hearing was mailed to 6 property owners within 200 ft. No letters of opposition were received and no one appeared at the hearing held on February 17, 2026, to oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant the Zoning Commission voted (3-0) to recommend approval of the zoning change from District "O" Light Open Space to District "S-P" Site Plan.

RECOMMENDATION

The Planning Board recommended the rezoning at its meeting on January 12, 2026 (5-0). The Zoning Commission held a public hearing and upon closing the public hearing recommended the rezoning from District "O" (Open Space) to District "S-P" (Site Plan) at its meeting on February 17, 2026 (3-0).

City staff, including the City Engineer, the Chief Building Official, and the Fire Marshal, have reviewed the recommended Detailed Site Plan and offer no objection to the zoning change from District "O" (Open Space) to District "SP" (Site Plan).

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

No fiscal impact

Attachments

Vicinity Map

Site Plan

Zoning Map

Zoning Commission - Staff Report

Planning Board - Staff Report

Planning Board - Minutes 1.12.26



Blue Pearl Ln

Vicksburg St

Jackson Ave

Ave A

146

Ave A

19th St

18th St

17th St

16th St

15th St

Curran International

5741 FM 646 Rd

McDonald's

Avenue B

La me

Brooklyn Piz

Taqueria el Taquito

FM 646 Rd

FM 646 Rd

Jack in the Box

16th St

Faith For Life Church

18th St

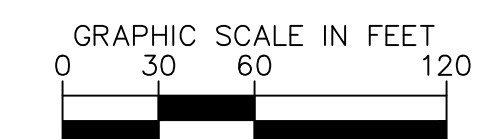
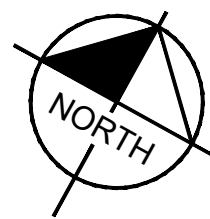
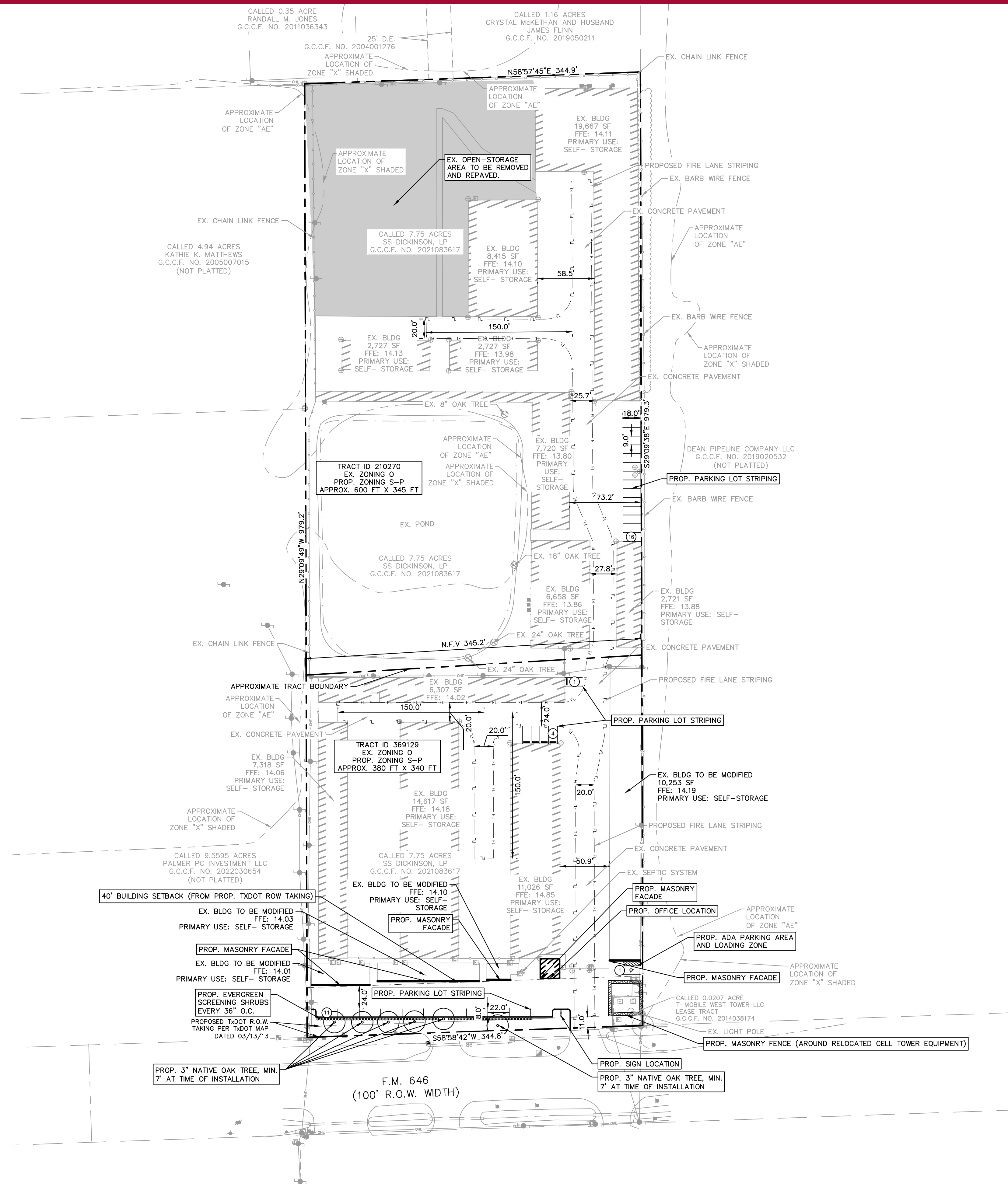
Avenue D

20th St

Domino's Pizza

146



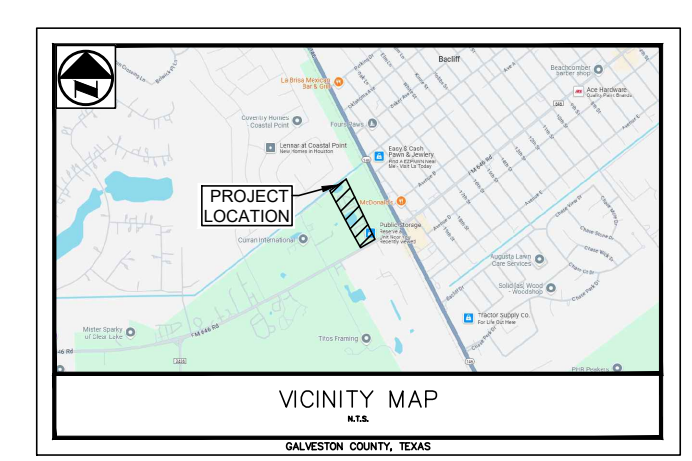


DETAILED SITE PLAN
PUBLIC STORAGE – TEXAS CITY
TEXAS CITY, GALVESTON COUNTY, TEXAS
12/22/2025

DETAILED SITE PLAN INFORMATION	
GROSS ACREAGE	7.75 AC.
PROPERTY OWNER CONTACT INFORMATION	
PUBLIC STORAGE	
CONTACT: JARROD YATES	
ADDRESS: 2200 K AVENUE, PLANO, TEXAS 75074	
PHONE NUMBER: (888) 812-9889 X 4037	
APPLICANT CONTACT INFORMATION	
KIMLEY-HORN	
CONTACT: MILES HENNINGTON	
ADDRESS: 11700 KATY FREEWAY, HOUSTON, TEXAS 77079	
PHONE NUMBER: (281) 929-8314	
SURVEY INFORMATION:	
ALL OF A CALLED 7.75-ACRE TRACT OF LAND RECORDED IN THE NAME OF SS DICKINSON, LP IN GALVESTON COUNTY, CLERK'S FILE NUMBER 2021083617 IN THE E. PAYNE SURVEY (ABSTRACT NO. 164)	
PLAT INFORMATION:	
A SUBDIVISION OF 7.749 ACRES IN THE E. PAYNE SURVEY, ABSTRACT NO. 164, CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, BLOCK 1, RESERVE 1	

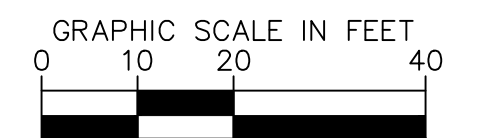
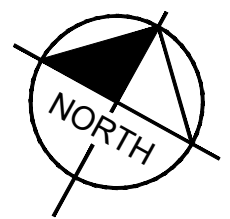
ZONING SUMMARY		
TAX ID NUMBER	369129	210270
LEGAL DESCRIPTION	ABST 164 E PAYNE SUR PT OF BLKS 3 & 4 (4-1-1) CLIFTON LAND & PRODUCTION COMPANY SUB	ABST 164 E PAYNE SUR PT OF BLKS 2 & 3 (3-1-0) CLIFTON LAND & PRODUCTION COMPANY SUB
TRACT SIZE (AC)	3.0	4.7500
EXISTING ZONING	O	O
PROPOSED ZONING	S-P	S-P

LEGEND	
---	PROPERTY BOUNDARY
FL	FIRE LANE STRIPING
---	EXISTING CHAIN LINK FENCE
---	EXISTING BARB WIRE FENCE
o	PROP. EVERGREEN SHRUBS EVERY 36" ON CENTER (O.C.)
o	PROP. 3" NATIVE OAK TREE, MIN 7' AT TIME OF INSTALLATION

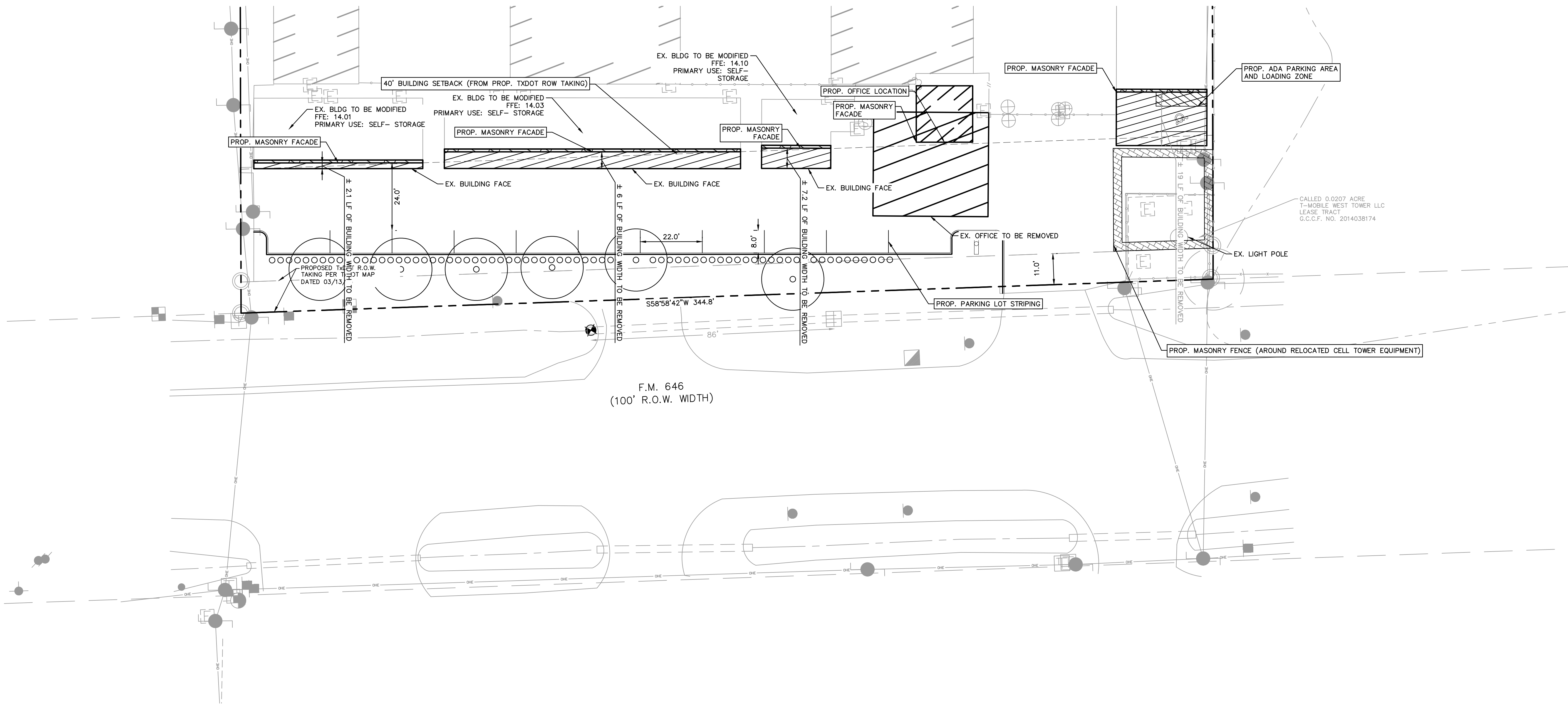


PARKING SUMMARY TABLE	
EXISTING STANDARD PARKING STALLS	15
EXISTING ADA PARKING STALLS	2
TOTAL EXISTING PARKING STALLS	17
PROPOSED STANDARD PARKING STALLS	32
PROPOSED ADA PARKING STALLS	1
TOTAL PROPOSED PARKING STALLS	33





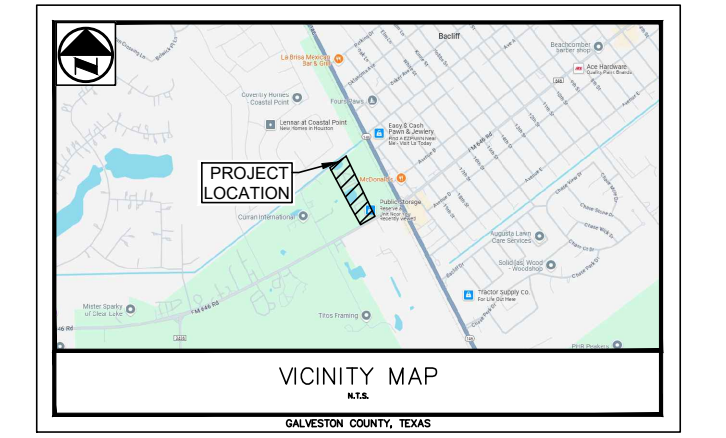
DETAILED SITE PLAN
PUBLIC STORAGE – TEXAS CITY
TEXAS CITY, GALVESTON COUNTY, TEXAS
12/22/2025



DETAILED SITE PLAN INFORMATION	
GROSS ACREAGE	7.75 AC.
PROPERTY OWNER CONTACT INFORMATION	
PUBLIC STORAGE CONTACT: JARROD YATES ADDRESS: 2200 K AVENUE, PLANO, TEXAS 75074 PHONE NUMBER: (989)412-9889 X.4037	
APPLICANT CONTACT INFORMATION	
KIMLEY-HORN CONTACT: MILES HENNINGTON ADDRESS: 11700 KATY FREEWAY, HOUSTON, TEXAS 77079 PHONE NUMBER: (281)529-8314	
SURVEY INFORMATION: ALL OF A CALL 7.75-ACRE TRACT OF LAND RECORDED IN THE NAME OF SS DICKINSON, LP IN GALVESTON COUNTY CLERK'S FILE NUMBER 2021083617 IN THE E. PAYNE SURVEY (ABSTRACT NO. 164)	
PLAT INFORMATION: A SUBDIVISION OF 7.749 ACRES IN THE E. PAYNE SURVEY, ABSTRACT NO. 164, CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, BLOCK 1, RESERVE 1	

ZONING SUMMARY		
TAX ID NUMBER	369129	210270
LEGAL DESCRIPTION	ABST 164 E PAYNE SUR PT OF BLKS 3 & 4 (4-1-1) CLIFTON LAND & PRODUCTION COMPANY SUB	ABST 164 E PAYNE SUR PT OF BLKS 2 & 3 (3-1-0) CLIFTON LAND & PRODUCTION COMPANY SUB
TRACT SIZE (AC)	3.0	4.7500
EXISTING ZONING	O	O
PROPOSED ZONING	S-P	S-P

LEGEND	
	PROPERTY BOUNDARY
	FIRE LANE STRIPING
	EXISTING CHAIN LINK FENCE
	EXISTING BARB WIRE FENCE
	PROP. EVERGREEN SHRUBS EVERY 36' ON CENTER (O.C.)
	PROP. 3" NATIVE OAK TREE, MIN 7' AT TIME OF INSTALLATION



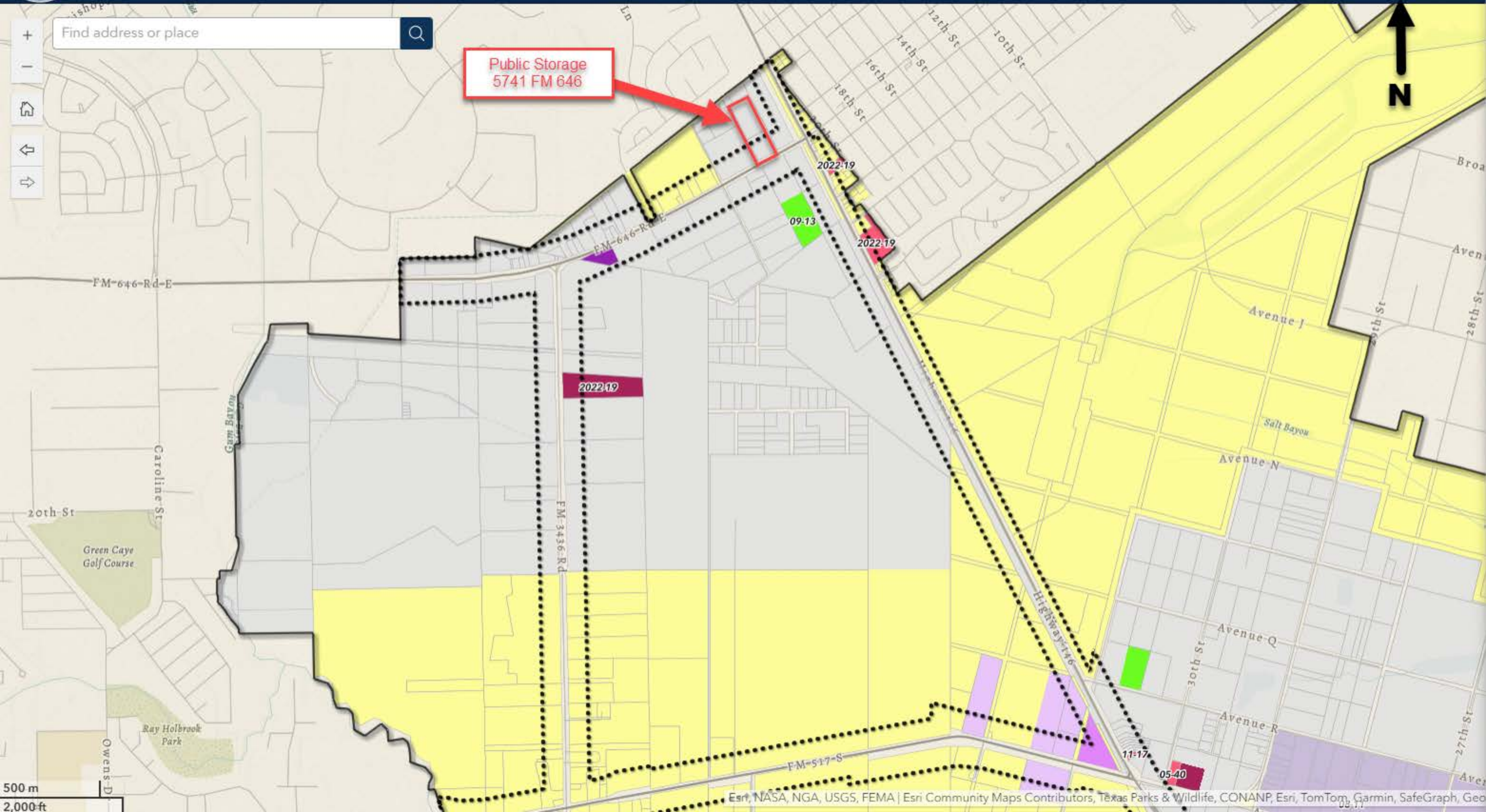


Zoning Search Tool | City of Texas City, Texas

Type text here

Find address or place

Public Storage
5741 FM 646



500 m
2,000 ft

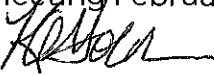


Texas City

EST. 1911

ENGINEERING & PLANNING

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.

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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.**



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).

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.**

CITY COMMISSION REGULAR MTG

(6) (c)

Meeting Date: 03/18/2026

Public Hearing for comments on the update to the Cobblestone Subdivision Master Plan and PUD amendment from A&S Engineers.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

A & S Engineers, Inc., on behalf of the owner, Rainsong Partnership LLC, presents an update to the Cobblestone Subdivision Master Plan and PUD amendment to accommodate the land use changes which have occurred since the original approval. Located west of FM 2004 and North of Central Park Blvd (undeveloped Sections 3 and 4).

BACKGROUND (Brief Summary)

The Master Plan for the Cobblestone Subdivision and the rezoning as PUD were approved by the City Commission at its meeting on September 5, 2018, after a public hearing. The applications were reviewed and recommended for approval by the Planning Board (regular meeting on July 22, 2018) and Zoning Commission (public hearing and regular meeting August 7, 2018).

The development is located on the west side of FM 2004 and south of the GCWA canal. It was the remainder of property originally approved for development as part of the Rainsong Subdivision. The approved Cobblestone Subdivision Master Plan and PUD proposed to develop 162 acres into 584 lots in six sections and to provide a combination of 40ft (25%), 45ft (17%), 50ft (36%) and 60ft (20%) lots.

Sections 1 and 2 were fully developed and built out in accordance with the Master Plan as approved. However, the sale of 37 acres (proposed Sections 5 and 6) to the DISD for a school site reduced the anticipated lot yield by 235 lots. Other changes to the land plan also reduced the size of the community park, and the timing for construction. Originally intended to serve both Rainsong and the Cobblestone development, the community park construction was slated to commence no later than issuance of the building permit for the 125th home. The buildout of the development is well beyond that measure of development with almost 300 residences being completed and occupied.

The Developer's sale of property to the DISD included an obligation to extend Central Park Blvd by a certain date. The Developer did not achieve the contractual deadline and was placed in default by the DISD. The Developer attained a revised deadline which allowed the new school to open without delay. The connection from Central Park Blvd to the I45 north bound frontage road was completed by others and is in service.

RECOMMENDATION

Staff recommend approval of the updated Master Plan and amended 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.

On December 15, 2025, the Planning Board approved 5-0 the update to the Master Plan and recommended the amendment to the PUD to accommodate the land use changes which have occurred since the original approval of the PUD. The approval and recommendation were conditioned upon no additional plats being recorded until the community park is complete or a bond posted for its completion acceptable to the City. On January 17, 2026

after a public hearing the Zoning Commission recommended approval of the amendment to the PUD conditioned upon no additional plats being recorded until the community park is complete or a bond posted for its completion acceptable to the City.

Fiscal Impact

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

No fiscal impact

Attachments

Amended PUD

Conceptual Land Use Map

Park & Open Space Map

Utility Map

Amended Lot Mix Table - comparison to original

Amenity Map

Recreation Site Example

Survey & Land Description

Planning Board - Minutes 12.15.25

Zoning Commission - Staff Report

COBBLESTONE

AMENDED PUD APPLICATION

Prepared for:
City of Texas City

November 2025

Prepared by:



10377 Stella Link Road, Houston TX 77025

Ph: 713-942-2700

www.as-engineers.com

Texas Engineering Registration No. F-000802

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Introduction

This planned development document was prepared pursuant to the City of Texas City ordinances related to Planned Development District (PD). The purpose of this PD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Cobblestone PD is a residential project located entirely within Galveston County Municipal Utility District 31 and is bounded to the north by the Galveston County Water Company Canal, to the east by FM 2004, to the south by Central Park Boulevard, and to the west by vacant, unimproved property. Exhibit A – Area Location Map illustrates the location of the subject property.

The following amendment is being submitted for this application to reflect land plan changes from the PUD originally approved in 2018. This includes:

- Update to show approximately 36.8 acres from the original PUD that was sold to Dickinson Independent School District, and is the location of the existing Dickinson Junior High School
- This PUD amendment does not apply to the existing Cobblestone Section 1, Section 2, and Central Park Boulevard Alignment
- This PUD amendment includes an update to the Cobblestone Recreational Center to include a substitution to the component of a splash pad. The splash pad is substituted for lighted dual pickleball courts.

I. Site Inventory Analysis

A. Physical Opportunities and Constraints

Consistent with property in this region, the project is relatively flat with elevations ranging from 18' to 22'. The site is void of quality vegetation and is primarily covered with native brush and Chinese Tallow. Existing physical constraints affecting development of the property include the following:

1. located entirely within Galveston County Municipal Utility District 31
2. bounded to the north by the Galveston County Water Company Canal
3. bounded to the east by FM 2004
4. bounded to the south by Central Park Boulevard
5. bounded to the west by vacant, unimproved property

6. A 20' wide Houston Pipeline and 20' wide Kinder Morgan pipeline bisect the property, basically east/west
7. an existing north/south drainage ditch which connects to Galveston County Drainage District No. 2 Ditch No. 6, and then to Moses Bayou and Moses Lake
8. In addition to the existing constraints outlined above, the development of the site is further constrained by various required proposed physical features including roadways and drainage facilities.

The existing site constraints can be seen on Exhibit B – Project Area Map, and Exhibit C – Project Survey & Legal Description.

B. Surrounding Land Use

Land uses surrounding the project are primarily single-family residential, consisting of the existing Cobblestone Sections 1 and 2 on the east, the existing Rainsong single-family residential development to the southeast, with the exception of the Dickinson Junior High School site to the south. The surrounding land uses can be seen on Exhibit A.

II. Project Description

A. Land Use

The project will be comprised of single-family residential, a park, recreation area, walking trails and residential services. The proposed uses are illustrated on Exhibit D – Conceptual Land Use Plan.

Exhibit D illustrates the project and the various constraints (existing and proposed) associated with the subject property, including easements, drainage facilities and street system. There are two primary access points:

1. FM 2004 via Copperfield Street
2. Interstate-Highway 45 (I-45) via Central Park Boulevard

The single-family residential product in Cobblestone Section 3 and Section 4 (the “Development”) will consist of lot widths that vary from 50’ to 60’, with lot square footage ranging from 6,000 square feet to 18,000 square feet. The residents of Cobblestone will enjoy the benefit of a neighborhood sidewalk and trail system that provides safe, convenient pedestrian access to parks and open space from various regions of the development. The individual residential cells will be developed with varying lot sizes as market conditions dictate and may be moved or adjusted as necessary to allow for

flexibility in response to changes in economic and market conditions as well as engineering issues.

Cobblestone Section 1 and Section 2, which are outside the scope of this amendment, consist of a total of 161 lots for which the homebuilding is completed. Cobblestone Section 3 and Section 4 will yield approximately 167 lots consisting of approximately 66% of 50-ft lots and 34% 60-ft lots. Homes will have starting valuations of \$250,000. The amended PUD proposes approximately 167 lots on 46.9 acres, compared to the original PUD, which proposed 580 lots on 161.96 acres. A comparison of the lot mix is shown on Exhibit I. The projected population of the development is estimated to be approximately 501 people, based on three individuals per household (source: Metro Study). The table below lists the various land uses as illustrated on Exhibit D, along with the respective acreages and percentage of the gross land area.

Land Use Category	Acreage	% of Gross Acreage
Constraints:		
American Canal	6.26	13.34%
Community Elements:		
Interior Street System (ROW)	10.34	22.05%
Parks/Recreation/Open Space/Landscape Reserves	3.09	6.59%
Residential:		
Single-Family Residential Lots	27.21	58.01%
Totals:	46.9	

B. Phasing

The original PUD stated that Cobblestone Section 1 was first section proposed for construction, with timing of future phases to be dependent upon market driven forces. Additionally, the original PUD scheduled the construction of the Community Park with Section 2, and the construction of Central Park Boulevard in 3 phases, to be constructed in segments with Section 2, 3, and 5. The phasing of Section 3 and Section 4 has been revised to meet commitments to Dickinson ISD. The need to construct a Sanitary Sewer Lift Station has been eliminated through a revision to the Section 3 and 4 land plan.

Per this amendment to the PUD, it is anticipated that Cobblestone Section 4 will begin development construction in January of 2026, upon Planning Board Approval of the submitted Final Plat, with the anticipated completion of July 2026. Development construction of Cobblestone Section 3 will follow the completion of Cobblestone Section 4. Construction of the Cobblestone Recreation Center platted in Section 1, will begin once construction plans are approved. The Developer will make every reasonable effort to ensure that construction of the Recreation Center is completed in advance of the recording of the Cobblestone Section 4 plat.

Developer understands the importance for timely construction of the community park/recreation center which should have been accomplished with the build out of Section 2. Developer is committed to make every effort to start construction of the community park/recreation center per the schedule stated below. Developer acknowledges and agrees that failure to complete the community park/recreation center may result in the City electing at its discretion to exercise available remedies including not recording the final plat for Section 4, or restricting the issuance of building permits until reasonable progress is made toward completion of the community park/recreation center. Posting of a completion bond may or may not be accepted by the City to assure timely completion of construction of the community park/recreation center at the City's discretion. A detailed schedule of the proposed amenity phasing is as follows:

Cobblestone Amenity Phasing Schedule	
Task	Duration
Cobblestone Section 4 Final Plat and Plan Approval	
Preconstruction/NTP	2 weeks after plan approval
WSD/Paving Construction	6 months after NTP
Rec Center Plan Submittal	1 week after Preconstruction/NTP
Rec Center Plan Approval	2 months after submittal
City Acceptance/Plat Recordation	2 months after Section 4 construction completion
Preconstruction/NTP for Rec Center	4 weeks after Plan Approval
Rec Center Construction	9 months
Cobblestone Section 3 Final Plat and Plan Approval	
Preconstruction/NTP	2 weeks after plan approval
WSD/Paving Construction	6 months after NTP
City Acceptance/Plat Recordation of Section 3	2 months after construction completion

Additionally, the original PUD allowed approximately 237 40' and 45' lots. These have been removed, and the development will now consist of lots with a minimum width of 50', resulting in a decrease in the overall lot density for the community.

Furthermore, the original PUD approved a provision which allowed the zoning district and/or land uses to be altered, or the density to increase or decrease by up to five percent by the developers without further approval from the Planning and Zoning Commission or City Commission. The City is requesting this previously approved condition to be removed from the PUD amendment.

These accommodations for the City have been incorporated for the acceptance of the updated schedule regarding the Community Park construction.

C. Street and Circulation System

The project is bounded to the south by the existing Central Park Boulevard, which is a divided boulevard in a 100' wide right of way. Central Park Boulevard connects FM 2004 to I-45, which are located to the east and west of the Cobblestone development. FM 2004 and I-45 are major roadways in Texas City that are maintained by the Texas Department of Transportation (TxDOT). Central Park Boulevard is a major thoroughfare that is owned and maintained by Texas City. Residential lots will not have driveway access onto Central Park Boulevard. This will allow for the roadway to adequately and efficiently serve the traffic generated from the neighborhood cells. Additionally, on-street parking will not be allowed on collector roads.

D. Parks and Open Space

Parks and open space account for approximately 6.59 % (3.09 AC) of the gross acreage in the overall project. The open space is comprised of landscape reserves, parks and walking trail systems. The parks and open space plan for the Cobblestone development are illustrated on Exhibit E – Parks and Open Space Exhibit.

The roadway medians and landscape reserves within the Cobblestone development shall be landscaped and irrigated. These areas will be maintained by the homeowner's association.

The City of Texas City parks and open space requirement states that one half acre of park land for every 100 proposed dwelling units are to be dedicated to the City for the use of parks. Based upon the estimated 167 single-family lots included in this application and the existing single-family residences in Cobblestone Sections 1 and 2 (161 lots), the developer is required to provide 1.64 acres of park land. In addition to the area to be dedicated in the proposed development of Sections 3 and 4, which is approximately 0.21 acres, the developer has previously platted approximately 1.88 acres of park space for the construction of the Cobblestone Community Park for the existing homes. Compliance with the parks and open space requirements for land dedication will be accomplished by

the total contribution of 2.09 acres of land designated as park land for the development. The homeowner's association will be responsible for maintaining the park, all landscaped areas and open spaces utilized by the residents as amenity, as well as the open space/pipeline easement.

The Recreation Center will consist of the following amenities: two lighted pickleball courts, a community pavilion, two playground areas for ages 2-5 and 5-12, respectively, and a large open lawn area suitable for impromptu games. Trails, seating areas, and planting beds will also be provided.

The Original PUD included a splash pad. This amendment proposes replacing the splash pad with two lighted pickleball courts, as the overall benefits to the residents and the City are greater. Unlike a splash pad, which is typically limited to seasonal use, pickleball courts can be used year-round. With the growing popularity of pickleball, combined with its appeal to kids, teens, adults, and seniors alike, a pickleball court offers a broader recreational benefit to residents compared to a splash pad, which is specifically designed to appeal to young children. Additionally, pickleball courts offer lower maintenance costs, reduced utility demand, and present fewer liability risks. The developer is proposing the lighted pickleball courts in lieu of the splash pad in this amendment of the PUD.

A Pocket Park will be constructed shortly after completion of Section 3 and will consist of the following amenities: Sidewalks, Planting, and Open Lawn space for free play.

Existing neighborhood amenities consist of: An entry monument and low height retaining walls located at the entrance to the community from FM 2004, a wet-bottomed amenity/detention, and a detailed sidewalk layout has been included as part of Exhibit J – Amenity Map sidewalks and trails connect the community throughout.

III. Zoning

A. Existing and Surrounding Zoning Districts

The existing zoning district for the subject property is District I, Planned Unit Development (PUD). The surrounding undeveloped property surrounding the subject tract is currently zoned as Single Family Residential (A) and the existing Cobblestone and Rainsong developments are zoned as PUD. The zoning district designations for the subject tract as well as surrounding area are illustrated on Exhibit F – Existing Zoning District Map.

B. Proposed Zoning

Each of the proposed land uses have been assigned zoning district categories consistent with the current Texas City Zoning Ordinance regulations as of the date of this document. Exceptions and/or variances to these standards are noted below. The zoning district for the project is District I, Planned Unit Development. The zoning district designations for each parcel within the project are illustrated on Exhibit G – Proposed Zoning District Map.

Zoning District Designation	Acreage	% of Gross Acreage
Planned Unit Development (I)	46.9	100.00 %
Total	46.9	

Zoning districts shall be regulated on the basis of the total gross acreage of the project.

Land uses may be relocated within the boundaries of the PD, provided they are in compliance with the acreage restrictions referred to above and otherwise conform to the Texas City regulations for such changes. The Cobblestone PD will comply with the Zoning Ordinance standards as outlined for each zoning district unless otherwise noted. The land uses permitted will be based upon those zoning district categories that permitted in the Zoning Ordinance unless otherwise noted. The Cobblestone PD will comply with the Subdivision Ordinance unless otherwise noted.

C. Water Distribution System

Water serving Cobblestone will be through connections to existing City water lines located within the existing Cobblestone/Rainsong subdivision. Additional connections may be made for circulation.

D. Wastewater Collection System

Gravity sanitary sewer lines from Cobblestone will connect to the existing City sanitary sewer system located within the existing Cobblestone/Rainsong subdivision and within the Central Park Boulevard ROW.

E. Storm Drainage System

The portion of the drainage system (Cobblestone Sec. 3) located north of the pipeline easements will drain into the existing wet-bottom detention/amenity pond, which is conveyed through submerged equalizer pipes into another existing wet-bottom detention/amenity pond to the south of the pipeline easements. The storm water is then metered into the existing north/south drainage channel. The existing channel drains to

the south, into Galveston County Drainage District No. 2 Ditch No. 6, which becomes Moses Bayou.

The portion of the drainage system located south of the pipeline easements (Cobblestone Sec. 4) will drain directly into the existing north/south drainage channel, via existing storm sewer pipe which were constructed as part of the Central Park Boulevard.

A drainage study was submitted and approved by the City of Texas City and Galveston County Drainage District No. 2 for approval of flows entering ditch No. 6 and Moses Bayou.

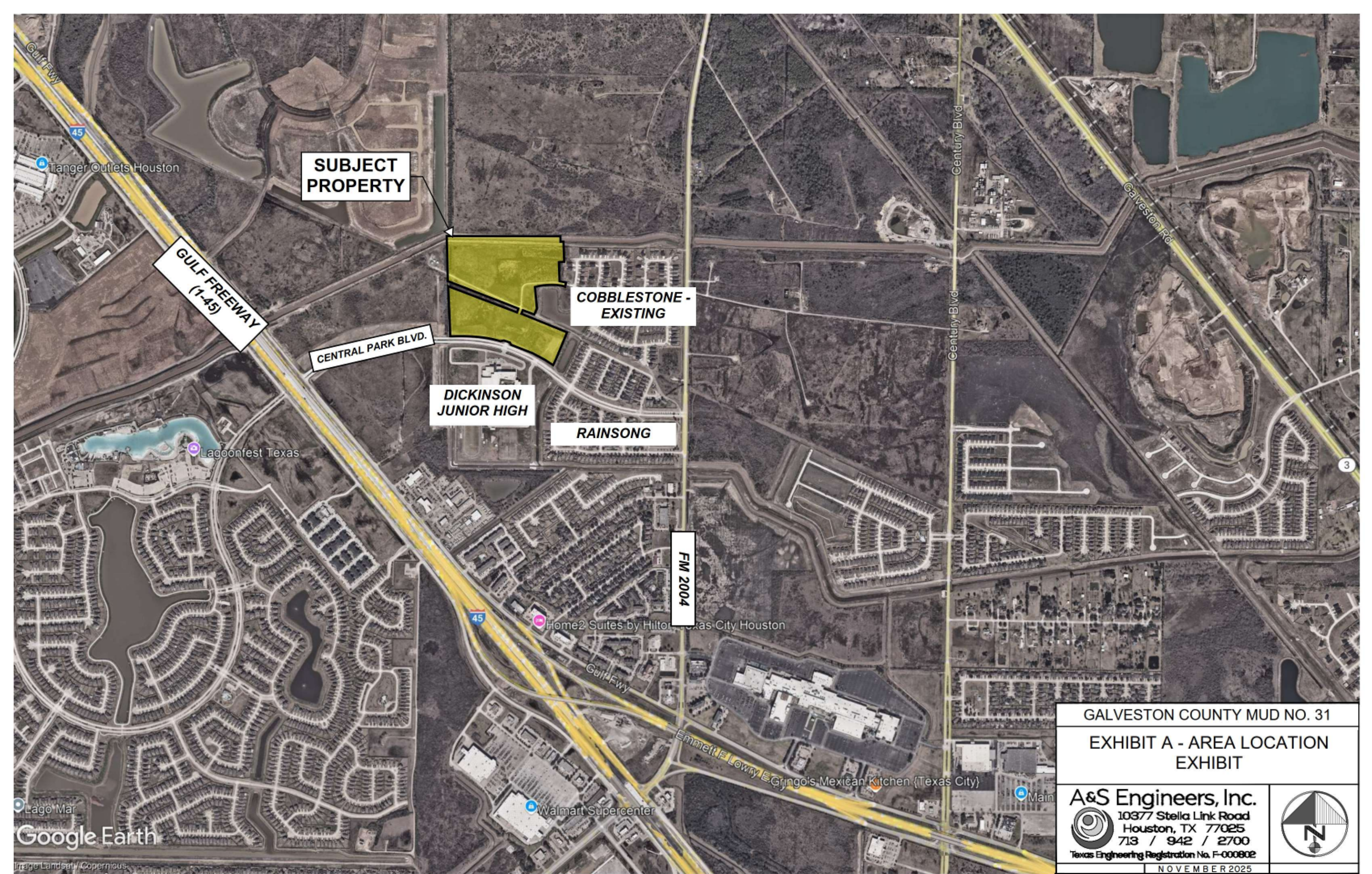
F. Flood Levels and Potential Flooding

The tract is entirely located within zone C (area determined to be outside 500-year floodplain) based on the FEMA Flood Insurance Rate Map community panel number 485514-0025C map revised May 2, 1983 for the City of Texas City, Galveston County, Texas.

Exhibit “L”
Approximate Development Timeline

<u>Task</u>	<u>Approximate Completion</u>
PUD Application Submission	Q1 2025
PUD Approval	Q4 2025
Construction of Section 4 Begins	Q1 2026
Delivery of Section 4 Lots	Q3 2026
Construction of Recreational Center Begins	Q2 2026
Completion of Recreational Center	Q4 2026
Construction of Section 3 Begins	Q2 2027 ⁽¹⁾
Delivery of Section 3 Lots	Q4 2027 ⁽¹⁾
Buildout of All Homes	Q1 2029 ⁽¹⁾

(1) These completion dates are subject to market conditions.



**SUBJECT
PROPERTY**

**GULF FREEWAY
(1-45)**

CENTRAL PARK BLVD.

**DICKINSON
JUNIOR HIGH**

**COBBLESTONE -
EXISTING**

RAINSONG

FM 2004

GALVESTON COUNTY MUD NO. 31

EXHIBIT A - AREA LOCATION
EXHIBIT

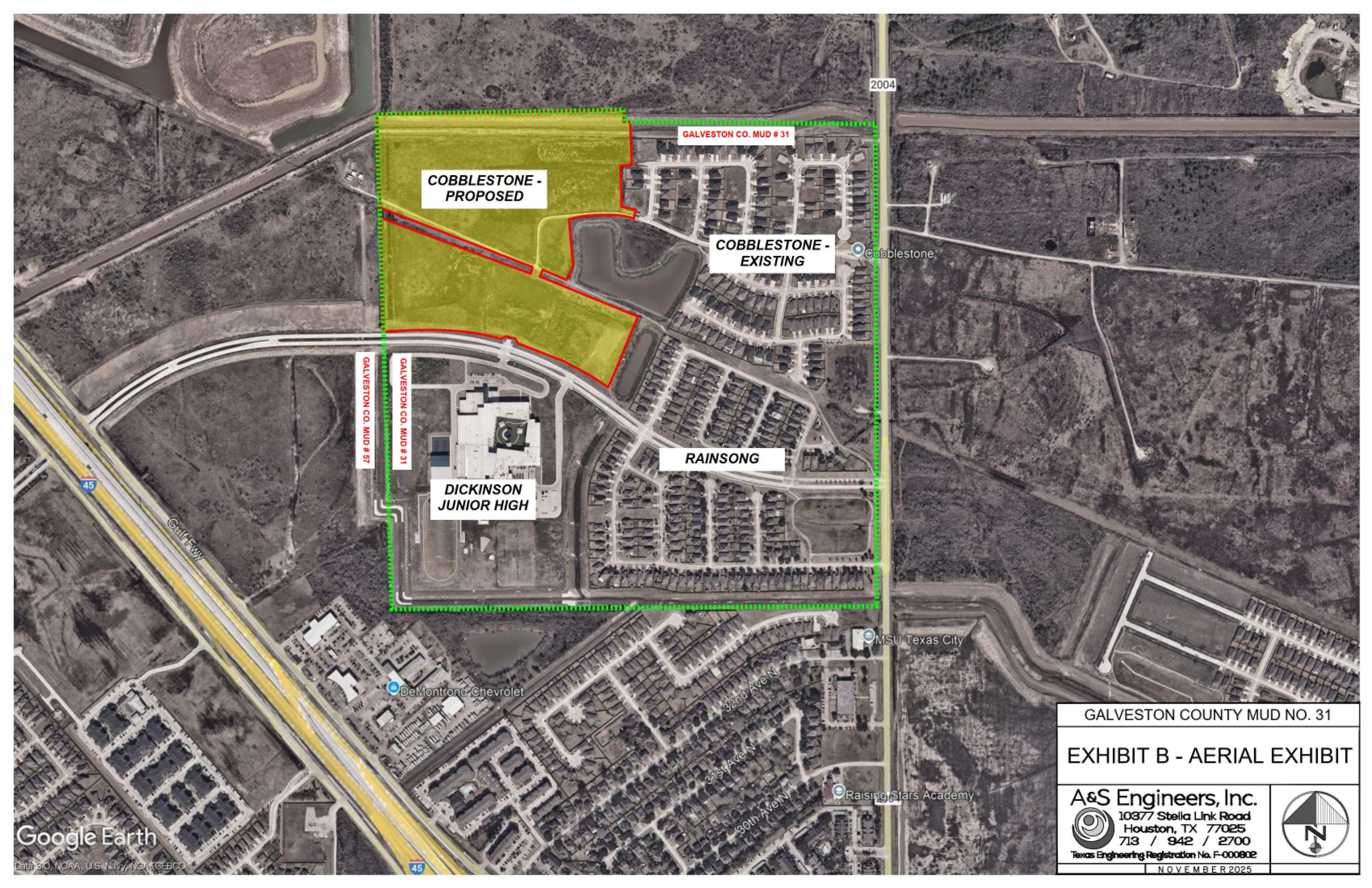
A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802



NOVEMBER 2025

Google Earth

Imagery Landsat/Copernicus



COBBLESTONE - PROPOSED

GALVESTON CO. MUD # 31

COBBLESTONE - EXISTING

RAINSONG

DICKINSON JUNIOR HIGH

GALVESTON CO. MUD # 57

GALVESTON CO. MUD # 31

GALVESTON COUNTY MUD NO. 31

EXHIBIT B - AERIAL EXHIBIT

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802



NOVEMBER 2025

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

A. FARMER SURVEY ABSTRACT No. 11

W. K. WILSON SURVEY ABSTRACT No. 208

350 Logo Mar East Investments, LTD.
99.984 Acre Tract
(2022074593 GCDR)

P.O.B.
N.W. Corner
170.390 Acre Tract
(2017051609 GCDR)

Affinity Logo Clara, LLC
265.84 Acre Tract
(2021069567 GCDR)

City of Texas City
2.794 Acre Tract
(2010016515 GCDR)

Texas City 490, LTD.
32.0808 Acre Tract
(2006002513 GCDR)

Texas City 45 Partners, LLC.
8.635 Acre Tract
(2018061826 GCDR)

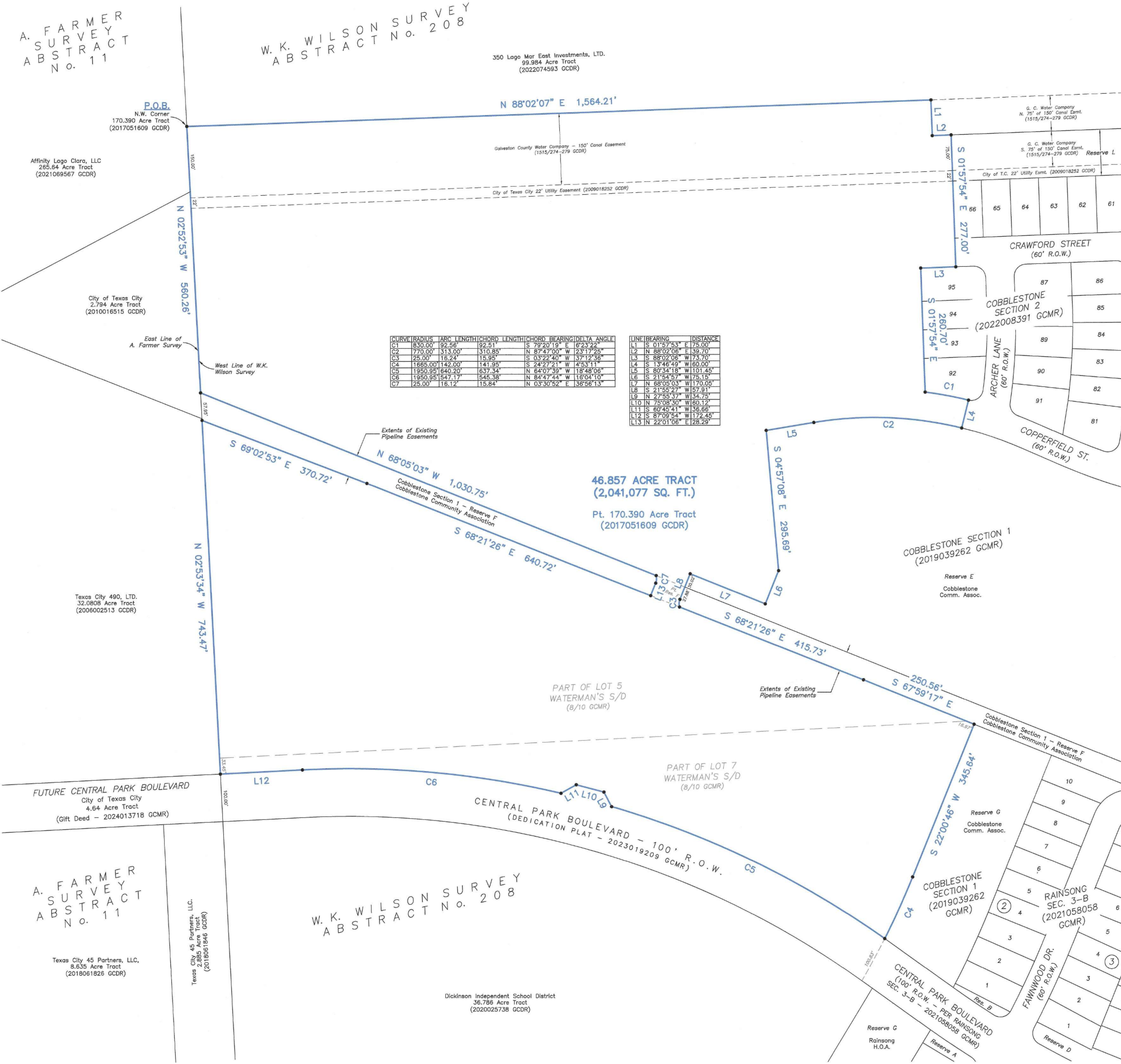
Texas City 45 Partners, LLC.
2.885 Acre Tract
(2018061840 GCDR)

Dickinson Independent School District
36.786 Acre Tract
(2020025738 GCDR)

G. C. Water Company
N. 75' of 150' Canal Easmt.
(1515/274-279 GCDR)

G. C. Water Company
S. 75' of 150' Canal Easmt.
(1515/274-279 GCDR)

City of Texas City 22' Utility Easmt. (2009018252 GCDR)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	830.00'	92.56'	92.51'	S 79°20'19" E	6°23'22"
C2	770.00'	313.00'	310.85'	N 87°47'00" W	2°31'25"
C3	25.00'	16.24'	15.95'	S 03°22'40" W	37°12'36"
C4	1665.00'	142.00'	141.95'	S 24°27'21" W	4°33'11"
C5	1950.95'	547.17'	545.38'	N 84°07'39" W	18°48'06"
C6	1950.95'	547.17'	545.38'	N 84°07'44" W	18°04'10"
C7	25.00'	16.12'	15.84'	N 03°30'52" E	38°56'13"

46.857 ACRE TRACT
(2,041,077 SQ. FT.)
Pt. 170.390 Acre Tract
(2017051609 GCDR)

METES AND BOUNDS DESCRIPTION

Being a 46.857 acre tract of land out of Lots 5 and 7 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being part of that 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, including a 2,850 square foot portion of Reserve "F", of COBBLESTONE SECTION ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of said W.K. Wilson Survey, said point being the Northwest corner of said 170.390 acre tract, same being the Southwest corner of a 99.984 acre tract of land conveyed to 350 Logo Mar East Investments, LTD., in deed recorded under Galveston County Clerk's File No. 2022074593;

THENCE North 88°02'07" East along the North line of said 170.390 acre tract, same being the South line of said 99.984 acre tract, a distance of 1,564.21 feet to a point for corner, said point lying in the North line of a 150 foot canal easement as referenced in Volume 1515, Pages 274-279 of the Galveston County deed records;

THENCE South 01°57'53" East over and across said canal easement, a distance of 75.00 feet to a point for corner, said point lying in the centerline of said canal easement;

THENCE North 88°02'06" East along the centerline of said canal easement, a distance of 39.70 feet to a point for corner, said point also being the Northwest corner of COBBLESTONE SECTION 2, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2022008391 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Westerly line of said COBBLESTONE SECTION 2 the following courses and distances:

South 01°57'54" East, a distance of 277.00 feet to a point for corner;

South 88°02'06" West, a distance of 73.70 feet to a point for corner;

South 01°57'54" East, a distance of 260.70 feet to a point for curvature;

Along a curve to the right, said curve having a radius of 830.00 feet, a chord bearing of South 79°20'19" East, a chord length of 92.51 feet, and an arc length of 92.56 feet to a point for corner;

South 13°46'49" West, a distance of 60.00 feet to a point for corner, said point lying in the Northerly line of Reserve "E", of said COBBLESTONE SECTION 1, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Northerly and Westerly lines of Reserve "E", of said COBBLESTONE SECTION 1 the following courses and distances:

Along a curve to the left, said curve having a radius of 770.00 feet, a chord bearing of North 87°47'00" West, a chord length of 310.85 feet, and an arc length of 313.00 feet to a point for corner;

South 80°34'18" West, a distance of 101.45 feet to a point for corner;

South 04°57'08" East, a distance of 295.69 feet to a point for corner;

South 21°54'57" West, a distance of 75.15 feet to a point for corner;

North 68°05'03" West, a distance of 170.05 feet to a point for corner;

South 21°55'27" West, at a distance of 30.02 feet pass the Northeast line of Reserve "F", of said COBBLESTONE SECTION 1, and continuing for a distance of 57.91 feet to a point of curvature;

THENCE over and across Reserve "F", of said COBBLESTONE SECTION 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of South 03°22'40" West, a chord length of 15.95 feet, and an arc length of 16.24 feet to a point for corner, said point lying in the Southwest line of Reserve "F", of said COBBLESTONE SECTION 1;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 415.73 feet to an angle point;

THENCE South 67°59'17" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 250.56 feet to a point for corner, said point being the Northwest corner of Reserve "G", of said COBBLESTONE SECTION 1;

THENCE South 22°00'46" West along the Westerly line of Reserve "G", of said COBBLESTONE SECTION 1, a distance of 345.64 feet to a point of curvature;

THENCE continuing along the Westerly line of Reserve "G", of said COBBLESTONE SECTION 1, and a curve to the left, said curve having a radius of 1,665.00 feet, a chord bearing of South 24°27'21" West, a chord length of 141.95 feet, and an arc length of 142.00 feet to a point for corner, said point lying in the Northerly line of Central Park Boulevard, being a 100 foot right-of-way;

THENCE along the Northerly line of said Central Park Boulevard the following courses and distances:

Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 84°07'39" West, a chord length of 637.34 feet, and an arc length of 640.20 feet to a point for corner;

North 27°55'37" West, a distance of 34.75 feet to a point for corner;

North 75°08'30" West, a distance of 60.12 feet to a point for corner;

South 60°45'41" West, a distance of 36.66 feet to a point for corner;

Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 84°07'44" West, a chord length of 545.38 feet, and an arc length of 547.17 feet to a point of tangency;

South 87°09'54" West, a distance of 172.45 feet to a point for corner, said point lying in the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract;

THENCE North 02°53'34" West along the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract, a distance of 743.47 feet to a point for corner, said point being the Southwest corner of Reserve "F", of said COBBLESTONE SECTION 1;

THENCE South 69°02'53" East along the Southerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 370.72 feet to an angle point;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 640.72 feet to a point for corner;

THENCE North 22°01'06" East over and across Reserve "F", of said COBBLESTONE SECTION 1, a distance of 28.29 feet to a point of curvature;

THENCE continuing over and across Reserve "F", of said COBBLESTONE SECTION 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 03°30'52" East, a chord length of 15.84 feet, and an arc length of 16.12 feet to a point for corner, said point lying in the Northerly line of Reserve "F", of said COBBLESTONE SECTION 1;

North 68°05'03" East along the Northerly line of Reserve "F", of said COBBLESTONE SECTION 1, a distance of 1,030.75 feet to a point for corner at the Northwest corner of Reserve "F", of said COBBLESTONE SECTION 1, said point also lying in the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract;

THENCE North 02°52'53" West along the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract, a distance of 560.29 feet to the POINT OF BEGINNING of the herein described tract, and containing 46.857 acres (2,041,077 square feet) of land, more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

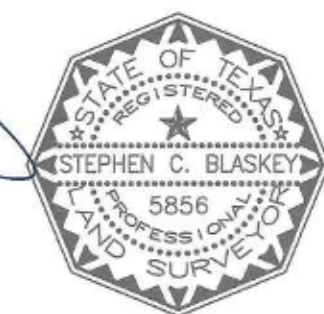


EXHIBIT C - SURVEY AND LAND DESCRIPTION

EXHIBIT

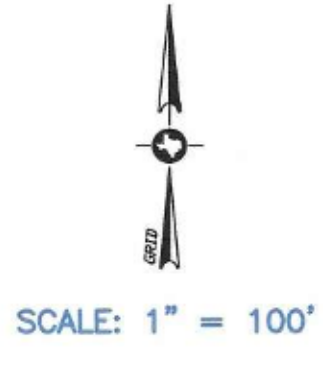
46.857 ACRE TRACT SITUATED IN TEXAS CITY, GALVESTON COUNTY, TEXAS



LEAGUE CITY OFFICE
Registration Number: 10193885
(281) 554-7739 www.hightidesurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing / P.O. BOX 16142 | GALVESTON, TX 77552

LEGEND

Fnd.	Found
GCDR	Galveston County Deed Records
GCMR	Galveston County Map Records
PL	Part
P.O.B.	Point of Beginning
R.O.W.	Right of Way
U.E.	Utility Easement



NOTES:

- 1) This property does not lie within the 100 Year Flood Plain, according to FIRM No. 4816702450 published August 15, 2019, as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Deed references are not a statement of ownership.
- 4) The Bearings, Distances, and Coordinates shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument H02SD 57 (AW5499). All units are expressed in U.S. Survey Feet.
- 5) Surveyed without benefit of a Title Report.

SURVEY DATE: SEPTEMBER 10, 2024
FILE No.: 7385-0000-0005-001
DRAFTING: JTK
GDR No.: 24-0332

PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4

COBBLESTONE - EXISTING

COPPERFIELD STREET

COBBLESTONE - EXISTING

Cobblestone

FM 2004

RAINSONG

DICKINSON
JUNIOR HIGH

CENTRAL PARK BLVD.

RAINSONG


GALVESTON COUNTY MUD NO. 31


EXHIBIT D - CONCEPTUAL LAND
USE


A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802





NOVEMBER 2025


50' LOTS 

60' LOTS 

PARK 

COMMUNITY PARK 

SECTION 3 

SECTION 4 

PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4



Cobblestone

GALVESTON COUNTY MUD NO. 31

EXHIBIT E - PARKS AND OPEN SPACE

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802





PLANNED UNIT DEVELOPMENT (ZONE I)

GALVESTON CO. MUD # 31

GALVESTON CO. MUD # 57

GALVESTON CO. MUD # 31

2004

Cobblestone

MSU Texas City

DeMontrond Chevrolet

Raising Stars Academy

32nd Ave N

31st Ave N

30th Ave N

45

Gulf Fwy

45

GALVESTON COUNTY MUD NO. 31

EXHIBIT F - EXISTING ZONING

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700

Texas Engineering Registration No. F-000802

NOVEMBER 2025



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

PLANNED UNIT DEVELOPMENT (ZONE I)

GALVESTON CO. MUD # 31

GALVESTON CO. MUD # 57

GALVESTON CO. MUD # 31

2004

Cobblestone

MSU Texas City

DeMontrond Chevrolet

Raising Stars Academy

32nd Ave N
31st Ave N
30th Ave N

GALVESTON COUNTY MUD NO. 31

EXHIBIT G - PROPOSED ZONING

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700

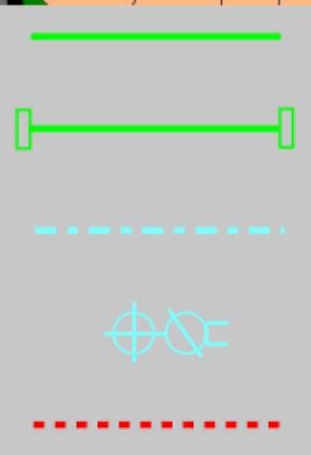
Texas Engineering Registration No. F-000802



NOVEMBER 2025




STORM LINES
STORM INLET
WATER LINES
FIRE HYDRANT
SANITARY LINES



GALVESTON COUNTY MUD NO. 31

EXHIBIT H - UTILITY MAP

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802



NOVEMBER 2025

Cobblestone Development - Exhibit "I" Lot Mix Table

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Section 1	0	0	34	32	66
Section 2	0	0	48	64	112
Section 3	0	0	78	0	78
Section 4	0	0	48	22	70
Section 5	145	0	0	0	145
Section 6	0	92	0	0	92
Total:	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

(1)

(1)

(2)

(2)

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Section 1	34	32	66
Section 2	46	49	95
Section 3	66	33	99
Section 4	44	24	68
Section 5	Sold to DISD		-
Section 6	Sold to DISD		-
Total:	190	138	328
Lot Mix (%)	58%	42%	

(3)

(3)(4)

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Number of Lots	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

Density = 3.5 Lots/AC

(5)

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Number of Lots	110	57	167
Lot Mix (%)	66%	34%	

Density = 3.5 Lots/AC

(5)

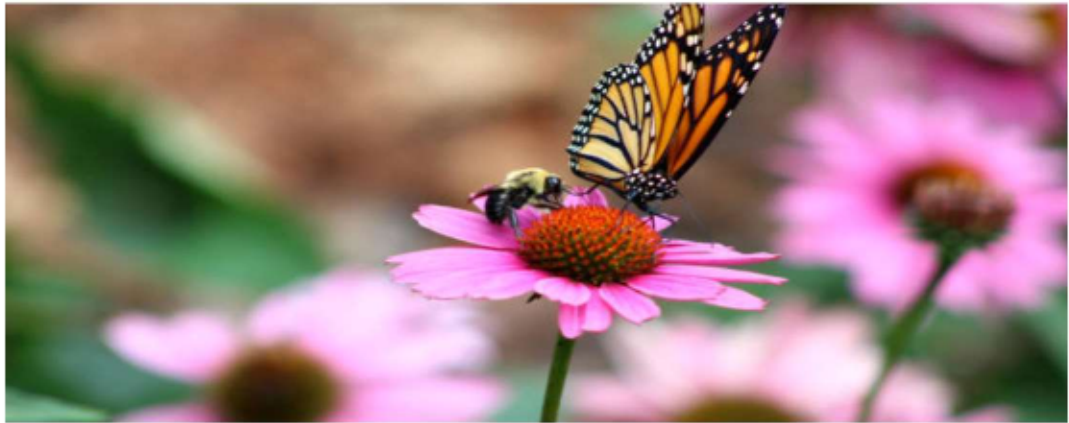
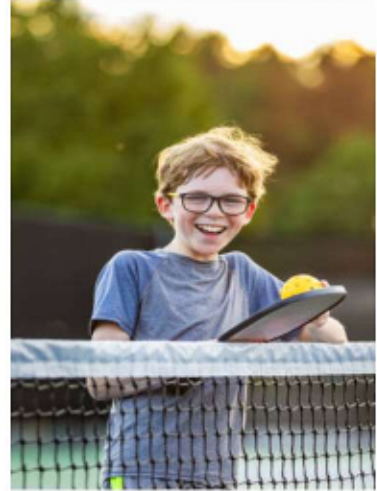
- (1) The combined acreage for the Cobblestone Section 3 and Section 4 from the original PUD was approximately 43.7 Acres. The original lot density for these sections was 3.4 lots/AC.
- (2) The original PUD included acreage proposing 40-ft lots and 45-ft lots. This property was sold to Dickinson ISD and is not included in the Amended PUD.
- (3) Section 1 and 2 are complete and are not included in this amendment
- (4) Section 2 as constructed contained 95 lots. The remaining 13 lots originally planned for Section 2 will be added to Section 3.
- (5) The 46.9 AC Land Plan for Cobblestone Section 3 and Section 4 includes the addition of 13 lots and ROW that were removed from the original Section 2 boundary in the original PUD. The Section 3 Land Plan was revised to remove the Lift Station, increase connectivity, and include more desirable lots in the proximity of the proposed Pocket Park and Recreation Center. A 20-ft Reserve in the Cobblestone Section 4 Land Plan to provide sanitary sewer service to Section 3 was the only revision to the Section 4 land plan.

- LEGEND
-  MAIN ENTRY MONUMENT
 -  SECONDARY MONUMENT
 -  RECREATION/PARK AMENITY
 -  LANDSCAPE/PARK RESERVE
 -  AMENITY LAKE/DETENTION
 -  FLAG POLES
 -  MASONRY FENCE
 -  CONCRETE TRAIL (5' WIDE) - EXISTING
 -  CONCRETE TRAIL (5' WIDE) - PROPOSED
 -  CENTRAL PARK BOULEVARD TRAIL (6' WIDE) - EXISTING
 -  CENTRAL PARK BOULEVARD TRAIL (6' WIDE) - PROPOSED



COBBLESTONE|EXHIBIT J - AMENITY MAP

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COBBLESTONE|EXHIBIT K - RECREATION SITE CHARACTER

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PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4

COBBLESTONE - EXISTING

COPPERFIELD STREET

COBBLESTONE - EXISTING

Cobblestone

FM 2004

RAINSONG

DICKINSON
JUNIOR HIGH

CENTRAL PARK BLVD.

RAINSONG


GALVESTON COUNTY MUD NO. 31


EXHIBIT D - CONCEPTUAL LAND
USE


A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802




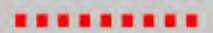
NOVEMBER 2025


50' LOTS 

60' LOTS 

PARK 

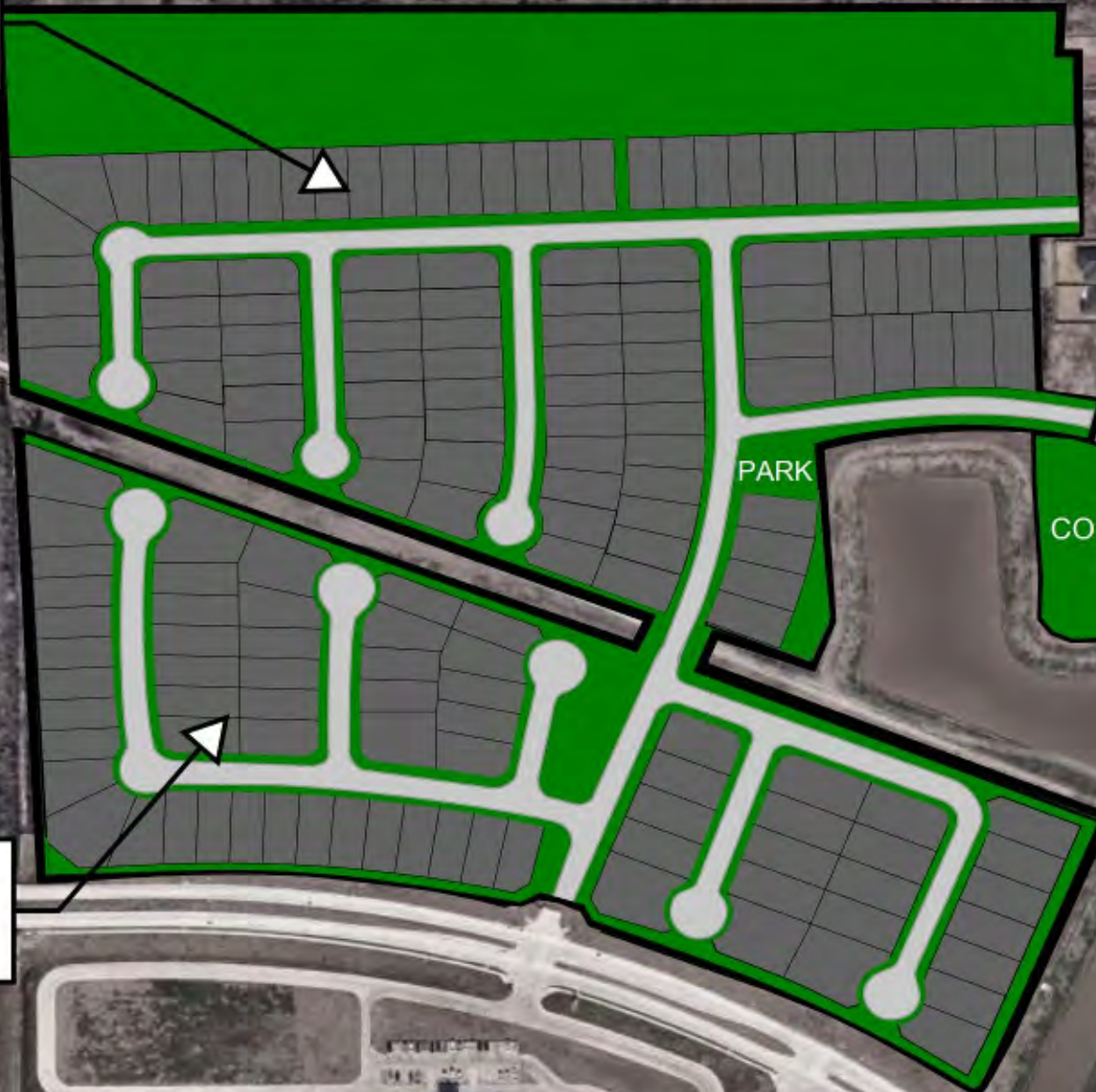
COMMUNITY PARK 

SECTION 3 

SECTION 4 

PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4



Cobblestone

GALVESTON COUNTY MUD NO. 31

EXHIBIT E - PARKS AND OPEN SPACE

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802






- STORM LINES** ———
- STORM INLET** —|—|—
- WATER LINES** - - - - -
- FIRE HYDRANT** #
- SANITARY LINES** ·····

GALVESTON COUNTY MUD NO. 31

EXHIBIT H - UTILITY MAP

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802

NOVEMBER 2025



Cobblestone Development - Exhibit "I" Lot Mix Table

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Section 1	0	0	34	32	66
Section 2	0	0	48	64	112
Section 3	0	0	78	0	78
Section 4	0	0	48	22	70
Section 5	145	0	0	0	145
Section 6	0	92	0	0	92
Total:	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

(1)

(1)

(2)

(2)

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Section 1	34	32	66
Section 2	46	49	95
Section 3	66	33	99
Section 4	44	24	68
Section 5	Sold to DISD		-
Section 6	Sold to DISD		-
Total:	190	138	328
Lot Mix (%)	58%	42%	

(3)

(3)(4)

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Number of Lots	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

Density = 3.5 Lots/AC

(5)

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Number of Lots	110	57	167
Lot Mix (%)	66%	34%	

Density = 3.5 Lots/AC

(5)

(1) The combined acreage for the Cobblestone Section 3 and Section 4 from the original PUD was approximately 43.7 Acres. The original lot density for these sections was 3.4 lots/AC.

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COBBLESTONE|EXHIBIT J - AMENITY MAP

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A. FARMER SURVEY ABSTRACT No. 11

W. K. WILSON SURVEY ABSTRACT No. 208

350 Lago Mar East Investments, LTD.
99.984 Acre Tract
(2022074593 GCDR)

P.O.B.
N.W. Corner
170.390 Acre Tract
(2017051609 GCDR)

Affinity Lago Clara, LLC
265.84 Acre Tract
(2021069567 GCDR)

City of Texas City
2.794 Acre Tract
(2010016515 GCDR)

East Line of
A. Farmer Survey

West Line of W.K.
Wilson Survey

Texas City 490, LTD.
32.0808 Acre Tract
(2006002513 GCDR)

FUTURE CENTRAL PARK BOULEVARD
City of Texas City
4.64 Acre Tract
(Gift Deed - 2024013718 GCMR)

A. FARMER SURVEY ABSTRACT No. 11

Texas City 45 Partners, LLC,
8.635 Acre Tract
(2018061826 GCDR)

Texas City 45 Partners, LLC,
2.885 Acre Tract
(2018061846 GCDR)

W. K. WILSON SURVEY ABSTRACT No. 208

Dickinson Independent School District
36.786 Acre Tract
(2020025738 GCDR)

Galveston County Water Company - 150' Canal Easement
(1515/274-279 GCDR)

City of Texas City 22' Utility Easement (2008018252 GCDR)

G. C. Water Company
N. 75' of 150' Canal Easement
(1515/274-279 GCDR)

G. C. Water Company
S. 75' of 150' Canal Easement
(1515/274-279 GCDR)

City of T.C. 22' Utility Easement (2009018252 GCDR)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	830.00'	92.56'	92.51'	S 79°20'19" E	6°23'22"
C2	770.00'	313.00'	310.85'	N 87°47'00" W	2°31'25"
C3	25.00'	18.24'	15.95'	S 03°22'40" W	37°12'36"
C4	1665.00'	142.00'	141.95'	S 24°27'21" W	4°53'11"
C5	1950.95'	640.20'	637.34'	N 84°07'39" W	18°48'06"
C6	1950.95'	547.17'	545.38'	N 84°47'44" W	18°04'10"
C7	25.00'	16.12'	15.84'	N 03°30'52" E	38°56'13"

LINE	BEARING	DISTANCE
L1	S 01°57'54" E	277.00'
L2	N 88°02'07" E	1,564.21'
L3	S 88°02'06" W	73.70'
L4	S 13°46'49" W	60.00'
L5	S 80°34'18" W	101.45'
L6	S 21°54'57" W	75.15'
L7	N 68°05'03" W	170.05'
L8	S 21°55'27" W	30.02'
L9	N 27°55'37" W	34.75'
L10	N 75°08'30" W	60.12'
L11	S 60°45'41" W	36.66'
L12	S 87°09'54" W	172.45'
L13	N 22°01'06" E	28.29'

Extents of Existing Pipeline Easements

Extents of Existing Pipeline Easements

46.857 ACRE TRACT
(2,041,077 SQ. FT.)
Pt. 170.390 Acre Tract
(2017051609 GCDR)

COBBLESTONE SECTION 1
(2019039262 GCMR)

Reserve E
Cobblestone Comm. Assoc.

COBBLESTONE SECTION 1 - Reserve F
Cobblestone Community Association

PART OF LOT 5
WATERMAN'S S/D
(9/10 GCMR)

PART OF LOT 7
WATERMAN'S S/D
(9/10 GCMR)

CENTRAL PARK BOULEVARD - 100' R.O.W.
(DEDICATION PLAT - 2023019209 GCMR)

COBBLESTONE SECTION 1
(2019039262 GCMR)

RAINSONG SEC. 3-B
(2021058058 GCMR)

CENTRAL PARK BOULEVARD
100' R.O.W. PER RAINSONG
SEC. 3-B (2021058058 GCMR)

Reserve G
H.O.A.

Reserve A

METES AND BOUNDS DESCRIPTION

Being a 46.857 acre tract of land out of Lots 5 and 7 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being part of that 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, including a 2,850 square foot portion of Reserve "F", of COBBLESTONE SECTION ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of said W.K. Wilson Survey, said point being the Northwest corner of said 170.390 acre tract, same being the Southwest corner of a 99.984 acre tract of land conveyed to 350 Lago Mar East Investments, LTD., in deed recorded under Galveston County Clerk's File No. 2022074593;

THENCE North 88°02'07" East along the North line of said 170.390 acre tract, same being the South line of said 99.984 acre tract, a distance of 1,564.21 feet to a point for corner, said point lying in the North line of a 150 foot canal easement as referenced in Volume 1515, Pages 274-279 of the Galveston County deed records;

THENCE South 01°57'53" East over and across said canal easement, a distance of 75.00 feet to a point for corner, said point lying in the centerline of said canal easement;

THENCE North 88°02'06" East along the centerline of said canal easement, a distance of 39.70 feet to a point for corner, said point also being the Northwest corner of COBBLESTONE, Section 2, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2022008391 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Westerly line of said COBBLESTONE, Section 2 the following courses and distances:

- South 01°57'54" East, a distance of 277.00 feet to a point for corner;
- South 88°02'06" West, a distance of 73.70 feet to a point for corner;
- South 01°57'54" East, a distance of 260.70 feet to a point of curvature;

Along a curve to the right, said curve having a radius of 830.00 feet, a chord bearing of South 79°20'19" East, a chord length of 92.51 feet, and an arc length of 92.56 feet to a point for corner;

South 13°46'49" West, a distance of 60.00 feet to a point for corner, said point lying in the Northerly line of Reserve "E", of said COBBLESTONE, Section 1, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Northerly and Westerly lines of Reserve "E", of said COBBLESTONE, Section 1 the following courses and distances:

Along a curve to the left, said curve having a radius of 770.00 feet, a chord bearing of North 87°47'00" West, a chord length of 310.85 feet, and an arc length of 313.00 feet to a point for corner;

- South 80°34'18" West, a distance of 101.45 feet to a point for corner;
- South 04°57'08" East, a distance of 295.69 feet to a point for corner;
- South 21°54'57" West, a distance of 75.15 feet to a point for corner;
- North 68°05'03" West, a distance of 170.05 feet to a point for corner;

South 21°55'27" West, at a distance of 30.02 feet pass the Northeast line of Reserve "F", of said COBBLESTONE, Section 1, and continuing for a distance of 57.91 feet to a point of curvature;

THENCE over and across Reserve "F", of said COBBLESTONE, Section 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of South 03°22'40" West, a chord length of 15.95 feet, and an arc length of 16.24 feet to a point for corner, said point lying in the Southwest line of Reserve "F", of said COBBLESTONE, Section 1;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 415.73 feet to an angle point;

THENCE South 67°59'17" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 250.56 feet to a point for corner, said point being the Northwest corner of Reserve "G", of said COBBLESTONE, Section 1;

THENCE South 22°00'46" West along the Westerly line of Reserve "G", of said COBBLESTONE, Section 1, a distance of 345.64 feet to a point of curvature;

THENCE continuing along the Westerly line of Reserve "G", of said COBBLESTONE, Section 1, and a curve to the right, said curve having a radius of 1,665.00 feet, a chord bearing of South 24°27'21" West, a chord length of 141.95 feet, and an arc length of 142.00 feet to a point for corner, said point lying in the Northerly line of Central Park Boulevard, being a 100 foot right-of-way;

THENCE along the Northerly line of said Central Park Boulevard the following courses and distances:

- Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 84°07'39" West, a chord length of 637.34 feet, and an arc length of 640.20 feet to a point for corner;
- North 27°55'37" West, a distance of 34.75 feet to a point for corner;
- North 75°08'30" West, a distance of 60.12 feet to a point for corner;
- South 60°45'41" West, a distance of 36.66 feet to a point for corner;

Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 84°07'39" West, a chord length of 637.34 feet, and an arc length of 640.20 feet to a point for corner;

South 87°09'54" West, a distance of 172.45 feet to a point for corner, said point lying in the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract;

THENCE North 02°53'34" West along the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract, a distance of 743.47 feet to a point for corner, said point being the Southwest corner of Reserve "F", of said COBBLESTONE, Section 1;

THENCE South 69°02'53" East along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 370.72 feet to an angle point;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 640.72 feet to a point for corner;

THENCE North 22°01'06" East over and across Reserve "F", of said COBBLESTONE, Section 1, a distance of 28.29 feet to a point of curvature;

THENCE continuing over and across Reserve "F", of said COBBLESTONE, Section 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 03°30'52" East, a chord length of 15.84 feet, and an arc length of 16.12 feet to a point for corner, said point lying in the Northerly line of Reserve "F", of said COBBLESTONE, Section 1;

North 68°05'03" East along the Northerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 1,030.75 feet to a point for corner at the Northwest corner of Reserve "F", of said COBBLESTONE, Section 1, said point also lying in the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract;

THENCE North 02°52'53" West along the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract, a distance of 580.29 feet to the POINT OF BEGINNING of the herein described tract, and containing 46.857 acres (2,041,077 square feet) of land, more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direct supervision, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



EXHIBIT C - SURVEY AND LAND DESCRIPTION

EXHIBIT

46.857 ACRE TRACT SITUATED IN TEXAS CITY, GALVESTON COUNTY, TEXAS



LEAGUE CITY OFFICE
Registration Number: 10193805
(281) 554-7789 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing / P.O. BOX 16142 | GALVESTON, TX 77552

LEGEND

- Fnd. Found
- GCDR Galveston County Deed Records
- GCMR Galveston County Map Records
- PL Part
- P.O.B. Point of Beginning
- R.O.W. Right of Way
- U.E. Utility Easement



SCALE: 1" = 100'

SURVEY DATE: SEPTEMBER 10, 2024
FILE No.: 7385-0000-0005-001
DRAFTING: JTK
JOB No.: 24-0332

NOTES:
1) This property does not lie within the 100 Year Flood Plain, according to FIRM No. 4816702450 published August 15, 2019, as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to assessments and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
3) Deed references are not a statement of ownership.
4) The bearings, distances, and coordinates shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.T.S. Monument H02D 57 (ANS499). All units are expressed in U.S. Survey Feet.
5) Surveyed without benefit of a Title Report.

(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 an 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

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: Cobblestone Subdivision – Update to Master Plan and PUD

Background: The Master Plan for the Cobblestone Subdivision and the rezoning as PUD were approved by the City Commission at its meeting on September 5, 2018, after a public hearing. The applications were reviewed and recommended for approval by the Planning Board (regular meeting on July 22, 2018) and Zoning Commission (public hearing and regular meeting August 7, 2018).

The development is located on the west side of FM 2004 and south of the GCWA canal. It was the remainder of property originally approved for development as part of the Rainsong Subdivision. The approved Cobblestone Subdivision Master Plan and PUD proposed to develop 162 acres into 584 lots in six sections and to provide a combination of 40ft (25%), 45ft (17%), 50ft (36%) and 60ft (20%) lots.

Sections 1 and 2 were fully developed and built out in accordance with the Master Plan as approved. However, the sale of 37 acres (proposed Sections 5 and 6) to the DISD for a school site reduced the anticipated lot yield by 235 lots. Other changes to the land plan also reduced the size of the community park, and the timing for construction. Originally intended to serve both Rainsong and the Cobblestone development, the community park construction was slated to commence no later than issuance of the building permit for the 125th home. The buildout of the development is well beyond that measure of development with almost 300 residences being completed and occupied.

The Developer's sale of property to the DISD included an obligation to extend Central Park Blvd by a certain date. The Developer did not achieve the contractual deadline and was placed in default by the DISD. The Developer

attained a revised deadline which allowed the new school to open without delay. Unfortunately, the completion of the tie-in to the I-45 frontage road at the west terminus was delayed because the Developer failed to construct its section of Central Park Blvd to the elevations coordinated with Quiddity Engineering for design of the connecting section. This change made by the Developer without notice to Quiddity Engineering required significant field adjustments to the connecting section which delayed its opening and connection to the frontage road and Lago Mar Blvd. The connection has been completed and is in service.

On December 15, 2025, the Planning Board approved 5-0 the update to the Master Plan and recommended the amendment to the PUD to accommodate the land use changes which have occurred since the original approval of the PUD. The approval and recommendation were conditioned upon no additional plats being recorded until the community park is complete or a bond posted for its completion acceptable to the City.

Requested Action: Developer presents an update to the Master Plan and PUD amendment to accommodate the land use changes which have occurred since the original approval and to provide an updated development schedule.

Staff Analysis and Recommendation: The update to the Master Plan and PUD is limited to undeveloped Sections 3 and 4 and the community park which is located in a platted reserve in Section 1. The update makes the following specific changes in land use:

- 36.8 acres originally planned for residential development as Sections 5 & 6 shown as the DISD Junior High School. Construction was completed and this school opened to serve students in the fall of 2024.
- Exhibit I shows a side-by-side comparison of the change to the lot mix and reduction from 563 platted lots to 328 platted lots. The update eliminates the 40ft and 45ft lot widths which were programmed for the sections sold to the DISD.
- The revised land plan proposes a change to the lot layout for Section 3 which is removing a lift station site and changing the orientation of some 60ft lots to face upon the community park and retention pond. The revised lot layout is also increasing the total number of lots in this

section from 78 to 99, but 13 of the lots are simply shifted from the previous layout for Section 2.

- The update does not change the overall lot density for the entire subdivision which remains 3.5 lots/acre.

Updated schedule for park construction – Developer commits to completing construction of the community park prior to recording the final plat for Cobblestone Section 4. The Final Plat is being presented to the Planning Board for approval at the same meeting as the Amended PUD. The Developer indicates an intent to begin construction of the infrastructure for Section 4 promptly and to complete construction by July 2026. A concept plan has been approved for the community park which is in final design. The amended PUD also provides a mechanism for the city to require the posting of a completion bond to assure timely completion of the community park.

Recommendation: The updated Master Plan and amended PUD accurately reflect and incorporate the changes made from the original Master Plan as approved. Developer's proposed plan and schedule for construction of the community park promptly and before the recording of any more final plats resolves the lack of timely performance to the previously approved development schedule. Developer has addressed all comments. **Staff recommend approval of the updated Master Plan and amended 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.**

CITY COMMISSION REGULAR MTG

(7) (a)

Meeting Date: 03/18/2026

Consider and take action on the update to the Cobblestone Subdivision Master Plan and PUD amendment from A&S Engineers.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

A & S Engineers, Inc., on behalf of the owner, Rainsong Partnership LLC, presents an update to the Cobblestone Subdivision Master Plan and PUD amendment to accommodate the land use changes which have occurred since the original approval. Located west of FM 2004 and North of Central Park Blvd (undeveloped Sections 3 and 4).

BACKGROUND (Brief Summary)

The Master Plan for the Cobblestone Subdivision and the rezoning as PUD were approved by the City Commission at its meeting on September 5, 2018, after a public hearing. The applications were reviewed and recommended for approval by the Planning Board (regular meeting on July 22, 2018) and Zoning Commission (public hearing and regular meeting August 7, 2018).

The development is located on the west side of FM 2004 and south of the GCWA canal. It was the remainder of property originally approved for development as part of the Rainsong Subdivision. The approved Cobblestone Subdivision Master Plan and PUD proposed to develop 162 acres into 584 lots in six sections and to provide a combination of 40ft (25%), 45ft (17%), 50ft (36%) and 60ft (20%) lots.

Sections 1 and 2 were fully developed and built out in accordance with the Master Plan as approved. However, the sale of 37 acres (proposed Sections 5 and 6) to the DISD for a school site reduced the anticipated lot yield by 235 lots. Other changes to the land plan also reduced the size of the community park, and the timing for construction. Originally intended to serve both Rainsong and the Cobblestone development, the community park construction was slated to commence no later than issuance of the building permit for the 125th home. The buildout of the development is well beyond that measure of development with almost 300 residences being completed and occupied.

The Developer's sale of property to the DISD included an obligation to extend Central Park Blvd by a certain date. The Developer did not achieve the contractual deadline and was placed in default by the DISD. The Developer attained a revised deadline which allowed the new school to open without delay. The connection from Central Park Blvd to the I45 north bound frontage road was completed by others and is in service.

RECOMMENDATION

Staff recommend approval of the updated Master Plan and amended 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.

On December 15, 2025, the Planning Board approved 5-0 the update to the Master Plan and recommended the amendment to the PUD to accommodate the land use changes which have occurred since the original approval of the PUD. The approval and recommendation were conditioned upon no additional plats being recorded until the community park is complete or a bond posted for its completion acceptable to the City.

On January 17, 2026 after a public hearing the Zoning Commission recommended approval of the amendment to the PUD conditioned upon no additional plats being recorded until the community park is complete or a bond posted for its completion acceptable to the City.

Fiscal Impact

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

No fiscal impact

Attachments

Zoning Commission - Staff Report

Planning Board - Minutes 12.15.25

Survey & Land Description

Conceptual Land Use Map

Park & Open Space Map

Utility Map

Lot Mix Table

Amenity Map

Recreation Site Example

Amended PUD

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: Cobblestone Subdivision – Update to Master Plan and PUD

Background: The Master Plan for the Cobblestone Subdivision and the rezoning as PUD were approved by the City Commission at its meeting on September 5, 2018, after a public hearing. The applications were reviewed and recommended for approval by the Planning Board (regular meeting on July 22, 2018) and Zoning Commission (public hearing and regular meeting August 7, 2018).

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Sections 1 and 2 were fully developed and built out in accordance with the Master Plan as approved. However, the sale of 37 acres (proposed Sections 5 and 6) to the DISD for a school site reduced the anticipated lot yield by 235 lots. Other changes to the land plan also reduced the size of the community park, and the timing for construction. Originally intended to serve both Rainsong and the Cobblestone development, the community park construction was slated to commence no later than issuance of the building permit for the 125th home. The buildout of the development is well beyond that measure of development with almost 300 residences being completed and occupied.

The Developer's sale of property to the DISD included an obligation to extend Central Park Blvd by a certain date. The Developer did not achieve the contractual deadline and was placed in default by the DISD. The Developer

attained a revised deadline which allowed the new school to open without delay. Unfortunately, the completion of the tie-in to the I-45 frontage road at the west terminus was delayed because the Developer failed to construct its section of Central Park Blvd to the elevations coordinated with Quiddity Engineering for design of the connecting section. This change made by the Developer without notice to Quiddity Engineering required significant field adjustments to the connecting section which delayed its opening and connection to the frontage road and Lago Mar Blvd. The connection has been completed and is in service.

On December 15, 2025, the Planning Board approved 5-0 the update to the Master Plan and recommended the amendment to the PUD to accommodate the land use changes which have occurred since the original approval of the PUD. The approval and recommendation were conditioned upon no additional plats being recorded until the community park is complete or a bond posted for its completion acceptable to the City.

Requested Action: Developer presents an update to the Master Plan and PUD amendment to accommodate the land use changes which have occurred since the original approval and to provide an updated development schedule.

Staff Analysis and Recommendation: The update to the Master Plan and PUD is limited to undeveloped Sections 3 and 4 and the community park which is located in a platted reserve in Section 1. The update makes the following specific changes in land use:

- 36.8 acres originally planned for residential development as Sections 5 & 6 shown as the DISD Junior High School. Construction was completed and this school opened to serve students in the fall of 2024.
- Exhibit I shows a side-by-side comparison of the change to the lot mix and reduction from 563 platted lots to 328 platted lots. The update eliminates the 40ft and 45ft lot widths which were programmed for the sections sold to the DISD.
- The revised land plan proposes a change to the lot layout for Section 3 which is removing a lift station site and changing the orientation of some 60ft lots to face upon the community park and retention pond. The revised lot layout is also increasing the total number of lots in this

section from 78 to 99, but 13 of the lots are simply shifted from the previous layout for Section 2.

- The update does not change the overall lot density for the entire subdivision which remains 3.5 lots/acre.

Updated schedule for park construction – Developer commits to completing construction of the community park prior to recording the final plat for Cobblestone Section 4. The Final Plat is being presented to the Planning Board for approval at the same meeting as the Amended PUD. The Developer indicates an intent to begin construction of the infrastructure for Section 4 promptly and to complete construction by July 2026. A concept plan has been approved for the community park which is in final design. The amended PUD also provides a mechanism for the city to require the posting of a completion bond to assure timely completion of the community park.

Recommendation: The updated Master Plan and amended PUD accurately reflect and incorporate the changes made from the original Master Plan as approved. Developer's proposed plan and schedule for construction of the community park promptly and before the recording of any more final plats resolves the lack of timely performance to the previously approved development schedule. Developer has addressed all comments. **Staff recommend approval of the updated Master Plan and amended 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.**

(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.

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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 an 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

A. FARMER SURVEY ABSTRACT No. 11

W. K. WILSON SURVEY ABSTRACT No. 208

350 Lago Mar East Investments, LTD.
99.984 Acre Tract
(2022074593 GCDR)

P.O.B.
N.W. Corner
170.390 Acre Tract
(2017051609 GCDR)

Affinity Lago Clara, LLC
265.84 Acre Tract
(2021069567 GCDR)

City of Texas City
2.794 Acre Tract
(2010016515 GCDR)

East Line of
A. Farmer Survey

West Line of W.K.
Wilson Survey

Texas City 490, LTD.
32.0808 Acre Tract
(2006002513 GCDR)

FUTURE CENTRAL PARK BOULEVARD
City of Texas City
4.64 Acre Tract
(Gift Deed - 2024013718 GCMR)

A. FARMER SURVEY ABSTRACT No. 11

Texas City 45 Partners, LLC,
8.635 Acre Tract
(2018061826 GCDR)

Texas City 45 Partners, LLC,
2.885 Acre Tract
(2018061846 GCDR)

W. K. WILSON SURVEY ABSTRACT No. 208

Dickinson Independent School District
36.786 Acre Tract
(2020025738 GCDR)

Galveston County Water Company - 150' Canal Easement
(1515/274-279 GCDR)

City of Texas City 22' Utility Easement (2008018252 GCDR)

G. C. Water Company
N. 75' of 150' Canal Easement
(1515/274-279 GCDR)

G. C. Water Company
S. 75' of 150' Canal Easement
(1515/274-279 GCDR)

City of T.C. 22' Utility Easement (2009018252 GCDR)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	830.00'	92.56'	92.51'	S 79°20'19" E	6°23'22"
C2	770.00'	313.00'	310.85'	N 87°47'00" W	2°31'25"
C3	25.00'	18.24'	15.95'	S 03°22'40" W	37°12'36"
C4	1665.00'	142.00'	141.95'	S 24°27'21" W	4°53'11"
C5	1950.95'	640.20'	637.34'	N 84°07'39" W	18°48'06"
C6	1950.95'	547.17'	545.38'	N 84°47'44" W	18°04'10"
C7	25.00'	16.12'	15.84'	N 03°30'52" E	38°56'13"

LINE	BEARING	DISTANCE
L1	S 01°57'54" E	277.00'
L2	N 88°02'07" E	1,564.21'
L3	S 88°02'06" W	73.70'
L4	S 13°46'49" W	60.00'
L5	S 80°34'18" W	101.45'
L6	S 21°54'57" W	75.15'
L7	N 68°05'03" W	170.05'
L8	S 21°55'27" W	30.02'
L9	N 27°55'37" W	34.75'
L10	N 75°08'30" W	60.12'
L11	S 60°45'41" W	36.66'
L12	S 87°09'54" W	172.45'
L13	N 22°01'06" E	28.29'

Extents of Existing Pipeline Easements

Extents of Existing Pipeline Easements

46.857 ACRE TRACT
(2,041,077 SQ. FT.)
Pt. 170.390 Acre Tract
(2017051609 GCDR)

COBBLESTONE SECTION 1
(2019039262 GCMR)

Reserve E
Cobblestone Comm. Assoc.

COBBLESTONE SECTION 1 - Reserve F
Cobblestone Community Association

PART OF LOT 5
WATERMAN'S S/D
(8/10 GCMR)

PART OF LOT 7
WATERMAN'S S/D
(8/10 GCMR)

CENTRAL PARK BOULEVARD - 100' R.O.W
(DEDICATION PLAT - 2023019209 GCMR)

COBBLESTONE SECTION 1
(2019039262 GCMR)

RAINSONG SEC. 3-B
(2021058058 GCMR)

CENTRAL PARK BOULEVARD
100' R.O.W. PER RAINSONG
SEC. 3-B (2021058058 GCMR)

Reserve G
H.O.A.

Reserve A

METES AND BOUNDS DESCRIPTION

Being a 46.857 acre tract of land out of Lots 5 and 7 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being part of that 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, including a 2,850 square foot portion of Reserve "F", of COBBLESTONE SECTION ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of said W.K. Wilson Survey, said point being the Northwest corner of said 170.390 acre tract, same being the Southwest corner of a 99.984 acre tract of land conveyed to 350 Lago Mar East Investments, LTD., in deed recorded under Galveston County Clerk's File No. 2022074593;

THENCE North 88°02'07" East along the North line of said 170.390 acre tract, same being the South line of said 99.984 acre tract, a distance of 1,564.21 feet to a point for corner, said point lying in the North line of a 150 foot canal easement as referenced in Volume 1515, Pages 274-279 of the Galveston County deed records;

THENCE South 01°57'53" East over and across said canal easement, a distance of 75.00 feet to a point for corner, said point lying in the centerline of said canal easement;

THENCE North 88°02'06" East along the centerline of said canal easement, a distance of 39.70 feet to a point for corner, said point also being the Northwest corner of COBBLESTONE, Section 2, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2022008391 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Westerly line of said COBBLESTONE, Section 2 the following courses and distances:

- South 01°57'54" East, a distance of 277.00 feet to a point for corner;
- South 88°02'06" West, a distance of 73.70 feet to a point for corner;
- South 01°57'54" East, a distance of 260.70 feet to a point of curvature;

Along a curve to the right, said curve having a radius of 830.00 feet, a chord bearing of South 79°20'19" East, a chord length of 92.51 feet, and an arc length of 92.56 feet to a point for corner;

South 13°46'49" West, a distance of 60.00 feet to a point for corner, said point lying in the Northerly line of Reserve "E", of said COBBLESTONE, Section 1, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Northerly and Westerly lines of Reserve "E", of said COBBLESTONE, Section 1 the following courses and distances:

Along a curve to the left, said curve having a radius of 770.00 feet, a chord bearing of North 87°47'00" West, a chord length of 310.85 feet, and an arc length of 313.00 feet to a point for corner;

- South 80°34'18" West, a distance of 101.45 feet to a point for corner;
- South 04°57'08" East, a distance of 295.69 feet to a point for corner;
- South 21°54'57" West, a distance of 75.15 feet to a point for corner;
- North 68°05'03" West, a distance of 170.05 feet to a point for corner;

South 21°55'27" West, at a distance of 30.02 feet pass the Northeast line of Reserve "F", of said COBBLESTONE, Section 1, and continuing for a distance of 57.91 feet to a point of curvature;

THENCE over and across Reserve "F", of said COBBLESTONE, Section 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of South 03°22'40" West, a chord length of 15.95 feet, and an arc length of 16.24 feet to a point for corner, said point lying in the Southwest line of Reserve "F", of said COBBLESTONE, Section 1;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 415.73 feet to an angle point;

THENCE South 67°59'17" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 250.56 feet to a point for corner, said point being the Northwest corner of Reserve "G", of said COBBLESTONE, Section 1;

THENCE South 22°00'46" West along the Westerly line of Reserve "G", of said COBBLESTONE, Section 1, a distance of 345.64 feet to a point of curvature;

THENCE continuing along the Westerly line of Reserve "G", of said COBBLESTONE, Section 1, and a curve to the right, said curve having a radius of 1,665.00 feet, a chord bearing of South 24°27'21" West, a chord length of 141.95 feet, and an arc length of 142.00 feet to a point for corner, said point lying in the Northerly line of Central Park Boulevard, being a 100 foot right-of-way;

THENCE along the Northerly line of said Central Park Boulevard the following courses and distances:

- Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 84°07'39" West, a chord length of 637.34 feet, and an arc length of 640.20 feet to a point for corner;
- North 27°55'37" West, a distance of 34.75 feet to a point for corner;
- North 75°08'30" West, a distance of 60.12 feet to a point for corner;
- South 60°45'41" West, a distance of 36.66 feet to a point for corner;

Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 84°07'39" West, a chord length of 637.34 feet, and an arc length of 640.20 feet to a point for corner;

South 87°09'54" West, a distance of 172.45 feet to a point for corner, said point lying in the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract;

THENCE North 02°53'34" West along the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract, a distance of 743.47 feet to a point for corner, said point being the Southwest corner of Reserve "F", of said COBBLESTONE, Section 1;

THENCE South 69°02'53" East along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 370.72 feet to an angle point;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 640.72 feet to a point for corner;

THENCE North 22°01'06" East over and across Reserve "F", of said COBBLESTONE, Section 1, a distance of 28.29 feet to a point of curvature;

THENCE continuing over and across Reserve "F", of said COBBLESTONE, Section 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 03°30'52" East, a chord length of 15.84 feet, and an arc length of 16.12 feet to a point for corner, said point lying in the Northerly line of Reserve "F", of said COBBLESTONE, Section 1;

North 68°05'03" East along the Northerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 1,030.75 feet to a point for corner at the Northwest corner of Reserve "F", of said COBBLESTONE, Section 1, said point also lying in the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract;

THENCE North 02°52'53" West along the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract, a distance of 580.29 feet to the POINT OF BEGINNING of the herein described tract, and containing 46.857 acres (2,041,077 square feet) of land, more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direct supervision, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



EXHIBIT C - SURVEY AND LAND DESCRIPTION

EXHIBIT

46.857 ACRE TRACT SITUATED IN TEXAS CITY, GALVESTON COUNTY, TEXAS



LEAGUE CITY OFFICE
Registration Number: 10193805
(281) 554-7789 www.hightidesurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing / P.O. BOX 16142 | GALVESTON, TX 77552

LEGEND

- Fnd. Found
- GCDR Galveston County Deed Records
- GCMR Galveston County Map Records
- PL Part
- P.O.B. Point of Beginning
- R.O.W. Right of Way
- U.E. Utility Easement



SCALE: 1" = 100'

SURVEY DATE: SEPTEMBER 10, 2024
FILE No.: 7385-0000-0005-001
DRAFTING: JTK
JOB No.: 24-0332

NOTES:
1) This property does not lie within the 100 Year Flood Plain, according to FIRM No. 4816702450 published August 15, 2019, as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to assessments and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
3) Deed references are not a statement of ownership.
4) The bearings, distances, and coordinates shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.T.S. Monument H02D 57 (ANS499). All units are expressed in U.S. Survey Feet.
5) Surveyed without benefit of a Title Report.

PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4

COBBLESTONE - EXISTING

COPPERFIELD STREET

COBBLESTONE - EXISTING

Cobblestone

FM 2004

RAINSONG

DICKINSON
JUNIOR HIGH

CENTRAL PARK BLVD.

RAINSONG


GALVESTON COUNTY MUD NO. 31


EXHIBIT D - CONCEPTUAL LAND
USE


A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802




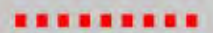
NOVEMBER 2025


50' LOTS 

60' LOTS 

PARK 

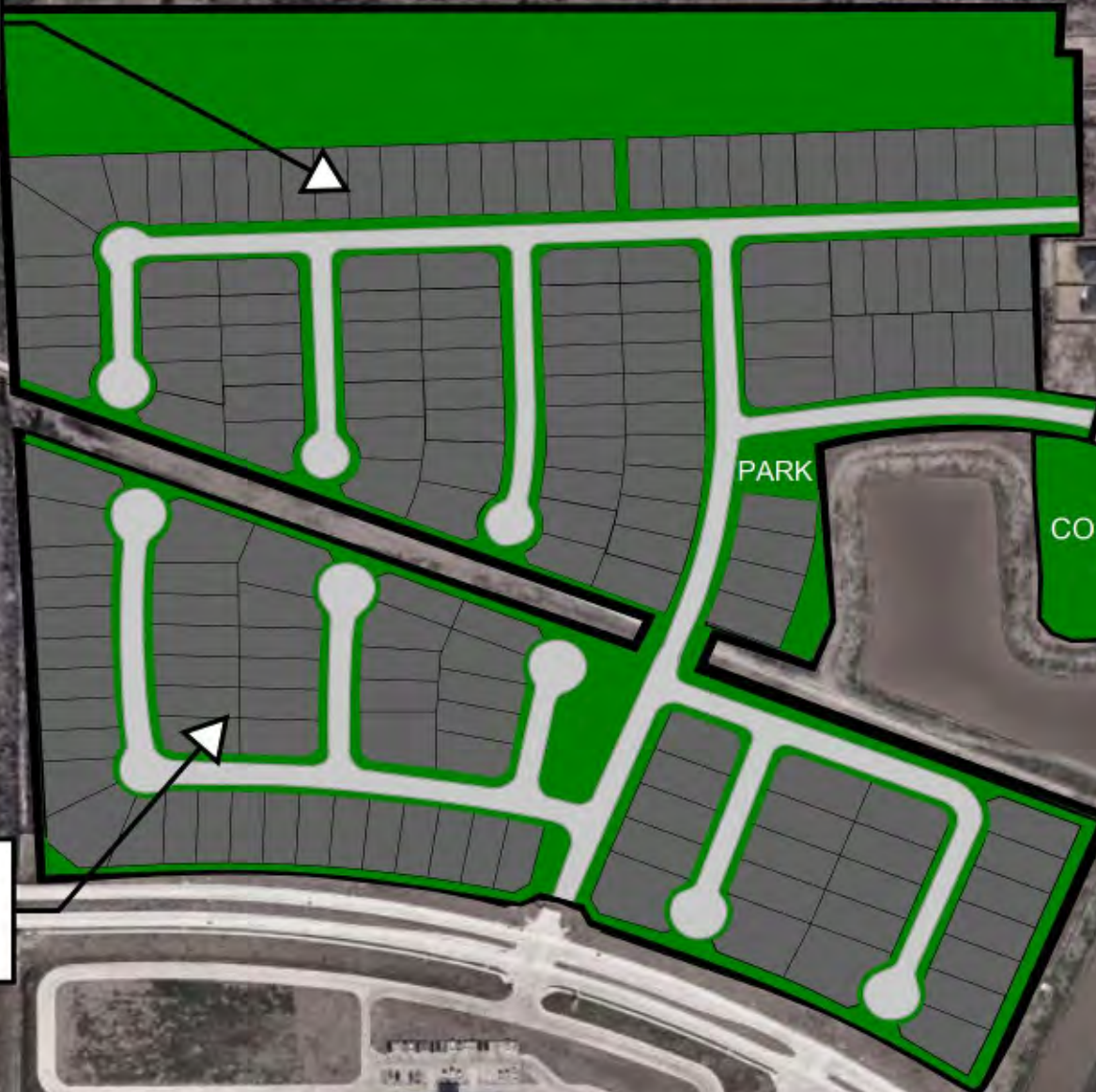
COMMUNITY PARK 

SECTION 3 

SECTION 4 

PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4



GALVESTON COUNTY MUD NO. 31

EXHIBIT E - PARKS AND OPEN SPACE

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802





STORM LINES
STORM INLET
WATER LINES
FIRE HYDRANT
SANITARY LINES



GALVESTON COUNTY MUD NO. 31

EXHIBIT H - UTILITY MAP

A&S Engineers, Inc.
 10377 Stella Link Road
 Houston, TX 77025
 713 / 942 / 2700
 Texas Engineering Registration No. F-000802

NOVEMBER 2025

Cobblestone Development - Exhibit "I" Lot Mix Table

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Section 1	0	0	34	32	66
Section 2	0	0	48	64	112
Section 3	0	0	78	0	78
Section 4	0	0	48	22	70
Section 5	145	0	0	0	145
Section 6	0	92	0	0	92
Total:	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Section 1	34	32	66
Section 2	46	49	95
Section 3	66	33	99
Section 4	44	24	68
Section 5	Sold to DISD		-
Section 6	Sold to DISD		-
Total:	190	138	328
Lot Mix (%)	58%	42%	

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Number of Lots	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Number of Lots	110	57	167
Lot Mix (%)	66%	34%	

Density = 3.5 Lots/AC

Density = 3.5 Lots/AC

- (1) The combined acreage for the Cobblestone Section 3 and Section 4 from the original PUD was approximately 43.7 Acres. The original lot density for these sections was 3.4 lots/AC.
- (2) The original PUD included acreage proposing 40-ft lots and 45-ft lots. This property was sold to Dickinson ISD and is not included in the Amended PUD.
- (3) Section 1 and 2 are complete and are not included in this amendment
- (4) Section 2 as constructed contained 95 lots. The remaining 13 lots originally planned for Section 2 will be added to Section 3.
- (5) The 46.9 AC Land Plan for Cobblestone Section 3 and Section 4 includes the addition of 13 lots and ROW that were removed from the original Section 2 boundary in the original PUD. The Section 3 Land Plan was revised to remove the Lift Station, increase connectivity, and include more desirable lots in the proximity of the proposed Pocket Park and Recreation Center. A 20-ft Reserve in the Cobblestone Section 4 Land Plan to provide sanitary sewer service to Section 3 was the only revision to the Section 4 land plan.

- LEGEND
-  MAIN ENTRY MONUMENT
 -  SECONDARY MONUMENT
 -  RECREATION/PARK AMENITY
 -  LANDSCAPE/PARK RESERVE
 -  AMENITY LAKE/DETENTION
 -  FLAG POLES
 -  MASONRY FENCE
 -  CONCRETE TRAIL (5' WIDE) - EXISTING
 -  CONCRETE TRAIL (5' WIDE) - PROPOSED
 -  CENTRAL PARK BOULEVARD TRAIL (6' WIDE) - EXISTING
 -  CENTRAL PARK BOULEVARD TRAIL (6' WIDE) - PROPOSED



COBBLESTONE|EXHIBIT J - AMENITY MAP

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS, AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



COBBLESTONE|EXHIBIT K - RECREATION SITE CHARACTER

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS, AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

COBBLESTONE

AMENDED PUD APPLICATION

Prepared for:
City of Texas City

November 2025

Prepared by:



10377 Stella Link Road, Houston TX 77025

Ph: 713-942-2700

www.as-engineers.com

Texas Engineering Registration No. F-000802

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- A. Physical Opportunities and Constraints
- B. Surrounding Land Use

II. Project Description

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- B. Phasing
- C. Street and Circulation System
- D. Parks and Open Space

III. Zoning

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- B. Proposed Zoning
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IV. Utilities

- A. Water Distribution System
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Exhibit K – Recreation Site Character

Exhibit L – Approximate Development Timeline

Introduction

This planned development document was prepared pursuant to the City of Texas City ordinances related to Planned Development District (PD). The purpose of this PD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Cobblestone PD is a residential project located entirely within Galveston County Municipal Utility District 31 and is bounded to the north by the Galveston County Water Company Canal, to the east by FM 2004, to the south by Central Park Boulevard, and to the west by vacant, unimproved property. Exhibit A – Area Location Map illustrates the location of the subject property.

The following amendment is being submitted for this application to reflect land plan changes from the PUD originally approved in 2018. This includes:

- Update to show approximately 36.8 acres from the original PUD that was sold to Dickinson Independent School District, and is the location of the existing Dickinson Junior High School
- This PUD amendment does not apply to the existing Cobblestone Section 1, Section 2, and Central Park Boulevard Alignment
- This PUD amendment includes an update to the Cobblestone Recreational Center to include a substitution to the component of a splash pad. The splash pad is substituted for lighted dual pickleball courts.

I. Site Inventory Analysis

A. Physical Opportunities and Constraints

Consistent with property in this region, the project is relatively flat with elevations ranging from 18' to 22'. The site is void of quality vegetation and is primarily covered with native brush and Chinese Tallow. Existing physical constraints affecting development of the property include the following:

1. located entirely within Galveston County Municipal Utility District 31
2. bounded to the north by the Galveston County Water Company Canal
3. bounded to the east by FM 2004
4. bounded to the south by Central Park Boulevard
5. bounded to the west by vacant, unimproved property

6. A 20' wide Houston Pipeline and 20' wide Kinder Morgan pipeline bisect the property, basically east/west
7. an existing north/south drainage ditch which connects to Galveston County Drainage District No. 2 Ditch No. 6, and then to Moses Bayou and Moses Lake
8. In addition to the existing constraints outlined above, the development of the site is further constrained by various required proposed physical features including roadways and drainage facilities.

The existing site constraints can be seen on Exhibit B – Project Area Map, and Exhibit C – Project Survey & Legal Description.

B. Surrounding Land Use

Land uses surrounding the project are primarily single-family residential, consisting of the existing Cobblestone Sections 1 and 2 on the east, the existing Rainsong single-family residential development to the southeast, with the exception of the Dickinson Junior High School site to the south. The surrounding land uses can be seen on Exhibit A.

II. Project Description

A. Land Use

The project will be comprised of single-family residential, a park, recreation area, walking trails and residential services. The proposed uses are illustrated on Exhibit D – Conceptual Land Use Plan.

Exhibit D illustrates the project and the various constraints (existing and proposed) associated with the subject property, including easements, drainage facilities and street system. There are two primary access points:

1. FM 2004 via Copperfield Street
2. Interstate-Highway 45 (I-45) via Central Park Boulevard

The single-family residential product in Cobblestone Section 3 and Section 4 (the “Development”) will consist of lot widths that vary from 50’ to 60’, with lot square footage ranging from 6,000 square feet to 18,000 square feet. The residents of Cobblestone will enjoy the benefit of a neighborhood sidewalk and trail system that provides safe, convenient pedestrian access to parks and open space from various regions of the development. The individual residential cells will be developed with varying lot sizes as market conditions dictate and may be moved or adjusted as necessary to allow for

flexibility in response to changes in economic and market conditions as well as engineering issues.

Cobblestone Section 1 and Section 2, which are outside the scope of this amendment, consist of a total of 161 lots for which the homebuilding is completed. Cobblestone Section 3 and Section 4 will yield approximately 167 lots consisting of approximately 66% of 50-ft lots and 34% 60-ft lots. Homes will have starting valuations of \$250,000. The amended PUD proposes approximately 167 lots on 46.9 acres, compared to the original PUD, which proposed 580 lots on 161.96 acres. A comparison of the lot mix is shown on Exhibit I. The projected population of the development is estimated to be approximately 501 people, based on three individuals per household (source: Metro Study). The table below lists the various land uses as illustrated on Exhibit D, along with the respective acreages and percentage of the gross land area.

Land Use Category	Acreage	% of Gross Acreage
Constraints:		
American Canal	6.26	13.34%
Community Elements:		
Interior Street System (ROW)	10.34	22.05%
Parks/Recreation/Open Space/Landscape Reserves	3.09	6.59%
Residential:		
Single-Family Residential Lots	27.21	58.01%
Totals:	46.9	

B. Phasing

The original PUD stated that Cobblestone Section 1 was first section proposed for construction, with timing of future phases to be dependent upon market driven forces. Additionally, the original PUD scheduled the construction of the Community Park with Section 2, and the construction of Central Park Boulevard in 3 phases, to be constructed in segments with Section 2, 3, and 5. The phasing of Section 3 and Section 4 has been revised to meet commitments to Dickinson ISD. The need to construct a Sanitary Sewer Lift Station has been eliminated through a revision to the Section 3 and 4 land plan.

Per this amendment to the PUD, it is anticipated that Cobblestone Section 4 will begin development construction in January of 2026, upon Planning Board Approval of the submitted Final Plat, with the anticipated completion of July 2026. Development construction of Cobblestone Section 3 will follow the completion of Cobblestone Section 4. Construction of the Cobblestone Recreation Center platted in Section 1, will begin once construction plans are approved. The Developer will make every reasonable effort to ensure that construction of the Recreation Center is completed in advance of the recording of the Cobblestone Section 4 plat.

Developer understands the importance for timely construction of the community park/recreation center which should have been accomplished with the build out of Section 2. Developer is committed to make every effort to start construction of the community park/recreation center per the schedule stated below. Developer acknowledges and agrees that failure to complete the community park/recreation center may result in the City electing at its discretion to exercise available remedies including not recording the final plat for Section 4, or restricting the issuance of building permits until reasonable progress is made toward completion of the community park/recreation center. Posting of a completion bond may or may not be accepted by the City to assure timely completion of construction of the community park/recreation center at the City's discretion. A detailed schedule of the proposed amenity phasing is as follows:

Cobblestone Amenity Phasing Schedule	
Task	Duration
Cobblestone Section 4 Final Plat and Plan Approval	
Preconstruction/NTP	2 weeks after plan approval
WSD/Paving Construction	6 months after NTP
Rec Center Plan Submittal	1 week after Preconstruction/NTP
Rec Center Plan Approval	2 months after submittal
City Acceptance/Plat Recordation	2 months after Section 4 construction completion
Preconstruction/NTP for Rec Center	4 weeks after Plan Approval
Rec Center Construction	9 months
Cobblestone Section 3 Final Plat and Plan Approval	
Preconstruction/NTP	2 weeks after plan approval
WSD/Paving Construction	6 months after NTP
City Acceptance/Plat Recordation of Section 3	2 months after construction completion

Additionally, the original PUD allowed approximately 237 40' and 45' lots. These have been removed, and the development will now consist of lots with a minimum width of 50', resulting in a decrease in the overall lot density for the community.

Furthermore, the original PUD approved a provision which allowed the zoning district and/or land uses to be altered, or the density to increase or decrease by up to five percent by the developers without further approval from the Planning and Zoning Commission or City Commission. The City is requesting this previously approved condition to be removed from the PUD amendment.

These accommodations for the City have been incorporated for the acceptance of the updated schedule regarding the Community Park construction.

C. Street and Circulation System

The project is bounded to the south by the existing Central Park Boulevard, which is a divided boulevard in a 100' wide right of way. Central Park Boulevard connects FM 2004 to I-45, which are located to the east and west of the Cobblestone development. FM 2004 and I-45 are major roadways in Texas City that are maintained by the Texas Department of Transportation (TxDOT). Central Park Boulevard is a major thoroughfare that is owned and maintained by Texas City. Residential lots will not have driveway access onto Central Park Boulevard. This will allow for the roadway to adequately and efficiently serve the traffic generated from the neighborhood cells. Additionally, on-street parking will not be allowed on collector roads.

D. Parks and Open Space

Parks and open space account for approximately 6.59 % (3.09 AC) of the gross acreage in the overall project. The open space is comprised of landscape reserves, parks and walking trail systems. The parks and open space plan for the Cobblestone development are illustrated on Exhibit E – Parks and Open Space Exhibit.

The roadway medians and landscape reserves within the Cobblestone development shall be landscaped and irrigated. These areas will be maintained by the homeowner's association.

The City of Texas City parks and open space requirement states that one half acre of park land for every 100 proposed dwelling units are to be dedicated to the City for the use of parks. Based upon the estimated 167 single-family lots included in this application and the existing single-family residences in Cobblestone Sections 1 and 2 (161 lots), the developer is required to provide 1.64 acres of park land. In addition to the area to be dedicated in the proposed development of Sections 3 and 4, which is approximately 0.21 acres, the developer has previously platted approximately 1.88 acres of park space for the construction of the Cobblestone Community Park for the existing homes. Compliance with the parks and open space requirements for land dedication will be accomplished by

the total contribution of 2.09 acres of land designated as park land for the development. The homeowner's association will be responsible for maintaining the park, all landscaped areas and open spaces utilized by the residents as amenity, as well as the open space/pipeline easement.

The Recreation Center will consist of the following amenities: two lighted pickleball courts, a community pavilion, two playground areas for ages 2-5 and 5-12, respectively, and a large open lawn area suitable for impromptu games. Trails, seating areas, and planting beds will also be provided.

The Original PUD included a splash pad. This amendment proposes replacing the splash pad with two lighted pickleball courts, as the overall benefits to the residents and the City are greater. Unlike a splash pad, which is typically limited to seasonal use, pickleball courts can be used year-round. With the growing popularity of pickleball, combined with its appeal to kids, teens, adults, and seniors alike, a pickleball court offers a broader recreational benefit to residents compared to a splash pad, which is specifically designed to appeal to young children. Additionally, pickleball courts offer lower maintenance costs, reduced utility demand, and present fewer liability risks. The developer is proposing the lighted pickleball courts in lieu of the splash pad in this amendment of the PUD.

A Pocket Park will be constructed shortly after completion of Section 3 and will consist of the following amenities: Sidewalks, Planting, and Open Lawn space for free play.

Existing neighborhood amenities consist of: An entry monument and low height retaining walls located at the entrance to the community from FM 2004, a wet-bottomed amenity/detention, and a detailed sidewalk layout has been included as part of Exhibit J – Amenity Map sidewalks and trails connect the community throughout.

III. Zoning

A. Existing and Surrounding Zoning Districts

The existing zoning district for the subject property is District I, Planned Unit Development (PUD). The surrounding undeveloped property surrounding the subject tract is currently zoned as Single Family Residential (A) and the existing Cobblestone and Rainsong developments are zoned as PUD. The zoning district designations for the subject tract as well as surrounding area are illustrated on Exhibit F – Existing Zoning District Map.

B. Proposed Zoning

Each of the proposed land uses have been assigned zoning district categories consistent with the current Texas City Zoning Ordinance regulations as of the date of this document. Exceptions and/or variances to these standards are noted below. The zoning district for the project is District I, Planned Unit Development. The zoning district designations for each parcel within the project are illustrated on Exhibit G – Proposed Zoning District Map.

Zoning District Designation	Acreage	% of Gross Acreage
Planned Unit Development (I)	46.9	100.00 %
Total	46.9	

Zoning districts shall be regulated on the basis of the total gross acreage of the project.

Land uses may be relocated within the boundaries of the PD, provided they are in compliance with the acreage restrictions referred to above and otherwise conform to the Texas City regulations for such changes. The Cobblestone PD will comply with the Zoning Ordinance standards as outlined for each zoning district unless otherwise noted. The land uses permitted will be based upon those zoning district categories that permitted in the Zoning Ordinance unless otherwise noted. The Cobblestone PD will comply with the Subdivision Ordinance unless otherwise noted.

C. Water Distribution System

Water serving Cobblestone will be through connections to existing City water lines located within the existing Cobblestone/Rainsong subdivision. Additional connections may be made for circulation.

D. Wastewater Collection System

Gravity sanitary sewer lines from Cobblestone will connect to the existing City sanitary sewer system located within the existing Cobblestone/Rainsong subdivision and within the Central Park Boulevard ROW.

E. Storm Drainage System

The portion of the drainage system (Cobblestone Sec. 3) located north of the pipeline easements will drain into the existing wet-bottom detention/amenity pond, which is conveyed through submerged equalizer pipes into another existing wet-bottom detention/amenity pond to the south of the pipeline easements. The storm water is then metered into the existing north/south drainage channel. The existing channel drains to

the south, into Galveston County Drainage District No. 2 Ditch No. 6, which becomes Moses Bayou.

The portion of the drainage system located south of the pipeline easements (Cobblestone Sec. 4) will drain directly into the existing north/south drainage channel, via existing storm sewer pipe which were constructed as part of the Central Park Boulevard.

A drainage study was submitted and approved by the City of Texas City and Galveston County Drainage District No. 2 for approval of flows entering ditch No. 6 and Moses Bayou.

F. Flood Levels and Potential Flooding

The tract is entirely located within zone C (area determined to be outside 500-year floodplain) based on the FEMA Flood Insurance Rate Map community panel number 485514-0025C map revised May 2, 1983 for the City of Texas City, Galveston County, Texas.

Exhibit “L”
Approximate Development Timeline

<u>Task</u>	<u>Approximate Completion</u>
PUD Application Submission	Q1 2025
PUD Approval	Q4 2025
Construction of Section 4 Begins	Q1 2026
Delivery of Section 4 Lots	Q3 2026
Construction of Recreational Center Begins	Q2 2026
Completion of Recreational Center	Q4 2026
Construction of Section 3 Begins	Q2 2027 ⁽¹⁾
Delivery of Section 3 Lots	Q4 2027 ⁽¹⁾
Buildout of All Homes	Q1 2029 ⁽¹⁾

(1) These completion dates are subject to market conditions.



**SUBJECT
PROPERTY**

**GULF FREEWAY
(1-45)**

CENTRAL PARK BLVD.

**DICKINSON
JUNIOR HIGH**

**COBBLESTONE -
EXISTING**

RAINSONG

FM 2004

GALVESTON COUNTY MUD NO. 31

EXHIBIT A - AREA LOCATION
EXHIBIT

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802



NOVEMBER 2025

Google Earth

Imagery Landsat/Copernicus



**COBBLESTONE -
PROPOSED**

GALVESTON CO. MUD # 31

**COBBLESTONE -
EXISTING**

RAINSONG

**DICKINSON
JUNIOR HIGH**

GALVESTON CO. MUD # 57

GALVESTON CO. MUD # 31

2004

Cobblestone

MSU Texas City

DeMontrond Chevrolet

Raising Stars Academy

32nd Ave N

31st Ave N

30th Ave N

GALVESTON COUNTY MUD NO. 31

EXHIBIT B - AERIAL EXHIBIT

A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802



NOVEMBER 2025

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

A. FARMER SURVEY ABSTRACT No. 11

W. K. WILSON SURVEY ABSTRACT No. 208

350 Logo Mar East Investments, LTD.
99.984 Acre Tract
(2022074593 GCDR)

P.O.B.
N.W. Corner
170.390 Acre Tract
(2017051609 GCDR)

Affinity Logo Clara, LLC
265.84 Acre Tract
(2021069567 GCDR)

City of Texas City
2.794 Acre Tract
(2010016515 GCDR)

East Line of
A. Farmer Survey

West Line of W.K.
Wilson Survey

Texas City 490, LTD.
32.0808 Acre Tract
(2006002513 GCDR)

FUTURE CENTRAL PARK BOULEVARD
City of Texas City
4.64 Acre Tract
(Gift Deed - 2024013718 GCMR)

A. FARMER SURVEY ABSTRACT No. 11

Texas City 45 Partners, LLC.
8.635 Acre Tract
(2018061826 GCDR)

Texas City 45 Partners, LLC.
2.885 Acre Tract
(2018061840 GCDR)

W. K. WILSON SURVEY ABSTRACT No. 208

Dickinson Independent School District
36.786 Acre Tract
(2020025738 GCDR)

Galveston County Water Company - 150' Canal Easement
(1515/274-279 GCDR)

City of Texas City 22' Utility Easement (2009018252 GCDR)

G. C. Water Company
N. 75' of 150' Canal Easement
(1515/274-279 GCDR)

G. C. Water Company
S. 75' of 150' Canal Easement
(1515/274-279 GCDR)

City of T.C. 22' Utility Easement (2009018252 GCDR)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	830.00'	92.56'	92.51'	S 79°20'19" E	6°23'22"
C2	770.00'	313.00'	310.85'	N 87°47'00" W	2°31'25"
C3	25.00'	16.24'	15.95'	S 03°22'40" W	37°12'36"
C4	1665.00'	142.00'	141.95'	S 24°27'21" W	4°33'11"
C5	1950.95'	547.17'	545.38'	N 84°07'39" W	18°48'06"
C6	1950.95'	547.17'	545.38'	N 84°07'39" W	18°48'06"
C7	25.00'	16.12'	15.84'	N 03°30'52" E	38°58'13"

LINE	BEARING	DISTANCE
L1	S 01°57'54" E	277.00'
L2	N 88°02'07" E	1,564.21'
L3	S 88°02'06" W	73.70'
L4	S 13°46'49" W	60.00'
L5	S 80°34'18" W	101.45'
L6	S 21°54'57" W	75.15'
L7	N 68°05'03" W	170.05'
L8	S 21°55'27" W	30.02'
L9	N 27°55'37" W	34.75'
L10	N 75°08'30" W	60.12'
L11	S 60°45'41" W	36.66'
L12	S 87°09'54" W	172.45'
L13	N 22°01'06" E	28.29'

Extents of Existing Pipeline Easements

46.857 ACRE TRACT
(2,041,077 SQ. FT.)
Pt. 170.390 Acre Tract
(2017051609 GCDR)

COBBLESTONE SECTION 1 - Reserve F
Cobblestone Community Association

COBBLESTONE SECTION 2
(2022008391 GCMR)

COBBLESTONE SECTION 1
(2019039262 GCMR)

Reserve E
Cobblestone Comm. Assoc.

COBBLESTONE SECTION 1 - Reserve F
Cobblestone Community Association

Reserve G
Cobblestone Comm. Assoc.

COBBLESTONE SECTION 1
(2019039262 GCMR)

Reserve D
Rainsong H.O.A.

Reserve A

Reserve B

Reserve C

Reserve F

Reserve G

Reserve H

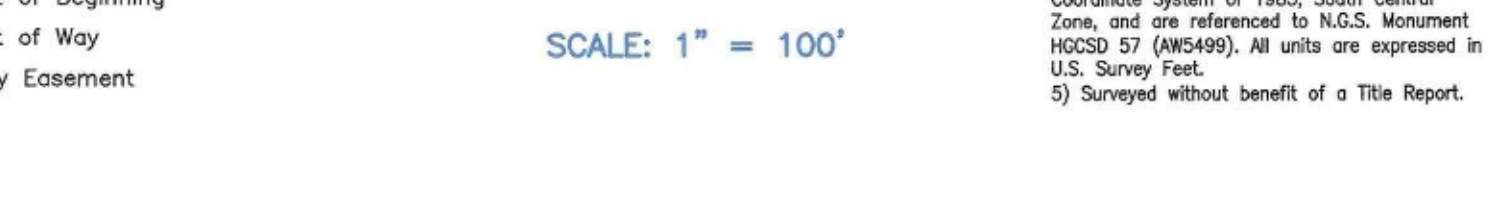
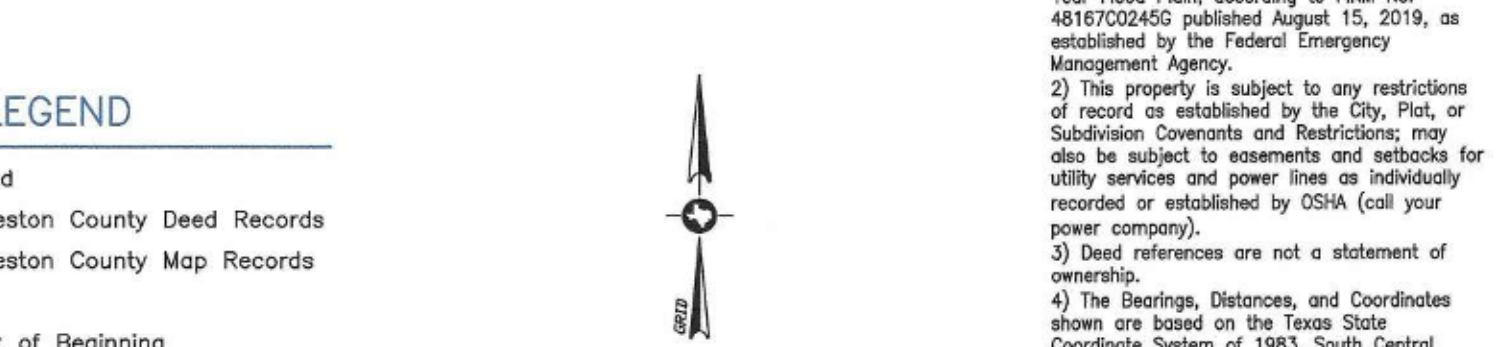
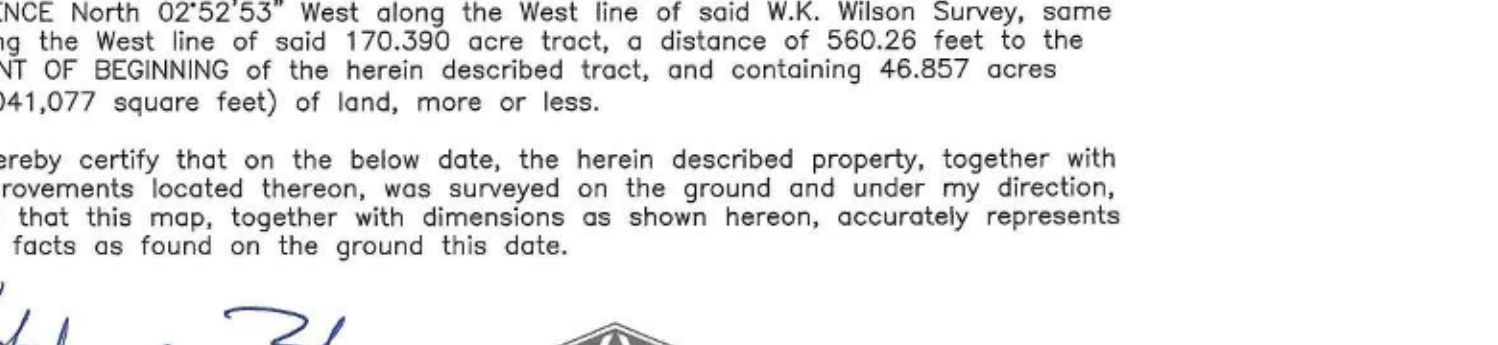
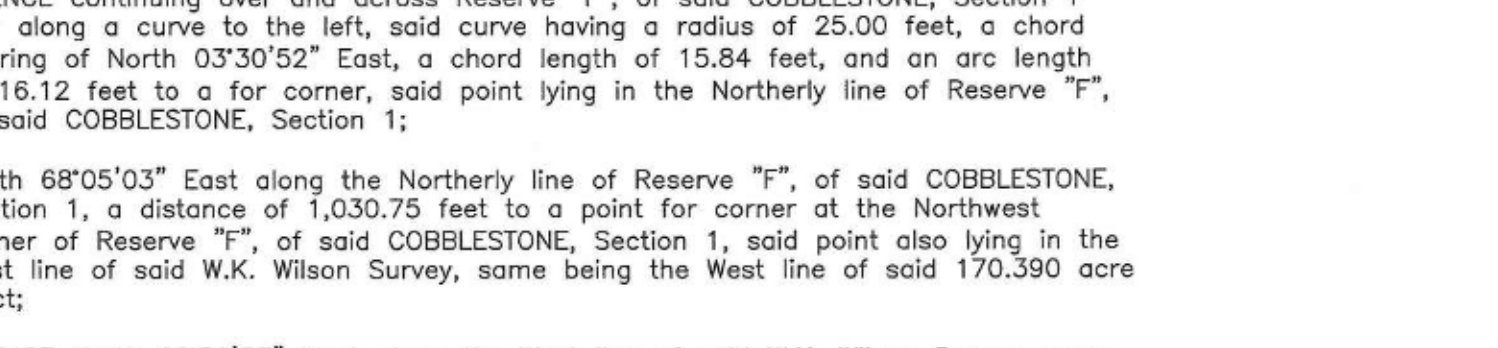
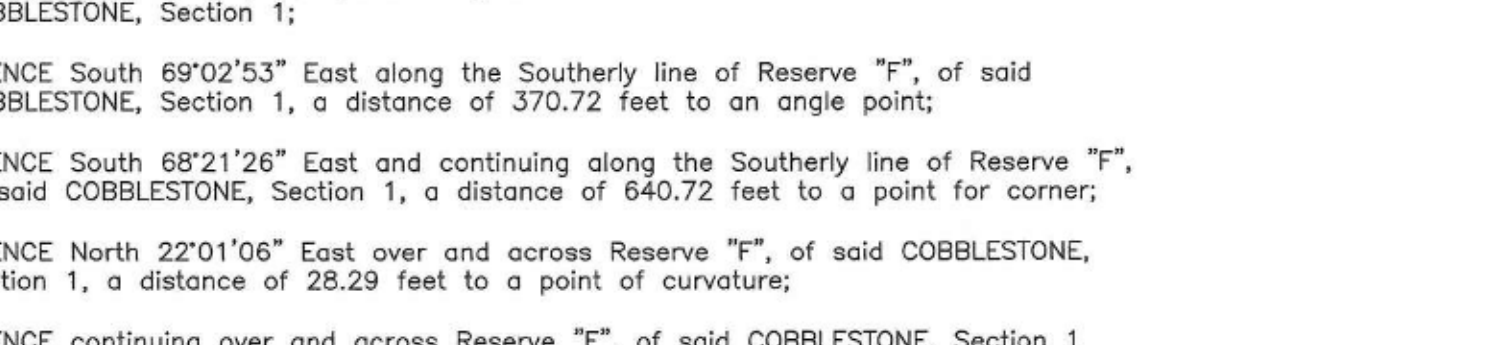
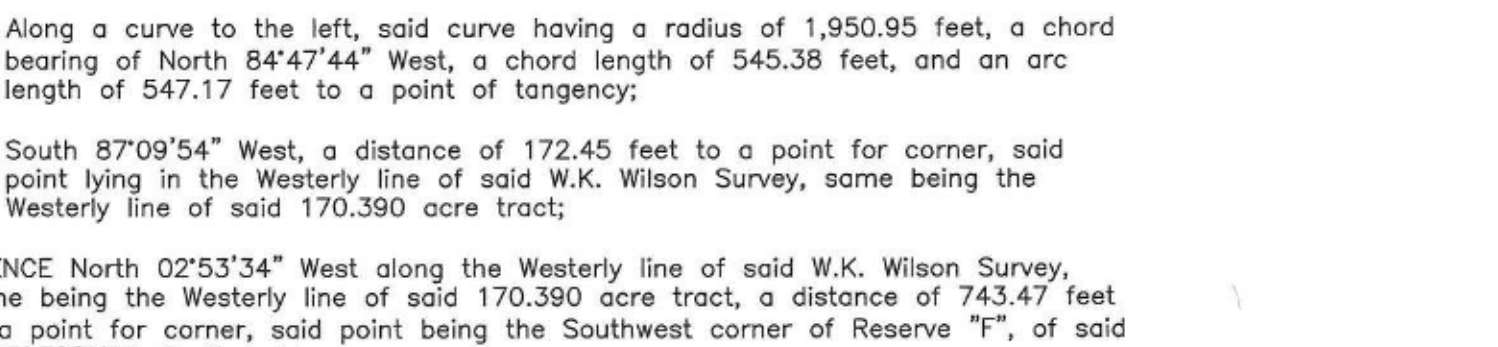
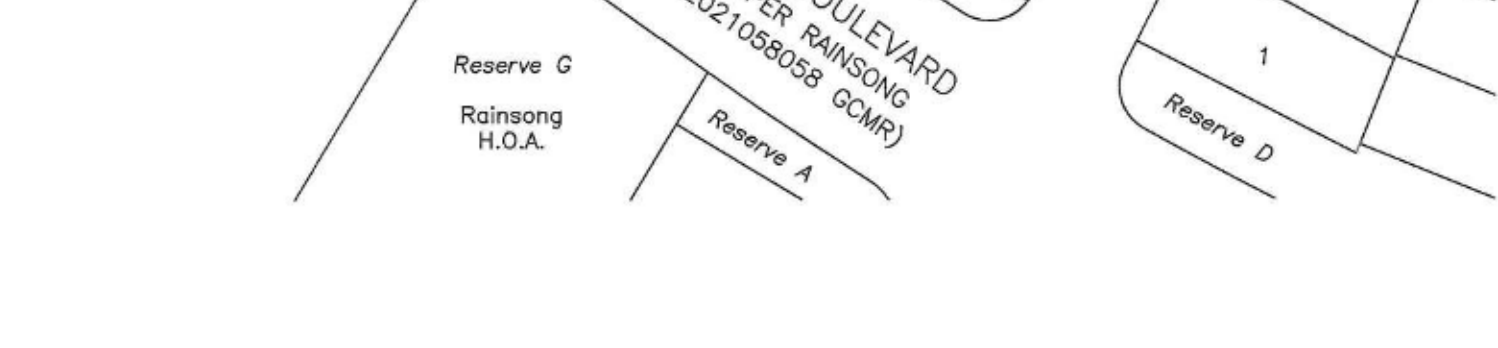
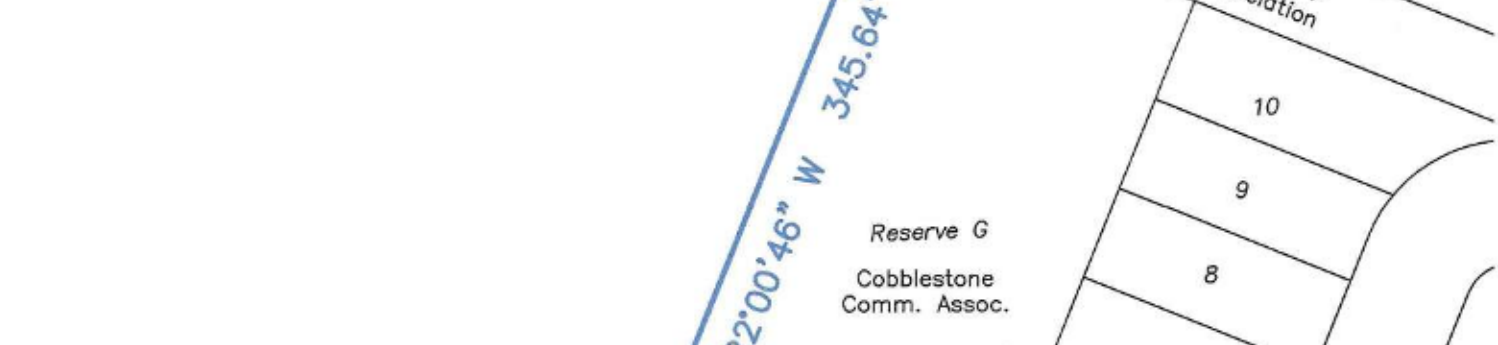
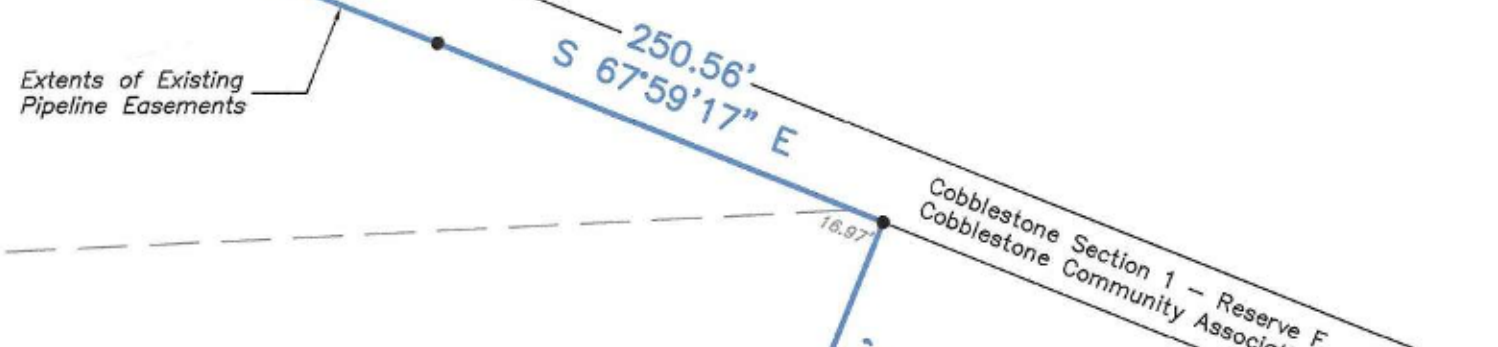
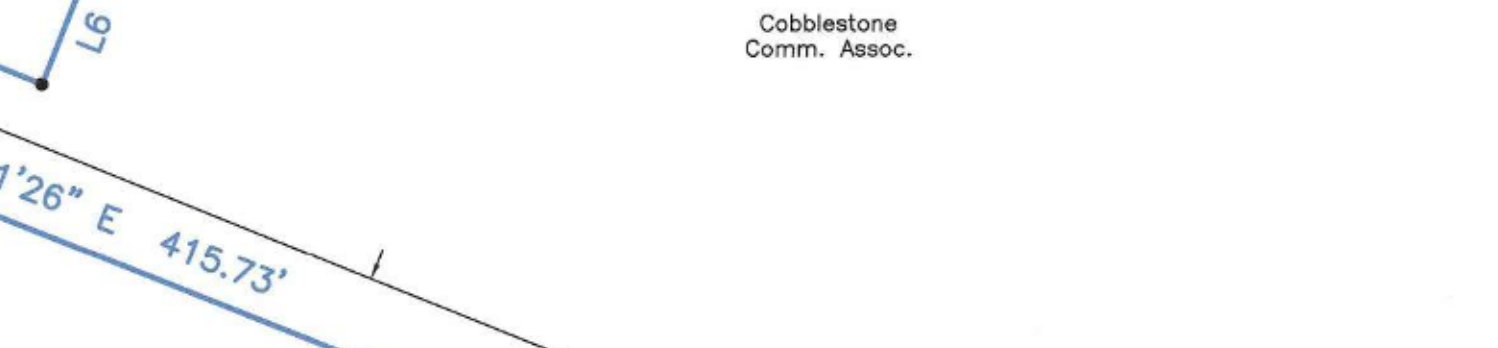
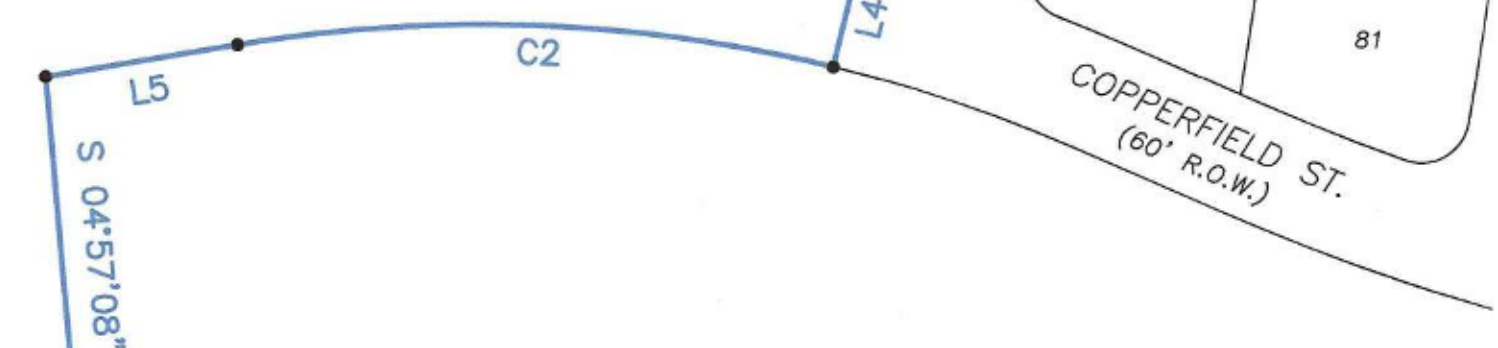
Reserve I

Reserve J

Reserve K

Reserve L

Reserve M



METES AND BOUNDS DESCRIPTION

Being a 46.857 acre tract of land out of Lots 5 and 7 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being part of that 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, including a 2,850 square foot portion of Reserve "F", of COBBLESTONE SECTION ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of said W.K. Wilson Survey, said point being the Northwest corner of said 170.390 acre tract, same being the Southwest corner of a 99.984 acre tract of land conveyed to 350 Logo Mar East Investments, LTD., in deed recorded under Galveston County Clerk's File No. 2022074593;

THENCE North 88°02'07" East along the North line of said 170.390 acre tract, same being the South line of said 99.984 acre tract, a distance of 1,564.21 feet to a point for corner, said point lying in the North line of a 150 foot canal easement as referenced in Volume 1515, Pages 274-279 of the Galveston County deed records;

THENCE South 01°57'53" East over and across said canal easement, a distance of 75.00 feet to a point for corner, said point lying in the centerline of said canal easement;

THENCE North 88°02'06" East along the centerline of said canal easement, a distance of 39.70 feet to a point for corner, said point also being the Northwest corner of COBBLESTONE SECTION 2, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2022008391 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Westerly line of said COBBLESTONE, Section 2 the following courses and distances:

- South 01°57'54" East, a distance of 277.00 feet to a point for corner;
- South 88°02'06" West, a distance of 73.70 feet to a point for corner;
- South 01°57'54" East, a distance of 260.70 feet to a point of curvature;

Along a curve to the right, said curve having a radius of 830.00 feet, a chord bearing of South 79°20'19" East, a chord length of 92.51 feet, and an arc length of 92.56 feet to a point for corner;

South 13°46'49" West, a distance of 60.00 feet to a point for corner, said point lying in the Northerly line of Reserve "E", of said COBBLESTONE, Section 1, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2019039262 in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Northerly and Westerly lines of Reserve "E", of said COBBLESTONE, Section 1 the following courses and distances:

Along a curve to the left, said curve having a radius of 770.00 feet, a chord bearing of North 87°47'00" West, a chord length of 310.85 feet, and an arc length of 313.00 feet to a point for corner;

- South 80°34'18" West, a distance of 101.45 feet to a point for corner;
- South 04°57'08" East, a distance of 295.69 feet to a point for corner;
- South 21°54'57" West, a distance of 75.15 feet to a point for corner;
- North 68°05'03" West, a distance of 170.05 feet to a point for corner;

South 21°55'27" West, at a distance of 30.02 feet pass the Northeast line of Reserve "F", of said COBBLESTONE, Section 1, and continuing for a distance of 57.91 feet to a point of curvature;

THENCE over and across Reserve "F", of said COBBLESTONE, Section 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of South 03°22'40" West, a chord length of 15.95 feet, and an arc length of 16.24 feet to a point for corner, said point lying in the Southwest line of Reserve "F", of said COBBLESTONE, Section 1;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 415.73 feet to an angle point;

THENCE South 67°59'17" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 250.56 feet to a point for corner, said point being the Northwest corner of Reserve "G", of said COBBLESTONE, Section 1;

THENCE South 22°00'46" West along the Westerly line of Reserve "G", of said COBBLESTONE, Section 1, a distance of 345.64 feet to a point of curvature;

THENCE continuing along the Westerly line of Reserve "G", of said COBBLESTONE, Section 1, and a curve to the right, said curve having a radius of 1,665.00 feet, a chord bearing of South 24°27'21" West, a chord length of 141.95 feet, and an arc length of 142.00 feet to a point for corner, said point lying in the Northerly line of Central Park Boulevard, being a 100 foot right-of-way;

THENCE along the Northerly line of said Central Park Boulevard the following courses and distances:

- Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 64°07'39" West, a chord length of 637.34 feet, and an arc length of 640.20 feet to a point for corner;
- North 27°55'37" West, a distance of 34.75 feet to a point for corner;
- North 75°08'30" West, a distance of 60.12 feet to a point for corner;
- South 60°45'41" West, a distance of 36.66 feet to a point for corner;

Along a curve to the left, said curve having a radius of 1,950.95 feet, a chord bearing of North 84°47'44" West, a chord length of 545.38 feet, and an arc length of 547.17 feet to a point of tangency;

South 87°09'54" West, a distance of 172.45 feet to a point for corner, said point lying in the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract;

THENCE North 02°53'34" West along the Westerly line of said W.K. Wilson Survey, same being the Westerly line of said 170.390 acre tract, a distance of 743.47 feet to a point for corner, said point being the Southwest corner of Reserve "F", of said COBBLESTONE, Section 1;

THENCE South 69°02'53" East along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 370.72 feet to an angle point;

THENCE South 68°21'26" East and continuing along the Southerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 640.72 feet to a point for corner;

THENCE North 22°01'06" East over and across Reserve "F", of said COBBLESTONE, Section 1, a distance of 28.29 feet to a point of curvature;

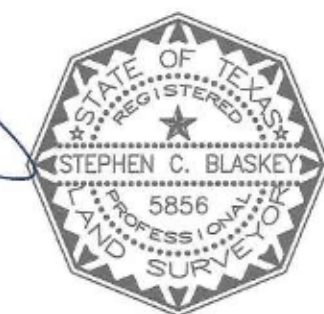
THENCE continuing over and across Reserve "F", of said COBBLESTONE, Section 1 and along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 03°30'52" East, a chord length of 15.84 feet, and an arc length of 16.12 feet to a point for corner, said point lying in the Northerly line of Reserve "F", of said COBBLESTONE, Section 1;

North 68°05'03" East along the Northerly line of Reserve "F", of said COBBLESTONE, Section 1, a distance of 1,030.75 feet to a point for corner at the Northwest corner of Reserve "F", of said COBBLESTONE, Section 1, said point also lying in the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract;

THENCE North 02°52'53" West along the West line of said W.K. Wilson Survey, same being the West line of said 170.390 acre tract, a distance of 560.29 feet to the POINT OF BEGINNING of the herein described tract, and containing 46.857 acres (2,041,077 square feet) of land, more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



LEGEND

- Fnd. Found
- GCDR Galveston County Deed Records
- GCMR Galveston County Map Records
- PL Part
- P.O.B. Point of Beginning
- R.O.W. Right of Way
- U.E. Utility Easement



SCALE: 1" = 100'

EXHIBIT C - SURVEY AND LAND DESCRIPTION

EXHIBIT

46.857 ACRE TRACT SITUATED IN TEXAS CITY, GALVESTON COUNTY, TEXAS



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7739 www.hightidesurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing / P.O. BOX 16142 | GALVESTON, TX 77552

SURVEY DATE: SEPTEMBER 10, 2024
FILE No.: 7385-0000-0005-001
DRAFTING: JTK
GDR No.: 24-0332

NOTES:
1) This property does not lie within the 100 Year Flood Plain, according to FIRM No. 4816702450 published August 15, 2019, as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to assessments and ad valorem utility services and power lines as individually recorded or established by OSHA (call your power company).
3) Deed references are not a statement of ownership.
4) The Bearings, Distances, and Coordinates shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument H02SD 57 (AW5499). All units are expressed in U.S. Survey Feet.
5) Surveyed without benefit of a Title Report.

PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4

COBBLESTONE - EXISTING

COPPERFIELD STREET

COBBLESTONE - EXISTING

Cobblestone

FM 2004

RAINSONG

DICKINSON
JUNIOR HIGH

CENTRAL PARK BLVD.

RAINSONG


GALVESTON COUNTY MUD NO. 31


EXHIBIT D - CONCEPTUAL LAND
USE


A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802





NOVEMBER 2025


50' LOTS 

60' LOTS 

PARK 

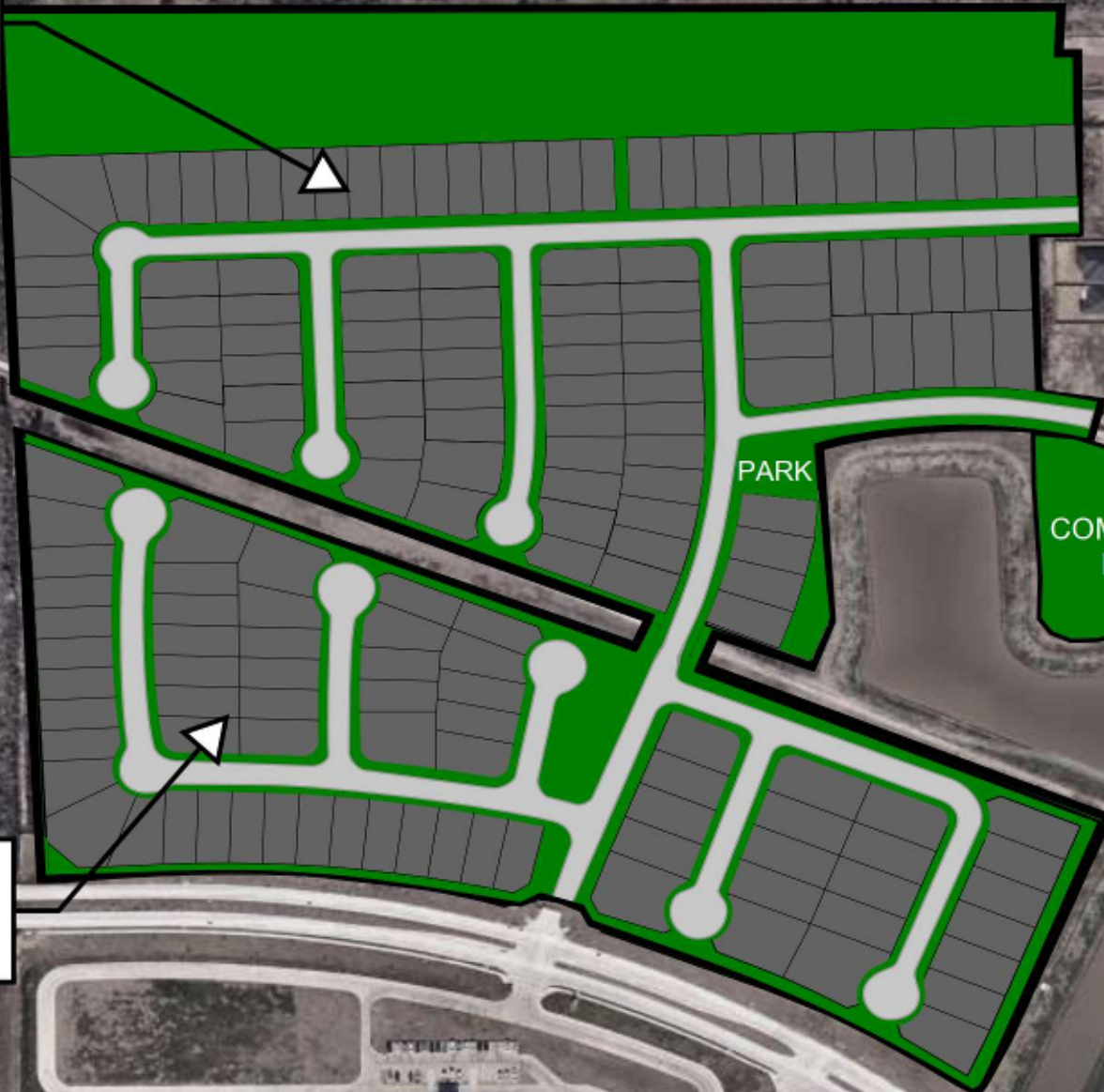
COMMUNITY PARK 

SECTION 3 

SECTION 4 

PROPOSED
COBBLESTONE
SECTION 3

PROPOSED
COBBLESTONE
SECTION 4



PARK

COMMUNITY
PARK

Cobblestone

GALVESTON COUNTY MUD NO. 31

EXHIBIT E - PARKS AND OPEN
SPACE

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802





PLANNED UNIT DEVELOPMENT (ZONE I)

GALVESTON CO. MUD # 57

GALVESTON CO. MUD # 31

GALVESTON CO. MUD # 31

2004

Cobblestone

MSU Texas City

DeMontrond Chevrolet

Raising Stars Academy

32nd Ave N
31st Ave N
30th Ave N

GALVESTON COUNTY MUD NO. 31

EXHIBIT F - EXISTING ZONING

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802



NOVEMBER 2025



PLANNED UNIT DEVELOPMENT (ZONE I)

GALVESTON CO. MUD # 31

GALVESTON CO. MUD # 57

GALVESTON CO. MUD # 31

2004

Cobblestone

MSU Texas City

DeMontrond Chevrolet

Raising Stars Academy

GALVESTON COUNTY MUD NO. 31

EXHIBIT G - PROPOSED ZONING

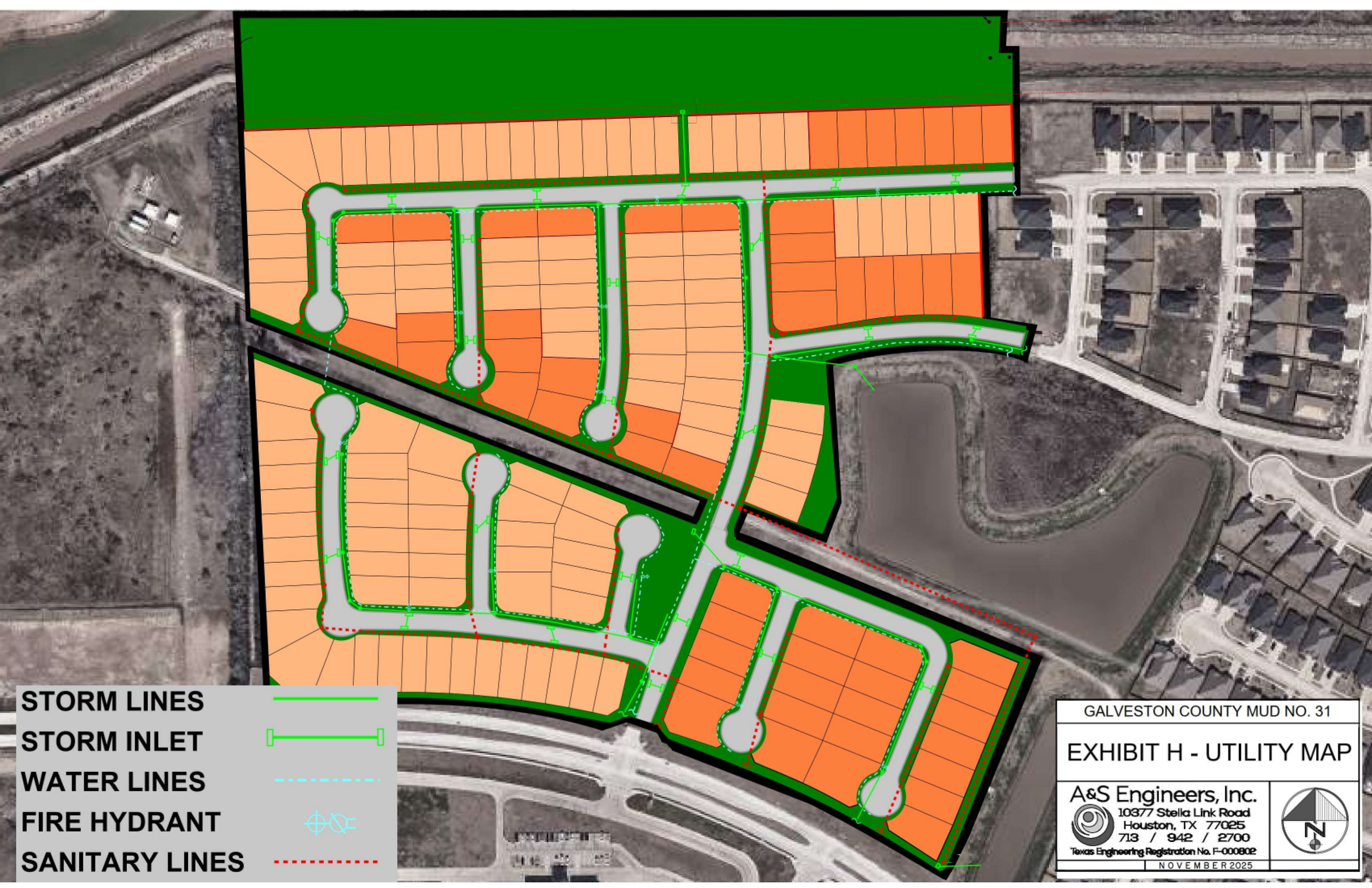
A&S Engineers, Inc.

10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700

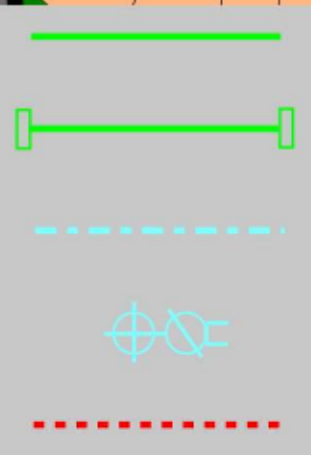
Texas Engineering Registration No. F-000802



NOVEMBER 2025



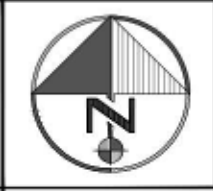
STORM LINES
STORM INLET
WATER LINES
FIRE HYDRANT
SANITARY LINES



GALVESTON COUNTY MUD NO. 31

EXHIBIT H - UTILITY MAP

A&S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713 / 942 / 2700
Texas Engineering Registration No. F-000802
NOVEMBER 2025



Cobblestone Development - Exhibit "I" Lot Mix Table

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Section 1	0	0	34	32	66
Section 2	0	0	48	64	112
Section 3	0	0	78	0	78
Section 4	0	0	48	22	70
Section 5	145	0	0	0	145
Section 6	0	92	0	0	92
Total:	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

(1)

(1)

(2)

(2)

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Section 1	34	32	66
Section 2	46	49	95
Section 3	66	33	99
Section 4	44	24	68
Section 5	Sold to DISD		-
Section 6	Sold to DISD		-
Total:	190	138	328
Lot Mix (%)	58%	42%	

(3)

(3)(4)

Original PUD (161.96 Acres, 563 Lots)					
	Lot Size				Total
	40 ft	45 ft	50 ft	60 ft	
Number of Lots	145	92	208	118	563
Lot Mix (%)	26%	16%	37%	21%	

Density = 3.5 Lots/AC

(5)

Amended PUD (46.9 AC, 167 Lots)			
	Lot Size		Total
	50 ft	60 ft	
Number of Lots	110	57	167
Lot Mix (%)	66%	34%	

Density = 3.5 Lots/AC

(5)

(1) The combined acreage for the Cobblestone Section 3 and Section 4 from the original PUD was approximately 43.7 Acres. The original lot density for these sections was 3.4 lots/AC.

(2) The original PUD included acreage proposing 40-ft lots and 45-ft lots. This property was sold to Dickinson ISD and is not included in the Amended PUD.

(3) Section 1 and 2 are complete and are not included in this amendment

(4) Section 2 as constructed contained 95 lots. The remaining 13 lots originally planned for Section 2 will be added to Section 3.

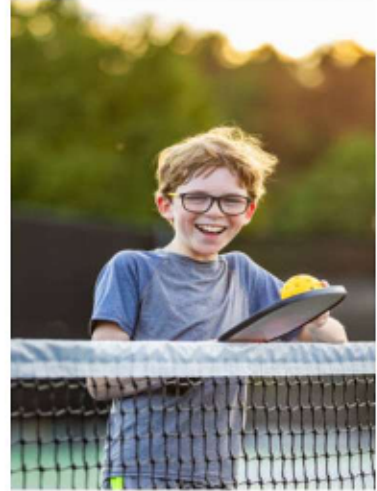
(5) The 46.9 AC Land Plan for Cobblestone Section 3 and Section 4 includes the addition of 13 lots and ROW that were removed from the original Section 2 boundary in the original PUD. The Section 3 Land Plan was revised to remove the Lift Station, increase connectivity, and include more desirable lots in the proximity of the proposed Pocket Park and Recreation Center. A 20-ft Reserve in the Cobblestone Section 4 Land Plan to provide sanitary sewer service to Section 3 was the only revision to the Section 4 land plan.

- LEGEND
-  MAIN ENTRY MONUMENT
 -  SECONDARY MONUMENT
 -  RECREATION/PARK AMENITY
 -  LANDSCAPE/PARK RESERVE
 -  AMENITY LAKE/DETENTION
 -  FLAG POLES
 -  MASONRY FENCE
 -  CONCRETE TRAIL (5' WIDE) - EXISTING
 -  CONCRETE TRAIL (5' WIDE) - PROPOSED
 -  CENTRAL PARK BOULEVARD TRAIL (6' WIDE) - EXISTING
 -  CENTRAL PARK BOULEVARD TRAIL (6' WIDE) - PROPOSED



COBBLESTONE|EXHIBIT J - AMENITY MAP

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS, AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



COBBLESTONE|EXHIBIT K - RECREATION SITE CHARACTER

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS, AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

CITY COMMISSION REGULAR MTG

(7) (b)

Meeting Date: 03/18/2026

Consider and take action on the zoning change of 9.876 acres located at 4600 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan) to operate iStorage, a self-storage facility including outdoor storage.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

EHRA, on behalf of the owner, NSA Property Holdings LLC, seeks to rezone 9.876 acres located at 4600 FM 646, Texas City, TX from District "O" (Open Space) to District "S-P" (Site Plan) to continue to operate iStorage, a self-storage facility including outdoor storage.

BACKGROUND (Brief Summary)

The applicant, EHRA, on behalf of the owner, NSA Property Holdings LLC, seeking to operate as iStorage (successor to Blue Sky Self Storage) is operating a self-storage, mini-warehouse facility at 4600 FM 646 which includes mini-warehouses; storage which is covered but not enclosed, and outdoor storage of boats, RV'S and other equipment. The site is currently zoned District "O" (Open Space). The existing use as the various types of self-storage is not an allowed use in District "O" (Open Space). The site is located south of FM 646. The west property line is the current west city limit on FM 646. It was annexed into the city limits on August 24, 2005 (Ord No. 05-34).

The site is located within the Gateway Overlay District, which requires a setback of 40ft (25ft if no parking is allowed), for all fences to be of masonry content and to provide 15% landscaping. There is an existing chain link fence which does not comply with the Gateway Overlay District. The existing landscaping is dead and requires replacement.

TxDOT is acquiring additional right of way for the widening of FM 646. The acquisition will require the removal and relocation of the existing chain link fence and removal of one or more bays of the two easternmost existing buildings. It will also require relocation of the existing septic field and of the electric service pole.

To obtain a building permit for the required changes to the buildings, the property is required to be compliant with the Zoning Ordinance.

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 property to the east, south and west is vacant and undeveloped. FM 646 is the north boundary of the property. The property directly across FM 646 to the north is identified as the Centurion Palace Wedding Venue.

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 three types of storage to continue operating.

The Planning Board approved the proposed site plan on December 15, 2025, and recommended approval of the zoning change (3-0).

The Zoning Commission held a public hearing upon notice to adjacent property owners on February 17, 2026. The Notice of the Zoning Commission Hearing was mailed to 8 property owners within 200 ft. No letters of opposition were received and no one appeared at the hearing held on February 17, 2026, to oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant the Zoning Commission voted (3-0) to recommend approval of the zoning change from District "O" Light Open Space to District "S-P" Site Plan.

RECOMMENDATION

The Planning Board recommended the rezoning at its meeting on December 15, 2025 (5-0). The Zoning Commission held a public hearing and after closing the public hearing recommended the rezoning from District "O" (Open Space) to District "S-P" (Site Plan) at its meeting on February 17, 2026 (3-0).

City staff, including the City Engineer, the Chief Building Official, and the Fire Marshal, have reviewed the recommended Detailed Site Plan and offer no objection to the zoning change

from District "O" (Open Space) to District "SP" (Site Plan).

Fiscal Impact

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

No fiscal impact

Attachments

Vicinity Map

Site Plan

Zoning Map

Zoning Commission - Staff Report

Planning Board - Staff Report

Planning Board - Minutes 12.15.25



**4600 FM 646
iStorage
Zoning Exhibit**

Layers

Google Maps





FM 646

FENCING

MASONRY FENCE



EXAMPLE

STEEL/METAL FENCE



EXAMPLE

ACREAGE

PROPOSED R.O.W. TAKING	0.190 AC.
REMAINING SITE	9.876 AC.
TOTAL	10.066 AC.

LANDSCAPING

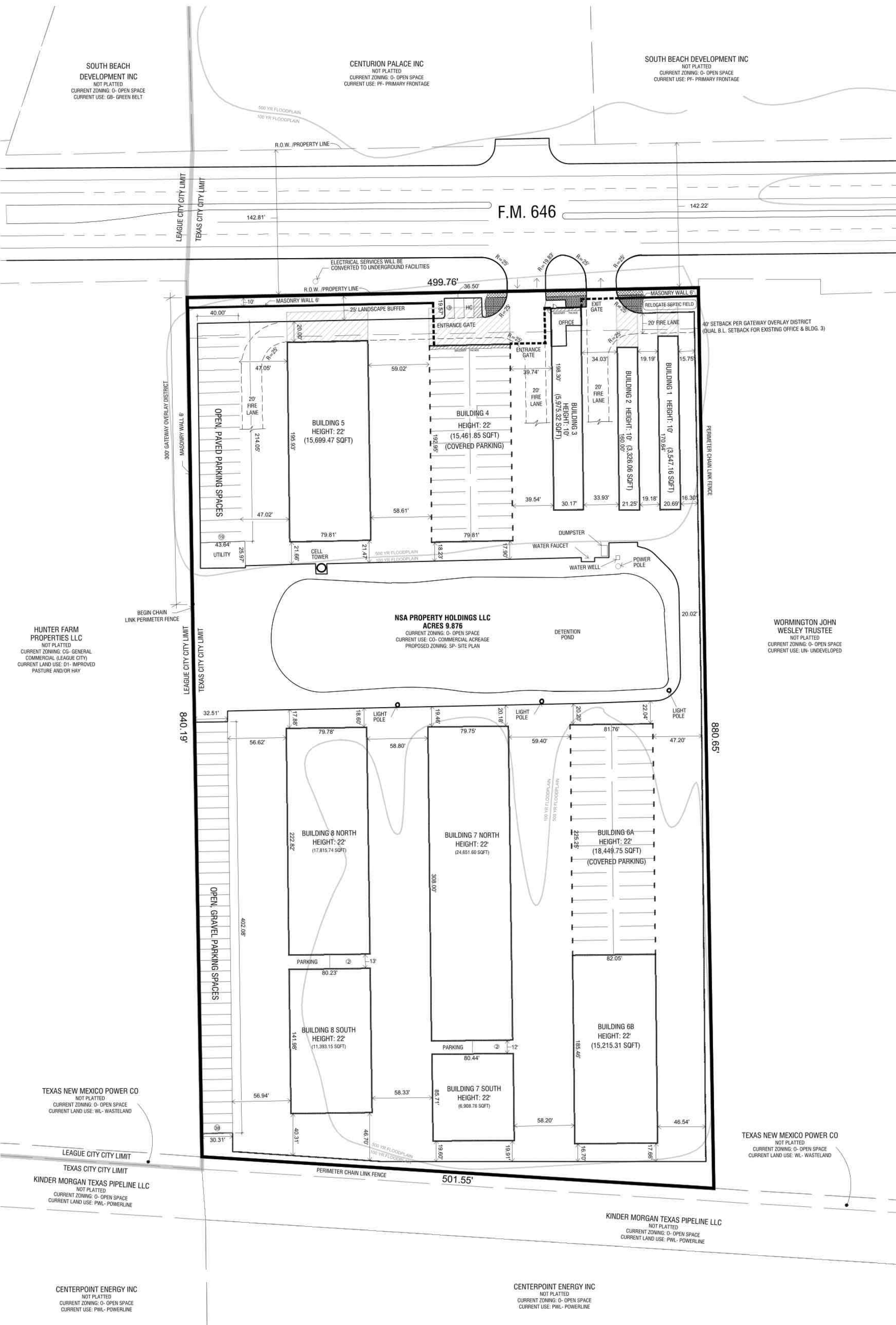
LANDSCAPE BED	
LANDSCAPE BED WITH SHRUBS	

BUILDING REMOVAL

BUILDING 1- 20.69 X 30.00	± 620.70 SQFT.
BUILDING 2- 21.25 X 40.00	± 850.00 SQFT.
BUILDING 4- 79.81 X 37.00	± 2,952.97 SQFT.
BUILDING 5- 79.81 X 30.00	± 2,394.30 SQFT.
TOTAL	± 6,817.97 SQFT.



VICINITY MAP
NORTH
N.T.S.



APPLICANT
EHRA ENGINEERING
10011 MEADOWGLEN LANE
HOUSTON, TX 77042
713-784-4500

OWNER
NSA PROPERTY HOLDINGS LLC
8400 EAST PRENTICE AVE
9TH FLOOR
GREENWOOD, CO 80111
713-784-4500

**iSTORAGE f/k/a BLUE SKY
SELF STORAGE
DETAILED SITE PLAN**

BEING 9.876 ACRES OUT OF THE
J. F. DUGAT SUBDIVISION OF
THE W. G. BANKS SURVEY
ABSTRACT NO. 36
TEXAS CITY, GALVESTON COUNTY, TEXAS.

DECEMBER 4, 2025



ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
241-122-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

0' 25' 50' 100'
SCALE: 1"=50'



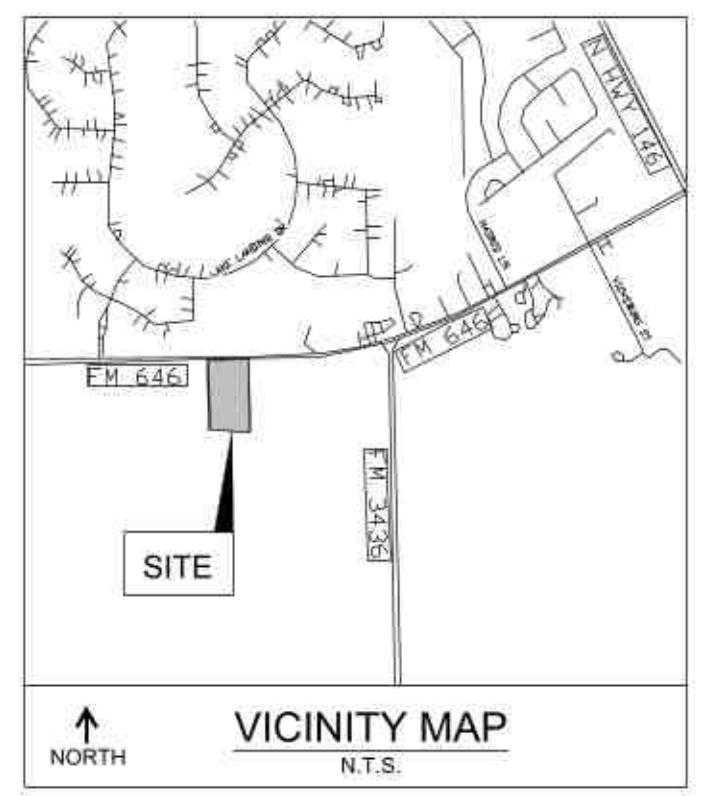
NORTH

*Approval of this Preliminary Plat by the Planning Board and City Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of streets, water, sewer and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sell lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Texas City have been complied with. It shall be the responsibility of the subdivider to ensure that all applicable requirements of the City of Texas City relative to the subdividing and development of property have been met.

On the day of 20, this preliminary plat was duly approved by the Planning Board of the City of Texas City.

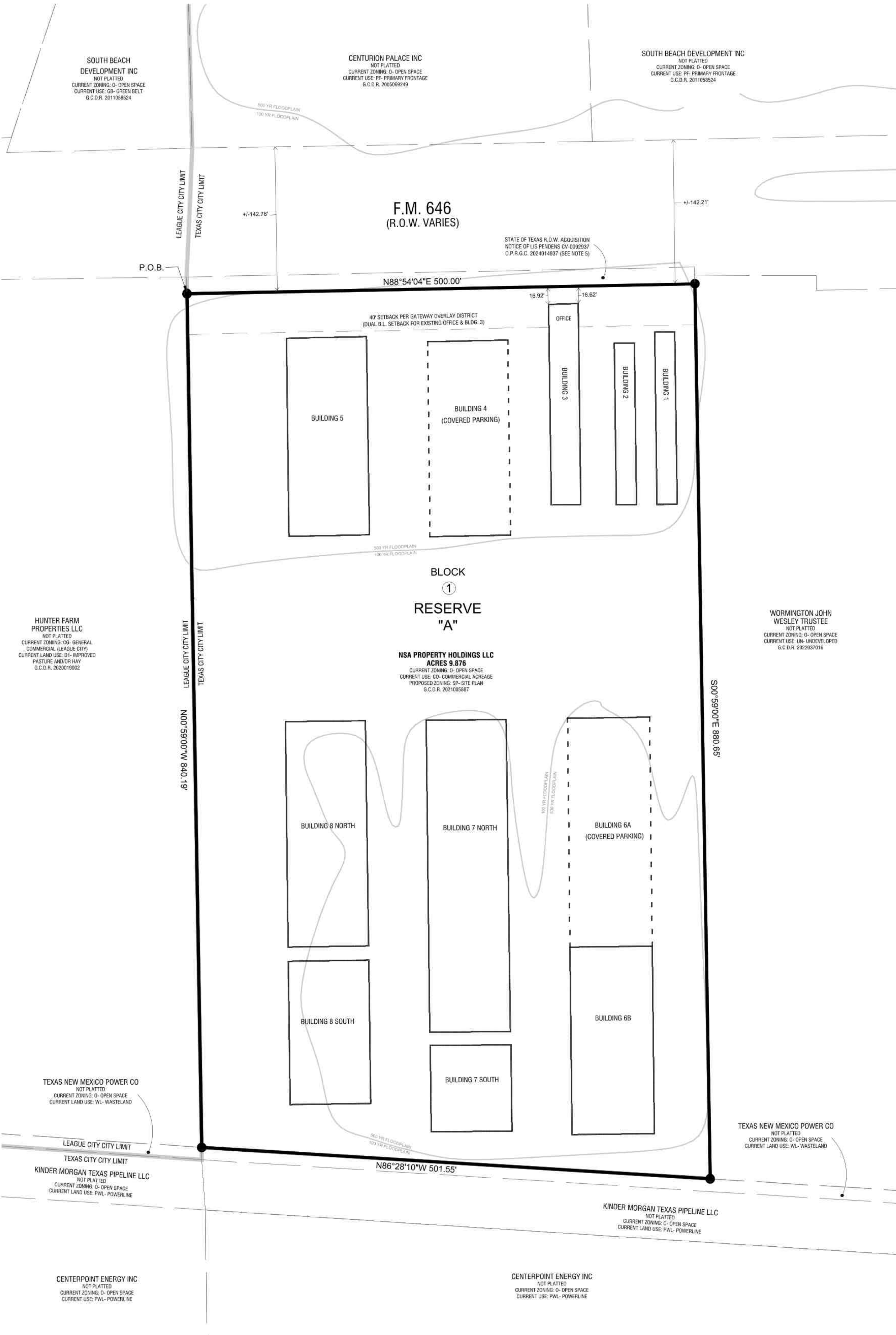
Signed: Secretary of the City of Texas City Planning Board

Signed: Chairman of the City of Texas City Planning Board



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Galveston County, Texas, Community Panel No. 48167C0235G, dated August 15, 2019, the property lies partially within Zone AE and partially within Shaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- Typical Abbreviations:
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
NO. indicates number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
G.C.C.F. indicates Galveston County Clerk's File.
G.C.D.R. indicates Galveston County Deed Records.
O.P.R.C.C. indicates Official Public Records of Galveston County.
W.L.E. indicates Water Line Easement.
- The State of Texas filed its Petition in Condemnation and recorded a Notice of Lis Pendens (CV-0092937) on April 4, 2024. The Condemnation Case has moved from the administrative phase to litigation and the State has deposited the Award funds into the Court's registry. Upon settlement agreement or final judgment in this case, and deposit of funds, the State may take possession of the condemned portion of the Subject Property under Texas Property Code Sec. 21.021 (POSSESSION PENDING LITIGATION).



APPLICANT
EHRA ENGINEERING
10011 MEADOWGLEN LAKE
HOUSTON, TX 77042
713-784-4500

OWNER
NSA PROPERTY HOLDINGS LLC
8400 EAST PRENTICE AVE
9TH FLOOR
GREENWOOD, CO 80111
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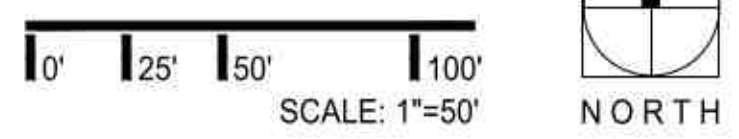
**ISTORAGE
SELF STORAGE
PRELIMINARY PLAT**

BEING 9.876 ACRES OUT OF THE
J. F. DUGAT SUBDIVISION OF
THE W. G. BANKS SURVEY
ABSTRACT NO. 36
TEXAS CITY, GALVESTON COUNTY, TEXAS.

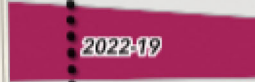
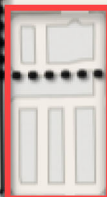
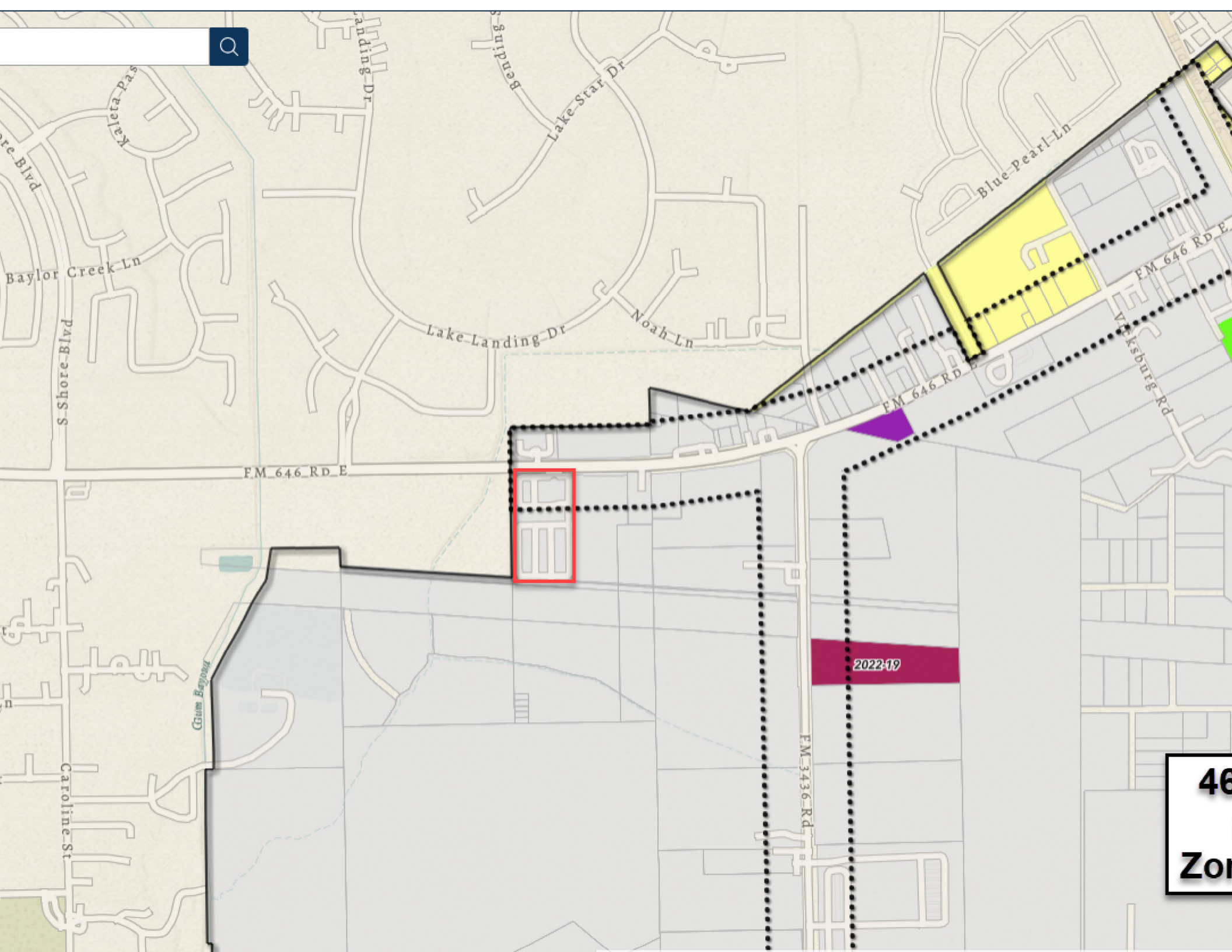
DECEMBER 2025



EHRA JOB NO. 241-122-00
No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or facilities are subject to change without notice.



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46
Zon

MEMO

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: iStorage (formerly Blue Sky Self Storage) – 4600 FM 646 (PID 404034) – Zoning Change from District “O” (Open Space) to District “S-P” (Site Plan)

Background: iStorage (successor to Blue Sky Self Storage) is operating a self-storage, mini-warehouse facility at 4600 FM 646 which includes mini-warehouses; storage which is covered but not enclosed, and outdoor storage of boats, RV’S and other equipment. The site is currently zoned District “O” (Open Space). The existing use as the various types of self-storage is not an allowed use in District “O” (Open Space).

The subject location is located within the Gateway Overlay District, which requires a setback of 40ft (25ft if no parking is allowed), for all fences to be of masonry content and to provide 15% landscaping. There is an existing chain link fence which does not comply with the Gateway Overlay District. The existing landscaping is dead and requires replacement.

TxDOT is acquiring additional right of way for the widening of FM 646. The acquisition will require the removal and relocation of the existing chain link fence and removal of one or more bays of the two easternmost existing buildings. It will also require relocation of the existing septic field and of the electric service pole.

To obtain a building permit for the required changes to the buildings, the property will be required to be compliant with the Zoning Ordinance.

On December 15, 2025 The Planning Board approved the proposed site plan 5-0 and recommended the rezoning 5-0.

Requested Action: Change zoning of a 9.876-acre site at 4600 FM 646 from District “O” (Open Space) to District “S-P” (Site Plan) to allow the continued operation of a self-storage facility which includes enclosed mini-warehouse storage, storage which is covered but not enclosed, and outdoor storage of boats, RVs and other equipment.

Staff analysis and Recommendation: The applicant is Jeff Boutte, Project Manager, EHRA for the owner, NSA Property Holdings, LLC. The site is located south of FM 646. The west property line is the current west city limit on FM 646. It was annexed into the city limits on August 24, 2005 (Ord No. 05-34).

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 property to the east, south and west is vacant and undeveloped. FM 646 is the north boundary of the property. The property directly across FM 646 to the north is identified as the Centurion Palace Wedding Venue.

APPLICABLE ZONING: Mini-warehousing is an allowed use in Section 160.039 District "E-4" (Commercial Warehouse). Section 160.039 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 three 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 to District "S-P" (Site Plan) with the following improvements which are acceptable to the applicant:

- Replace chain link fence with masonry content fence along north property line and for 300ft on the west property line.
- With addition of the masonry fence, remove the dead landscaping and provide limited replacement at the entry. Some decorative fencing could be used near the office and gates but should be sufficiently opaque to fully screen the outside storage and covered but not enclosed storage.
- Two existing electrical services need to be placed underground when relocated to be compliant with the GWY.
- 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.

The proposed Site Plan incorporates these recommendations. All comments have been addressed and staff have no objection to recommending approval of the requested zoning change upon condition the Development Plan is approved by the Planning Board.

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.

Chaiman 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.**

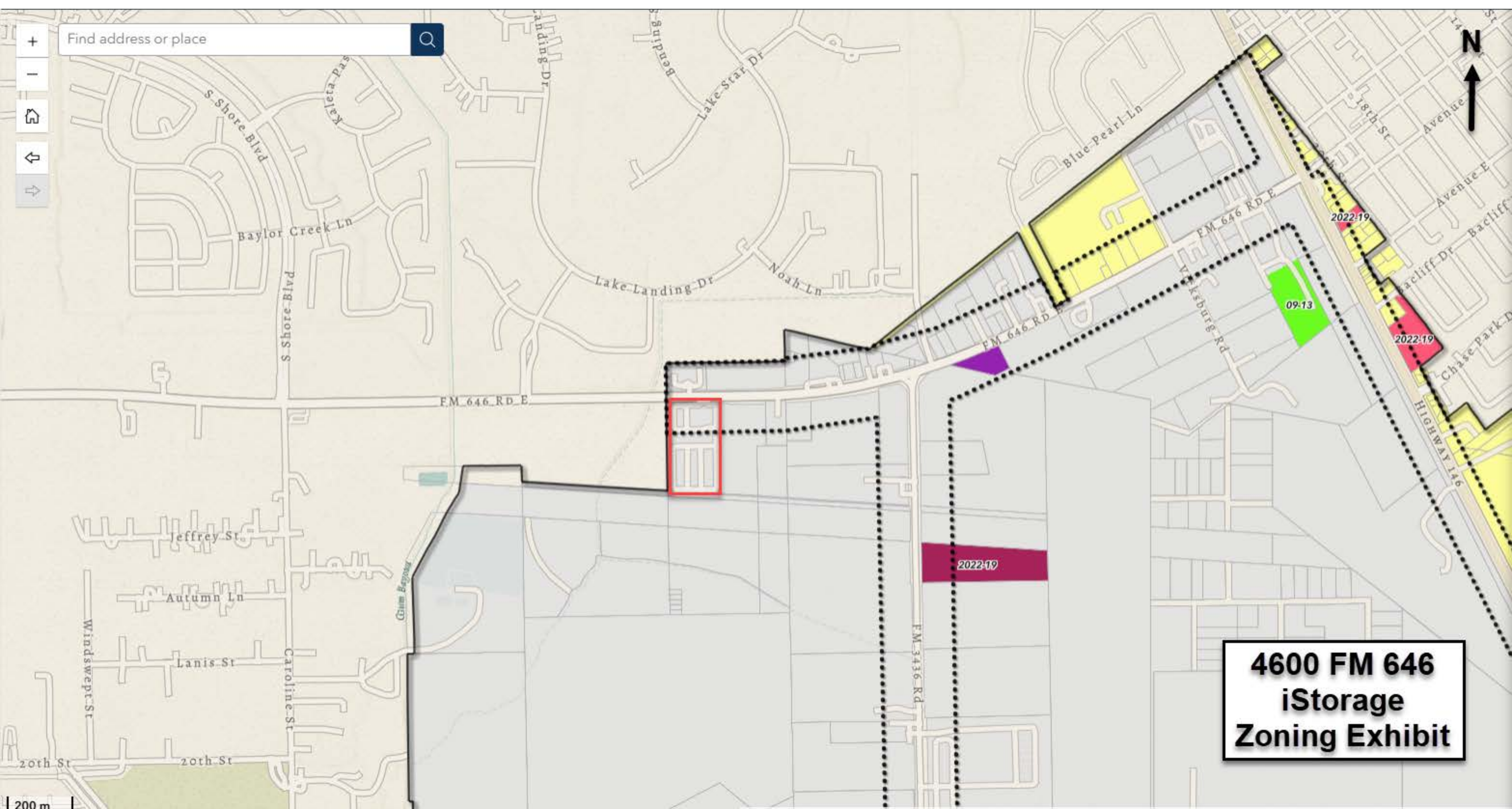
The Fire Marshal is also requiring at least a 20ft fire lane across the front of the property between the revised post-taking property line and the front of the building facing FM 646. Existing office to remain with additional landscaping as able around the entry. All other members present voted aye.

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.



Find address or place



**4600 FM 646
iStorage
Zoning Exhibit**

200 m

20th St

Jeffrey St
Autumn Ln
Lanis St
Caroline St
Windswept St

S Shore Blvd
Baylor Creek Ln
Kaleta Pas
Lake-Landing-Dr
Lake-Star Dr
Noah Ln

FM 646 RD E

2022-19

09-13

2022-19

2022-19

Highway 146

14th St
Avenue
Avenue E
Bacliff Dr
Chase Park Dr

Guinn Bayou

FM 3436 Rd

FM 646 RD

FM 646 RD E

Blue Pearl Ln



**4600 FM 646
iStorage
Zoning Exhibit**

Layers

Google Maps





FM 646



ACREAGE

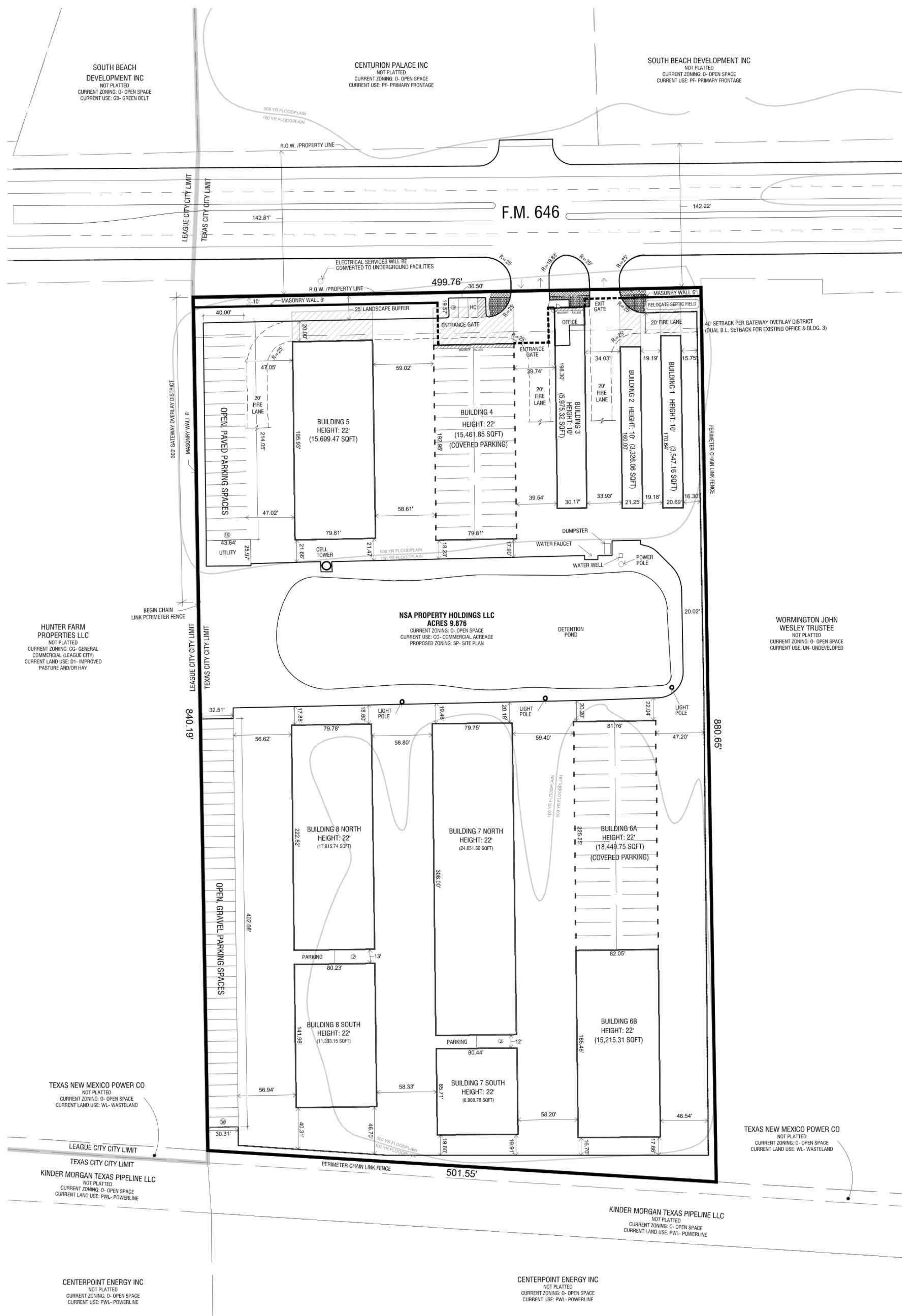
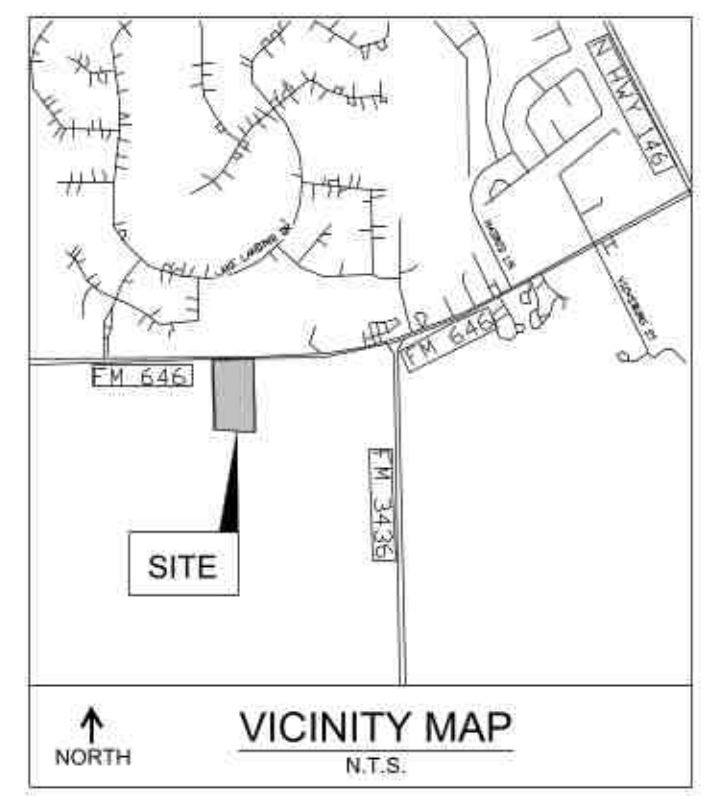
PROPOSED R.O.W. TAKING	0.190 AC.
REMAINING SITE	9.876 AC.
TOTAL	10.066 AC.

LANDSCAPING

	LANDSCAPE BED
	LANDSCAPE BED WITH SHRUBS

BUILDING REMOVAL

BUILDING 1- 20.69 X 30.00	± 620.70 SQFT.
BUILDING 2- 21.25 X 40.00	± 850.00 SQFT.
BUILDING 4- 79.81 X 37.00	± 2,952.97 SQFT.
BUILDING 5- 79.81 X 30.00	± 2,394.30 SQFT.
TOTAL	± 6,817.97 SQFT.



APPLICANT
 EHRA ENGINEERING
 10011 MEADOWGLEN LANE
 HOUSTON, TX 77042
 713-784-4500

OWNER
 NSA PROPERTY HOLDINGS LLC
 8400 EAST PRENTICE AVE
 9TH FLOOR
 GREENWOOD, CO 80111
 713-784-4500

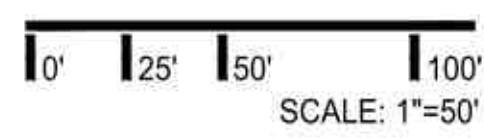
**iSTORAGE f/k/a BLUE SKY
 SELF STORAGE
 DETAILED SITE PLAN**

BEING 9.876 ACRES OUT OF THE
 J. F. DUGAT SUBDIVISION OF
 THE W. G. BANKS SURVEY
 ABSTRACT NO. 36
 TEXAS CITY, GALVESTON COUNTY, TEXAS.

DECEMBER 4, 2025



EHRA JOB NO. 241-122-00
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



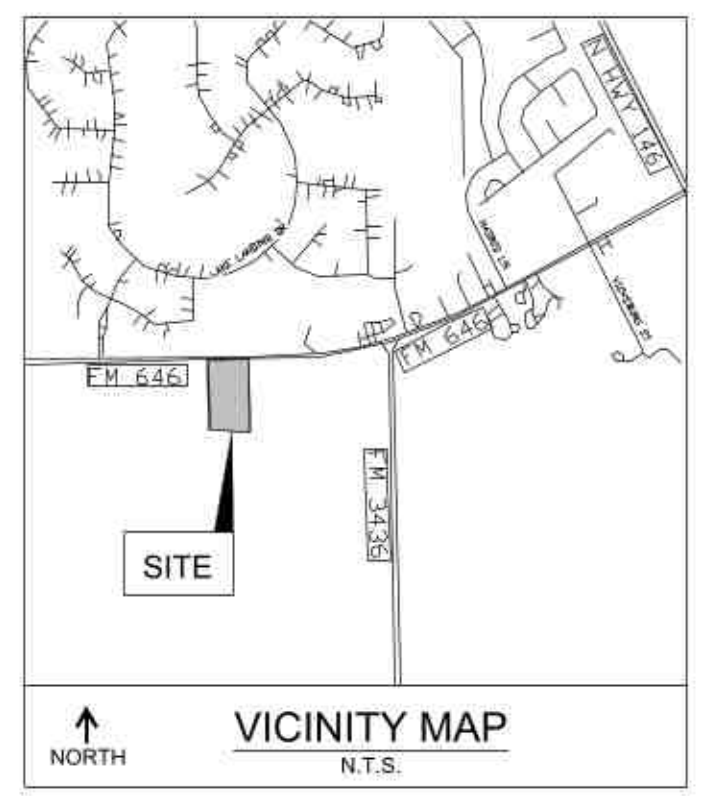
P:\241-122-00\LandPlan\For Exhibit_Prep\BlueSky Detailed Site Plan_REV.dwg Dec. 04, 2025 10:00am Edited by Jmaderger

*Approval of this Preliminary Plat by the Planning Board and City Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of streets, water, sewer and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sell lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Texas City have been complied with. It shall be the responsibility of the subdivider to ensure that all applicable requirements of the City of Texas City relative to the subdividing and development of property have been met.

On the day of 20, this preliminary plat was duly approved by the Planning Board of the City of Texas City.

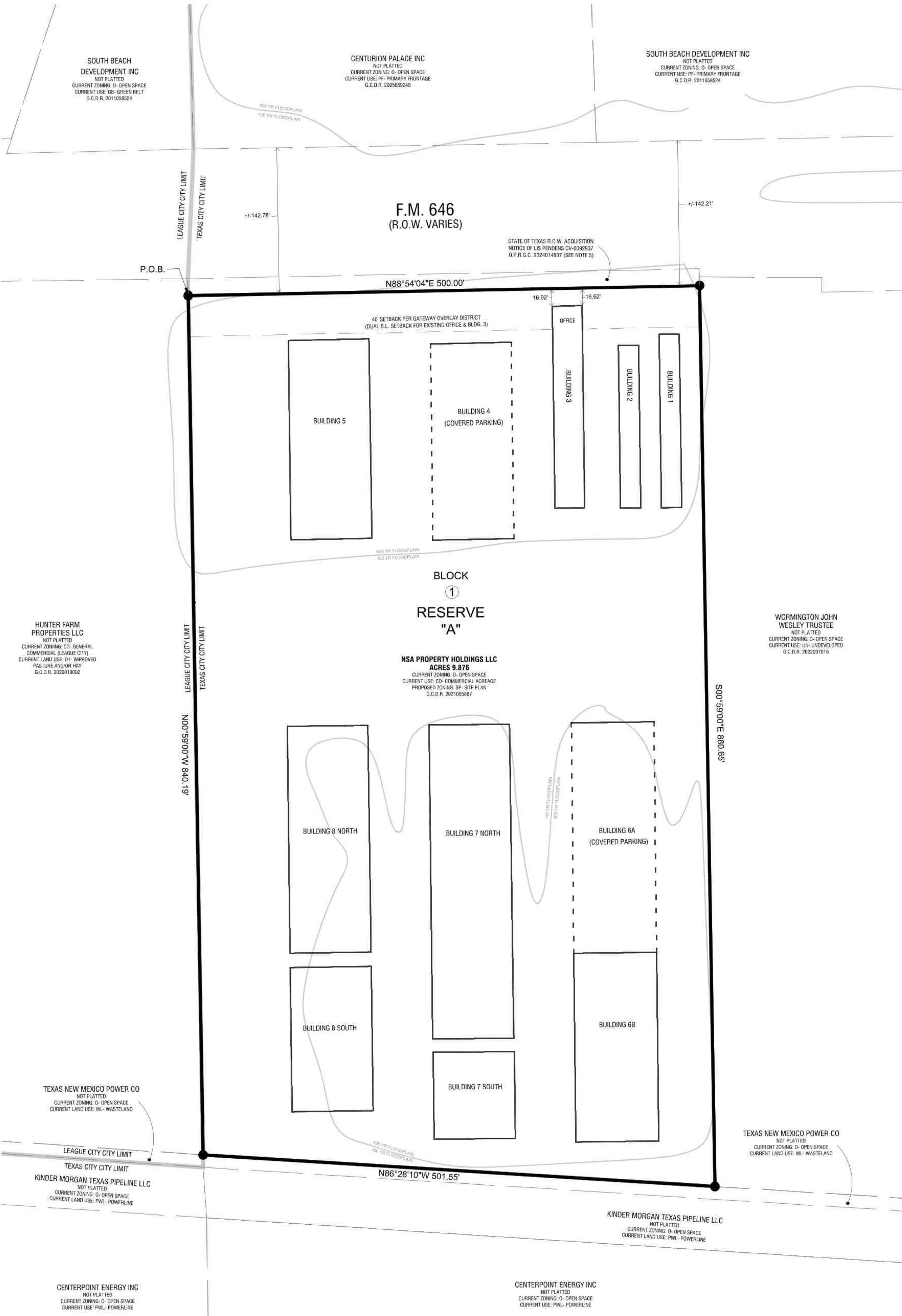
Signed: Secretary of the City of Texas City Planning Board

Signed: Chairman of the City of Texas City Planning Board



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Galveston County, Texas, Community Panel No. 48167C0235G, dated August 15, 2019, the property lies partially within Zone AE and partially within Shaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- Typical Abbreviations:
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
NO. indicates number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
G.C.C.F. indicates Galveston County Clerk's File.
G.C.D.R. indicates Galveston County Deed Records.
O.P.R.C.C. indicates Official Public Records of Galveston County.
W.L.E. indicates Water Line Easement.
- The State of Texas filed its Petition in Condemnation and recorded a Notice of Lis Pendens (CV-0092937) on April 4, 2024. The Condemnation Case has moved from the administrative phase to litigation and the State has deposited the Award funds into the Court's registry. Upon settlement agreement or final judgment in this case, and deposit of funds, the State may take possession of the condemned portion of the Subject Property under Texas Property Code Sec. 21.021 (POSSESSION PENDING LITIGATION).



APPLICANT
EHRA ENGINEERING
10011 MEADOWGLEN LAKE
HOUSTON, TX 77042
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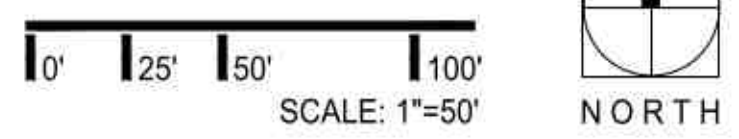
**ISTORAGE
SELF STORAGE
PRELIMINARY PLAT**

BEING 9.876 ACRES OUT OF THE
J. F. DUGAT SUBDIVISION OF
THE W. G. BANKS SURVEY
ABSTRACT NO. 36
TEXAS CITY, GALVESTON COUNTY, TEXAS.

DECEMBER 2025



EHRA JOB NO. 241-122-00
No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or facilities are subject to change without notice.



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MEMO

TO: Planning Board – Regular Meeting – December 15, 2025

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

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

DATE: December 8, 2025

RE: iStorage (formerly Blue Sky Self Storage) – 4600 FM 646 (PID 404034) – Development Plan (Site Plan)

Background: iStorage (successor to Blue Sky Self Storage) is operating a self-storage, mini warehouse facility at 4600 FM 646 which includes mini warehouses; storage which is covered but not enclosed, and outdoor storage of boats, RV'S and other equipment. The site is currently zoned District "O" (Open Space). The existing use as the various types of self-storage is not an allowed use in District "O" (Open Space).

The subject location is located within the Gateway Overlay District, which requires a setback of 40ft (25ft if no parking is allowed), for all fences to be of masonry content and to provide 15% landscaping. There is an existing chain link fence which does not comply with the Gateway Overlay District. The existing landscaping is dead and requires replacement.

TxDOT is acquiring additional right of way for the widening of FM 646. The acquisition will require the removal of the existing chain link fence and removal of one or more bays of the two easternmost existing buildings. It will also require relocation of the existing septic field and of the electric service pole. Because the site is located in the Gateway Overlay District, any replacement fence is required to be masonry.

To obtain a building permit for the required changes to the buildings, the property is required to be compliant with the Zoning Ordinance.

Requested Action: Approval of a Development Plan for the 9.876-acre site at 4600 FM 646 with Site Plan to allow the continued operation of a self-storage facility which includes enclosed mini-warehouse storage, storage which is covered but not enclosed, and outdoor storage of boats, RVs and other equipment. The Site Plan, if approved, will be incorporated into the Zoning Change from District "O" (Open Space)" to District "S-P" (Site Plan) to allow the continued operations.

Staff analysis and Recommendation: The applicant is Jeff Boutte, Project Manager, EHRA for the owner, NSA Property Holdings, LLC.

The site is located in the Gateway Overlay District. The proposed removal of a number of bays from the existing easternmost buildings will provide the required setback and accommodate relocation

of the septic field. The addition of a masonry fence along the front and west property line will also provide full screening of the open storage and covered by not enclosed storage. This screening will preserve the aesthetics of the corridor. Some limited use of decorative iron fencing may be necessary at the gates and office, provided fully screening of the outdoor storage and covered but not enclosed storage.

The opportunity to replace landscaping is limited due to the nature of the taking. The addition of the masonry fence is a significant enhancement over the existing condition. The addition of as much landscaping as possible at the entries is recommended as acceptable in the context of the taking.

There is also opportunity to replace the existing overhead power with underground service which the applicant has agreed to do for compliance with the requirements of the Gateway Overlay District.

Recommendation: To continue the existing use of self-service storage with mini-warehouses, outdoor storage for boat and RV's and the covered but not enclosed storage, staff recommends approval of the Development Plan (Site Plan) with the following improvements:

- Replace chain link fence with masonry content fence along north property line and for 300ft on the west property line.
- With addition of the masonry fence, remove the dead landscaping and provide limited replacement at the entry. Some decorative fencing could be used near the office and gates but should be sufficiently opaque to fully screen the outside storage and covered but not enclosed storage.
- Two existing electrical services need to be placed underground when relocated to be compliant with the GWY.
- 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.

The proposed Site Plan incorporates these recommendations. All comments have been addressed and staff have no objection to approval of the Development Plan conditioned upon the zoning change from District "O" (Open Space) to District "S-P" (Site Plan) is approved by the City Commission.

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

a. Villas at Lago Mar- Withdrawal of Application

Ms. Golden explained to the Board that this was an item they considered at the last Planning Board meeting and there were some unresolved issues. The particular builder present at the last meeting has withdrawn its application but the Developer has another builder they are in talks with which is not quite so limited in the product they have the capacity to build.

b. Commons at Lago Mar- Retail Tenants with Permits

Ms. Golden stated this is the retail development at the intersection of Lago Mar Boulevard and Crystal View Blvd. She wanted to let the Board know that permits have been issued for the buildout of the tenant's space. She believes it is about six permits that have been issued and five that have started construction.

Chairman Campbell asked if they were all pre-leased.

Ms. Golden explained that they are all pre-leased and they are building out. She then stated the tenants include some restaurants, a dry cleaner, a dentist, and a nail salon.

Member Owens asked if this was the area that is south of the property that is in front of Buc-ee's. Ms. Golden stated no, this is further south and is already built. She also explained that the one up north is called Holland Retail and this is going to be the Commons at Lago Mar.

Commissioner Bowie and Commissioner Clark asked us to send them the list of the tenants.

(6) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)

Ms. Golden reminded the Board that the next meeting is scheduled for Monday, January 12th, 2026. She mentioned two items from tonight's meeting will be on that agenda and that we have quite a few that are percolating through so it will be a full agenda.

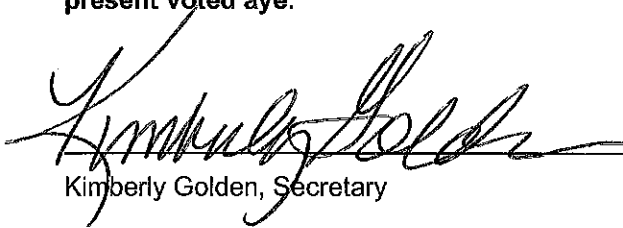
Ms. Golden also informed the Board that tonight is the last meeting for intern Mario Aguilar and that his internship ends this Friday. He will be going back to school to finish his degree. The board all wished him luck.


Mr. Aguilar stated that it has been really incredible working here, that he really likes the City of Texas City and working for the City.

(7) MOTION TO ADJOURN

Chairman Campbell asked if there was any other business to which there was none.

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to adjourn. All members present voted aye.


Kimberly Golden, Secretary


Date

Minutes approved by the Planning Board at its meeting held on 1/12/2026.

CITY COMMISSION REGULAR MTG

(7) (c)

Meeting Date: 03/18/2026

Consider and take action on the zoning change of 7.54 acres located at 5741 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan) to operate a self-storage facility with outdoor storage

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Kimley-Horn & Associates, on behalf of the owner, SS Dickinson LP, seeks to rezone 7.54 acres located at 5741 FM 646, Texas City, TX from District "O" (Open Space) to District "S-P" (Site Plan) to operate Public Storage, a self-storage facility including outdoor storage.

BACKGROUND (Brief Summary)

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 presented for approval includes the changes being required for the TxDOT taking. To avoid having to repeat the rezoning process, the application is presenting the post-taking site plan.

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 in approximately 2022.

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.

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.

The Zoning Commission held a public hearing upon notice to adjacent property owners on February 17, 2026. The Notice of the Zoning Commission Hearing was mailed to 6 property owners within 200 ft. No letters of opposition were received and no one appeared at the hearing held on February 17, 2026, to oppose the zoning change. After conducting the public hearing and having all questions answered by the Applicant the Zoning Commission voted (3-0) to recommend approval of the zoning change from District "O" Light Open Space to District "S-P" Site Plan.

RECOMMENDATION

The Planning Board recommended the rezoning at its meeting on January 12, 2026 (5-0). The Zoning Commission held a public hearing and upon closing the public hearing recommended the rezoning from District "O" (Open Space) to District "S-P" (Site Plan) at its meeting on February 17, 2026 (3-0).

City staff, including the City Engineer, the Chief Building Official, and the Fire Marshal, have reviewed the recommended Detailed Site Plan and offer no objection to the zoning change from District "O" (Open Space) to District "SP" (Site Plan).

Fiscal Impact

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

no fiscal impact

Attachments

Vicinity Map

Site Plan

Zoning Map

Zoning Commission - Staff Report

Planning Board - Staff Report

Planning Board Minutes 1.12.26



Blue Pearl Ln

Vicksburg St

Jackson Ave

Ave A

Curran International

5741 FM 646 Rd

146

Ave A

19th St

18th St

17th St

20th St

Avenue B

McDonald's

La me

Brooklyn Piz

Taqueria el Taquito

FM 646 Rd

FM 646 Rd

Jack in the Box

16th St

Faith For Life Church

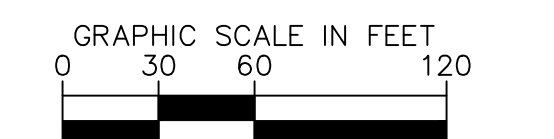
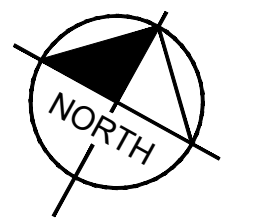
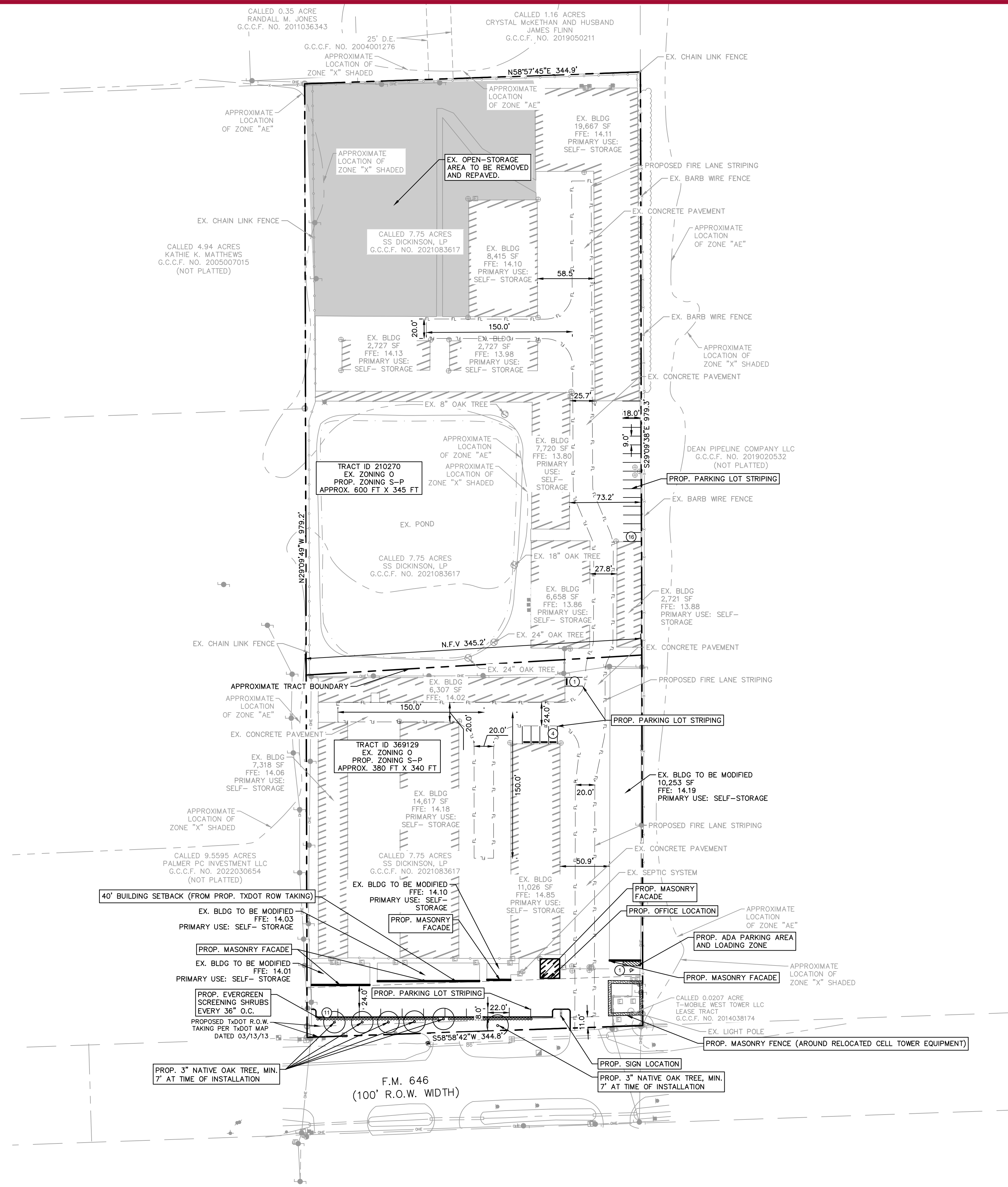
Domino's Pizza

Avenue D

18th St

17th St



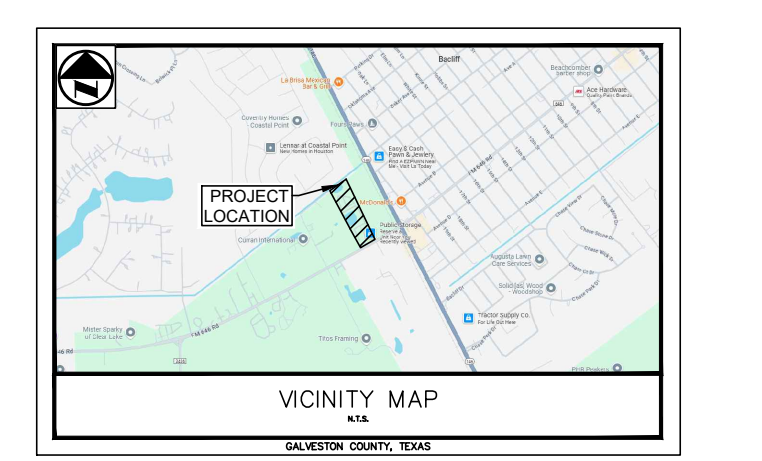


DETAILED SITE PLAN
PUBLIC STORAGE - TEXAS CITY
TEXAS CITY, GALVESTON COUNTY, TEXAS
12/22/2025

DETAILED SITE PLAN INFORMATION	
GROSS ACREAGE	7.75 AC.
PROPERTY OWNER CONTACT INFORMATION	
PUBLIC STORAGE CONTACT: JARROD YATES ADDRESS: 2200 K AVENUE, PLANO, TEXAS 75074 PHONE NUMBER: (888) 812-9889 X 4037	
APPLICANT CONTACT INFORMATION	
KIMLEY-HORN CONTACT: MILES HENNINGTON ADDRESS: 11700 KATY FREEWAY, HOUSTON, TEXAS 77079 PHONE NUMBER: (281) 929-8314	
SURVEY INFORMATION: ALL OF A CALLE 7.75-ACRE TRACT OF LAND RECORDED IN THE NAME OF SS DICKINSON, LP IN GALVESTON COUNTY CLERK'S FILE NUMBER 2021083617 IN THE E. PAYNE SURVEY (ABSTRACT NO. 164)	
PLAT INFORMATION: A SUBDIVISION OF 7.749 ACRES IN THE E. PAYNE SURVEY, ABSTRACT NO. 164, CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, BLOCK 1, RESERVE 1	

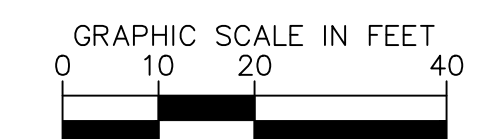
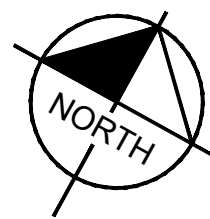
ZONING SUMMARY		
TAX ID NUMBER	369129	210270
LEGAL DESCRIPTION	ABST 164 E PAYNE SUR PT OF BLKS 3 & 4 (4-1-1) CLIFTON LAND & PRODUCTION COMPANY SUB	ABST 164 E PAYNE SUR PT OF BLKS 2 & 3 (3-1-0) CLIFTON LAND & PRODUCTION COMPANY SUB
TRACT SIZE (AC)	3.0	4.7500
EXISTING ZONING	O	O
PROPOSED ZONING	S-P	S-P

LEGEND	
	PROPERTY BOUNDARY
	FL FIRE LANE STRIPING
	EXISTING CHAIN LINK FENCE
	EXISTING BARB WIRE FENCE
	PROP. EVERGREEN SHRUBS EVERY 36' ON CENTER (O.C.)
	PROP. 3" NATIVE OAK TREE, MIN 7' AT TIME OF INSTALLATION

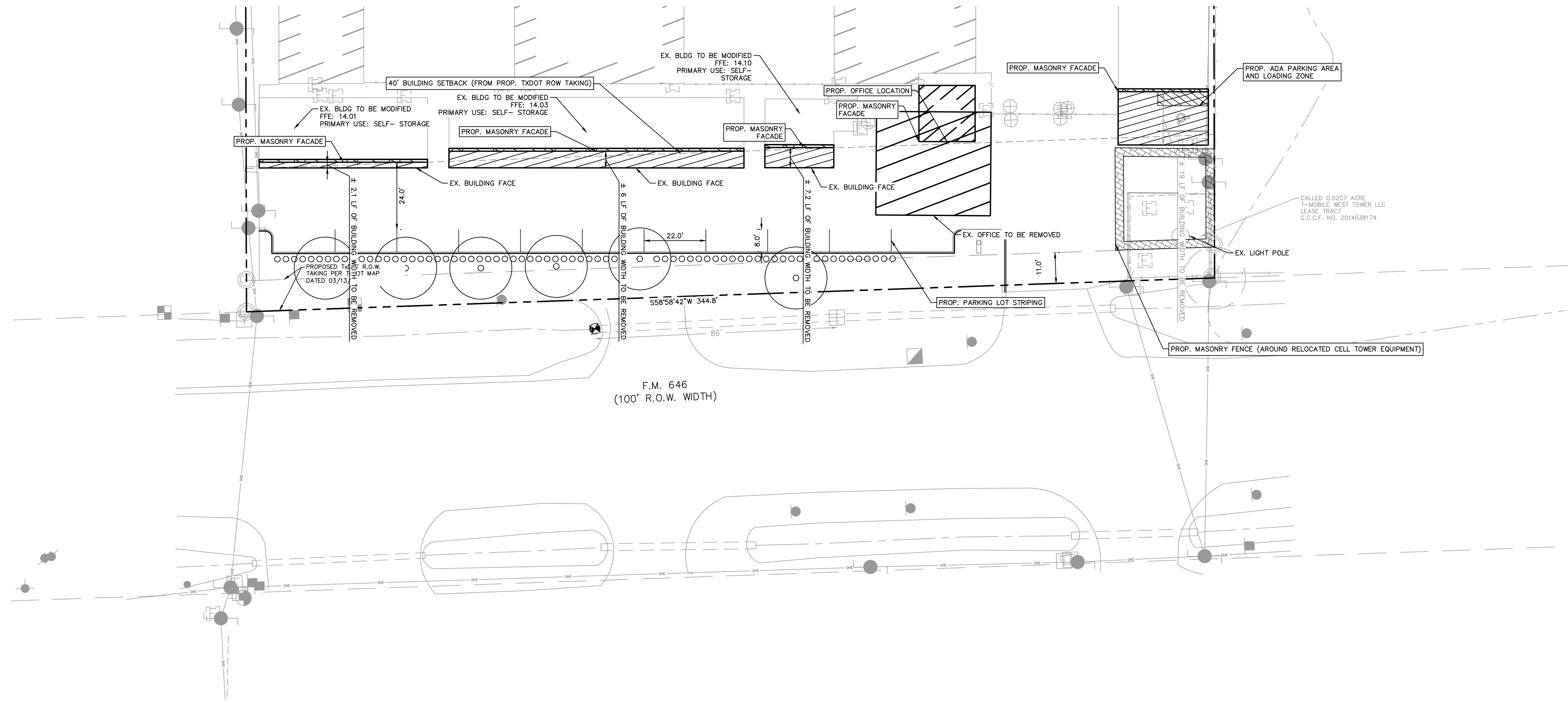


PARKING SUMMARY TABLE	
EXISTING STANDARD PARKING STALLS	15
EXISTING ADA PARKING STALLS	2
TOTAL EXISTING PARKING STALLS	17
PROPOSED STANDARD PARKING STALLS	32
PROPOSED ADA PARKING STALLS	1
TOTAL PROPOSED PARKING STALLS	33





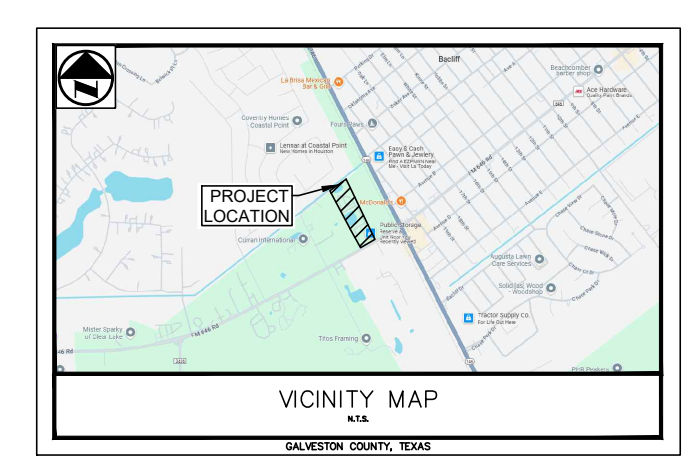
DETAILED SITE PLAN
PUBLIC STORAGE – TEXAS CITY
TEXAS CITY, GALVESTON COUNTY, TEXAS
12/22/2025



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APPLICANT CONTACT INFORMATION	
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ZONING SUMMARY		
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LEGAL DESCRIPTION	ABST 164 E PAYNE SUR PT OF BLKS 3 & 4 (4-1-1) CLIFTON LAND & PRODUCTION COMPANY SUB	ABST 164 E PAYNE SUR PT OF BLKS 2 & 3 (3-1-0) CLIFTON LAND & PRODUCTION COMPANY SUB
TRACT SIZE (AC)	3.0	4.7500
EXISTING ZONING	O	O
PROPOSED ZONING	S-P	S-P

LEGEND	
	PROPERTY BOUNDARY
	FIRE LANE STRIPING
	EXISTING CHAIN LINK FENCE
	EXISTING BARB WIRE FENCE
	PROP. EVERGREEN SHRUBS EVERY 36' ON CENTER (O.C.)
	PROP. 3" NATIVE OAK TREE, MIN 7' AT TIME OF INSTALLATION





Zoning Search Tool

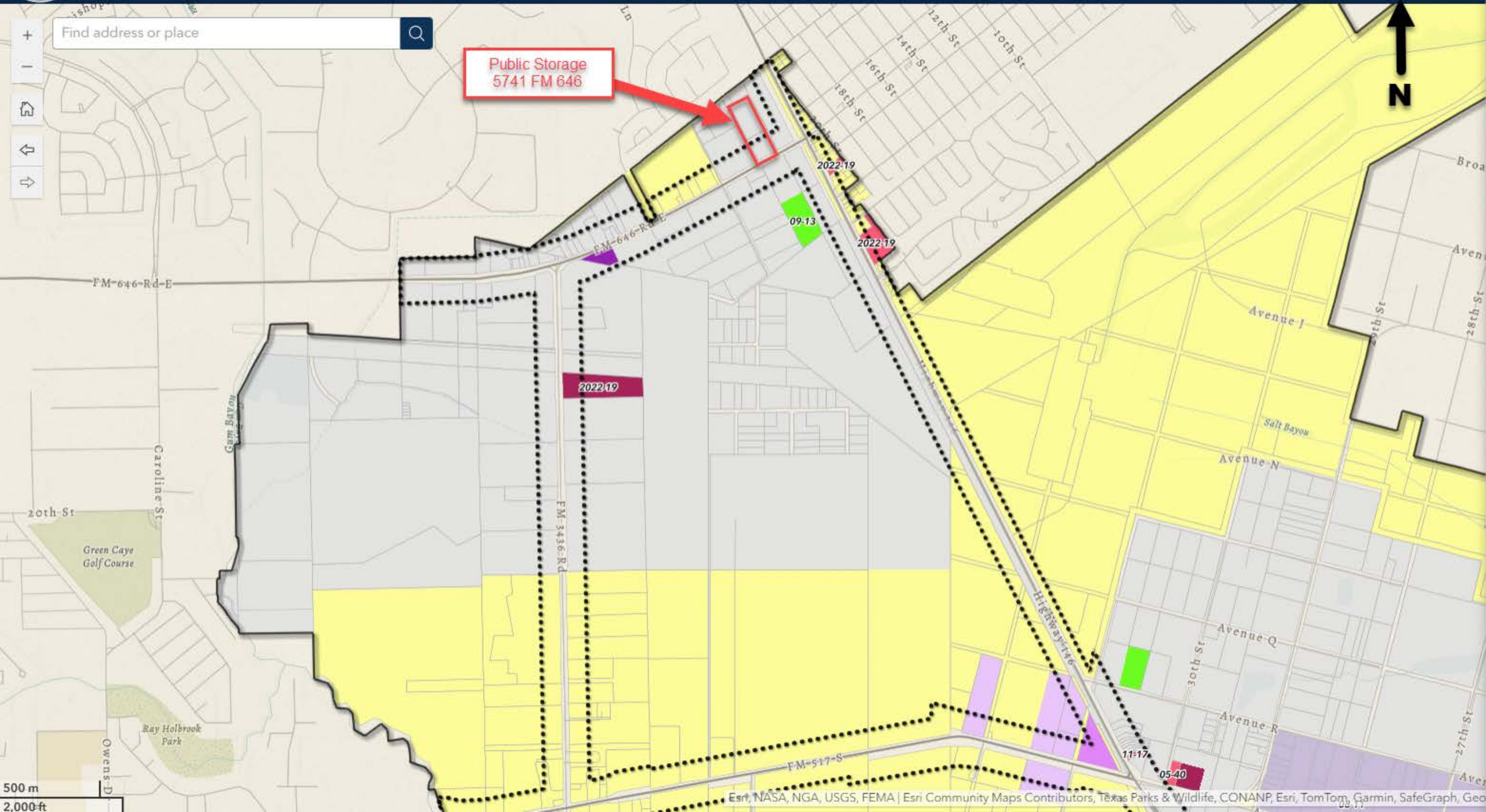
Type text here

City of Texas City, Texas

Find address or place



Public Storage
5741 FM 646



500 m

2,000 ft

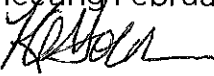


Texas City

EST. 1911

ENGINEERING & PLANNING

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.

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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.**



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).

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.**

CITY COMMISSION REGULAR MTG

(9) (a)

Meeting Date: 03/18/2026

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Approve City Commission Minutes for the March 4, 2026 meeting. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, MARCH 4, 2026 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, MARCH 4, 2026, at 5:00 P.M. in the Doyle Convention Center, Texas City, Texas. A quorum having been met, the meeting was called to order at 5:00 p.m. by Mayor Dedrick D. Johnson.

1. ROLL CALL

Present: Dedrick D. Johnson, Mayor
Thelma Bowie, Commissioner At-Large, Mayor Pro Tem
Abel Garza, Jr. , Commissioner At-Large
DeAndre' Knoxson, Commissioner District 1
Keith Love, Commissioner District 2
Chris Sharp, Commissioner District 3
Jami Clark, Commissioner District 4

2. INVOCATION

Led by Matthew Brockman, Pastor at Peace Lutheran Church.

3. PLEDGE OF ALLEGIANCE

Led by Keith Love, Commissioner District 2.

4. REPORTS

a. Human Resources Annual Update

Jennifer Hendershot, Human Resources Director, gave a PowerPoint presentation.

5. PUBLIC COMMENTS

The following members of the public requested to address the City Commission: Brian Goetschius, Rachael Spahr, Benjamin Bruce Clawson, Michael Keleman, Wayne Dolcefino, Allen Edinburgh, Joseph Robert Waggnar, and Josh Henderson.

6. CONSENT AGENDA

Commissioner District 1, DeAndre' Knoxson, made a motion to approve Consent Agenda items 6a, b, c, d, and e. The motion was seconded by Commissioner District 4, Jami Clark.

a. Approve City Commission Minutes for February 18, 2026, meeting. (City Secretary)

Vote: 7 - 0 CARRIED

- b. Consider and take action on Resolution No. 2026-025, approving Amendment No. 1 to the agreement with ARKK Engineers, LLC for the Central Park Blvd Project. (Engineering)

Vote: 7 - 0 CARRIED

- c. Consider and take action on Resolution No. 2025-026, approving the Submission of FY 2026 H-GAC State Homeland Security Program (SHSP) Application. (Community Development & Grants Administration)

Vote: 7 - 0 CARRIED

- d. Consider and take action on Resolution No. 2026-027, awarding the contract for Construction Manager at Risk for the Texas City Fire Station Five project. (Public Works)

Vote: 7 - 0 CARRIED

- e. Consider and take action on Resolution No. 2026-028, appointing a Fair Housing Administrator in accordance with Texas City's Code of Ordinance Chapter 93, Section 24. (Mayor's Office)

Vote: 7 - 0 CARRIED

7. REGULAR ITEMS

- a. Consider and take action on Ordinance No. 2026-04, approving the permanent zoning change of 917 8th Ave North, currently zoned as District "F" (Light Industrial), to be rezoned as District "S-P" (Site Plan). (Engineering)

Kim Golden, City Engineer, recommends approving the ordinance to finalize the approval to allow the Come and See Ministry's Men's Discipleship Housing Facility to operate a halfway house.

Motion by Commissioner District 2 Keith Love, Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 7 - 0 CARRIED

- b. Consider and take action on Resolution No. 2026-029, accepting the petition filed by Texas City Police Association for representation as the sole and exclusive bargaining agent for all police officers employed by the municipality, excluding the head of the police department, for collective bargaining with the City in accordance with Texas Local Govt. Code Section 174.103. (Legal)

Kyle Dickson, the City Attorney, stated that the City had no involvement in the petition, which was signed by 50 out of 76 officers, representing 65.8% of our civil service officers. Kyle explained that under state code 174.102, the City is required to acknowledge the petition.

According to this code, a public employer shall recognize an association selected by a majority of the department's police officers as the exclusive bargaining agent. There have been no allegations of fraud or involvement by supervisors, and we have not received any requests from officers to withdraw their signatures.

Keith Love, Commissioner of District 2, stated that the City has a CBA with the Texas City Municipal Police Association, effective until September 30, 2026. He questioned Mr. Dickson about the Texas City Police Association's formation, the city's use of state code 174.04, and relevant case studies. Commissioner Love also asked if the issue could be discussed after the May 2 election and suggested the association may not have followed proper guidelines in the state code. He stated that as a member of an association that also a part of Texas Municipal Police Association, he believes the associations should address the issues with its members and does not think the City Commission has a place in this process.

Abel Garza, Jr., Commissioner At-Large, asked Mr. Dickson for his legal opinion on whether a change in the background of the agenda item would be enough to render the agenda item invalid. Kyle Dickson, City Attorney, answered no, under the Texas Open Meeting Act, the attachments are not required by the Texas Government Code. Then Abel questioned City Charter Article 9 and asked whether Kyle had received any request to get involved in this matter. Mr. Dickson answered that he did not get involved until the petition was delivered to the City Secretary's Office. Abel announced that the City Charter states that the City Attorney provides written advice upon request by the commission, the mayor, or a department director. Kyle answered yes. Dedrick D. Johnson, Mayor, interjected to say that when we receive petitions, contracts, or any other city-related materials, we consult with our legal counsel to ensure we are adhering to state statutes. Commissioner At-Large Abel states he agrees with Commissioner Love and feels that, with the May Election coming up, this item should be discussed later. Commissioner Garza stated he felt like the Police Department is too divided, and this new association will only worsen the divide. Mr. Abel announced that he had talked to both sides and, as a trained mediator, he believes this can be resolved.

Thelma Bowie, Commissioner At-Large and Mayor Pro Tem, stated that we have heard from officers who initiated the petition and that the city had nothing to do with its initiation. They want their voices to be heard.

Jami Clark, Commissioner District 4, stated that even if we gave the Police Department 2–3 more months, she cannot see this issue being resolved, and she feels strongly that she cannot go against the majority of any organization.

DeAndre Knoxson, Commissioner District 1, asked if the new association is following the correct process for the petition and if any additional steps are needed. Mr. Dickson confirmed that no further actions are required. Commissioner Knoxson noted that if the motion passes, the current union's contract will remain valid until September, after which the new association will take over. He emphasized that the majority of officers want change, and ignoring this could lead to problems in the future.

Dedrick D. Johnson, Mayor, stated that the City of Texas City Administration made efforts to work with the current Texas City Municipal Police Association for quite some time. Mayor Johnson stated that the City has provided documentation to the media where meetings were set up, and those meetings were refused attendance by the current TCMPSA leadership. Mayor commented that "this is a right here, right now situation, and it deserves a right here, right now response. Contrary to intentional disinformation, this was not a petition started by the mayor. By the City Charter and the State Statutes, the employer is the City of Texas City, which is led by the CEO, the Mayor, but I did not want to make a unilateral decision." The Mayor went on to say he wanted this item to come before the Commission so that they could have a voice in the decision, as well, because collectively this body represents the employer. Mayor stated that

there is an obligation and a duty to adhere to what the majority of the Police Department has submitted before us; to do anything else would be a dereliction .

Motion by Commissioner At-Large, Mayor Pro Tem Thelma Bowie, Seconded by Commissioner District 1 DeAndre' Knoxson

Vote: 4 - 3 CARRIED

8. COMMISSIONERS' COMMENTS

9. MAYOR'S COMMENTS

An audiovisual recording of this meeting is available on the City's website and retained by the CSO for two years after the date of the adoption of the minutes to which the meeting corresponds.

10. STAFF ANNOUNCEMENTS

11. ADJOURNMENT

Having no further business, Commissioner At-Large, Abel Garza Jr., made a MOTION to ADJOURN at 6:15 p.m.; the motion was SECONDED by Commissioner District 2 Keith Love. All present voted AYE. MOTION CARRIED.

DEDRICK D. JOHNSON, MAYOR

ATTEST:

Rhomari Leigh, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG

(9) (b)

Meeting Date: 03/18/2026

Annual Radio Airtime for Government Users from the Galveston County Emergency Communication District

Submitted For: Innovation Technology, Information Technology

Submitted By: Patricia Mata, Community Development/ Grant Admin

Department: Information Technology

Information

ACTION REQUEST

Commission approval for the IT Department to purchase the Annual Radio Airtime for Government Users from Galveston County Emergency Communication District for \$51,420.00.

BACKGROUND (Brief Summary)

The City utilizes a countywide public safety radio communication system administered by the Galveston County Emergency Communication District to support daily operations and emergency response communications among municipal departments. This system provides reliable, interoperable radio communications that allow City personnel to coordinate routine activities, respond to emergencies, and maintain situational awareness during incidents affecting the community.

Multiple City departments rely on this communication infrastructure, including Animal Control, the Emergency Operations Center (EOC), Fire Department, Information Technology Department, Parks and Recreation, Police Department, and Public Works. The Information Technology Department manages the City’s radio system accounts and coordinates the annual service agreement required for system access.

RECOMMENDATION

Staff recommends that the City Commission approve the purchase of the Annual Radio Airtime for Government Users from the Galveston County Emergency Communication District in the amount of \$51,420.00 to ensure continued radio communication services for City departments.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: 51,420.00

Source of Funds:

Account #:

Fiscal Impact:

Attachments

GCECD 2026-0061

#222

Kyle-Cecil- PO# Please 2-10-26

Invoice

Galveston County Emergency
Communication District
1353 FM 646 Rd W, Suite 101
Dickinson, Texas 77539

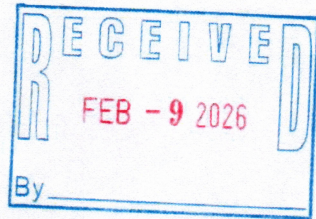
Date	Invoice #
1/29/2026	2026-0068

Bill To
City of Texas City P.O. Drawer 2608 Texas City, TX 77592-2608

Phone #

409-935-3911

Quantity	Description	Price Each	Amount
5	Annual Radio Airtime for Governmental User - Animal Control	120.00	600.00
7	Annual Radio Airtime for Governmental User - EOC	120.00	840.00
103	Annual Radio Airtime for Governmental User - Fire Dept	120.00	12,360.00
14	Annual Radio Airtime for Governmental User - IT	120.00	1,680.00
7	Annual Radio Airtime for Governmental User - Parks	120.00	840.00
308	Annual Radio Airtime for Governmental User - Police Dept	120.00	36,960.00
4	Annual Radio Airtime for Governmental User - Public Works	120.00	480.00
* 1	* Credit applied for MCC7500 - Police Dept. *	-2,340.00	-2,340.00



Total	* \$51,420.00 *
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CITY COMMISSION REGULAR MTG

(9) (c)

Meeting Date: 03/18/2026

ERP CONSULTING PARTNER

Submitted For: Cynthia Rushing, Finance

Submitted By: Cynthia Rushing, Finance

Department: Finance

Information

ACTION REQUEST

Consider and approve staff’s recommendation to select BerryDunn and authorize execution of a contract for ERP consulting services, following their evaluation and ranking as the top?qualified firm under RFQ 2026-014.

BACKGROUND (Brief Summary)

The City received seven responses to RFQ 2026-014 for ERP Consulting Services. After a thorough evaluation, the review team selected BerryDunn as the most qualified firm. Their extensive experience with municipal governments and their proven track record in guiding cities through ERP modernization were key factors in their top ranking.

The City’s current ERP system is outdated, fragmented, and no longer meets operational needs. Core functions—including finance, purchasing, HR, payroll, utility billing, and asset management—operate on systems that lack integration, require manual workarounds, and limit reporting accuracy. Upgrading the ERP is essential to improve efficiency, strengthen internal controls, enhance transparency, and support long?term operational planning.

Additionally, the City has ARPA funds available that may be used for this project. However, federal requirements mandate a competitive RFP process in order to utilize ARPA funding, and all ARPA funds must be obligated by December 31, 2026. Engaging the expertise of a qualified ERP consultant now is critical to ensure the City can complete the required procurement steps and meet federal deadlines.

BerryDunn demonstrated the strongest ability to help the City assess its needs and select a modern, integrated ERP system tailored to our operational requirements.

RECOMMENDATION

Staff respectfully requests that the City Commission consider and approve the selection of BerryDunn as the top?ranked firm under RFQ 2026-014 for ERP Consulting Services, and authorize the Mayor to execute a contract with BerryDunn.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: \$152,100

Source of Funds: GENERAL FUNDS

Account #: 101-53680

Fiscal Impact:

Attachments

RFQ-BERRYDUNN

PROPOSAL FOR:

City of Texas City, Texas

Informal Request for Qualifications No.
2026-014

Professional Consulting Services for
ERP System Selection

SUBMITTED BY:

Berry, Dunn, McNeil & Parker, LLC
2211 Congress Street, Portland, ME
04102

Ryan Doil, Project Principal
Berry, Dunn, McNeil & Parker, LLC
rdoil@berrydunn.com

David Ledbetter, Engagement Manager
Berry, Dunn, McNeil & Parker, LLC
dledbetter@berrydunn.com

Tammie Warren, Project Manager
Berry, Dunn, McNeil & Parker, LLC
tammie.warren@berrydunn.com

February 18, 2026 by 10 a.m. CT

1. Cover Letter

February 18, 2026

City of Texas City
Attn: Gwynetheia Shabazz Pope
2000 Texas Ave, Suite 300
Texas City, Texas 77590

Dear Gwynetheia and Members of the Selection Committee:

On behalf of Berry, Dunn, McNeil & Parker, LLC ("BerryDunn," "we," "our"), I am pleased to submit this proposal in response to the City of Texas City's (the City's) informal request for qualifications (RFQ) Number 2026-014 for Professional Consulting Services for ERP System Selection. We have read the City's request and reviewed its terms, conditions, and the contents presented therein. Our proposal is a firm and irrevocable offer valid for 120 days from the submission deadline of February 18, 2026, 10:00 a.m. C.T.

BerryDunn is a nationally recognized professional services firm headquartered in Portland, Maine, with nine office locations. We are focused on **inspiring organizations to transform and innovate** and have preserved our reputation for excellence throughout our 52-year history. Our firm's culture is centered on a deep understanding of our clients' commitment to serving the public. We proudly tailor each of our projects to recognize the work our clients do every day. **We care about what we do, and we care about the people impacted by our work—including the City's staff and constituents.**

As it relates to the City's requested services, we would like to highlight the following unique attributes offered by our proposed team:



Our proud history serving those in the State public sector



Our deep expertise providing ERP consulting services aligned to the City's unique environment



Our team approach and several Texas-based resources on our proposed project team



Our independent and objective advisory services

We appreciate the opportunity to propose, and the time and consideration taken by the City to review our submission. As a principal in BerryDunn's Local Government Practice Group, I can attest to the accuracy of our materials, and I am legally authorized to bind, negotiate, make presentations on behalf of, and commit our firm and our resources. **If you have any questions regarding our proposal or updates on the evaluation process, please consider me your primary point of contact and feel free to contact me directly.**

Sincerely,

Ryan Doil, Project Principal

Berry, Dunn, McNeil & Parker, LLC
BerryDunn, 2211 Congress Street, Portland, ME 04102
Tel: 207.541.2343 | Email: rdoil@berrydunn.com

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2. Firm Profile and Team Qualifications

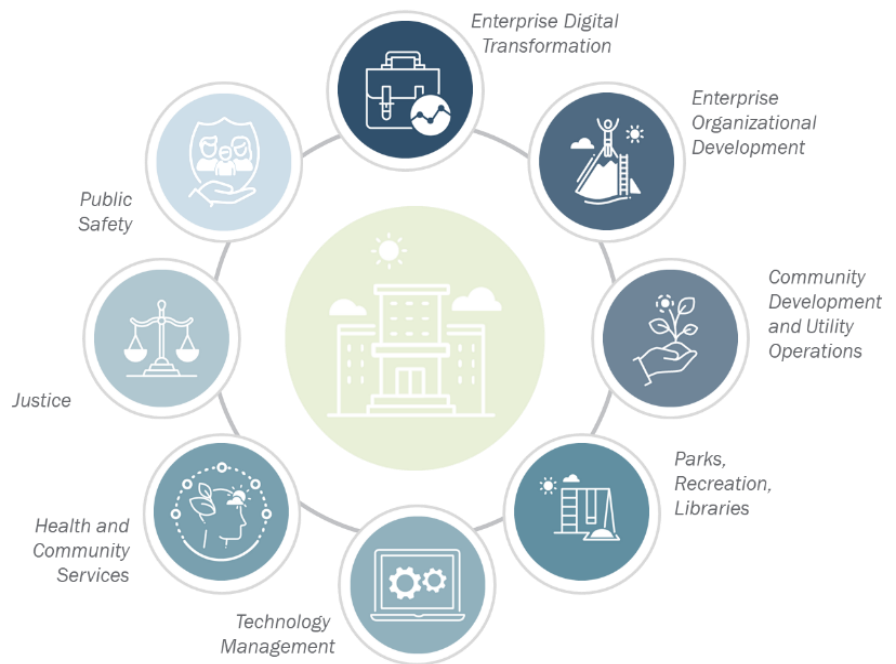
BerryDunn is a nationally recognized professional services firm focused on inspiring organizations to transform and innovate. With 76 principals and 35 owners, BerryDunn employs more than 990 staff across nine offices nationally.

Our Consulting Services Team employs more than 400 staff and has been serving state, local, and quasi-governmental agencies for over 40 years. From extensive project experience for more than 900 state, local, and quasi-governmental agencies, our team brings valuable perspectives to every engagement. Our firm provides a full range of professional services that supports our ability to complete tasks outlined by the City on this initiative. These include:

- **Software Planning and Procurement**
- **Software Implementation Project Management and Oversight**
- **Organizational Change Management**
- Business Process Reviews
- Organizational, Operational, and Staffing Analyses
- Performance Analyses
- Enterprise and Departmental Strategic Planning
- Leadership and Organization Development
- Master Planning
- Cost of Service and Fee Studies
- Project Assessments and Remediation
- IT Assessments
- IT Strategic Planning

Figure 1 illustrates the overall organization of BerryDunn's Local Government Practice Group. We provide unparalleled expertise and unique insights across these practices, supporting more than 600 local government clients in solving some of their biggest challenges and planning for success. Our consultants have experience serving state and local government agencies, providing them with an in-depth understanding of government operations, staffing needs, budgetary constraints, and the business processes required to provide necessary services to the internal divisions and the constituents the City serves.

Figure 1: Local Government Practice Group Specialization



Our Highly Specialized Enterprise Digital Transformation Practice

Of note to the City, we have a dedicated **Enterprise Digital Transformation (EDT) Practice** that focuses on providing advisory services that address clients' technological and business process modernization needs. The EDT Practice offers more than 40 years of relevant consulting experience, as well as firsthand insights gained from team members' prior experience serving within local government organizations. Leadership and subject matter experts (SMEs) within the EDT Practice are aligned with focus areas that allow them to specialize and offer customized approaches based on a client's geographic area and community, size and resources, technical environment, stakeholder groups, and industry. For instance, our experience with ERP projects, our familiarity with cloud-based systems, and work with clients of similar size will benefit the City on this work effort. Having conducted more than 200 projects that span the system replacement life cycle or include business process improvement as a core focal point or part of a larger initiative, we bring unique insights and industry best practices to every engagement. We understand the functionality of local government organizations, and we understand the processes, policies, people, and technology that support it. It is through this and our independence and objectivity that we serve as trusted advisors to our clients and strong proponents to the projects they conduct.

BerryDunn Bridge and Our Independence



BerryDunn Bridge is a program facilitated by our Local Government Practice Group. This program was developed to promote information sharing between public-sector software providers and our consultants and helps continually expand our own—and our clients'—understanding of the public-sector software landscape. BerryDunn Bridge provides opportunities to share our clients' needs with the software vendor community and gain knowledge of upcoming technological trends, recent product developments, and find target markets for software providers.

Public-sector software providers opt into this program to establish a cadence of meetings between their team members and our own to keep up to date on industry and client trends. This includes knowledge-sharing opportunities ranging from focused discussions between management teams to software demonstrations with a broader audience of consulting staff. As a result of this program, we can best serve our clients and pass on our knowledge gained—including modern software system capabilities not currently being utilized or perhaps even previously contemplated by our clients.

BerryDunn is not affiliated with any specific vendor, allowing us to provide truly independent advisory services to our clients. In that respect, we recognize the importance of networking and continuous market research to help ensure we are apprised of industry best practices, emerging trends, and updates in the software vendor community.

Key Personnel

Organizational Chart

At BerryDunn, we believe in the synergy that accompanies a team approach. That said, we have carefully assembled a project team with unique and specialized qualifications that coincide with the needs and

desired outcomes of the City **These project team members will remain committed, available, and assigned to perform the City’s requested work effort.**

Figure 2 describes the organizational structure of our project team, followed by a listing of project staff. It should be noted we do not intend to subcontract any portion of the City’s desired scope of work.

Figure 2: Organizational Chart



About 70% of our consulting work comes from repeat business with clients. This speaks to our team’s ability to build strong working relationships that drive client satisfaction with our services and work products.

Roles, Responsibilities, and Qualifications

Below and on the following pages, we list our project team members’ experience, qualifications, and expertise as they relate to projects of this nature and work with comparable local government clients. Our project team members’ full resumes can be found in **Exhibit A** for further review. **It should be noted that five of our proposed project team members are located in Texas.**



Ryan Doil, MBA, Prosci® CCP, CPPB, NIGP-CPP | Project Principal

Berry, Dunn, McNeil & Parker, LLC

Ryan is a principal in the Local Government Practice Group with over 16 years’ experience who focuses on ERP system selection and implementation activities, having been involved

in over 130 municipal software system planning and implementation projects. He is a Certified Professional Public Buyer (CPPB), Certified Procurement Professional (NIGP-CPP), and a member of the National Institute of Government Procurement (NIGP). Ryan brings more than five years of experience in a federal procurement role and has managed projects similar in scope and size to the services requested by the City for a number of BerryDunn clients. Ryan is skilled in managing the challenges and constraints for complex, enterprise-wide projects, such as the one planned by the City. He has led and assisted in the assessment of current environments, helped define future system requirements through a collaborative and structured system evaluation process, and been involved in overseeing the implementation of a variety of software systems.

As the **project principal**, Ryan will have overall responsibility for the services we have proposed to the City. He will help ensure commitment of our firm and appropriate resource allocation and will review and approve all deliverables in accordance with BerryDunn's quality assurance processes. He will also provide leadership support to our project manager and project team, as needed.



David Ledbetter, PMP®, Prosci® CCP | Engagement Manager and Finance SME
Berry, Dunn, McNeil & Parker, LLC

David is a senior manager in our Local Government Practice Group with over 10 years' experience in systems planning, selection, and implementation engagement with local government clients. He focuses on finance and administration-related projects, including business process analysis, system selection and implementation, and organizational change management activities. He has managed more than 65 implementations and brings a unique set of qualifications to this role, having experience serving as finance administrator for Whitman County, WA. As finance administrator, David served as liaison for the county auditor to implement a new ERP software suite, prepare financial reports, and lead change management initiatives.

As the **engagement manager and finance SME**, David will work with the project manager to monitor the project's progress, track the initiation and completion of tasks and milestones, oversee the work of our project team, and assist in the examination of the City's financial functions and provide expertise as it relates to developing sound business requirements and procuring for a supportive solution. He will also assist the business analysts in assessing the City's current environment, business process mapping, developing recommendations, and providing expertise as it relates to finance processes for a future state.



Tammie Warren, PMP®, ITIL®4 | Project Manager
Berry, Dunn, McNeil & Parker, LLC

Tammie Warren is a senior consultant and results-driven business leader with experience in project management, management of large-scale, multi-state enterprise systems and over 12 years focused on HR- and finance-related business operations. She is highly skilled in interpreting and analyzing business processes, with a passion for problem solving and delivering solutions, and with experience working with cross-functional teams and facilitating the successful execution of project objectives and milestones. While working with the IDEA Public Schools in Weslaco, Texas, she provided ERP project management for highly complex systems and integrations, as well as analysis and design for multifaceted business processes. Recently, Tammie has supported the Cities of Denton, and Arlington, Williamson County, and Central Texas Regional Mobility Authority in their software transformation projects. Tammie has also assisted with several Tyler Munis (EERP) implementations, providing her firsthand insight into the systems' capabilities.

As the **project manager**, Tammie will act as primary liaison with the City and will be responsible for maintaining a constructive and clear line of communication between City's staff and BerryDunn. She will monitor project progress, track the initiation and completion of tasks and milestones, and facilitate our meetings and project activities.



Emma Brown | Lead Business Analyst

Berry, Dunn, McNeil & Parker, LLC

Emma Brown is a consultant in BerryDunn’s Local Government Practice Group and brings a strong background in client work and cross-team collaboration. Her ability to combine data, processes, and technology highlights her commitment to quality analysis and client satisfaction. Further, Emma’s attention to detail and communication skills help enable her to convey complex information effectively.



Michelle Graham, MS, MBTI, | Business Analyst

Berry, Dunn, McNeil & Parker, LLC

Michelle is a senior consultant in our Local Government Practice Group with experience managing and executing various types of projects and initiatives while maintaining a constant focus on organizational development and human capital management (HCM). Prior to joining BerryDunn, Michelle held various leadership roles for the City of Pearland, Texas, for more than 20 years. Her experience includes six years of as director of HR and more than 15 years of parks and recreation leadership. She has a proven track record in employee retention and has earned multiple departmental and individual awards for her initiatives. She utilizes her professional skills, abilities, ethics, experience, and education to focus on the clients’ needs and provide for meaningful work.



Louisa Hennecart | Business Analyst

Berry, Dunn, McNeil & Parker, LLC

Louisa Hennecart is a consultant in our Local Government Practice Group with a strong background in program and project management and business analysis. She regularly supports project managers with overseeing project setup, budgeting, and helping to ensure accurate financial tracking and performance reporting across projects. She regularly facilitates cross-departmental communication by strengthening collaboration and operational efficiency.

As the **lead business analyst and business analysts**, Emma, Michelle, and Louisa will provide general business analysis support to the project team as it relates to facilitating meetings, preparing status reports, and developing project deliverables in a timely manner. They will also help assess the City’s current environment, develop requirements, and form recommendations across functional areas.



Kate Offerdahl-Joyce, NIGP-CPP | Procurement Lead

Berry, Dunn, McNeil & Parker, LLC

Kate is a manager in our Local Government Practice Group who focuses on procurement and contract analysis—having led more than 30 municipal clients through comparable system selection projects. They bring more than 15 years of procurement, process improvement, and recommendation implementation experience. With a strong background in project management, Kate has hands-on experience working with a wide array of teams and organizations to improve business processes to be more efficient, user-friendly, and time and cost-effective. Kate is also a National Institute of Governmental Purchasing Certified Procurement Professional.

As the **procurement lead**, Kate will oversee the RFP processes with the City as well as provide perspective on procurement process, contract negotiations and approval process, and best practices.



Erin Provazek, MBA, CGCIO, ITIL, Prosci® CCP, PMP®, COBIT 2019 | Technical Lead

Berry, Dunn, McNeil & Parker, LLC

Erin is a senior manager in BerryDunn’s Local Government Practice Group and leads our Technology Management Practice. She is an experienced information systems (IS) executive with extensive public-sector experience. Most recently, she served as the Assistant IT Director

for the City of College Station, Texas. With over 25 years of experience working with local government agencies and extensive experience assisting public-sector entities in implementing technology solutions, planning, problem solving, and service delivery, Erin has demonstrated skills in enhancing operational efficiency and maximizing use of limited resources. Erin is particularly adept at working with clients through translation of technical aspects of selection and implementation projects, including interfaces, integrations, conversion preparation and execution, structured and sustainable access controls, and identification of opportunities to leverage technical features to enhance business processes.

As **technical lead**, Erin will help assess the City's current environment and unique needs, help ensure the selected vendor meets the City's functional and technical requirements, and assist the City in understanding the technical implications of changes made as a result of this project, including potential integrations requirements and interfaces.



Austin Nichols, MBA | Community Development/GIS Lead

Austin is a manager in our Local Government Practice Group with more than 14 years of relevant experience. Austin has led multiple software system replacement projects and excels at developing action plans through understanding participant requirements, setting goals with measurable outcomes, managing project risks and issues, and providing transparent communication throughout the life cycle of the endeavor. Austin spent a decade with the City of Weatherford, Texas, focusing on system improvements, upgrades, and project management as a business and GIS analyst. Highlights of his work include managing the implementation of a new utility billing (UB) software application and developing an interface between Advanced Metering Infrastructure (AMI) and UB software applications; managing a GIS implementation that included the implementation of water and electric AMI meters; and managing a CIS/311 application implementation that allowed residents to submit service requests to the City's utility departments that integrated with the work order/asset management system and streamlined communications between customers and the utility operations division. He also developed a Work Smarter initiative to reduce cost and increase the efficiency of utility and public works departments.

As the **community development/GIS lead**, Austin will leverage lessons learned and knowledge of best practices gained through his extensive experience leveraging GIS within local government utilities and public works departments, assist with fact-finding and assessment activities, and assist with deliverable development.

Our project team members' full resumes can be found on the following pages for further review.

Additional Support | The BerryDunn Network

BerryDunn's Consulting Services Group includes more than 400 consultants, including more than 80 Local Government Practice Group consultants who specialize in supporting public-sector clients. As needed, our project team will draw on the support of our vast pool of business analysts and SMEs. These consultants will provide in-depth knowledge of various aspects of local government and support the project team with efforts related to fact-finding, research, and deliverable development.

3. Relevant Experience

Commitment to the State

With BerryDunn, the City will be served by a firm and project team members who have demonstrated their commitment to the State of Texas (the State). In the past 10 years, BerryDunn has completed more than 100 projects for 60 cities, counties, state agencies, and universities, including those listed on the following pages. We also take pride in our local presence, as we have more than 30 employees who reside in the State and many who have worked in State's local government landscape, and anticipate using five Texas-based resources on our proposed team. We will leverage the insights, expertise, and locality of our Texas-based employees when and where it will most benefit the City.

- 
- Central Texas Regional Mobility Authority
 - City of Allen
 - City of Amarillo
 - City of Arlington
 - City of Austin
 - City of Benbrook
 - City of Burleson
 - City of Carrollton
 - City of Cedar Hill
 - City of Cedar Park
 - City of College Station
 - City of Coppell
 - City of Dallas
 - City of Denton
 - City of DeSoto
 - City of Duncanville
 - City of Ennis
 - City of Farmers Branch
 - City of Fate
 - City of Fort Worth
 - City of Frisco
 - City of Galveston
 - City of Garland
 - City of Georgetown
 - City of Grand Prairie
 - City of Irving
 - City of Katy
 - City of Leander
 - City of Mansfield
 - City of Mesquite
 - City of Midland
 - City of New Braunfels
 - City of Pearland
 - City of Pflugerville
 - City of Plano
 - City of Port Arthur
 - City of Richardson
 - City of Rowlett
 - City of Sugar Land
 - City of San Antonio
 - City of Taylor
 - City of University Park
 - City of Weatherford
 - City of West University Place
 - City of Wichita Falls
 - Denton County Transit Authority
 - Ellis County
 - Galveston County
 - North Texas Emergency Communications Center
 - Round Rock Independent School District
 - Tarrant County College District
 - Texarkana Water Utilities
 - Texas A&M University
 - Travis County
 - University of North Texas Health Science Center at Fort Worth
 - Williamson County

Our Notable Background with Tyler EERP

As independent and objective systems consultants, the BerryDunn team has broad, extensive experience assessing a wide variety of vendors. We understand the capabilities and limitations of today's systems and the implementation methodologies of each. Our knowledge of today's systems is not only broad in terms of the number of vendors we have evaluated; our team also has a significant depth of expertise in assessing the full suite of modules offered by these vendors.

We are deeply familiar with Tyler EERP and have helped numerous clients in assessing, implementing, or replacing it. We will leverage this experience to help ensure that this assessment project is approached with attention to detail and with an existing familiarity of its current environment and its desired future state. Below, we provide a list of those clients who had Tyler EERP as a legacy system or selected Tyler EERP for its future ERP solution. In addition to assessment, system selection, and implementation activities, we have been engaged many times to assess the success of implementation projects and develop recommendations for maximizing technological investments.

- City of Auburn, Washington
- City of Aventura, Florida
- City of Avondale, Arizona
- City of Bloomington, Minnesota
- City of Broken Arrow, Oklahoma
- City of Coral Springs, Florida
- City of DeSoto, Texas
- City of Dover, Delaware
- City of Edina, Minnesota
- City of El Monte, California
- City of Farmers Branch, Texas
- City of Fountain Valley, California
- City of Fredericksburg, Virginia
- City of Gahanna, Ohio
- City of Glendale, Arizona
- City of Helena, Montana
- City of Independence, Missouri
- City of Irving, Texas
- City of Lawrence, Kansas
- City of Livermore, California
- City of Manassas, Virginia
- City of Mercer Island, Washington
- City of Mesquite, Texas
- City of Midland, Texas
- City of Milpitas, California
- City of Richland, Washington
- City of Santa Fe, New Mexico
- City of Sioux Falls, South Dakota
- City of Spokane Valley, Washington
- City of Sugar Land, Texas
- City of Surprise, Arizona
- City of Waynesboro, Virginia
- City of Weatherford, Texas
- City of Wheat Ridge, Colorado
- City of Wilmington, North Carolina
- City of Woodbury, Minnesota
- Gallatin County, Montana
- Goochland County, Virginia
- Laramie County School District #1, Wyoming
- Minnehaha County, South Dakota
- Mobile County Health Department, Alabama
- Morrow County, Oregon
- Peoria County, Illinois
- Pitkin County, Colorado
- Town of Christiansburg, Virginia
- Town of Greenwich, Connecticut
- Tri-County Health District, Colorado
- Saginaw County, Michigan
- Village of Downers Grove, Illinois
- Washtenaw County, Michigan

Systems Consulting

BerryDunn has extensive experience in providing a variety of system consulting services to clients similar in size and complexity to the City. In Table 1, we have included a summary of public-sector system consulting projects with which our firm has assisted **in the last seven years**. We have also provided population data for additional context.

Table 1: Systems Consulting Experience

	BerryDunn's Involvement						
	Needs Assessment	Requirements Definition	RFI/RFPP Development	Evaluation Criteria Development	Vendor Selection	Contract Negotiations and Approval	Implementation Assistance
Counties and Regional Governments							
Adams County, Colorado (519,570)	•	•	•	•	•	•	•
Berks County, Pennsylvania (415,000)	•	•	•	•	•	•	
Calumet County, Wisconsin (53,000)	•	•	•				
Carver County, Minnesota (102,100)						•	•
Chesterfield County, Virginia (353,000)	•	•	•	•	•	•	
Clark County, Washington (488,000)	•	•	•	•	•	•	•
Coconino County, Arizona (140,000)						•	•
Doña Ana County, New Mexico (218,000)	•	•	•	•	•	•	
Ellis County, Texas (185,000)	•	•	•	•	•	•	•
Fauquier County, Virginia (75,600)						•	•
Goochland County, Virginia (23,000)	•	•	•	•	•	•	•
Hamilton County, Indiana (338,000)	•	•	•	•	•	•	•
Henrico County, Virginia (325,000)	•	•	•	•	•		
Imperial County, California (180,000)	•	•	•				
Kaua'i County, Hawai'i (72,000)	•	•	•	•	•		
King George County, Virginia (28,000)	•	•	•	•	•	•	
Maui County, Hawai'i (167,000)	•	•	•	•	•	•	
McLean County, Illinois (170,000)	•	•	•	•	•	•	
Mesa County, Colorado (162,000)	•	•	•	•	•	•	•

	BerryDunn's Involvement						
	Needs Assessment	Requirements Definition	RFI/RFP Development	Evaluation Criteria Development	Vendor Selection	Contract Negotiations and Approval	Implementation Assistance
Middlesex County, Virginia (10,900)	•	•	•	•	•	•	
Minnehaha County, South Dakota (183,000)	•	•	•	•	•	•	•
Mobile County Health Dept, Alabama (415,000)	•	•	•	•	•	•	•
Monroe County, Florida (74,000)	•	•	•	•	•	•	•
Montgomery County, Pennsylvania (831,000)	•	•	•	•	•	•	•
Morrow County, Oregon (12,000)	•	•	•	•	•	•	•
Outagamie County, Wisconsin (184,000)	•	•	•	•	•	•	•
Peoria County, Illinois (179,000)	•	•	•	•	•	•	•
Person County, North Carolina (39,000)							•
Saginaw County, Michigan (191,000)	•	•	•	•	•	•	•
Scott County, Iowa (166,000)	•	•	•	•	•	•	•
Sonoma County, California (488,000)	•	•	•	•	•	•	
Sheboygan County, Wisconsin (118,000)						•	•
Stearns County, Minnesota (164,000)	•	•	•	•	•	•	
Sussex County, Delaware (200,000)	•	•	•	•	•	•	•
Wake County, North Carolina (1,129,000)	•	•	•	•	•	•	•
Waukesha County, Wisconsin (407,000)	•	•	•	•	•	•	
Williamson County, Texas (727,000)	•	•	•	•	•	•	•
Yamhill County, Oregon (107,000)	•	•	•	•	•	•	•
Municipalities							
City of Alameda, California (79,000)							•
City of Amarillo, Texas (199,000)	•	•	•	•	•	•	•

	BerryDunn's Involvement						
	Needs Assessment	Requirements Definition	RFI/RFP Development	Evaluation Criteria Development	Vendor Selection	Contract Negotiations and Approval	Implementation Assistance
City of Arlington, Texas (394,000)	•	•	•	•	•	•	•
City of Aurora, Colorado (369,000)	•	•	•	•	•	•	•
City of Avondale, Arizona (85,000)	•	•	•	•	•	•	•
City of Beaverton, Oregon (97,000)	•	•	•	•	•	•	•
City of Bettendorf, Iowa (40,000)	•	•	•	•	•	•	•
City of Boca Raton, Florida (91,000)	•	•	•	•	•	•	•
City of Boulder, Colorado (105,000)							•
City of Brighton, Colorado (40,000)	•						
City of Broken Arrow, Oklahoma (112,000)	•	•	•	•	•	•	•
City of Burlington, Vermont (43,000)							•
City of Cedar Falls, Iowa (41,000)	•	•	•	•	•	•	•
City of Cedar Park, Texas (77,600)	•	•					
City of Cleveland, Ohio (365,000)	•	•	•	•	•	•	•
City of Coral Springs, Florida (128,000)	•	•	•	•	•	•	•
City of Corona, California (161,500)	•	•	•	•	•	•	•
City of Danville, Virginia (41,000)	•	•	•	•	•	•	
City of Denton, Texas (170,000)	•	•	•	•	•	•	
City of DeSoto, Texas (53,000)	•	•	•	•	•	•	
City of Detroit, Michigan (675,000)	•	•	•	•	•	•	•
City of Dover, Delaware (37,453)	•	•	•	•	•	•	•
City of Duncanville, Texas (40,000)							•
City of Edina, Minnesota (52,000)	•	•	•	•	•	•	•
City of El Monte, California (109,000)							•
City of Fargo, North Dakota (122,000)	•	•	•	•	•	•	
City of Farmers Branch, Texas (35,000)	•	•	•	•	•	•	•

	BerryDunn's Involvement						
	Needs Assessment	Requirements Definition	RFI/RFP Development	Evaluation Criteria Development	Vendor Selection	Contract Negotiations and Approval	Implementation Assistance
City of Fort Collins, Colorado (165,000)	•	•					
City of Fountain Valley, California (56,000)	•	•	•	•	•	•	•
City of Frisco, Texas (177,000)	•	•	•	•	•	•	•
City of Gahanna, Ohio (35,000)	•	•	•	•	•	•	•
City of Gaithersburg, Maryland (68,000)	•						
City of Galveston, Texas (53,000)	•	•	•	•	•	•	•
City of Garland, Texas (238,000)	•						
City of Glendale, Arizona (237,000)	•	•	•	•	•	•	•
City of Grand Prairie, Texas (193,837)							•
City of Helena, Montana (32,000)	•	•	•	•	•	•	•
City of Independence, Missouri (117,000)	•	•	•	•	•	•	•
City of Irvine, California (273,000)	•	•	•	•	•	•	•
City of Irving, Texas (230,000)	•	•	•	•	•	•	•
City of Jacksonville, North Carolina (73,000)	•	•	•	•	•	•	
City of La Mesa, California (60,000)	•						
City of Lakeville, Minnesota (64,000)	•	•	•	•	•	•	•
City of Lawrence, Kansas (96,000)	•	•	•	•	•	•	•
City of Livermore, California (90,000)	•	•	•	•	•	•	
City of Long Beach, California (470,000)							•
City of Mansfield, Texas (70,000)	•	•	•	•	•	•	
City of Mesquite, Texas (147,000)	•	•	•	•	•	•	•
City of Midland, Texas (119,000)	•	•	•	•	•	•	•
City of Minot, North Dakota (48,000)						•	•
City of Ormond Beach, Florida (42,000)							•

	BerryDunn's Involvement						
	Needs Assessment	Requirements Definition	RFI/RFP Development	Evaluation Criteria Development	Vendor Selection	Contract Negotiations and Approval	Implementation Assistance
City of Pasadena, California (140,000)	•	•	•	•	•	•	•
City of Pearland, Texas (127,000)	•	•	•	•	•	•	•
City of Philadelphia, Pennsylvania (1,581,000)	•	•					•
City of Plano, Texas (287,000)	•	•	•	•	•	•	•
City of Puyallup, Washington (41,000)						•	•
City of Redding, California (92,000)	•	•	•	•	•	•	•
City of Richland, Washington (53,000)	•	•	•	•	•	•	•
City of San Leandro, California (90,000)	•	•	•	•	•	•	•
City of Santa Cruz, California (63,000)	•	•	•	•	•	•	•
City of Santa Fe, New Mexico (70,000)	•	•	•	•	•	•	•
City of Simi Valley, California (126,000)							•
City Spokane Valley, Washington (98,000)	•	•	•	•	•	•	•
City of St. Charles, Missouri (70,000)	•	•	•	•	•	•	
City of Stillwater, Oklahoma (50,000)	•	•	•	•	•	•	
City of Sugar Land, Texas (89,000)			•	•	•	•	•
City of Surprise, Arizona (121,000)	•	•	•	•	•	•	•
City of Tampa, Florida (388,000)	•	•	•	•	•	•	•
City of Toledo, Ohio (265,000)	•	•	•	•	•	•	
City of Tucson, Arizona (525,000)	•	•	•	•	•	•	•
City of Weatherford, Texas (31,000)	•	•	•	•	•	•	•
City of Wheat Ridge, Colorado (31,000)	•	•	•	•	•	•	
City of Wilmington, North Carolina (117,000)	•	•	•	•	•	•	•
Town of Front Royal, Virginia (16,000)	•	•	•	•	•	•	•
Village of Oak Park, Illinois (52,000)	•	•	•	•	•	•	•

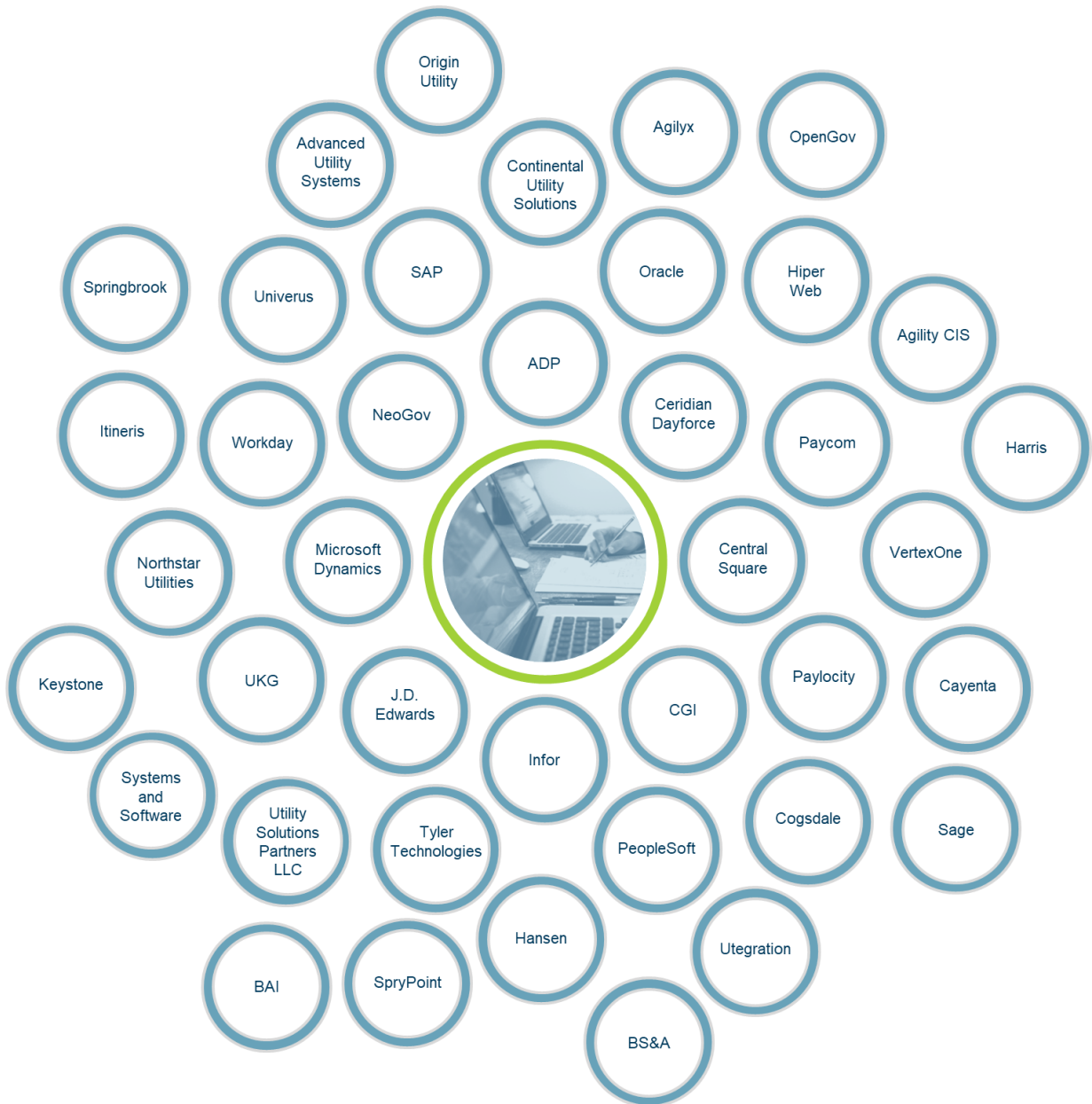
	BerryDunn's Involvement						
	Needs Assessment	Requirements Definition	RFI/RFP Development	Evaluation Criteria Development	Vendor Selection	Contract Negotiations and Approval	Implementation Assistance
Regional and Special Purpose							
Coachella Valley Association of Governments, California (represents 10 cities, one county, and four Native American tribes)	•	•	•	•	•	•	•
Chicago Metropolitan Agency for Planning, Illinois (CMAP) (2,710,000)	•	•	•	•	•	•	•
City-County Information Technology Commission (CCITC), Wisconsin (serves Marathon County, the City of Wausau, three counties' healthcare, four police departments, and Marathon public library system)	•	•	•	•	•	•	
Consumnes Community Services District, California (210,000)	•	•	•	•	•	•	
Lafayette Consolidated Government, Louisiana (242,000)	•	•	•	•	•	•	
Louisville/Jefferson County Metro, Kentucky (740,000)	•	•	•	•	•	•	•
Loveland Housing Authority, Colorado (organization assists 1,200 households)	•	•	•	•	•	•	
Madison Metropolitan Sewer District, Wisconsin (429,000)	•	•	•	•	•	•	•
Metropolitan Government of Nashville and Davidson County, Tennessee (684,000)	•	•	•				•
Omaha-Council Bluffs Metropolitan Area Planning Agency, Nebraska (968,000)	•	•	•	•	•	•	
Tri-County Health Department, Colorado (1,400,000)	•	•	•	•	•	•	•
Waste Commission of Scott County, Iowa (175,000)	•	•	•	•	•	•	
K-12 Public Education							











	BerryDunn's Involvement						
	Needs Assessment	Requirements Definition	RFI/RFP Development	Evaluation Criteria Development	Vendor Selection	Contract Negotiations and Approval	Implementation Assistance
Chesterfield County and Public Schools, Virginia (62,000 students)	•	•	•	•	•	•	
City of Worcester and Public School Department, MA (23,000 students)	•	•	•	•	•	•	•
Jefferson County School District, Colorado (69,000 students)	•	•	•	•	•		
Laramie County School District One, Wyoming (14,000 students)	•	•	•	•	•	•	
Metro Nashville Davidson County Schools, Tennessee (86,000 students)	•	•	•	•			•
Newport School District, New Hampshire (1,000 students)	•						
Syracuse City School District, New York (20,000 students)				•	•	•	•

ERP Familiarity

BerryDunn has extensive experience assisting clients in every stage of the enterprise system planning, selection, and implementation life cycle; experience and familiarity with most systems and their associated modules in the marketplace; and lack of affiliation with any specific vendor. Our experience assessing a wide variety of vendors means that we understand the capabilities and limitations of today's systems. Enterprise systems that we have reviewed as part of system planning engagements and those that clients have selected for implementation are included in Figure 3 below. While BerryDunn does not recommend particular systems, we provide clients with the information, education, and tools needed to feel confident in the decision they make for moving forward with future solutions. The City will be pleased to notice that we have experience with all in-scope modules, also described in Figure 3, thereby helping ensure a thorough and insightful process.

Figure 3: Enterprise System Vendors



 <p>Financial Management</p> <p>Accounting, Finance, General Ledger Accounts Payable Accounts Receivable Budgeting Check Reconciliation Grant Management Payroll Procurement, Purchasing Project Accounting Treasury Management</p>	 <p>Human Capital Management</p> <p>Applicant Tracking Benefits Certificates and Training Employee Timecard Human Resources Learning Management Payroll Performance Management Personnel Recruiting Time Entry, Scheduling</p>	 <p>Tax, Billing, Collections</p> <p>Cash Receipts Credit Card Functionality Debt Service Management Miscellaneous Billing Payment Card Processing Point of Sale Revenue Collections Tax Billing and Collections</p>	 <p>Permitting and Land Use</p> <p>Building Permits and Licenses Code Enforcement Computer Assisted Mass Appraisal Electronic Plan Review GIS Inspections Land Management Permitting Planning and Zoning</p>	 <p>Public Safety</p> <p>Computer-Aided Dispatch Fire Records Management Records Management</p>
 <p>Enterprise Asset Management</p> <p>Facilities Management Fixed/Capital Asset Management Fleet Management Inventory Management Work Orders</p>	 <p>Utility Billing</p> <p>Customer Information Management Service Order Management Utility Management and Billing</p>	 <p>Customer Relationship Management</p> <p>Customer-Facing Web Interface Customer Information Management Request for Service</p>	 <p>Justice</p> <p>Municipal Court Jail Management Probation Management Prosecution Management</p>	 <p>Other</p> <p>Business Intelligence Clerk/Recorder's Contract Management Document Management Electronic Health Records Occupational Licensing Special Assessments</p>

4. GIS Integration and Public Safety Payroll Experience

GIS Integration Experience

Our team brings extensive experience advising local governments on the evaluation and selection of solutions that integrate GIS platforms with core enterprise and financial systems, including permitting, inspections, asset management, utility billing, and public works. We have supported agencies working with Tyler Technologies, Oracle, Acumatica, and Infor – among numerous other permitting, asset management, and utility billing software solutions - to help ensure spatial data is directly connected to asset inventories, work orders, customer accounts, and the underlying financial transactions that drive costing, billing, and reporting. By helping agencies define integration requirements and assess vendor capabilities early in the selection process, we position organizations to strengthen asset tracking and life cycle management, improve cost visibility by location or service area, support more accurate billing and capital planning, and create a single, reliable source of truth across operational and financial teams.

Public Safety Payroll Experience

Separately, we bring deep experience advising through the evaluation, selection, and implementation of advanced payroll, scheduling, and workforce management solutions. Our teams have worked closely with police and fire organizations to assist in selecting a system that can streamline timekeeping, automate premium pay calculations, and help to improve compliance with union rules and complex scheduling requirements.

This includes identifying solutions to address scenarios such as:

- Multiple shift structures (e.g., 24-on/48-off, 48/96, 4/10, 12-hour rotating schedules)
- Specialty and incentive pay (e.g., hazardous duty, paramedic/EMT certification, acting rank, bilingual, field training officer, longevity, uniform allowance)
- Call-back and minimum-hour guarantees
- Jurisdictional or station-based pay differentials
- Fair Labor Standards Act 7(k) work periods and blended overtime rules
- Complex collective bargaining provisions, including comp time banks, trade/shift swaps, and minimum staffing thresholds

Our approach emphasizes clarity, automation, and sustainability—helping agencies replace manual work-arounds and shadow systems with standardized, rules-driven processes that are easier to manage, audit, and scale as staffing models and bargaining agreements evolve.

5. Project Approach and Methodology

Project Understanding

The City of Texas City, located on the southwest shoreline of Galveston Bay, is known for its rich industrial maritime heritage and coastal landmarks, including the Texas City Dike, the longest man-made fishing pier in the world. With a population of over 50,000, the City has experienced consistent growth throughout the last few years. The City is a full-service municipality, providing public safety, public works, utilities, community development, and administrative services to those who live, work, and play in the City.

The City is undertaking an important effort to determine its best long-term ERP strategy for its financial, HR, utility, procurement, and GIS operations. The City seeks a partner with deep municipal experience to assist in the transition to a modern, cloud-based ERP platform to improve efficiency, internal controls, data accuracy, GIS-enabled workflows, and long-term scalability.

How BerryDunn Can Help

With the City's goals and objectives in mind, we feel certain that we are well-positioned to partner with the City on this engagement. Below, we outline several attributes that we hope the City will consider as it determines the best path forward.



Our proud history serving those in the State's public-sector landscape. With BerryDunn, the City will be served by a firm well versed in public-sector operations and best practices. Our consulting engagements in the State include work with nearly 60 cities, counties, and quasi-governmental agencies, many of which focused on addressing system replacement needs—including the Cities of Amarillo, Arlington, Irving, Cedar Park, Denton Transit Authority, Galveston, Mesquite, Williamson County, and many others. We also are proud to have 32 employees who reside in the State, including our proposed project manager, lead business analyst, technical lead, and community development/GIS lead. This deep and expansive background will help ensure we bring firsthand insights, as well as industry, regional, and national best practices to the City's project.



Our deep expertise providing ERP consulting services and our framework specifically created for the public sector. With BerryDunn, the City will be served by a firm with extensive experience assisting clients in every stage of the enterprise system planning, selection, and implementation life cycle. In fact, we have conducted more than 200 comparable engagements for a variety of public-sector clients. As a result of this and our independence from the vendor marketplace, we have become familiar with all major vendors and the functionalities their systems provide. We bring an ERP selection playbook that prioritizes differentiating requirements and real-world scenarios including GIS-enabled workflows and complex public safety payroll options. We will leverage this knowledge and experience to help the City achieve its desired future state.



Our independent and objective advisory services. Our team has many years of large-scale enterprise business process, system advisory, and implementation experience, but our firm does not sell, develop, or provide staff augmentation services for software, hardware, or implementation vendors. We do not have any preferred vendors, and the City will not find our name listed as partners, affiliates, or sponsors of any vendor, nor does BerryDunn sell hardware or software products. This—along with our BerryDunn Bridge program—allows us to provide unbiased system consulting services and only work

in the City's best interests at all times. Our ability to objectively advise the City on considerations related to evaluating system functionality, as well as related system integrators (SIs), will be critical to the City's initiative.

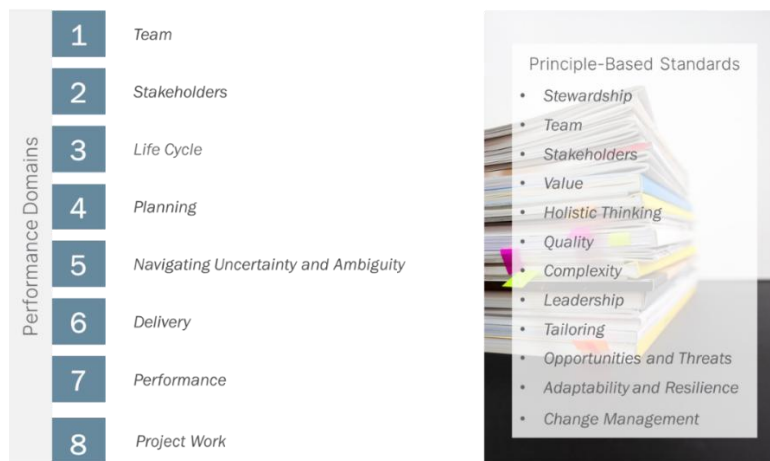
Guiding Methodologies

Project Management

To help ensure that project objectives are met, and initiation and completion of project work are conducted in a timely manner, each BerryDunn project is led by an experienced project manager who understands and utilizes project management best practices. Our Consulting Services Team employs project management best practices from the Project Management Institute's (PMI's) A Guide to the Project Management Body of Knowledge Guide (PMBOK® Guide).

Figure 4 illustrates the standards of project management as defined by performance domains and project delivery principles that are critical for effective delivery of project outcomes.

Figure 4: Performance Domains and Project Management Guiding Principles | PMBOK® Guide



Change Management

Stakeholders' willingness to adopt new processes and tools plays a significant role in the success—or failure—of system replacement projects. BerryDunn has observed resistance to change in virtually all our engagements. As such, our project management approach is carefully integrated with change management methodologies to promote buy-in and consensus for the project. We will work with you to proactively address resistance by:

- Engaging stakeholders at the right level throughout the project—from initial planning through implementation—to build understanding for the need for change and gain support from the people who will be using the future solutions and who are most familiar with current processes

- Developing and executing a communications plan that considers the information needs of each stakeholder group
- Documenting business processes and working with stakeholders to understand how their work will be performed in the future environment
- Monitoring training activities to help ensure that users will be prepared on day one

We have adopted the Prosci® change management methodology and trained **over 100 consultants to become Prosci® Certified Change Practitioners (CCPs)**. A central focus of the Prosci® change management approach is the belief that, in order for change to work in an organization, individuals must be willing to change and understand change. Based on this belief, Prosci® developed the awareness, desire, knowledge, ability, and reinforcement (ADKAR) change management approach, defined above.



Consistent with the Prosci® methodology, the City can expect our change management approach to involve three stages:

1: Preparing for Change

Involves developing of change management strategies, based on input from the City's stakeholders on the existing environment.

2: Managing Change

Involves overseeing assigned roles and tasks, providing training and coaching, using tools effectively, and executing a clear communication plan.

3: Reinforcing Change

Involves evaluating action plans, reviewing the sustainability of change management activities, and promoting individual and team successes.

The City can be confident in our flexibility while developing and executing our change management approach. We understand that no two engagements are exactly alike, and we believe that one of the primary reasons we have been successful with similar projects is our willingness to be flexible in adapting to our clients' unique needs.

Additionally, according to research conducted by Prosci®, the likelihood of project success increases significantly and in alignment with the level of change management focus applied to the project. Figure 5, below, shows that even small increases in focus on change management, from "poor" to "fair," are likely to have a positive impact on system adoption and project success.

Figure 5: Change Management's Impact on Project Success



Work Plan

Overview

BerryDunn strives to be flexible when it comes to developing and executing an effective work plan, and our past clients have appreciated our willingness to adapt to their needs. BerryDunn will drive the project forward while balancing the constraints of the City's stakeholders. This mindset plays a foundational role in how we measure the success of our portfolio of similar projects.

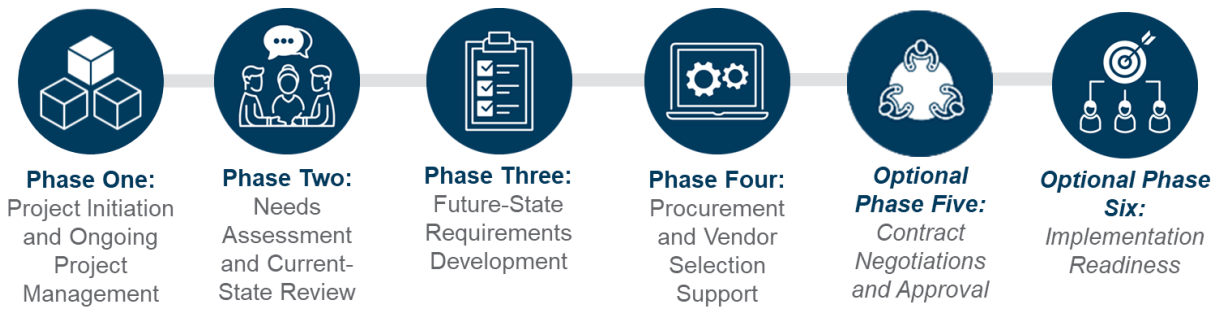
Our approach to executing the City's ERP system selection project is outlined below and designed to incorporate consistent project management best practices with each of City's key deliverables and tasks. Our intent is to work with staff to help ensure we make the best use of your time. Ultimately, consistent collaboration can help promote buy-in and understanding for final recommendations.

The overarching benefits the City can expect from our approach include:

- A methodology based on our extensive experience conducting similar projects
- Quality assurance processes that incorporate City's review and approval of all deliverables and key milestones
- Built-in project and organizational change management best practices that focus on keeping the project on time, on budget, and progressing at a healthy pace for City's stakeholders to give input in the information gathering and fact-finding process and understand final recommendations
- A needs assessment that will include all functional areas within scope and focus on how those areas interact with each other and integrate with existing systems
- A focus on taking full advantage of the newest technology and harnessing efficiencies by reviewing business practices or implementing technology to enhance existing business processes performed by individual departments and those performed across the City
- An ability to satisfy all requirements set forth in the City's scope of work

Figure 6 presents an overview of our proposed approach to completing the City's desired scope of work.

Figure 6: BerryDunn's Proposed Approach



Details

Below and on the following pages, we provide details of our work plan to conduct the City's project effectively and efficiently as described in Figure 6.

Phase 1: Project Initiation and Ongoing Project Management
<p>1.1 Conduct initial project planning. We will conduct an initial project planning session with the City's team to introduce key team members, clarify goals and objectives, identify known project constraints, identify all project stakeholders, and refine dates and/or tasks, as appropriate. We will discuss our approach for managing communications between BerryDunn and the City, formalize a communication plan; and our approach to the scope, timeline, tracking, project meetings and meeting minutes, risk and mitigation plan, and resource management, including a responsible, accountable, consulted, and informed (RACI) matrix. We will also request names and contact information for the appropriate staff members who will be involved in the project. These discussions will inform the development of the Project Work Plan and Schedule.</p>
<p>1.2. Facilitate goal setting session. We will facilitate a collaborative and structured goal-setting session with the City to help ensure clear alignment with the City's requested scope of work. Our team will begin by engaging key stakeholders across departments to understand current pain points, desired future-state capabilities, and any constraints influencing the transition. We understand based on the City's RFP and Addendum #2 that the City wishes to move to a single ERP solution. During this goal setting session, we will further explore the City's scope of functionality that is desired to exist within a single solution, and help to set realistic expectations surrounding market availability of solutions to address the City's goals – including initial discussions of whether it is feasible to address these goals through a singular RFP process or an alternate approach. We will help the City articulate measurable goals tied to process efficiency, data governance, user experience, and long-term sustainability. We will then translate these insights into a prioritized set of ERP transformation objectives, helping to ensure all stakeholders have a shared vision and roadmap. This approach not only clarifies expectations but also builds early buy-in—critical for a smooth and successful ERP transformation.</p>
<p>1.3 Initiate Project Management Toolkit and Planning Documents. Based on the initial planning meeting with the City, our team will immediately set out to begin development of the structure and framework for organizing the process of collecting documentation and ongoing collaboration on project deliverables between our teams. This will include provisioning a SharePoint project portal to facilitate management of project documentation and to serve as a primary repository of draft and final work products, mitigating against the confusion that may occur over versioning control as compared to the</p>

Phase 1: Project Initiation and Ongoing Project Management

use of email. To initiate the gathering of preliminary information that will serve as an input into our assessment process, and to facilitate the announcement of the project to a broader section of City staff, we will produce the following initial documentation:

- **Information Request:** We will provide the City with an information request sheet to gather available documentation that will be helpful to us during the project (such as policies, procedural documentation, documentation on existing systems, and available labor/union memoranda of understanding).
- **Functional Area Listing:** We will prepare a functional area listing based on the City's scope of work, expanding upon the related business processes for each functional area to gain alignment and consistency in the use of nomenclature on the project. This will also serve to confirm the scope of business processes that are included in the assessment process.
- **Draft a strengths, weaknesses, opportunities, and threats (SWOT) web survey:** We will prepare a draft SWOT survey that will be used as one of many inputs into our information gathering and assessment process. This SWOT survey is intended to be issued to staff early in the process as a way to both introduce the project and also prompt staff to begin thinking critically about current-state processes, training needs, and areas for future improvements.
- **Project Announcement Memo:** We will prepare a draft project announcement memo that is intended to formally announce the project to City staff, introduce BerryDunn and our role in the project, and request participation in both the SWOT survey and the fact-finding process described later in our work plan.

Once prepared, we will review these documents in draft format with the City's project management team (PMT) in a work session to solicit feedback before updating to them to final.

1.4 Develop draft Project Management Plan and Project Schedule. Based on the information gathered from initial project planning, we will develop the Project Management Plan and Project Schedule, which will define the overall organizational structure of the project, the project team's responsibilities and reporting relationships, project approach, and work breakdown structure. After providing draft versions of these materials in advance, we will then facilitate a teleconference to review the drafts. This teleconference will serve as an opportunity to solicit feedback on the drafts prior to finalization.

▲ *Deliverable 1. Project Work Plan and Schedule*

1.5 Ongoing Project Management and Project Status Updates. Throughout the project, our project manager, Tammie, will provide Biweekly Status Updates that describe the activities and accomplishments for the reporting period, plans for the upcoming month, risks or issues encountered during the reporting period, and anticipated problems that might impact any project deliverable. We will meet with the City's project manager to review the status updates. Should there be times in the project where an increased meeting frequency is required, BerryDunn will facilitate those meetings inclusive of our fixed-fee pricing.

▲ *Deliverable 2. Ongoing Project Management and Project Status Updates*

Phase 2. Needs Assessment and Current-State Review

2.1 Review preliminary inputs and prepare for fact-finding activities. Using the materials and inputs gathered during the initial planning phase, our team will review available background documentation and stakeholder feedback to help develop an informed understanding of the City's current systems, processes, and organizational environment. This review will include evaluating submitted reference materials and summarizing key themes, risks, and areas of focus to help guide upcoming fact-finding and assessment activities.

2.2 Prepare for and facilitate a kickoff presentation. We will prepare for and facilitate a project kickoff presentation with City project stakeholders that will serve as an opportunity to introduce our project team members, discuss goals, present our project approach and methodology, review the schedule of key project dates, and answer questions. As part of this presentation, the City's project sponsor is expected to participate and speak to the goals and objectives of the initiative.

2.3 Facilitate current-state discovery and fact-finding workshops. Following the project kickoff meeting, we will conduct a series of interviews with the City's departmental representatives across agreed-upon functional areas to gain a detailed understanding of the systems, strengths and challenges, reporting needs, and tools that currently support the City's operations.

We will provide the City's staff with an outline of topics to be prepared to discuss during the fact-finding meetings, prompting staff to be prepared to discuss system functionality that may not exist in the current environment but they feel should exist in the future environment; impediments created by the current system; potential opportunities for improvement in the use of technology as well as policies and procedures, as well as other topics. Our team is experienced in examining business processes through the lens of identifying root cause factors that contribute to an end user's perspective of a legacy software product—delineating between technology and process or policy factors. This provides us the opportunity to educate our clients, including your staff, on where future-state processes may be more streamlined, while also allowing for sound approaches to current work to be appropriately brought forward into the future ERP system.

We will explore a multitude of business and functional topics with City staff, exploring needs surrounding benefits administration, payroll processing, utility billing, financial reporting needs and related needs for examining the chart of accounts for possible redesign, and other topics as defined in the initial project planning process.

These discussions will inform our analysis of the current environment and lay the groundwork for identifying high-impact opportunities and prioritizing future system requirements that align the City's operational objectives, strategic vision, and available resources.

Where appropriate, we will observe staff conducting business process routines. This can include, but not be limited to, observing back-office and front-office processes, daily and monthly processes, and process workflows in action. We will also meet with representatives from the City's IT staff who support the existing applications to review available system documentation, existing data elements, and data reporting needs. When necessary, the BerryDunn team will accommodate unanticipated scheduling challenges of the City's personnel to make the best use of time. Our approach is to do what we can to accommodate such needs, providing the opportunity for all stakeholders to contribute their thoughts and ideas.

Phase 2. Needs Assessment and Current-State Review

2.4 Facilitate an interface/data conversion planning session with the City’s stakeholders. During the initial fact-finding process, we will facilitate an interface session. This session is to review the third-party systems in place today and review the potential integrations to the future environment. In our experience, new technology procurements often replace or consolidate multiple legacy solutions. For systems that will be retained or in areas where best-of-breed systems are in place, BerryDunn will review the functionality needed to inform leadership about these potential integration needs and how they will be incorporated into a future RFP.

We will also facilitate a discussion on the approach to data conversion, including:

- Initiating the discussion on what data “objects” must be converted in order to support live transaction processing in the future system. The key distinguishing feature is that the City is not defining what data must be converted to align with record retention requirements, but rather what data is required to support transactions within the new system.
- Identifying which items, of those must-be converted items, are static and which are dynamic. This will help to determine the quantity of data (e.g., years, counts) that will be converted, and to inform the scoping, analysis, and, later, the proofing process.
- Discussing the City's intended approach to the final disposition of legacy data following the possible migration to a new ERP system.

Early identification of the planned interface and data conversion scope will allow for clearly articulated language and thus more accurate pricing and scoping provided by vendors in later steps of the project.

2.5 Facilitate procurement team alignment session. The goal of this session is to define selection and evaluation team roles for the procurement process, clarify the anticipated time and resource commitments, and establish a clear, strategic approach to managing the procurement process.

2.6 Develop a Needs Assessment Report. Drawing on the information gathered through our review of documentation, web survey results, and fact-finding sessions, we will prepare a draft Needs Assessment Report. This report will provide a summary of the processes and inputs that contribute to the City’s current business processes, use of technology as well as future-state functionality needs, and identifies process-related challenges and opportunities for improvement that should be addressed through the adoption of moving to a new ERP system. This report will include but not be limited to:

- A high-level summary description of the current state and future state processes
- Gaps between current state and future state; current state and future state integration, conversion, and reporting needs
- Primary challenges and areas for improvement provided by a new ERP system
- Recommended key decision points

Additionally, key items in the report will confirm technology and system utilization and identify options for the future systems environment.

We will provide a draft of the Needs Assessment Report to the City’s project team for review and facilitate a work session via teleconference to discuss the report, gain feedback, and build consensus related to the presented decision points. We believe that it is important to obtain the City’s validation and approval of these findings, as this information will serve as the basis for future requirements. We will then revise the report and update it to final.

Phase 2. Needs Assessment and Current-State Review

2.7 Facilitate Leadership Alignment Presentation. We will meet with City leadership to review work to date and the draft Needs Assessment Report. This will help ensure alignment of the overarching digital transformation strategy for the project. Based on feedback during the presentation, we will finalize the Needs Assessment Report.

▲ *Deliverable 3. Needs Assessment Report and Leadership Alignment Presentation*

Phase 3. Future-State Requirements Development

3.1 Develop and administer a market outreach and information request. We will develop an structured market outreach and vendor information request template using a proven format that incorporates information pertaining to the history of the project and a high-level description of the City's desired features and functions. The information request will focus on how vendors are able to address system and process challenges, the related system modules and functionality, implementation project timelines, and estimated costs. The response template will help ensure that vendors' responses are easy to compare as all responses will follow a particular format and provide like information. We will review the draft template with the City's PMT, collecting any feedback or additional terms for inclusion, before updating to final and administering it.

3.2 Develop System Planning Confirmation Summary Memo. We will develop a foundational System Planning Confirmation Memo that confirms the approach for procurement of the new ERP system. The memo will include:

- Describes the roles and responsibilities of the evaluation team
- Delineates the scoring method for the software solution and related vendor services
- Defines the rounds of scoring with the anticipated outcomes of each round
- Describes the approach for addressing third-party systems, integrations, and data conversion
- Illustrates and confirms the overall procurement timeline

We will review the memo with the City's project team before presenting it to City leadership.

3.3. Facilitate leadership alignment presentation. We will meet with City leadership to review work to date and RFI memo to continue to help ensure alignment of the overarching digital transformation strategy for the project. Based on feedback during the presentation, we will finalize the System Planning Confirmation Memo.

▲ *Deliverable 4: System Planning Confirmation Summary Memo*

3.4 Develop Preliminary Functional and Technical Requirements. BerryDunn has developed a database of functional and technical requirements based on our experience with other governmental agencies and our knowledge of software system functionality and best practices. Drawing from this database, we will make refinements for those processes that are critical or unique to the City in order to help formally and thoroughly capture the functions that will need to be addressed using a new ERP system. These requirements will be a critical component to translating the City's current and future

Phase 3. Future-State Requirements Development

needs effectively, and allow the new vendor to scope the pricing and technical proposal to align with the City's expectations.

These requirements will support supplemental functionality requirements with key reporting, interface, and conversion enhancements. In our recent experience, those areas have significantly differentiated vendors' solutions and required a specific focus in the selection activities. Our analysis typically results in about 75% of the requirements being defined up front for most of our clients.

These requirements will be provided to the City in a draft format using Microsoft Excel, along with tailored guidance on how to review the requirements, how the requirements will fit into the process, and how to prepare for sessions to review the requirements with our project team.

▲ *Deliverable 5. Preliminary Functional and Technical Requirements*

3.5 Facilitate joint requirements planning (JRP) work sessions. We will facilitate a series of JRP work sessions with the City's stakeholders and our project team members to review the preliminary requirements. We will reconvene many of the same stakeholders, organized by system/functional area that met during fact-finding activities to discuss the future system capabilities. These sessions will also include one focused on the technical aspects involved with the City's project. Using the preliminary list, we will review and confirm each item and assign a relative criticality to communicate to vendors responding to the list as part of their RFP responses. We will also facilitate similar meetings to review potential interfaces and data conversion objects. Once these have been reviewed, we will update the list to final.

Our role in facilitating the JRP work sessions is to contribute our focused knowledge of the vendor marketplace and align the items requested in the list with the goals and objectives of the project. For example, we might comment that functionality being requested is beyond the core capabilities of vendors and might represent a cost increase. Conversely, we can help recommend requirements to include that might be commonplace today, but beyond the familiarity of the City's stakeholders. Similarly, we will challenge staff to not only think about how things are done today, but to reimagine how new software may be able to drive increased efficiencies.

▲ *Deliverable 6. Final Functional and Technical Requirements*

Phase 4. Procurement and Vendor Selection Support

4.1 Develop an RFP Package. We will develop a draft RFP Package using a proven format that incorporates information pertaining to the history of the project; a high-level description of the City's current environment, desired approach to implementing a new ERP solution, and functional and technical requirements; and a structured list of points for vendors to address in their responses. Our project team will also work with the City to develop objective evaluation criteria to include in the RFP. We will then prepare a scoring matrix to track significant strengths and limitations of each proposal reviewed. Upon completion, we will coordinate a work session with the City's PMT to review the draft RFP Package and collect any feedback or additional terms for inclusion before updating to final. We will provide the final RFP to the City's PMT for distribution through standard channels. For added guidance in distribution, we will provide a list that includes most of the major vendors in the market

Phase 4. Procurement and Vendor Selection Support

▲ Deliverable 7: RFP Package

4.2 Assist with responding to vendor questions and developing addenda. Once the RFP has been posted, our team will align with City procurement on our role and responsibility in assisting with the questions and answers process. We have planned to take an active role in reviewing vendor questions submitted in response to the RFP, developing draft responses for the City's PMT to review, and helping to develop any corresponding addenda.

4.3 Assist with facilitating a vendor pre-proposal conference. Our project team will coordinate, plan, and lead a pre-proposal teleconference for interested vendors, facilitating the question-and-answer portion of the meeting. We will compile a list of questions raised and prepare suggested responses. These will be provided in a format that the City's PMT can review, revise, and publish as an addendum to the RFP, as determined by procurement staff.

4.4 Perform an initial completion review of vendor proposals received, identify items for clarification, and develop a Proposal Executive Summary Memo. Our project team will perform an initial completeness review of vendor proposals to confirm required information has been submitted and identify any initial items requiring clarification. We will facilitate the proposal review process and synthesize results into a single Proposal Executive Summary Memo. The memo will highlight key areas for consideration by the City's evaluation team, including each vendor's ability to meet minimum requirements and their alignment with the evaluation criteria within the RFP. This memo will also include a comparison of vendor responses to the Functional and Technical Requirements.

4.5 Facilitate round one scoring meeting to identify short-listed vendors and items needing clarification. We will meet with the evaluation team to review the proposal summaries, discuss each proposal received, assist in the scoring process, and collect scores to identify the top preferred vendors to invite for demonstrations. We will clarify any open items with these short-list vendors before issuing invitations for demonstrations.

▲ Deliverable 8. Proposal Executive Summary Memo and Vendor Short-List

4.6 Assist the City's PMT in planning for demonstrations and writing demonstration scripts. We will facilitate a demonstration planning work session with the City's project team to discuss the format of vendor demonstrations and software demonstration scripts. We will develop a tailored demonstration script template designed to highlight functionality most relevant to the project goals and evaluation criteria. The draft script will be reviewed with the City's project team and finalized prior to distribution to participating vendors.

4.7 Develop demonstration scenarios based on the meeting with City staff. These structured scenarios will be used to help guide the demonstrating software providers with the flow of presentations as well as the scope of what should be shared with the City. This will help mitigate against an open sales presentation and focus the evaluation on as comparable presentations as feasible.

4.8 Facilitate vendor demonstrations. One of our project team members will attend demonstrations and assist the City's PMT with facilitation for a period of up to six days. Our project team's extensive

Phase 4. Procurement and Vendor Selection Support

background in the demonstration process will provide the City's PMT with a unique perspective on how to score, prepare, evaluate, and participate in vendor demonstrations.

4.9 Facilitate a round two scoring meeting to identify preferred vendors. We will participate in the second round of vendor scoring immediately following the final demonstration to identify the vendor or vendors that the City's PMT should perform its reference checks on.

4.10 Assist in planning for reference checks and site visits. We will assist the City's PMT with identifying tasks that should be accomplished prior to meeting at each site visit. We will also coordinate with the City's PMT to discuss the suggested approach for the reference checks.

4.11 Facilitate a Final Scoring meeting. We will participate in the Final Scoring meeting via teleconference following the completion of reference checks and site visits. The objective will be to identify a preferred vendor and a second-choice vendor should contract negotiations with the first be unsuccessful.

▲ *Deliverable 9: Demonstration Facilitation and Preferred Vendor Identification*

Phase 5. Contract Negotiations and Approval - Optional

5.1 Support the City in the contract negotiations and approval process with its preferred vendor. At the conclusion of final scoring activities, should the City desire, we are able to support the City with the contract negotiations and approval process when and where it will benefit the City most. We have been involved in this process from the client, vendor, and independent consultant perspectives and understand how the associated support needs vary and how the contract impacts the eventual implementation process. In conducting contract approval and negotiations activities, we will draw on these experiences to help ensure the City's best interests are met and project goals and objectives are achieved.

Working collaboratively with the City's PMT, legal counsel, and preferred vendor, among other stakeholders, we will take part in various activities, including but not limited to:

- Developing a draft contract, using the City's contracting procedures and the vendor's proposal as starting points
- Reviewing the contract documents with the City's PMT to help ensure that requirements are clearly defined and to establish that the City agrees to the schedule, implementation process, fee arrangement, scope of services, vendor resources, deliverables, costs, acceptance criteria, and terms and conditions
- Participating during negotiations with the preferred vendor
- Supporting presentation development and delivery to City leadership as it relates to receiving approval and contract execution

Should it become clear at any point during contract approval and negotiations that the preferred vendor's solution or contract terms will not meet the needs of the City we might recommend halting the process with that vendor and commencing efforts with the second-choice vendor.

Phase 5. Contract Negotiations and Approval - Optional

In recognition of the many variables not yet known related to the contract approval and negotiation timeline and work effort, should the City desire this optional task, we plan to commit up to 50 hours toward this effort on a fixed fee basis.

▲ *Deliverable 10. Contract Negotiations and Approval Assistance*

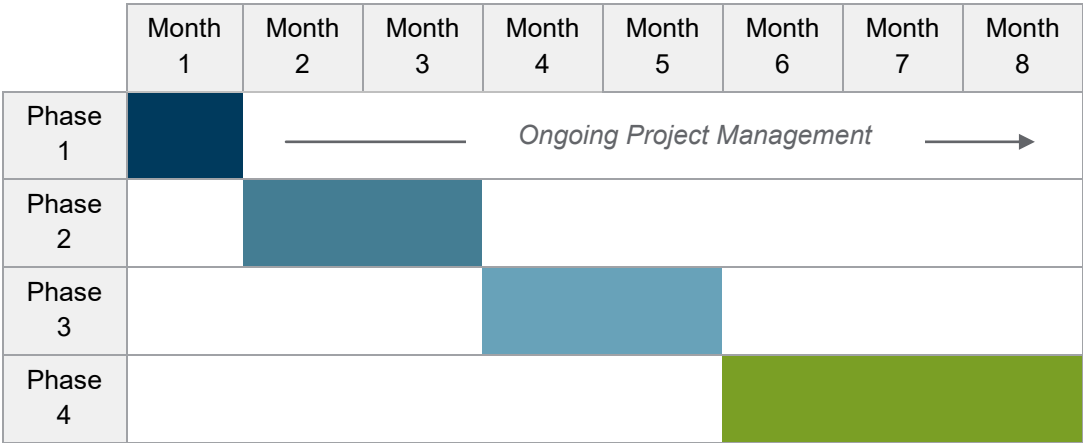
Phase 6: Implementation Readiness - Optional

6.1 Develop an Implementation Readiness Memo. We will begin by facilitating implementation readiness assessment sessions with the City specifically based on the preferred vendor and solution. Once completed, we will develop the draft Implementation Readiness Memo based on information gathered throughout the project. The memo will identify gaps and priority focus areas to prepare the City for the upcoming project implementation and inform planning for organizational capacity, governance structure, and resource needs. It will also assess key enablers and potential barriers to inform implementation planning and support proactive change management efforts. After soliciting feedback from the City and reviewing the draft memo, we will update the Implementation Readiness Memo to final.

6. Proposed Project Schedule

In Figure 7, we highlight our proposed project schedule for the City’s ERP system selection project. We have developed our project approach and schedule to accommodate the City’s timeline, and we will confirm key project dates in collaboration with City during project initiation and management. This timeline is based on the assumption that a single RFP is developed, based on the City’s requested scope of work. Should the scope of functionality included in the intended assessment and replacement of software include financial management, human capital management, utility billing, asset management, and community development functions, we anticipate further discussion with the City on whether the City’s best interests will be served by one, or multiple, RFP processes which would have timeline impacts.

Figure 7: Anticipated Project Schedule



7. Fee Structure

We have developed our costs, outlined on the following pages, with the assumption that a single RFP will be developed for this process. Due to not having received responses to our submitted questions prior to our need to ship this proposal to adhere to the proposal submittal requirements outlined in the RFQ, we would be happy to discuss with the City any revisions to our approach or pricing upon receiving additional information from the City, or upon BerryDunn advancing in the selection process.

Our costs to complete the City’s project are broken down by deliverable below in Table 2. These fees are based on our experience conducting projects of similar size and scope, and the assumption that satisfying a deliverable is based on the City’s signed acceptance. That said, the City will not incur any additional costs associated with the process of reaching deliverable acceptance. We will submit monthly progress invoices based on the work completed toward each deliverable.

Table 2: Fixed-Fee Project Costs

Phase	Fixed-Fee
Phase 1: Project Initiation and Ongoing Project Management	
Deliverable 1. Project Management Plan and Project Schedule	\$5,500
Deliverable 2. Ongoing Project Management and Project Status Updates (8 months at \$1,200 per month)	\$9,600
Phase 1 Total	\$15,100
Phase 2: Needs Assessment and Current-State Review	
Deliverable 3. Needs Assessment Report	\$42,500
Phase 2 Total	\$42,500
Phase 3: Future-State Requirements Development	
Deliverable 4. Preliminary Functional and Technical Requirements	\$4,200
Deliverable 5. Final Functional and Technical Requirements	\$30,300
Deliverable 6. System Planning Confirmation Summary Memo and Presentation	\$2,000
Phase 3 Total	\$36,500
Phase 4: Procurement and Vendor Selection Support	
Deliverable 7. Request for Proposal Package	\$6,500
Deliverable 8. Proposal Summary Memo and Shortlist Identification	\$4,500
Deliverable 9. Demonstration Facilitation and Preferred Vendor Identification	\$32,500
Phase 4 Total	\$43,500
Total Cost	\$137,600
Phase 5: Contract Negotiation and Award Assistance (Optional)	
Deliverable: Contract Negotiation and Award Assistance	\$14,500

Phase	Fixed-Fee
Phase 5 Total	\$14,500
Phase 6: Implementation Readiness (Optional)	
Deliverable: Implementation Planning Memo	\$3,900
Phase 6 Total	\$3,900
Optional Services Cost Total	\$18,400
Travel Expense Estimated Allocation*	\$7,200

**Travel expense will only be billed as incurred.*

BerryDunn takes a flexible, partnership-focused approach to project delivery. Rather than issuing change orders for every incremental adjustment, we work collaboratively with our clients to adapt the work plan as needs evolve. This approach reduces administrative burden, prevents unexpected cost increases, and supports a smooth project experience. For in-scope changes, we rely on open communication and mutual agreement to keep the work aligned with project objectives. Only changes that materially alter the scope, deliverables, or contract value require a formal change order, consistent with contract provisions.

Appendices A – G



Appendix A – Submittal Document

Submittal Checklist: (To determine validity of Submittal)

Appendix A must be included in the submittal.

Appendix B – G all forms must be complete and included in the submittal.

By checking the below box(es), you are acknowledging the contents of the document(s) relating to the listed appendices, and agreeing to their terms:

Appendix B – Conflict of Interest

Appendix E – Nepotism Statement

Appendix C – House Bill 13, 19, 89
Verification

Appendix F – Non-Collusion Statement

Appendix D – Property Tax Statement

Appendix G – Certification Regarding
Debarment

All packages delivered to the City of Texas City shall include this page with the submittal.			
RFQ Number:	2026-014		
Project Title:	Professional Consulting Services for ERP System Selection		
Submittal Deadline:	Wednesday, February 11, 2026, at 11:00 a.m.		
<u>Respondents' Information:</u>			
Respondent's Legal Name:	Berry, Dunn, McNeil & Parker, LLC		
Address:	2211 Congress Street		
City, State & Zip	Portland, Maine 04102		
Federal Employers Identification Number #	01-0523282		
Phone Number:	(207) 541-2200	Fax Number:	(207) 774-2375
E-Mail Address:	rdoil@berrydunn.com		
<u>Respondent's Authorization</u>			
<p>I, the undersigned, have the authority to execute this SOQ in its entirety as submitted and enter into an agreement on behalf of the respondent.</p> <p>Printed Name and Position of Authorized Representative: <u>Ryan Doil, Principal</u></p> <p>Signature of Authorized Representative: </p> <p>Signed this <u>18th</u> (day) of <u>February</u> (month), <u>2026</u> (year)</p>			

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE.



NOTE: The City does not have a duty to ensure that a person files a Conflict-of-Interest Questionnaire.

CONFLICT OF INTEREST QUESTIONNAIRE		FORM CIQ
For vendor or other person doing business with local governmental entity		
<p><small>This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.</small></p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.</p> <p>A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.</p>		OFFICE USE ONLY
<p>1. Name of person who has a business relationship with local governmental entity.</p> <p style="text-align: center;">Berry, Dunn, McNeil & Parker, LLC</p>		<p>Date Received</p>
<p>2. <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire.</p> <p style="text-align: center;"><small>(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)</small></p>		
<p>3. Name of local government officer with whom filer has employment or business relationship.</p> <p style="text-align: center;"><u>Not Applicable**</u> Name of Officer</p> <p>This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.</p> <p>A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>D. Describe each employment or business relationship with the local government officer named in this section.</p>		
<p>4. <u>**Pursuant to Sec. 176.006(a)(1-3), BerryDunn has no conflict of interest with any local government officer</u></p> <p style="text-align: center;">February 18, 2026</p>		
<p><small>Signature of person doing business with the governmental entity</small></p>	<p><small>Date</small></p>	<p><small>Adopted 06-29-2007</small></p>

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE.



Appendix C - House Bills 13, 19 & 89 Verification

Pursuant to Senate Bill 13 of the 87th regular Texas Legislature session:

Verification Regarding Boycotting Energy Companies – Pursuant to Chapter 2274, Texas Government Code, Contractor verifies (1) it does not boycott energy companies, and (2) it will not boycott energy companies during the term of this Agreement. Contractor acknowledges this Agreement may be terminated and payment withheld if this verification is inaccurate. (Note: This provision only applies in a contract that (1) has a value of \$100,000 or more that is to be paid wholly or partly from public funds and (2) is with a for-profit entity, not including a sole proprietorship, that has ten (10) or more full-time employees.)

Pursuant to Senate Bill 19 of the 87th regular Texas Legislature session:

Discrimination Against Firearm Entities – In accordance with Texas Government Code Chapter 2274, Contractor verifies that it does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the contract against a firearm entity or firearm trade association. This section only applies if: (i) Contractor has ten (10) or more full-time employees and (ii) this Agreement has a value of \$100,000 or more to be paid under the terms of this Agreement; and does not apply: (i) if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; (ii) to a contract with a sole-source provider; or (iii) to a contract for which none of the bids from a company were able to provide the required certification.

Pursuant to Sections 2270.001, 2270.002, 808.001, Texas Government Code:

- 2 *“Boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and*
- 3 *“Company” has the meaning assigned by Section 808.001, except that the term does not include a sole proprietorship.*
- 4 *Section only applies to a contract that is between a governmental entity and a company with 10 or more full-time employees; and has a value of \$100,000 or more that is to be paid wholly or partly from public funds of the governmental entity.*

I, Ryan Doil (Person name), the undersigned representative of (Company or

Business Name) Berry, Dunn, McNeil & Parker, LLC (hereinafter referred to as Company) being an adult over the age of eighteen (18) years of age, do hereby depose and verify under oath that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270; depose and verify under oath that the Company, under the provisions of Subtitle A, Title 8, Government Code, is amended by adding Chapter 809; do hereby depose and verify under oath that the Company, under the provisions of Subtitle F, Title 10, Government Code, is amended by adding Chapter 2274 will not discriminate and/or boycott any of these provisions outlined and defined in House Bills 13, 19 and 89.

February 18, 2026

DATE

SIGNATURE OF COMPANY REPRESENTATIVE

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE.



Appendix D – Property Tax Statement

The City of Texas City, Texas has adopted the following policy:

The City of Texas City will not do business with any person or business that owes delinquent property taxes to the City.

Please indicate whether you or your company owe delinquent property taxes to the City whether an assumed name, partnership, corporation, or any other legal form.

I do not owe the City property taxes that are delinquent.

I owe City property taxes that are delinquent on property located at

Ryan Doil, Principal

Respondent's Printed or Typed Name

Respondent's Signature

February 18, 2026

Date

THIS DOCUMENT MUST BE COMPLETED, SIGNED, AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE.



Appendix E – Nepotism Statement

The Respondent or any officer, if the Respondent is other than an individual, shall state whether Respondent has a relationship, either by blood or marriage, with any official or employee of the City of Texas City by completing the following:

If the Respondent is an individual:

_____ I am not related by blood or marriage to any official or employee of the City of Texas City

_____ I am related by blood or marriage to the following official(s) or employee(s) of the City of Texas City

Name and title of City Official

Or employee: _____

Relationship: _____

If the Respondent is **NOT** an individual:

_____ The officers of the company submitting this packet are not related by blood or marriage to any official or employee of the City of Texas City.

_____ The officers of the company submitting this packet are related by blood or marriage to the following official(s) or employee(s) of the City of Texas City.

Name and title of officer: _____

Employee and title of City Official or Employee: _____

Relationship: _____

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE.



Appendix F – Non-Collusion Statement

THE UNDERSIGNED AFFIRM THAT THEY ARE DULY AUTHORIZED TO EXECUTE THIS CONTRACT, THAT THIS COMPANY, FIRM, PARTNERSHIP OR INDIVIDUAL HAS NOT PREPARED THIS SUBMISSION IN COLLUSION WITH ANY OTHER RESPONDENT, AND THAT THE CONTENTS OF THIS SUBMISSION AS TO PRICES, TERMS OR CONDITIONS OF SAID SUBMITTIAL HAVE NOT BEEN COMMUNICATED BY THE UNDERSIGNED NOR BY ANY EMPLOYEE OR AGENT TO ANY OTHER PERSON ENGAGED IN THIS TYPE OF BUSINESS PRIOR TO THE OFFICIAL OPENING OF THIS SUBMISSION.

Respondent Berry, Dunn, McNeil & Parker, LLC

Address 2211 Congress Street Portland, Maine 04102

Phone (207) 541-2200

Fax (207) 774-2375

Respondent (Signature) 

Respondent (Printed Name)
Ryan Doil

Position With Company
Principal

**Signature Of Company Official
Authorizing This Submission** 

**Company Official
(Printed Name)** Sarah Belliveau

Official Position CEO

THIS DOCUMENT MUST BE COMPLETED, SIGNED, AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE.



Appendix G – Document 00435

RESPONDENT'S CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION (49 CFR PART 29)

The undersigned certifies, by submission of this proposal or acceptance of this contract, that neither Contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntary excluded from participation in this transaction by any Federal department or agency. Proposer agrees that by submitting this proposal that Proposer will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the Proposer or any lower tier participant is unable to certify to this statement, that participant shall attach an explanation to this document.

Certification-the above information is true and complete to the best of my knowledge and belief.

Ryan Doil, Principal

(Printed or typed Name of Signatory)

(Signature)

February 18, 2026

(Date)

NOTE: The penalty for making false statements in offers is prescribed in **18 U.S.C. 1001**

END OF DOCUMENT 00435-FAA

THIS DOCUMENT MUST BE COMPLETED, SIGNED, AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE.

References



REFERENCES

References – This section is required.

Respondent shall provide four (4) references where their firm has performed **similar to or the same** types of services as described herein. Three (3) shall be Municipal entities and one (1) additional reference. Respondent shall provide references not affiliated with the City of Texas City, or any of its employees.

Reference #1:

Client / Company Name:	
Contact Name:	Contact Title:
Phone:	Email:
Date and Scope of Services Provided:	

Reference #2:

Client / Company Name:	
Contact Name:	Contact Title:
Phone:	Email:
Date and Scope of Services Provided:	

Reference #3:

Client / Company Name:	
Contact Name:	Contact Title:
Phone:	Email:
Date and Scope of Services Provided:	

Reference #4:

Client / Company Name:	
Contact Name:	Contact Title:
Phone:	Email:
Date and Scope of Services Provided:	

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Respondent Questionnaire



RESPONDENT'S QUESTIONNAIRE

SOQ must include responses to the questions contained in this Respondent's General Questionnaire. Each firm should reference the item number and repeat the question in its response. In cases where a question does not apply, or if unable to respond, respondent should refer to the item number, repeat the question, and indicate N/A (Not Applicable) or N/R (No Response), as appropriate. Respondent will explain the reason when responding N/A or N/R.

Respondent's Profile

Legal name of Proposing Company: _____

Centralized Master Bidders List registration number: _____

Prime contractor HUB / MWBE registration number: _____

An individual bidder acting as a sole proprietor must also enter the bidder's Social Security Number: #_XXX_-XX_-_____.

Universal Entity Identifier (UEI) number _____

Number of years in Business: _____

State of incorporation: _____

Number of Employees: _____

Annual Revenues Volume: _____

Name of Parent Corporation, if any _____

NOTE: FOR PUBLIC WORKS - If Respondent is a subsidiary, CoTC prefers to enter into an agreement or agreement with the Parent Corporation or to receive assurances of performance from the Parent Corporation.

1. Respondent will provide a copy of its financial statements for the past two (2) years.
2. Respondent will provide a financial rating of the respondent's entity and any related documentation (such as a Dunn and Bradstreet analysis) that indicates the financial stability of the respondent.
3. Respondent will state whether or not the firm is currently for sale or involved in any transaction to expand or to become acquired by another business entity. If yes, respondent will explain the expected impact, both in organizational and directional terms.
4. Respondent will provide any details of all past or pending litigation or claims filed against bidder that would affect its performance under an Agreement with CoTC
5. Respondent will state whether or not respondent is currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity. If yes, respondent will specify the pertinent date(s), details, circumstances, and describe the current prospects for resolution.
6. Respondent will state whether or not any relationship exists (whether by family kinship, business association, capital funding agreement, or any other such relationship) between respondent and any employee of CoTC. If yes, bidder will explain

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE.

1. **Respondent will provide a copy of its financial statements for the past two (2) years.** As a privately owned company, BerryDunn is not required to prepare publicly audited or un-audited financial statements; however, we have provided our condensed financial information for the previous two years on the following page.
2. **Respondent will provide a financial rating of the respondent's entity and any related documentation (such as a Dunn and Bradstreet analysis) that indicates the financial stability of the respondent.** We have included our Dun and Bradstreet Report as an attachment to this proposal.
3. **Respondent will state whether or not the firm is currently for sale or involved in any transaction to expand or to become acquired by another business entity. If yes, respondent will explain the expected impact, both in organizational and directional terms.** The firm is not currently for sale or involved in any transactions to expand or to become acquired by another business entity.
4. **Respondent will provide any details of all past or pending litigation or claims filed against bidder that would affect its performance under an Agreement with CoTC.** BerryDunn is not involved in litigation that would affect our performance under an agreement with the CoTC.
5. **Respondent will state whether or not respondent is currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity. If yes, respondent will specify the pertinent date(s), details, circumstances, and describe the current prospects for resolution.** BerryDunn is not currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity.
6. **Respondent will state whether or not any relationship exists (whether by family kinship, business association, capital funding agreement, or any other such relationship) between respondent and any employee of CoTC. If yes, bidder will explain.** No relationship exists between BerryDunn and CoTC.

Proprietary and Confidential Information

Berry, Dunn, McNeil & Parker, LLC, as a privately held tax, advisory and consulting firm, is not required to have audited or unaudited financial statements regarding its own financial results and operations. The financial data and exhibits presented in this section exemplify the firm's strong financial condition. Berry, Dunn, McNeil & Parker, LLC has sustained steady growth during its 52-year history.

Should the City require additional information regarding Berry, Dunn, McNeil & Parker, LLC's financial stability, you may contact Trudence Bakke, CFO, at 207.352.7597 or by email at trudi.bakke@berrydunn.com.

Figure 8 presents Berry, Dunn, McNeil & Parker, LLC's revenue for the previous 20 fiscal years. Figure 9 provides Berry, Dunn, McNeil & Parker, LLC's Condensed Financial Information for the previous two fiscal years.

Figure 8: Berry, Dunn, McNeil & Parker, LLC Yearly Revenue (in millions) Previous 20 Fiscal Years

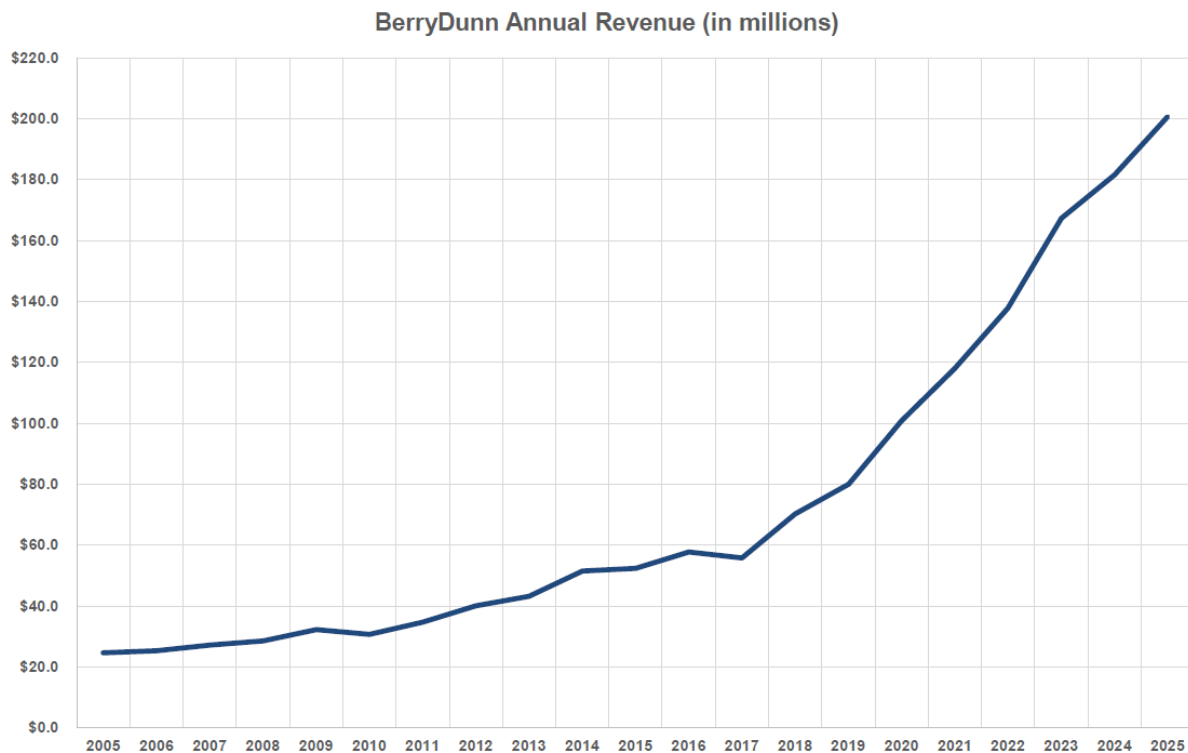


Figure 9: Condensed Financial Information for the Years Ended June 30

BerryDunn
Condensed Financial Information
As of June 30

	<u>2025</u>	<u>2024</u>
	<i>(All numbers in thousands)</i>	
Current assets	\$ 66,759	\$ 54,578
Long-lived assets	39,707	8,886
Total Assets	<u>106,466</u>	<u>63,464</u>
Current liabilities	88,051	42,681
Equity	18,415	20,783
Total Liabilities & Equity	<u>\$ 106,466</u>	<u>\$ 63,464</u>
Operating revenue	\$ 200,713	\$ 181,664
Salaries & benefits	149,365	141,634
Depreciation & amortization	2,222	1,896
Interest expense	1,070	740
All other operating expenses	23,801	19,814
Net Income	<u>\$ 24,255</u>	<u>\$ 17,580</u>

The above information is confidential and property to BerryDunn. Any inquiries or requests for additional information should be directed to Trudence Bakke, CFO.

Matt Stringer
Senior Vice President
Commercial Banking

KeyBank

One Canal Plaza
Portland, ME 04101
Tel: 207-874-7066
Fax: 207-874-7750
Matthew_J_Stringer@Keybank.com

August 28, 2025

RE: BerryDunn
2211 Congress Street
Portland, ME 04102-1995

To Whom It May Concern:

Berry, Dunn, McNeil & Parker, LLC (which merged with Berry, Dunn, McNeil & Parker, Inc.) along with BDMP Assurance, LLP now uses the brand name BerryDunn has a working capital line of credit with KeyBank with a current availability in the mid eight (8) figure range.

BerryDunn (Berry, Dunn, McNeil & Parker, LLC / BDMP Assurance, LLP) is a valued customer of KeyBank, always maintaining a satisfactory loan and deposit relationship with the Bank. They have consistently demonstrated the financial capacity and credit worthiness to successfully provide accounting, tax, and business consulting services throughout the Northern New England area and beyond.

The relationship has been excellent and BerryDunn has always met any obligations to KeyBank in a satisfactory manner without exception. In our dealings with BerryDunn we have found them to have an experienced and capable management team and to be a very professionally run company on a solid financial footing.

BerryDunn is considered to be in good standing with KeyBank, and I would be pleased to answer any other questions that you might have.

Sincerely,
KEYBANK, N.A.



Matt Stringer
Senior Vice President

Addenda

Date: 2/9/2026
To: Prospective Bidders
Subject: Addendum No. 1 Professional Consulting Services for ERP System

This addendum form is part of the bidding and contract documents and modifies the original bidding documents dated 1/26/2026. Acknowledge receipt of this addendum in the space provided below. FAILURE TO DO SO WILL SUBJECT BIDDER TO DISQUALIFICATION.

The due date for **Informal RFQ** 2026-014 will be extended until

Wednesday February 18, 2026, at 10:00 am

Hand delivered or Courier Service to:

City of Texas City- Purchasing Department

Attn: Gwynetheia Shabazz Pope

2000 Texas Ave, Suite 300

Texas City Tx 77590

I hereby certify receipt of this addendum and have incorporated its information or changes in preparation of my submittal.



Authorized Signature

February 18, 2026

Date

Ryan Doil, Principal

Printed Name

Berry, Dunn, McNeil & Parker, LLC

Company Name

A COPY OF THE ADDENDUM MUST BE SIGNED AND RETURNED WITH YOUR BID

Date: 2/12/2026

To: Prospective Bidders

Subject: Addendum No. 2 Professional Consulting Services for ERP System

This addendum form is part of the bidding and contract documents and modifies the original bidding documents dated 1/26/2026. Acknowledge receipt of this addendum in the space provided below. FAILURE TO DO SO WILL SUBJECT BIDDER TO DISQUALIFICATION.

Questions & Answers that were presented for this RFQ are listed below

1. What outcomes or priorities are most important for the City to achieve through this initiative?
Modernization, Better Transparency, Streamline and Better Reporting
2. What are the primary systems currently supporting Finance, HR/Payroll, Utility Billing, GIS, and other core operations? We are looking to move to a single ERP system; however, we are currently using the following:
Tyler Munis - ERP
Time Clock Plus
MGO
Civic Rec
3. Section 3 of the Request for Qualifications references GIS integration capabilities—specifically permitting, work orders, asset management, and utility operations. Is the City seeking to replace these systems (in addition to the ERP modules) or evaluate a new ERP system’s ability to integrate with them? We are looking to have one single ERP system
4. Did the City engage a consultant to assist in developing this Request for Qualifications? No If so, will that consultant be permitted to submit a proposal for this engagement? N/A
5. How many Memoranda of Understanding (MOUs) does the City currently maintain with its bargaining units? We believe 2
6. Can the City provide access to these MOUs so that proposers may better understand the complexity of payroll rules and calculations? This will depend on if necessary for establishing the solicitation
7. Has the City established a budget for ERP software selection services? If so, what is the allocated amount? No

8. Has the City allocated a budget for ERP system implementation costs (one-time) and annual subscription fees? If yes, what are those budgeted amounts? **No**
9. What is the City's anticipated timeline for completing the software selection process? **We don't have a timeline as we haven't started the solicitation process for that**
10. Does the City have a preferred or target go-live date for the new ERP system? We would like to have everything implemented by FY28 (October 1, 2027). **However, we do not know what is realistic, hence why we are seeking experts to help manage expectations and provide a realistic timeline and budget.**
11. Has the City identified any functions or other modernization initiatives that may be phased or intentionally deferred to a later stage of the program? **None**
12. Has the City determined whether software and system integration services will be procured together or separately, or would you value guidance on options? **We will need guidance**

I hereby certify receipt of this addendum and have incorporated its information or changes in preparation of my submittal.



Authorized Signature

February 18, 2026

Date

Ryan Doil, Principal

Printed Name

Berry, Dunn, McNeil & Parker, LLC

Company Name

Exhibit A. Resumes

Ryan Doil

MBA, Prosci® CCP, CPPB, NIGP-CPP

Principal | Berry, Dunn, McNeil & Parker, LLC



EDUCATION, CERTIFICATIONS, AND MEMBERSHIPS

- MBA, University of Southern Maine
- BA, Political Science and History, University of Vermont
- Prosci® Certified Change Practitioner
- Certified Professional Public Buyer (CPPB)
- Certified Procurement Professional (NIGP-CPP)
- National Institute of Government Procurement (NIGP), member

Ryan Doil brings more than five years of experience working in a federal procurement role and 16 years working with the public sector. Through this work, Ryan offers a valuable perspective on the effective oversight of complex, multi-organizational government information systems management, procurement processes and compliance, and organizational change.

EXPERIENCE

ERP System Selection and Implementation: Ryan has extensive experience leading organizations through ERP system selection projects. In each, Ryan has worked with all stakeholder groups to confirm current environment challenges and business drivers for the project, document future system requirements, and lead the client through a collaborative and structured system evaluation process. Ryan has experience working with more than two dozen Texas cities and counties on software system planning and selection projects.

RFP Development: Leveraging his public-sector procurement experience, as well as his knowledge of project and software systems, Ryan is uniquely situated to facilitate the development and issuance of effective and thorough RFPs. Working jointly with client staff, Ryan has facilitated the development and issuance of more than 130 public-sector RFPs for software system selection initiatives.

Contract Negotiation: Ryan has been involved in more than 130 public-sector contract negotiation processes involving large, and complex, software and implementation services scope. Leveraging his public-sector background, best practices learned as a Certified Professional Public Buyer (CPPB) and NIGP Certified Procurement Professional (NIGP-CPP), as well as experience in managing software implementations, Ryan is uniquely situated to draw on this knowledge and experience to assist clients.

KEY CLIENTS

Central Texas Regional
Mobility Authority, TX
City of Amarillo, TX
City of Arlington, TX
City of Broken Arrow, OK

City of Frisco, TX
City of Glendale, AZ
City of Irving, TX
City of Mesquite, TX

City of Midland, TX
City of Sugar Land, TX
City of Weatherford, TX
Ellis County, TX

David Ledbetter

PMP®, Prosci® CCP

Senior Manager | Berry, Dunn, McNeil & Parker, LLC



EDUCATION, CERTIFICATIONS, AND MEMBERSHIPS

- BBA, Finance, Eastern Washington University
- Certified Project Management Professional® (PMP®)
- Prosci® Certified Change Practitioner

David Ledbetter is a senior manager in our Local Government Practice Group with more than 10 years of experience in systems planning, selection, and implementation engagements with local government clients. His experience includes software implementation, project management, OCM, knowledge transfer, risk management and requirements development, as well as accounting technology and government finance as finance administrator for Whitman County, Washington.

EXPERIENCE

System Assessment, Selection, and Implementation: David is an active engagement and project manager on enterprise-wide projects, focusing on system selection and implementation. His experience encompasses the full system life cycle—needs assessments, requirements definition, RFP development, contract negotiations and implementation. His experience includes delivering high-quality knowledge transfer services to clients, allowing them to use complex software products efficiently and effectively to achieve daily operations.

Tyler New World: First as an implementation consultant and then as a project manager, David consulted and partnered with clients to gain a comprehensive understanding of workflow, business/technical requirements, and needs to ensure that system functionality addressed all client needs. He played an active role in troubleshooting client issues through client support and development teams and conducted planning sessions with clients' key functional leaders in order to create a series of documented management plans to specify the project plan and scope.

Financial Expertise: As an engagement and project manager with BerryDunn, and in prior roles as an implementation consultant and project manager with public-sector software provider, David partnered with clients to gain a comprehensive understanding of financial business processes and technical requirements to help ensure that system functionality addressed all client needs. His experience includes current environment assessments and existing data documentation analyses and has resulted in his ability to identify challenges with existing processes and provide recommendations.

KEY CLIENTS

Central Texas Regional Mobility Authority, TX
City of Alameda, CA
City of Fountain Valley, CA
City of Galveston, TX

City of Long Beach, CA
City of Weatherford, TX
City of Sugarland, TX
City of Santa Fe, NM

City of Santa Cruz, CA
City of Woodbury, NM
Doña Ana County, NM
Coconino County, AZ

Tammie Warren



PMP®, ITIL®4

Senior Consultant | Berry, Dunn, McNeil & Parker, LLC

EDUCATION, CERTIFICATIONS, AND MEMBERSHIPS

- BS, Business Administration and Accounting, University of Phoenix
- Certified Project Management Professional® (PMP®) Project Management Institute®
- Information Technology Infrastructure Library (ITIL) v4 Foundations Certified

Tammie Warren is a senior consultant and results-driven business leader with experience in project management, management of large-scale, multi-state enterprise systems and over 12 years focused on HR- and finance-related business operations. She is highly skilled in interpreting and analyzing business processes, with a passion for problem solving and delivering solutions and experience with working with cross-functional teams and facilitating the successful execution of project objectives and milestones.

EXPERIENCE

Project Management: Tammie recently supported the City of Woodbury, Minnesota in its ERP conversion and upgrade project, providing project management oversight and guiding business process adoption and user acceptance testing to help ensure successful implementation and alignment with organizational goals. Tammie also recently completed work with City of Milpitas in California, where she played a key role in their ERP implementation supporting the initiative in driving a well-defined roadmap for process improvement, enabling the client to address process gaps, enhance operational efficiency, update practices, and implement targeted enhancements to achieve their desired future state.

During her time in the public sector as director of business information systems for IDEA Public Schools in Texas, Tammie provided ERP project management for highly complex systems and integrations, analysis and design for multifaceted business operations, system governance and security management across applications, identifying and executing system enhancements, upgrades, and testing in alignment with business deadlines.

System Selection: With over a decade of experience, Tammie possesses extensive knowledge in the system selection and implementation of large-scale enterprise systems. She specializes in understanding unique needs of clients and leveraging her skills to analyze business processes, align technology solutions with organizational goals, and drive meaningful improvements. Her client-focused approach helps ensure each solution is tailored to support operational efficiency, compliance, and long-term success.

KEY CLIENTS

Central Texas Regional Mobility Authority	City of Surprise, AZ	Douglas County, CO
City of Denton, TX	Community Transit, WA	Morrow County, OR
City of Rowlett, TX	Cosumnes Community Services District, CA	Sonoma County, CA
City of Stillwater, OK		

Emma Brown



Consultant | Berry, Dunn, McNeil & Parker, LLC

EDUCATION, CERTIFICATIONS, AND MEMBERSHIPS

- BS, Finance, Arizona State University
- Certificate, International Business Studies, Arizona State University
- Financial Management Association, Arizona State University

Emma Brown is a consultant in BerryDunn’s Local Government Practice Group, bringing a strong background in client work and cross-team collaboration. Her ability to combine data, processes, and technology highlights her commitment to quality analysis and client satisfaction. Further, Emma’s attention to detail and communication skills enable her to convey complex information effectively.

EXPERIENCE

Business Analysis: As a business analyst, Emma supports system selection engagements by assessing current environments, developing requirements, and forming recommendations across functional areas. She contributes to needs assessments, work plans, and strategic visioning presentations. Her analytical skills help bridge technical and operational perspectives, helping to ensure solutions are tailored to client needs.

Client Engagement and Communication: Emma brings skills in client-facing communication, drafting compelling materials that support decision-making and project transparency. She authors executive summaries, stakeholder presentations, and internal memos that distill complex information into actionable insights. Her writing supports alignment across departments and reinforces trust in the consulting process.

OCM: Emma incorporates OCM concepts into project management services, creating content and facilitating workshops and helping identify drivers of implementation and leveraging/encouraging strengths among stakeholders. She leads OCM efforts across complex ERP implementations to guide public-sector teams through change. She facilitates workshops, develops success metrics, and coordinates client change champion networks to foster adoption and engagement. Her work includes drafting OCM plans, stakeholder communications, and training strategies.

KEY CLIENTS

City of Amarillo, TX
 City of Arlington, TX
 City of Auburn, WA
 City of Bettendorf, IA

City of Surprise, AZ
 City of Tempe, AZ
 Coachella Valley Association of Governments, CA

Coachella Valley Water District, CA
 Community Transit, WA
 Cosumnes Community Service District, CA

Michelle Graham



MBTI®, CPM, LSSGB

Senior Consultant | Berry, Dunn, McNeil & Parker, LLC

EDUCATION, CERTIFICATIONS, AND MEMBERSHIPS

MS, Recreation and Leisure Studies, Southern Connecticut State University

BA, Speech Communication, Sam Houston State University

Certified Myers-Briggs Type Indicator® (MBTI®) Practitioner and Trainer

Certified Public Manager (CPM)

Lean Six Sigma Green Belt Certified (LSSGB)

Member, Public Sector Human Resources Association (PSHRA)

Member, Society of Human Resources Management (SHRM)

Michelle Graham is a senior consultant in the Local Government Practice Group. She has experience managing and executing various types of projects and initiatives while maintaining a constant focus on organizational development and HCM. Prior to joining BerryDunn, Michelle held various leadership roles for the City of Pearland, Texas for more than 20 years. Her experience includes six years of as director of human resources.

EXPERIENCE

HCM: During her tenure with BerryDunn, Michelle has provided project management services for numerous public-sector clients, including system selection and implementation projects for both financial and HCM software systems. Michelle initiated employee engagement efforts over three years, resulting in her employer being recognized as a Top Workplace in 2019. Additionally, she kickstarted multiple successful development programs to grow staff through low-cost professional development opportunities. With an eye for growth and career advancement, Michelle has mentored and coached many employees resulting in their growth and career advancement while serving as director of human resources. In addition, she initiated and created multiple engagement opportunities for staff at various levels, including a women's affinity group; a Lean process improvement team; and an employee recognition team. Over the course of two years, she increased the retention rate of seasonal employees from 8.7% to 30.4%.

System Selection and Implementation: A former HR director for the City of Pearland, Texas, Michelle brings her public-sector HCM experience to the full system selection and implementation life cycle, where she helps identify project risks and issues and provide recommendations to mitigate risks.

KEY CLIENTS

City of Bettendorf, IA

City of Carrollton, TX

City of Cleveland, OH

City Redding, CA

Waukesha County, WI

Klickitat County, WA

MAPA Omaha, NE

Washington County, OR

Williamson County, TX

Syracuse School District, NY

Louisa Hennecart



Consultant | Berry, Dunn, McNeil & Parker, LLC

EDUCATION, CERTIFICATIONS, AND MEMBERSHIPS

- BS, International Politics, American University of Paris
- A/E/C Project Management Bootcamp

Louisa Hennecart is a consultant in BerryDunn’s Local Government Practice Group with experience in program and project management and marketing coordination. She has proven ability to support project managers by overseeing project setup, budgeting, and use of financial tracking tools. Further, Louisa is skilled in facilitating cross-departmental collaboration, managing vendor relationships, and coordinating meetings.

EXPERIENCE

Business Analysis: Louisa supports project managers in project setup and ongoing management, helping ensure accurate financial tracking and performance reporting across engagements. Louisa prepares project reports, including through the use of S-curves, cash-flow forecasts, and backlog summaries, to inform strategic decision-making and highlight performance trends. She has coordinated contracts, proposals, and project documentation while developing business analytics and financial summaries using Power BI and Excel. Louisa has managed invoicing, performed timesheet reconciliation, and conducted quality assurance/quality control reviews to maintain accuracy and compliance. She facilitates cross-departmental communication by organizing meetings, strengthening collaboration and operational efficiency.

Artificial Intelligence (AI): Louisa uses her background in AI to assist clients with their vision for use of AI and machine learning in enterprise systems. As a solutions program manager for a data translation and localization company that specializes in creating high-quality linguistic datasets for AI and natural language processing (NLP) models, Louisa managed the creation and acquisition of datasets used for AI engine training and oversaw global operational logistics for an AI-related team. She supported solution architecture efforts for new clients and AI-enhanced services and helped establish communication protocols, documentation, and deployment of new processes. She brings a background in AI bias reduction, operationalizing AI workflows, and coordinating teams and processes that support AI engine development.

Kate Offerdahl-Joyce



NIGP-CPP

Manager | Berry, Dunn, McNeil & Parker, LLC

EDUCATION, CERTIFICATIONS, AND MEMBERSHIPS

BA, History, University of MN – Twin Cities

Master's Certificates in Government Contracting, Commercial Contracting, and IT/Information Security

Project Management, Villanova University

National Institute of Governmental Purchasing Certified Procurement Professional (NIGP-CPP)

Kate Offerdahl-Joyce is a manager in the Local Government Practice Group who focuses on procurement and contract analysis. They bring more than 15 years of procurement, process improvement, and recommendation implementation experience. With a strong background in project management, Kate has hands-on experience working with a wide array of teams and organizations to improve business processes to be more efficient, user-friendly, and time- and cost effective. Kate is also a National Institute of Governmental Purchasing Certified Procurement Professional.

EXPERIENCE

Government Procurement: Kate has over 15 years of experience with state and local government procurement. This experience includes RFP writing, vendor evaluation, and response development. They also are well versed in eProcurement, reporting, and process improvement. While the IT Project Manager for National Association of State Procurement Officials (NASPO) ValuePoint, they worked with many public-sector offices, departments, and organizations, leading the implementation of a national eProcurement software as a service (SaaS) solution, improving business processes, and supporting onboarding and training activities.

Project Management: Kate's project management experience is extensive and wide-reaching. They have worked in various capacities, including across departments, with IT and supporting sales and product development. In their project management engagements, Kate has led all aspects of project management, including inception, discovery, planning, implementation, and execution. In all that they do, they seek to identify opportunities to improve, implement effective change, and help ensure successful partnerships.

KEY CLIENTS

Central Texas Regional
Mobility Authority, TX
City of Amarillo, TX
City of Arlington, TX
City of Denton, TX
City of Galveston, TX
City of Irvine, CA

City of Redding, CA
City of San Leandro, CA
City of Santa Cruz, CA
City of Scottsdale, AZ
City of Tempe, AZ
City of Mansfield, TX

Ellis County, TX
Douglas County, CO
Jefferson Parish, LA
Williamson County, TX

Erin Provazek



MBA, Prosci® CCP, CGCIO, ITIL, COBIT 2019, PMP®

Senior Manager | Berry, Dunn, McNeil & Parker, LLC

EDUCATION, CERTIFICATIONS, AND MEMBERSHIPS

MBA, Information Technology Management, Western Governors University

BBA, Information and Operations Management, Texas A&M University

Harvard Executive Education Program, “Leadership for the 21st Century: Chaos, Conflict and Courage”

Certified Project Management Professional® (PMP®)

Information Technology Infrastructure Library (ITIL) v3 Foundations Certified

Prosci® Certified Change Management Practitioner

Certified Government Chief Information Officer (GCIO), University of North Carolina Chapel Hill

COBIT 2019 Foundation Certified

Erin Provazek is a senior manager in BerryDunn’s Local Government Practice Group and experienced information systems (IS) executive with extensive public-sector experience. She leads our Technology Management Practice, which specializes in assisting local governments as they develop IT assessments and strategic plans. Erin brings over 25 years of experience performing and managing all levels of IT operations and projects for local governments. Her operational experience includes IT service management design and operation; building technology focused strategic business partnerships; extensive project management; data management; and cost planning and budgeting.

EXPERIENCE

IT Leadership and Business Systems Management (BSM): During her 18-year tenure with the City of College Station, Texas, and as assistant IT director, Erin managed, supervised, set goals and achievements, and performed strategic planning. She also managed the administration, setup, inventory, and integration of enterprise hardware, application servers, and software.

System Selections and Implementations: Erin has over 25 years’ experience implementing technology solutions, from IT infrastructure to enterprise applications solutions for all local government departments’ operations. These implementations include identification of business needs and requirements, selection of solutions based on those business needs, managing the implementation and deployment of the solutions, and preparing the solution for ongoing operational support. Erin is particularly adept at working with clients through translation of technical aspects of selection and implementation projects, including interfaces, integrations, conversion preparation and execution, structured and sustainable access controls, and identification of opportunities to leverage technical features to enhance business processes.

CLIENT LIST

City of Denton, TX

City of Midland, TX

Galveston County, TX

City of Burleson, TX

City of Mesquite, TX

City of Irving, TX

City of Wichita Falls, TX

City of Snoqualmie, WA

City of Snoqualmie, WA

Austin Nichols



MBA

Manager | Berry, Dunn, McNeil & Parker, LLC

EDUCATION, CERTIFICATIONS, AND MEMBERSHIPS

- MBA, University of Texas Arlington
- Bachelor's degree, Texas Tech University

Austin Nichols is a manager in our Local Government Practice Group. Having led multiple software system replacement projects, Austin excels by developing action plans through understanding stakeholder requirements, setting goals with measurable outcomes, managing project risks and issues, and providing transparent communication throughout the life cycle of the effort. He has successfully managed the implementation of large-scale projects, including ERP, EAM, and CAD/RMS, developed a mobile app to connect citizens to city services, and led a Work Smarter initiative to reduce cost and increase the efficiency of utility and public works departments.

EXPERIENCE

Project Management: Austin managed the implementation of an ERP software project including finance, HR, and UB modules as well as a CAD/RMS software project to modernize the operational processes of the City of Weatherford, Texas Police and Fire Departments. Having analyzed business processes across multiple functional departments to help ensure maximum effectiveness of operations, he recommended solutions to executive leaders by prioritizing technical and functional requirements of City departments. He has experience coordinating training operations for 400+ employees.

Process Improvement: Austin leads many of our process improvement projects. He conducts as-is and to-be process diagramming in order to thoroughly understand a system's current state and to identify future features and processes that will best support the end users. This objective analysis helps stakeholders identify and prioritizes upgrades and improvements.

Leadership: Austin leverages his ability to set goals, formulate effective action plans, and translate executive directives to line-level employees in his managing multimillion-dollar project and departmental budgets. He is adept at interdepartmental coordination and communication and managing effective change.

KEY CLIENTS

City of Amarillo, TX
City of Arlington, TX
City of Denton, TX
City of Frisco, TX
City of Big Spring, TX

City of Lubbock, TX
City of Plano, TX
City of Weatherford, TX
City of Scottsdale, AZ

City of Stillwater, OK
City of Tempe, AZ
Jefferson Parish, LA
Williamson County, TX

Exhibit B. Requested, Negotiable Exceptions

We have one negotiable, requested exception to language in the City's RFP. We believe in being fully transparent about any potential conflicts at the time of proposal. As consultants focused on government clients, we are aware of the limitations on exceptions and additional constraints. If selected, we fully expect to work with the City to reach an agreement on these terms that is fair and beneficial to both parties.

As it relates to page 4, Section 1.11 Indemnification we respectfully take exception to the following portion of the language because it is not covered by our professional liability insurance. Our firm carries a \$10 million professional liability policy that covers us and our clients, however, the policy contains language that it will not apply when we agree to costs that are other than negligence. Please see our redlined language below:

1.11 Indemnification The contractor shall agree to assume all risks and responsibility for, agrees to indemnify, defend, and save harmless, the City of Texas City, its elected and appointed officials and department heads, and its agents and employees from and against all claims, demands, suits, actions, recoveries, judgments, and costs and expenses ~~including reasonable attorney's fees for the defense thereof in connection therewith~~ on account of the loss of life, property or injury or damage to the person which shall arise from contractor's operations under this contract, its use of City facilities and/or equipment or from any other breach on the part of the contractor, its employees, agents or any person (s) in or about the City's facilities with the expressed or implied consent of the City. Contractor shall pay any judgment with cost which may be obtained against City of Texas City resulting from contractor's operations under this contract.

“BerryDunn” is the brand name under which Berry, Dunn, McNeil & Parker, LLC and BDMP Assurance, LLP, independently owned entities, provide professional services in an alternative practice structure in accordance with the AICPA Code of Professional Conduct. BDMP Assurance, LLP is a licensed CPA firm that provides attest services, and Berry, Dunn, McNeil & Parker, LLC, and its subsidiary entities provide tax, advisory, and consulting services.

The entities falling under the BerryDunn brand are independently owned and neither entity is liable for the services provided by the other entity. Our use of the terms “our firm” and “we” and “us” and terms of similar import denote the alternative practice structure of Berry, Dunn, McNeil & Parker, LLC and BDMP Assurance, LLP.

We will be utilizing generative AI programs where appropriate and permissible under client contracts and relevant laws. These AI tools are designed to support our team in various aspects of our work, including data analysis and project management. The integration of AI enables us to provide more accurate insights and streamline our processes, ultimately benefiting our clients through enhanced service delivery.

This proposal is the work of Berry, Dunn, McNeil & Parker LLC and is in all respects subject to negotiation, agreement, and signing of specific contracts.

CITY COMMISSION REGULAR MTG

(10) (a)

Meeting Date: 03/18/2026

Consider and take action on Interlocal Agreement with Galveston County re 2025 County Bond Projects to Partially Fund Improvements to City Streets

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on the approval of the interlocal agreement between the County of Galveston and the City of Texas City regarding the 2025 County Bond program to partially fund improvements to city streets within the city limits of Texas City.

BACKGROUND (Brief Summary)

The County allocated \$8,500,000.00 in road funds to be used as the County's share for road improvements in the City.

The City has selected the following projects:

1. Central Park Boulevard from FM 2004 to Century Boulevard (Project 1). This project consists of the construction of a new four-lane concrete boulevard street with curbs, medians, and an underground storm sewer system. The City has engaged a design consultant who is completing the final design of the project.
2. Monticello Drive from North Amburn Road to Memorial Drive (Project 2). This project consists of pavement and drainage improvements to Monticello Drive, as well as the realignment of North Amburn Rd to provide for a standard intersection. The City has engaged a design consultant who is completing a preliminary design report with improvement recommendations; the exact scope and limits of this project will be determined following City and County review of the report recommendations and the associated construction cost estimate.
3. 9th Street bridge at 25th Avenue (Project 3). This project consists of the replacement of an existing channel crossing on 9th Street just north of 25th Avenue. The existing crossing consists of four large-diameter corrugated metal pipe culverts; the replacement will likely be multiple bridge-class box culverts. The design will include a scour analysis to be submitted, along with completed plans, to the Texas Department of Transportation. Consideration will be given to including a sidewalk on one side of the bridge (sidewalks exist in the vicinity, but not on the existing bridge) and to using decorative features (rails, etc.).

RECOMMENDATION

Staff recommends the approval of the interlocal agreement.

Fiscal Impact

Funds Available Y/N: N/A

Amount Requested: 8,500,000.

Source of Funds: 2025 County Bonds and TCEDC FY 26-27 CIP

Account #: N/A

Fiscal Impact:

Financial impact for Projects 2 and 3 will be zero because the projects will be adjusted to fit available funds from the 2025 County Bonds.

Estimated impact for Project 1 is \$2.2 million to be funded in TCEDC Fy 26-27 CIP.

Attachments

Interlocal Agreement

The State of Texas §

§

County of Galveston §

Interlocal Agreement to Partially Fund Improvements to City Streets within the City Limits of Texas City, Texas

This Agreement is entered into pursuant to Chapter 791, Texas Government Code, and Transportation Code §251.012. It is by and between the **County of Galveston** (hereinafter referred to as the “County”) and the **City of Texas City** (hereinafter referred to as the “City”), both of which are political subdivisions of the State of Texas.

A. Preamble

The Parties agree:

The County allocated \$8,500,000.00 in road funds to be used as the County’s share for road improvements in the City.

B. Projects

The City has selected the following projects (collectively, the Projects):

1. Central Park Boulevard from F.M. 2004 to Century Boulevard (Project 1). This project consists of the construction of a new four-lane concrete boulevard street with curbs, medians and an underground storm sewer system. The City has engaged a design consultant who is completing the final design of the project.
2. Monticello Drive from North Amburn Road to Memorial Drive (Project 2). This project consists of pavement and drainage improvements to Monticello Drive, as well as the realignment of North Amburn Road to provide for a standard intersection. The City has engaged a design consultant who is completing a preliminary design report with improvement recommendations; the exact scope and limits of this project will be determined following City and County review of the report recommendations and the associated construction cost estimate.
3. 9th Street bridge at 25th Avenue (Project 3). This project consists of the replacement of an existing channel crossing on 9th Street just north of 25th Avenue. The existing crossing consists of four large-diameter corrugated metal pipe culverts; the replacement will likely be multiple bridge-class box culverts. The design will include a scour analysis to be submitted, along with completed plans, to the Texas Department of Transportation. Consideration will be given to including a sidewalk on one side of the bridge (sidewalks exist in the vicinity, but not on the existing bridge) and to using decorative features (rails, etc.).

For Project 1, Central Park Boulevard, the County will reimburse the City for eligible construction cost only. The City will bid and contract for construction and provide all other required funds (design, permitting, bidding, construction materials testing, inspection and other ancillary costs).

For Project 2, Monticello Drive, the County will provide funds and contract for final design, permitting, bidding, construction, construction materials testing and inspection. The City will provide funds for and manage preliminary design performed by a design consultant selected by the City.

For Project 3, 9th Street bridge at 25th Avenue, the County will provide funds and contract for preliminary and final design, permitting, bidding, construction, construction materials testing and inspection.

C. City Approval

As required by the **Texas Transportation Code §251.012**, the City gives its approval to the County to finance the Project up to the limits established herein.

D. Payment

The County will finance the projects without any City funds up to \$8,500,000.00. The City will be solely responsible to provide funding for all additional project costs, if any, over \$8,500,000.00.

After the Projects have been designed and bids have been received, the County will notify the City of the bids and provide them a copy. Should the cumulative cost of the Projects exceed \$8,500,000.00, the City will provide the County with the City's portion of the project costs within 21 days of notification. Upon receipt of the City's share of the costs, the County will award the construction contract and proceed with construction. Should any change orders be necessary during construction that exceed the County's agreed share, the County will notify the City of the cost and reason for the change order, and the City will provide payment to the County within 21 days of notification.

E. Duties

1. The County will:

- a. Select, through a Qualifications Based Selection process, design consultants for the final design of Project 2 and the preliminary/final design of Project 3.
- b. Design, construct, and/or manage the Projects, as applicable, per the City's requirements.
- c. Furnish the City with a set of plans and specifications.
- d. Transfer any and all warranties to the City.

- e. Resolve any disputes with contractor(s).
- f. Inform the City of any additional right-of-way required and prepare right-of-way documents (parcel maps and metes and bounds descriptions) for the City's use. For Project 2, the County may, but is not obligated to, prepare right-of-way documents since the City has already engaged a surveyor who can prepare these documents.
- g. Reimburse the City for eligible construction costs for Project 1.

2. The City will:

- a. Deal with local citizen issues and questions during design and construction.
- b. Provide any necessary right-of-way.
- c. Provide construction requirements during the design phase of the project.
- d. Manage the bidding and construction of Project 1.
- e. After completion of the Projects, be responsible for such maintenance and upkeep as is required to keep the Projects properly functioning.
- f. Assist in utility relocations and provide funding for such relocations.

F. Completion of Projects

Upon completion and acceptance of each of these Projects individually, the County's responsibility for the respective project under this Agreement ends.

G. General Provisions:

- 1. Anything in this Agreement to the contrary notwithstanding, in no event shall any provision of this Agreement be construed to impose, create, or increase any liability to any third party whatsoever; and in no manner shall this Agreement be construed to operate for the benefit of any third party.
- 2. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understanding or written or oral agreement between the parties representing the subject matter within.
- 3. Each party represents that it has full authorization to enter into this Agreement as required by law.
- 4. The parties agree to pay any payments made pursuant to this Agreement from current revenues.
- 5. This Agreement may be executed in multiple originals.
- 6. In case any one or more of the provisions contained in the Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such fact shall not affect any other provision thereof, and this Agreement shall be construed as if the stricken provision had never been contained herein.
- 7. Each party to this Agreement agrees that in any legal action brought hereunder, venue shall lie in Galveston County, Texas. The validity of this Agreement and of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas.

8. It is expressly understood and agreed that under this Agreement neither party waives, not shall be deemed to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

Executed this _____ day of _____, 2026.

County of Galveston

By: _____
Mark Henry
County Judge

Attest:

Dwight Sullivan
County Clerk

Executed this _____ day of _____, 2026.

City of Texas City

By: _____
Dedrick Johnson, Sr.
Mayor

Attest:

Rhomeri Leigh
City Secretary