

PLANNING BOARD MINUTES

JULY 1, 2024

The Planning Board of the City of Texas City met in a regular meeting on Monday, July 1, 2024, at 5:00 p.m. Planning Board members present: Chairman Dickey Campbell, Commissioner Thelma Bowie, Commissioner Jami Clark, Jayla Weatherspoon, Alternate Member Aric Owens, and Alternate Member Jose Boix. Staff members present: Kimberly Golden (Secretary), David Kinchen (Deputy Building Official) and Veronica Carreon. Guests were: Enrique Munoz and Bryan Carnes (Carnes Builders), Mary Villareal and Jack Hernandez (The Interfield Group), Steven Vora, and Julie Tovar (S.H.I.P. Intern).

Chairman Dickey Campbell indicated a quorum was present and called the meeting to order.

1) APPROVAL OF MINUTES

A motion to approve the minutes of June 3, 2024, was made by Jayla Weatherspoon/Commissioner Jami Clark. All other members present voted aye.

2) PUBLIC COMMENTS

There were no public comments.

3) REGULAR AGENDA

- a. **Consider and take action on the Development Plan for 6th Street North Parking Lot for Brazos Urethane Building. Located at the northeast corner of 6th Street North and 11th Avenue North.**

Ms. Golden stated Brazos Urethane is building an office building to the south of this location that was previously approved by the Planning Board as a separate project and it is currently ongoing.

This is currently a vacant lot that will contain 39 new parking spaces with 2 of them designated accessible. This location has 3 zoning districts that apply to it. The basic zoning district is District "E-1" (Central Business). The other two zoning districts are the 6th Street Revitalization District and the Gateway Overlay District.

The property fits all of those zoning requirements and they will be adding some landscaping and a 6' stacked stone wall along the east property line to provide separation for the adjacent residential use. The site plan did not receive details of this wall, but it will be required on the plans when submitting for permitting as well as the location and placement of the street sign and street light pole(s).

Staff recommend approval of the Development Plan subject to confirming the stacked stone wall system will be at least 6' in height.

Ms. Golden then indicated on Google maps where the parking lot would be located and also indicated where the new office building is being constructed.

Chairman Dickey Clark asked if there was an intent to keep the old office building across the street. Mr. Bryan Clark wanted to be clear and replied that these properties are not owned by Brazos Urethane. They are owned by Scoggins Holdings. They are leased to Brazos Urethane on a long-term basis right now and the intent is once the employees are moved to the new office building, they will redo the exterior of the current Brazos Urethane building to make it look like the new building.

Mr. Clark added that the stacked stone fencing along the parking lot will match what they have constructed behind the new building.

Chairman Campbell noted the parking lot entrances being placed on 11th Avenue North and not 6th Street North. Mr. Clark replied that is correct and they have agreed with staff that they will keep the gates open for city events as needed.

Alternate Member Jose Boix asked if the parking lot would be gated and would it be paved concrete. Mr. Clark replied yes.

Alternate Member Aric Owens asked whether the Development Plan meets the 15% landscaping requirement, to which Ms. Golden replied yes. He then asked if the new office building meets this requirement as well. Ms. Golden replied that it did when the plans were originally approved. The Applicant then found a discrepancy between the survey and what was actually there and so the lot ended up being smaller. The building had already been built and there was an accommodation to remedy this.

Mr. Clark added that the survey was actually 10' shorter and they figured out quickly that they did not have room on each side and had to make those accommodations. Ms. Golden added that the project lost 2 parking spaces, but they were able to keep all the landscaping.

Chairman Campbell asked if there were any additional questions. There were none.

A motion was made by Alternate Member Jose Boix/Commissioner Thelma Bowie to approve the Development Plan for 6th Street North Parking Lot, subject to confirming the stacked stone wall will be at least 6' in height. All other members present voted aye.

b. Consider and take action on the Development Plan for a Proposed C-Store and Retail from The Interfield Group. Located at 1414 FM 646 on the east side of Vicksburg Lane.

Ms. Golden stated this a vacant piece of property on 9.56 acres located on the east of Vicksburg Lane at FM 646, which is in the Gateway Overlay District. It is currently zoned District "O" (Open Space) and there is also an application for rezoning that is coming through the process at the same time.

The Applicant is also subdividing the land into three lots – two that will front on FM 646, one that will front on Vicksburg Lane. The property that will front on Vicksburg Lane will have a detention pond on it and will serve the other two lots. There will be easements in favor of those lots and dedicated to the Property Owner's Association to maintain the detention pond.

The convenience store is 4,700 sq. ft and will include 24 striped parking spaces with one designated as accessible. There will also be a 12,000 sq. ft. retail strip with 60 striped parking spaces with four designated as accessible.

This site is not served by Texas City water and sewer, so the Applicant will be required to annex into the Bacliff MUD to obtain the new water and sewer connections. Mayor Johnson has provided a letter of no objection to the Bacliff MUD. The Applicant will have to go through an annexation process that the City Commission will actually have to formally consent to.

The site drains in part to FM 646, but in large part to a detention pond to be constructed in future Lot 3, which will discharge into the right-of-way of Vicksburg Lane and flow north into an improved drainage canal in the League City jurisdiction.

The property is located in the Gateway Overlay District so it will have masonry construction along with an excess of the required 15% landscaping which will include 88 trees of 3" caliper and 520 shrubs. Dumpsters will be screened.

Ms. Golden indicated that there was a representative to answer any questions from the Board.

Commissioner Jami Clark asked if there are any retail tenants identified at this time. The owner, Stavan Vora, replied they do not have any tenants at this time, and they are just constructing the buildout of the shopping center and will go from there.

Ms. Golden recommended that the Board's approval be conditioned on the rezoning being approved and on the property owner's association being created and the subdivision being recorded in proper form.

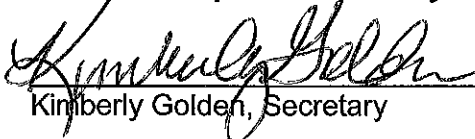
A motion was made by Commissioner Thelma Bowie/Jayla Weatherspoon to approve the Development Plan conditioned upon the rezoning being approved, the property owner's association being created, and the subdivision being recorded in property form.

4) GENERAL UPDATES

Ms. Golden introduced Julie Tovar, the department's S.H.I.P. intern. She comes from a family of construction and is learning about permitting and has completed some projects and working on more. Engineering & Planning and Inspections are happy to have her working with them.

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

Chairman Dickey Campbell asked if there was any other business to which there was none. **A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to adjourn. All members present voted aye.**

 7-22-2024
Kimberly Golden, Secretary Date

Minutes approved by the Planning Board at its meeting on 7-22-2024.