

PLANNING BOARD MINUTES FEBRUARY 20, 2023

The Planning Board of the City of Texas City met in a regular meeting on Monday, February 20, 2023 at 5:00 p.m. Planning Board members present: Co-Chairman Perry O'Brien, Commissioner Thelma Bowie, Commissioner Jami Clark, Jayla Weatherspoon and Alternate Member Jose Boix. Staff members present were: Kimberly Golden, Veronica Carreon, Michele McCoy, Robert Durning and Casey Bennett. Guests were: Sherman & Ivette Jones, Kingdom Wings; and Sherri McElwee, Quiddity Engineering.

Co-Chairman Perry O'Brien indicated a quorum was present and called the meeting to order.

(1) APPROVAL OF MINUTES

A motion to approve the minutes of February 6, 2023, with corrections, was made by Commissioner Jami Clark/Jayla Weatherspoon. All other members present voted aye.

(2) PUBLIC COMMENTS – Co-chairman Perry noted there were no requests from the public to provide comments.

(3) Consider and take action on the Development Plan for Kingdom Wings with Heavenly Flavors, a take-out only food service located at 2828 Texas Avenue, Texas City.

Ms. Kimberly Golden stated the applicant, Sherman Jones, is the pastor of a religious assembly called Betmidrash, which operates at the location of 2828 Texas Avenue. The assembly meets at the site only on Saturdays from 11:30 a.m. to 4:00 p.m. The location received preliminary rezoning from District "F" (Light Industrial) to District "E" (General Business) in August 2022 by City Commission. This rezoning is necessary for the applicant to operate as a food service business. They are now coming forward to have their development plan approved so that they can move on to permitting so that they can make changes to add a drive-thru window. They are located on a Gateway Overlay District and there will also be some improvements required to add some landscaping and masonry screening around the dumpster. The applicant has provided staff an updated plan indicating they are going to take care of these items. It is with this understanding that they will be compliant, and staff have no objection to approval of their development plan.

Co-Chairman Perry O'Brien asked Ms. Golden if the kitchen has been completed, to which she replied that as she understands it, the church had already done what was necessary to use it as a food service as a secondary use of the church. The re-zoning was necessary for a primary use as a food service.

Co-Chairman O'Brien then asked if the applicant had anything to add to Ms. Golden's presentation, to which Pastor Sherman Jones replied that they needed to finish installing the vent hood, which is why they are present and seeking development plan approval.

After presentation, a motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Development Plan for Kingdom Wings with Heavenly Flavors. All other members present voted aye.

(4) Consider and take action on the Preliminary Plat for Lago Mar Pod 9 Section 4. A subdivision of 16.05 acres of land out of the Alexander Farmer League, A-11, Texas City. Located west of Hughes Road and Pod 9 Section 1.

Ms. Golden stated that in the original Master Plan this section was identified as a potential school site, but DISD decided not to acquire this property. So, the developer amended the master plan for development into residential lots. One of the issues that had to be resolved with this plat, was the program for the pocket park located in the section to serve all of Pod 9. When it was supposed to be a school site the park was designed to cross-benefit the school. But when the school backed out, the developer, along with city staff, worked together to rethink the park. The developer has provided a concept plan for the park with more active uses. There is a half-court basketball court, an open field with a backstop, and a rope structure. Ms. Golden indicated on the exhibit that the developer is going to try for a 2-acre dog park. With these changes everything looks to be in compliance with the PUD and the zoning ordinance. Staff recommends preliminary plat approval at this time.

Ms. Golden noted a couple of typos in her memo and clarified she is presenting the preliminary plat for Pod 9 Section 4.

Commissioner Jami Clark stated that it looks like it is going to be a nice dog park. Commissioner Thelma Bowie added that other residents could be envious of the dog park and disappointed not to have dog parks in their neighborhoods. Alternate Member Jose Boix asked if the HOA would maintain the park upon completion, to which Ms. Golden replied yes.

Mr. Boix then asked about the roads and if they were private. Ms. Golden stated the roads in this section would be public. Ms. Sherri McElwee added that the roads in this area are not gated.

After presentation, a motion was made by Jose Boix/Commissioner Jami Clark to approve the Preliminary Plat for Pod 9 Section 4. All other members present voted aye.

(5) GENERAL UPDATES

Ms. Golden stated that at the last meeting there was an item that came before the Planning Board that their approval was conditioned upon the contractor being paid current. She informed everyone that communication has been received from the contractor that they have been paid.

Secondly, there was a time back when the Board approved a Preliminary Plat for a section in Lago Mar Pod 9 with LGI Homes. LGI also developed Seacrest Subdivision and there was a sidewalk that needed to be installed. Planning Board approval of the preliminary plat was conditioned upon LGI providing plans for the sidewalk in Seacrest. Staff have received and approved the plans for construction.

Ms. Golden then presented some facts from an Economic Development Retreat that was held the week before regarding updated population. In 2010, according to the census Texas City had a population of 45,099. In 2020 the population bumped up to 51,898. Since then, just two years later, the population has bumped up to 55,688. The data is showing that Texas City is really growing.

The labor force increased, but unemployment numbers actually went down. This means there are more people coming into Texas City and they are getting jobs.

The median age at 35.2 which is actually younger than the national average. What this means is that there are people moving to Texas City who are younger than the national average and getting jobs. From an employer's standpoint, that is what they are looking for. There are 36,636 adults, with about 7,500 of them being seniors.

With regards to educational attainment, 85% of the population has a high school degree or more. This is something that employers look at as an educated ready-to-work force.


In 2021, there were 814 new residential permits issued, which includes GLO Homes and Non-GLO Homes. In 2022, permitting was down with 483 permits issued. Regarding remodels, the numbers have increased in 2022, which Ms. Golden takes that as people are here to stay in Texas City.

She then presented maps that show where the areas of growth are which include Lago Mar and Lakeside Bayou.

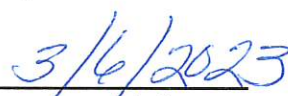
Ms. Golden stated that she just wanted to present this information to keep the Planning Board updated on growth in the city. The commissioners expressed appreciation for the information.

(6) Other business. (Any conceptual development proposal requesting to come before the Planning Board)

Co-Chairman O'Brien 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.**



Kimberly Golden, Secretary



Date

Minutes approved by the Planning Board at its meeting on March 6, 2023.