


**City of Texas City
Engineering & Planning
Memo**

To: Planning Board – for meeting on 2/20/2023

From: Kim Golden, P.E., Engineering & Planning 

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

Date: February 16, 2023

Re: Development Plan approval – Kingdom Wings - 2828 Texas Ave

Background: Applicant, Sherman Jones, is the pastor of the religious assembly called Betmidrash which operates at 2828 Texas Ave on Saturdays only, 11:30 am – 4pm. The location received preliminary re-zoning approval from District F – Light Industrial to District E – General Business on August 3, 2022. The applicant seeks to add a drive thru window to provide food service. Applicant states no food will be served or sold for consumption on site.

Existing conditions: The approximate 0.50 acre lot has an existing building and paved parking which is operating as a church for religious assembly one day per week. A room in the church building was converted to a kitchen as an ancillary use of the church. However, for the kitchen to operate daily as a food service required a zoning change to District E (General Business) which the applicant received from City Commission on August 3, 2022. Applicant seeks approval of a Development Plan so it can apply for a building permit and confirm the preliminary rezoning as final. The applicant seeks to expand the food service to include drive-thru take out food service. This expansion of use will require the modification of the existing exterior of the building to add a drive-thru window. It appears the existing paved area may be sufficient for the drive-thru driveway.

Analysis: Development plan shows no outdoor seating. Applicant will provide additional landscaping and add masonry screening around the dumpster as required for compliance with the Gateway Overlay District. Applicant is also required to make sure entire driving area is properly paved and that any area disturbed by recent construction or other cause is restored to sound condition.

Subject to complying with the requirements of the Gateway Overlay District, Staff have no objection to approval of the Development Plan.

Revised Outside Site Plan

Church Storage
For church
purpose Only

Dumpster

Masonry wall

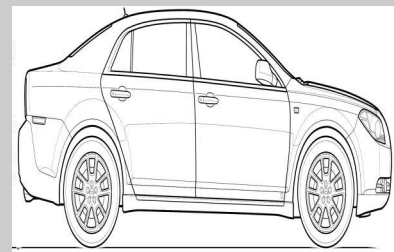
Water valve

Grease container

Grey is
pavement

EXIT

Kingdom Wings
With
Heavenly Flavors



Drive-thru
window

Drive-thru Canopy 4ft X4 1/2ft

Frontdoor

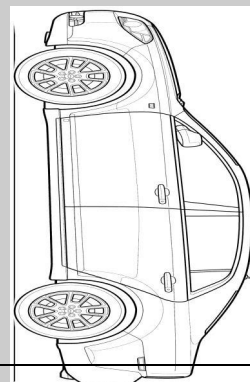
Landscaping

Drive thru order sign 5ft X 6ft

Water valve

Parking Lot

Parking Lot



Landscaping
Trees



Entrance

Entrance

Texas Ave

Ditch