

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, APRIL 1, 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) Proclamation Declaring April 2026 as Fair Housing Month
 - (b) Proclaiming April 9, 2026, as "409 Day" in Texas City, Texas
- (5) REPORTS
 - (a) Community Development Annual Report
- (6) PUBLIC COMMENTS
- (7) CONSENT AGENDA
 - (a) Approve City Commission Minutes for March 18, 2026 meeting. (City Secretary)
 - (b) Consider and take action on Resolution No. 2026-033, approving the contract with Spark Lighting (BuyBoard Contract No. 779-25) to complete the baseball field lighting upgrades at Carlos Garza Sports Complex. (Parks, Rec & Tour)

- (c) Consider and take action on Resolution No. 2026-034, suspending the April 19, 2026, effective date of the GRIP (Gas Reliability Infrastructure Program) Rate Increases proposed by CenterPoint Energy for the maximum period allowed by Texas Utilities Code 104.301(a). (Management Services)
- (d) Consider and take action on Resolution No. 2026-036, awarding Invitation To Bid (ITB) 2026-016 and entering into a contract for the demolition of 1801 9th Avenue North. (Public Works)

(8) REGULAR ITEMS

- (a) Consider and take action on Ordinance No. 2026-05, approving the permanent zoning change request from The Interfield Group to rezone from District "O" (Open Space) to District "E" (General Business) for a proposed Convenience Store and Retail Development. (Engineering)
- (b) Consider and take action on Ordinance No. 2026-06, approving the permanent zoning change from Sherman Jones to rezone the property at 2828 Texas Avenue, Texas City, TX from District "F-1" (Outdoor Industrial) to District "E" (General Business) to operate "Kingdom Wings with Heavenly Flavors" - a take-out food service with a drive-thru window. (Engineering)
- (c) Consider and take action on Ordinance No. 2026-07, approving the permanent zoning change of The City of Texas City Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity to rezone property from District "D-1" (Limited Service) to District "A" Single-Family Residential) for the development of single-family homes. (Engineering)
- (d) Consider and take action on Resolution No. 2026-035, awarding Invitation To Bid (ITB) 2026-013 and entering into a contract for installation of two traffic signal projects at 6th Street and 9th Avenue, and at 9th Street North and Loop 197. (Public Works)

(9) COMMISSIONERS' COMMENTS

(10) MAYOR'S COMMENTS

(11) STAFF ANNOUNCEMENTS

(12) 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 INTERIM CITY HALL, 2000 TEXAS AVENUE, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON MARCH 26, 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: 04/01/2026

Proclamation Declaring April 2026 as Fair Housing Month

Submitted For: Patricia Mata, Community Development/ Grant Admin

Submitted By: Patricia Mata, Community Development/ Grant Admin

Department: Community Development/ Grant Admin

Information

ACTION REQUEST

Consider and approve a proclamation declaring April 2026 as Fair Housing Month in the City of Texas City and authorize the Mayor to execute the proclamation.

BACKGROUND (Brief Summary)

April is recognized nationwide as Fair Housing Month in commemoration of the passage of the Fair Housing Act of 1968, landmark legislation that prohibits discrimination in housing based on race, color, religion, sex, national origin, familial status, and disability. Each year, the U.S. Department of Housing and Urban Development (HUD), along with national and local organizations, hosts events and activities throughout the month to raise awareness of fair housing rights, promote equal access to housing opportunities, and reinforce the importance of building resilient communities.

The City of Texas City has consistently supported these efforts and has proclaimed April as Fair Housing Month in preceding years. Continued recognition demonstrates the City's commitment to affirmatively furthering fair housing, reducing barriers to housing choice, and fostering diverse, inclusive neighborhoods for all residents.

RECOMMENDATION

Staff recommends approval of the proclamation declaring April 2026 as Fair Housing Month in the City of Texas City to reaffirm the City's commitment to fair housing principles and to support ongoing education and outreach efforts within the community.

Fiscal Impact

Funds Available Y/N:

Amount Requested:

Source of Funds:

Account #:

Fiscal Impact:

No Fiscal Impact

Attachments

Fair Housing Proclamation Template

Proclamation for Fair Housing Month
City of Texas City Commission
Proclamation

WHEREAS, the City of Texas City is dedicated to promoting a community that values equality, opportunity, and fairness for all residents, regardless of their race, color, national origin, religion, sex, familial status, or disability; and

WHEREAS, the Fair Housing Act, enacted on April 11, 1968, marked a milestone in the United States' efforts to eliminate discrimination in housing and to ensure that all individuals have the right to live in a safe and welcoming environment; and

WHEREAS, Fair Housing Month serves as a reminder of the importance of continuing efforts to remove barriers to housing equality, to support policies that promote diversity, and to empower individuals to achieve the American Dream of homeownership; and

WHEREAS, the City of Texas City reaffirms its commitment to the ideals of equal housing opportunity, promoting access to housing in all neighborhoods, free from discrimination, while encouraging education and awareness about fair housing practices within our community; and

WHEREAS, the residents of Texas City are encouraged to celebrate Fair Housing Month by learning more about their rights under the Fair Housing Act, supporting inclusive policies, and fostering a community spirit of equity and inclusion for all people.

NOW, THEREFORE, I, Dedrick D. Johnson, Sr., Mayor of the City of Texas City, do hereby proclaim the month of April 20XX as Fair Housing Month in Texas City, and call upon all residents to join in the observance and celebration of this important occasion, recognizing the significance of fair and equal housing opportunities for all people, and reaffirming our commitment to creating a just and inclusive community.

IN WITNESS WHEREOF, I have hereunto, on behalf of the Texas City Commission, set my hand and caused the Seal of the City of Texas City to be affixed this April X, 20XX.

Honorable Dedrick D. Johnson, Sr.

Mayor, City of Texas City

Rhomari Leigh

City Secretary, City of Texas City

CITY COMMISSION REGULAR MTG

(4) (b)

Meeting Date: 04/01/2026

Proclaiming April 9, 2026, as "409 Day" in Texas City, Texas

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Proclaiming April 9, 2026, as "409 Day" in Texas City, Texas

BACKGROUND (Brief Summary)

409 Day is a day to celebrate all things Texas City & life in the 409 area code. Last year, there were special events, discounts on activities, giveaways, restaurant specials and so much 409 fun! And we're planning to do it all again this year. Stay tuned for special discounts, giveaways and all things 409!

If your business, group, organization or school would like to participate, we'd love to hear from you! Whether it's taking fun photos, offering a special \$4.09 discount, hosting a special from 4-9 p.m., volunteering at a non-profit in the 409 area code or anything else, email jlaird@texascitytx.gov and let us know how you'll 409!

[409 Day Webpage](#)

RECOMMENDATION

Fiscal Impact

CITY COMMISSION REGULAR MTG

(5) (a)

Meeting Date: 04/01/2026

Community Development Annual Report

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Community Development Annual Report

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Staff Report

Community Development & Grants Administration

Department Report April 2026



Meet our team



Adela Garza
Administrative Assistant



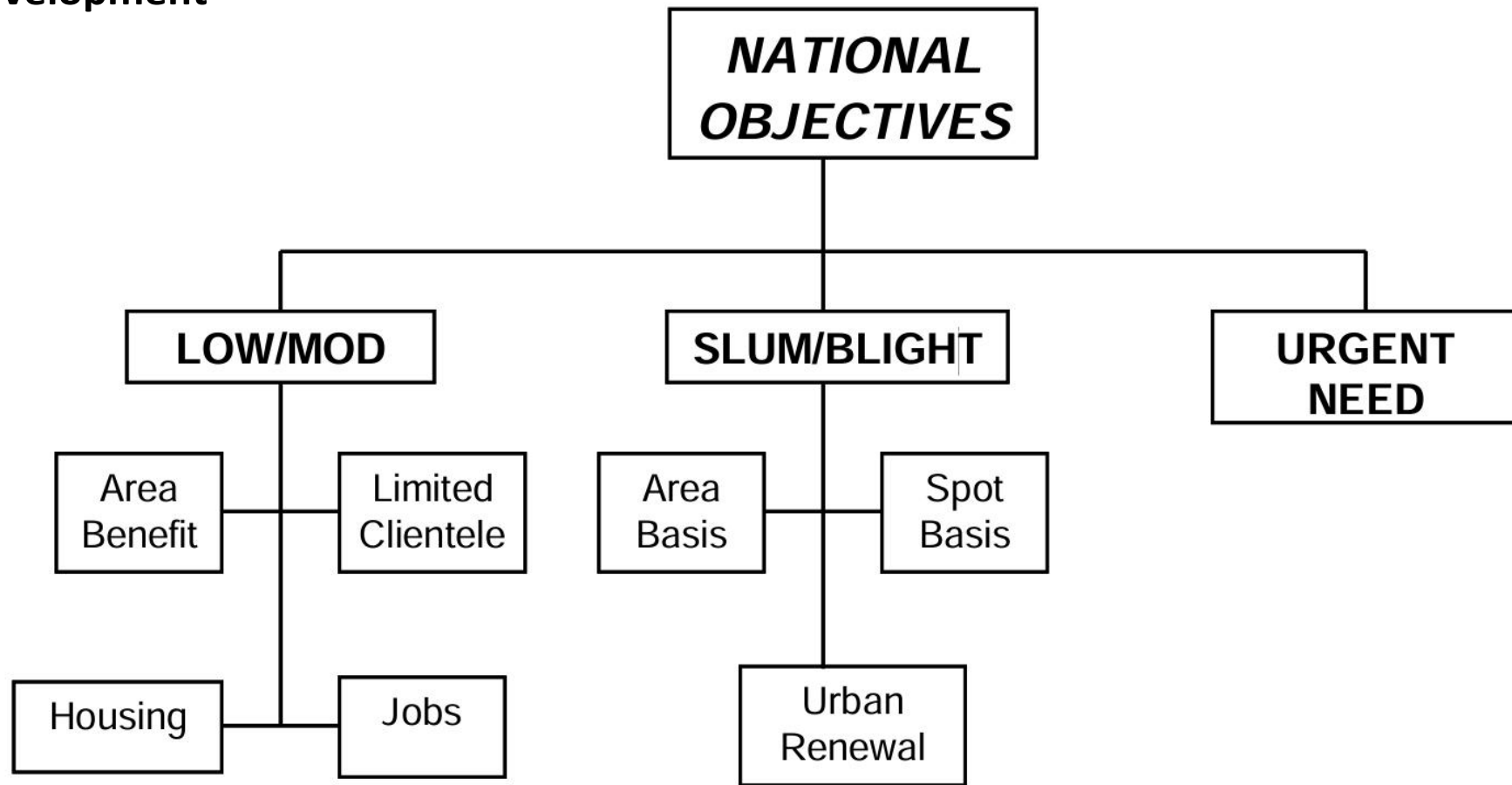
Raziya Hillery
Program Coordinator



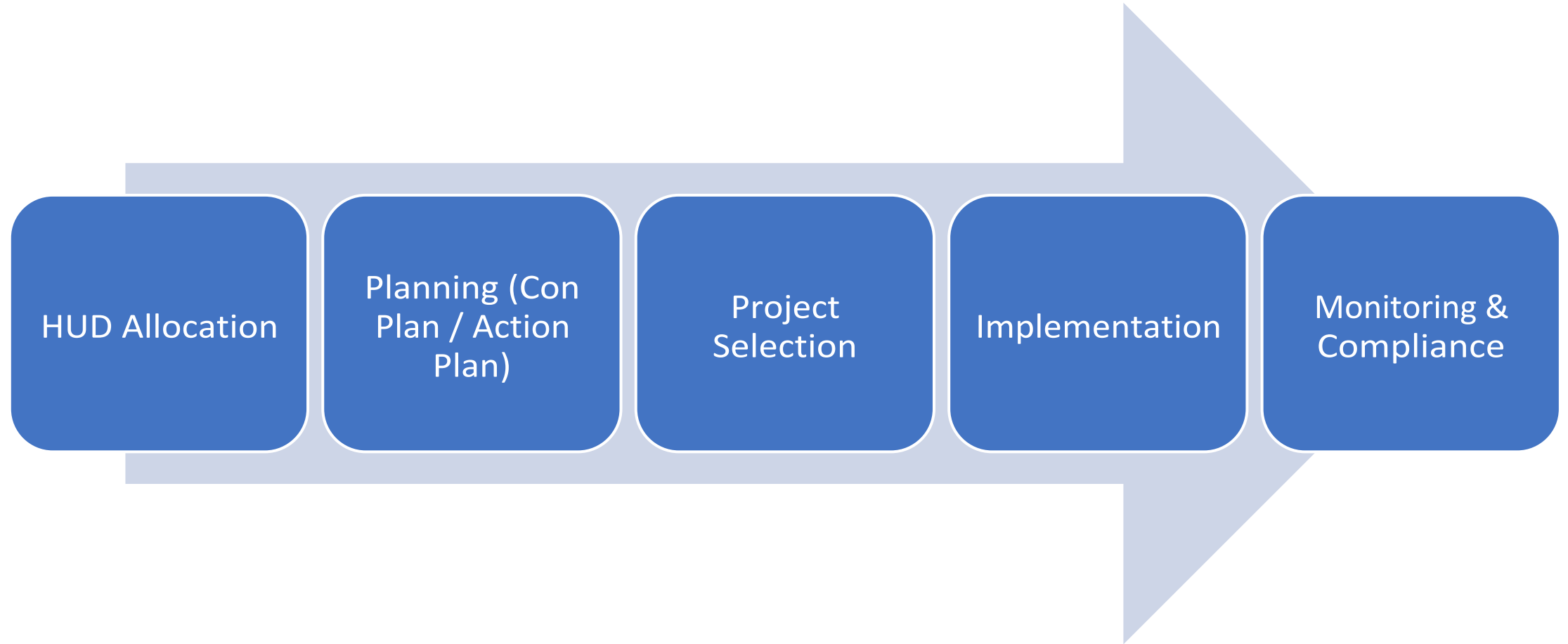
Patricia Mata
Director



**U.S Department of Housing and Urban
Development**



CDBG Entitlement Grant



Consolidated Plan PY 2020-2024



Reprogramming \$142,475.15 in funds currently allocated to Public Facilities & Improvements, reallocating it to Housing Programs.

- Priority needs
 - Decent, affordable Housing
 - Suitable Living Environment
 - Economic Development/Opportunities

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Every Three or Five-Years the City of Texas City prepares a strategic plan as required by the U.S. Department of Housing and Urban Development (HUD). On behalf of the City, the Texas City Community Development Department (TCCD) developed the 2020-2024 Consolidated Plan (Con Plan). The Con Plan details how the City plans to invest its resources to meet Texas City's ongoing affordable housing, community development, economic development, and public service needs during the five-year period from October 1, 2020 to September 30, 2025. The resource that will be used to address Texas City's priorities in the Con Plan is a federal entitlement grant, Community Development Block Grant (CDBG).

According to HUD, the primary objectives of the entitlement funds are to increase the availability/accessibility, affordability, and sustainability of decent housing, suitable living environments, and economic opportunity for low- and moderate-income families within the city. As in the past several approved Con Plans, the 2020-2024 Con Plan funding priorities are divided into four categories designed to benefit low- and moderate-income persons, households and families residing in Texas City.

- Affordable housing



CDBG Entitlement Grant since 1994

FIRST TIME
HOMEBUYERS



Who We Serve

HOUSING
REHABILITATION/
RECONSTRUCTION



Projects Selected 2024

- Housing Activities
 - Rehabilitation
 - Reconstruction
 - First Time Homebuyer Program
- Public Infrastructure
- Neighborhood Beautification
- Homelessness Prevention



Texas City
EST. 1911

2024/2025 Key Accomplishments

Neighborhood Improvement & Beautification

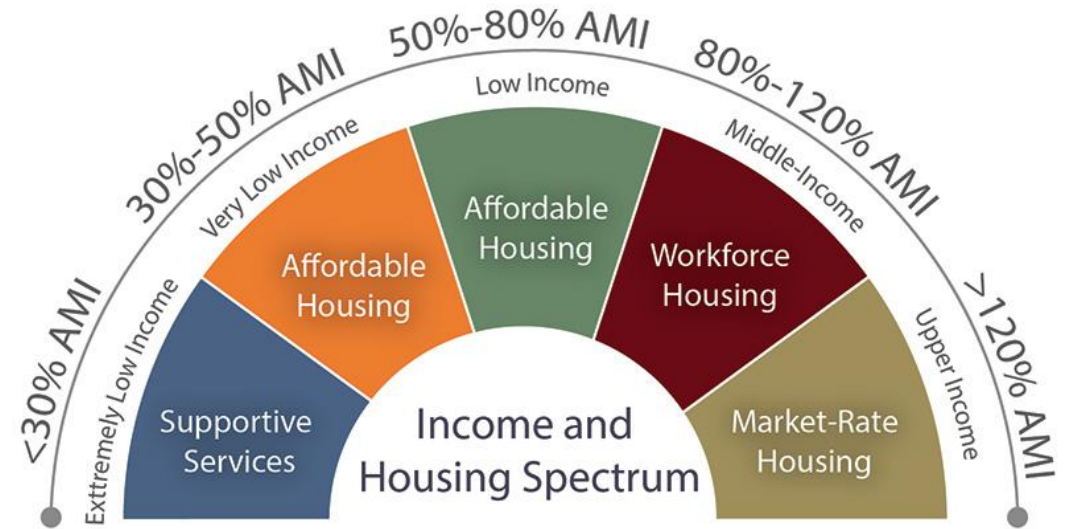
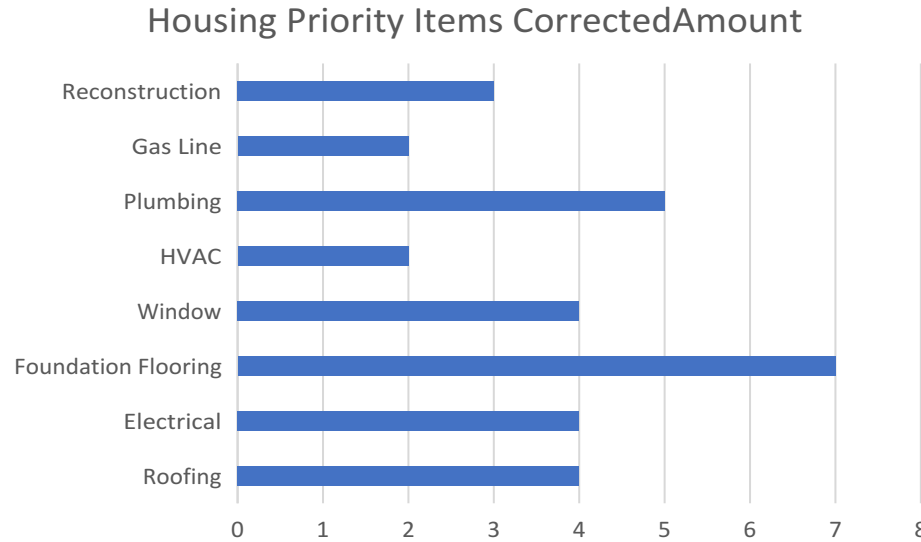
- Beautified 5 areas
- Fall Sweep 2024
- Great American Clean-up 2025
- 60 Volunteers
- Collected over 750LB of trash



2024/2025 Key Accomplishments

Housing Rehabilitation: 11 homes completed

Housing Reconstruction: 3 homes completed



- 7 of 14 Elderly (62+)
- 3 homeowners at <30%
- 4 homeowners at 30-50%
- 7 homeowners at 50-80%





2024/2025 Key Accomplishments



Texas City
EST. 1911

Mayors Taskforce on Homelessness

Prevention and Intervention efforts

- 22 County-wide Organization
- Over 60 Volunteers
- 94 attendees

Services offered:

- Medical services, screening, prevention, and vaccines
- Emergency Assistance: rent, utilities
- Recovery Referral Services
- Job Training
- Childcare
- Veteran Homeless Services

Items offered:

- Hygiene Kits
- Backpacks
- Socks
- Undergarments



HOMELESS NAVIGATION DAY 2024

NOVEMBER 14, 11AM - 3 PM
NESSLER CENTER
2010 5TH AVE N.

referrals or immediate assistance through



**FREE FOOD, SHOWERS,
HYGIENE KITS, HEALTHCARE,
FREE HAIRCUTS
AND REFERRAL SERVICES.**

**FOR TRANSPORTATION
INFORMATION,
CALL (409) 643-5730.**

COMMUNITYDEVELOPMENT@TEXASCITYTX.GOV



Texas City
EST. 1911

Substantial Amendment

An amendment is considered "substantial" when there is a major change to the purpose, scope, location, or beneficiaries of an activity. (24 CFR 91.505)

First Time Homebuyer Program



Reallocate remaining funds to flagship Housing Rehabilitation program



Expand description to include more allowable activities and allowable locations



Using some of the unused public facilities funds to award grants to eligible nonprofits and CDBG-eligible projects



Questions



About Us

Programs & Services

Projects

Contact

I'm Looking For...



More info at:

<https://www.texascitytx.gov/1131/CommunityDevelopment>



Texas City
EST. 1911

CITY COMMISSION REGULAR MTG

(7) (a)

Meeting Date: 04/01/2026

Approve City Commission Minutes for March 18, 2026 meeting

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

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

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Minutes 3/18/2026

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, MARCH 18, 2026 – 5:00 P.M.
NESSLER CIVIC CENTER - WINGS OF HERITAGE

A Regular Called Meeting of the City Commission was held on Wednesday, MARCH 18, 2026, at 5:00 P.M. in the Nessler Civic Center — Wings of Heritage, 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
Abel Garza, Jr. , Commissioner At-Large
DeAndre' Knoxson, Commissioner District 1
Keith Love, Commissioner District 2
Jami Clark, Commissioner District 4

Absent: Thelma Bowie, Commissioner At-Large, Mayor Pro Tem
Chris Sharp, Commissioner District 3

2. INVOCATION

Led by Terry Melancon of Come and See Friends Church.

3. PLEDGE OF ALLEGIANCE

Led by DeAndre' Knoxson, Commissioner District 1.

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)

Michael Skiba, Head Golf Professional, gave a PowerPoint presentation.

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).

Kim Golden, City Engineer, stated that TxDOT is acquiring an 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 the removal of one or more bays from the two easternmost existing buildings. It will also require relocation of the existing septic field and of the electric service pole.

Jeff Boutte, representative of EHRA, on behalf of the owner, NSA Property Holder, LLC, spoke in favor of the zoning change and offered to answer any questions the Commission or the public may have.

- b. Public Hearing for comments on the zoning change of 5741 FM 646 from District "O" (Open Space) to District "S-P" (Site Plan).

Kim Golden, City Engineer, stated that TXDOT is acquiring additional right-of-way for the widening of FM 646. The site plan presented for approval includes the changes required for the TxDOT taking. To avoid having to repeat the rezoning process, the application is presenting the post-taking site plan.

Miles Anthony, representative of Kimley-Horn & Associates, on behalf of the owner, SS Dickinson LP, spoke in favor of the zoning change and offered to answer any questions the Commission or the public may have.

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

Kim Golden, City Engineer, described the changes the developer proposed in Sections 5 and 6 due to the DISD for a school site, which reduced the anticipated lot yield by 235 lots.

Teddy S. Awad, a representative of A&S Engineers, Inc., on behalf of the owner, Rainsong Partnership LLC, spoke in favor of the zoning change and offered to answer any questions the commission or the public may have.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large Abel Garza, Jr., to close the Public Hearing.

Vote: 5 - 0 CARRIED

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.

Kim Golden, City Engineer, recommends that, conditioned upon no additional plats being recorded until the community park is complete, or a bond be posted for its completion. 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 is posted for its completion, acceptable to the City.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 2 Keith Love

Vote: 5 - 0 CARRIED

- 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.

Kim Golden, City Engineer, stated 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.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 4 Jami Clark

Vote: 5 - 0 CARRIED

- 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.

Kim Golden, City Engineer, stated 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.

Mayor Johnson thanked each applicant and those who spoke in favor and opposition, stating that this is the public process for every development that submits an application and seeks to operate in Texas City.

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 2 Keith Love

Vote: 5 - 0 CARRIED

8. PUBLIC COMMENTS

The following member of the public requested to address the City Commission: Jose Boix.

9. CONSENT AGENDA

Commissioner District 2, Keith Love, made a motion to approve Consent Agenda item 9a. The motion was seconded by Commissioner At-Large, Abel Garza, Jr. DeAndre' Knoxson, Commissioner District 1, pulled Consent Agenda item 9b, and Jami Clark, Commissioner District 4, pulled Consent Agenda item 9c for more discussion and voted on them separately.

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

Vote: 5 - 0 CARRIED

- 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)

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large Abel Garza, Jr.

Vote: 5 - 0 CARRIED

- 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)

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

Abel Garza, Commissioner At-Large, questioned whether this RFQ was to purchase new software. CFO Rushing restated that this is not to purchase new software but a consulting service contract to review our current ERP and guide the City through the required procurement steps and meeting federal deadlines.

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 2 Keith Love

Vote: 5 - 0 CARRIED

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)

Kim Golden, City Engineer, recommends the approval of the Interlocal Agreement to assist with funding for Central Park Boulevard, Monticello Drive, and 9th Street Bridge Projects.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 1 DeAndre' Knoxson

Vote: 5 - 0 CARRIED

11. COMMISSIONERS' COMMENTS

12. MAYOR'S COMMENTS

An audiovisual recording of the 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.

13. ADJOURNMENT

Having no further business, Abel Garza, Jr., Commissioner At-Large made a MOTION to ADJOURN at 5:55 p.m.; the motion was SECONDED by Commissioner District 4, Jami Clark. All present voted AYE. MOTION CARRIED.

DEDRICK D. JOHNSON, MAYOR

ATTEST:

Rhomari Leigh, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG

(7) (b)

Meeting Date: 04/01/2026

Carlos Garza Park Baseball Field LED Lighting Upgrade

Submitted For: Nicole Best, Recreation and Tourism

Submitted By: Nancy Heredia, Recreation and Tourism

Department: Recreation and Tourism

Information

ACTION REQUEST

Request approval to engage Spark Lighting for the replacement of baseball field lighting with LED fixtures on Fields 1–5 and the infield lighting on Field 6 at Carlos Garza Park, in the amount of \$339,000.00. This project is included in the FY26 Capital Improvement Plan (CIP) and was previously approved in the FY26 budget.

BACKGROUND (Brief Summary)

Carlos Garza Park’s baseball fields have utilized 1500-watt metal halide lamps since 2010. These fixtures are outdated, less energy efficient, and no longer meet current lighting standards. The proposed project will upgrade the facilities to modern LED baseball lighting, providing improved visibility, enhanced energy efficiency, and reduced long-term maintenance costs.

The project scope includes the removal and replacement of lighting on Fields 1–5, as well as the replacement of four infield poles on Field 6. The work includes installation of new stainless steel nuts, bolts, and washers on pole crossarms, along with spot surface grinding and application of a galvanized protective coating.

RECOMMENDATION

The Parks, Recreation & Tourism Department recommends that the City Commission approve engaging Spark Lighting (BuyBoard Contract No. 779-25) to complete the baseball field lighting upgrades at Carlos Garza Park—Wagon Wheel Fields 1–5 and the infield of Field 6—for a total cost of \$339,000.00.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: 339,000.00

Source of Funds: FY26 Budget

Account #: 401-401-55650

Fiscal Impact:

Attachments

V6 Texas City- Carlos Garza Sports Complex Lighting Sports Complex Complex

Photo
Resolution

A Spark Lighting solution for



City of Texas City
Carlos Garza Sports Complex Lighting

Byron Sefcik
bsefcik@texascitytx.gov

Version Six



BuyBoard Proposal No. 779-25
Parks and Sports Field Lighting
Products and Installation Services

March 16, 2026

Proposal prepared by:
Jeremy Wendt
832-301-1722
jeremy@sparklighting.com

Proven Experience. Texas Built. Since 2011.

Founded in 2011, Spark Lighting has spent more than a decade delivering turnkey LED lighting solutions across the state of Texas. Our longevity in the market reflects consistent performance, financial stability, and a deep understanding of lighting systems in real-world environments. From commercial and industrial facilities to municipalities, counties, and educational campuses, our team has successfully executed projects of all sizes with one objective in mind: deliver reliable, high-performance lighting that lasts. We don't chase quick wins—we build long-term partnerships backed by experience and accountability.

A Turnkey Process That Eliminates Guesswork

Every Spark Lighting project is driven by a structured, proven engagement model designed to reduce risk and ensure predictable outcomes. We begin with **Assessment**, conducting a comprehensive evaluation of existing conditions, photometrics, infrastructure, and operational needs. Next is **Design**, where we engineer lighting solutions that balance performance, energy efficiency, code compliance, and budget. Our **Installation** phase is handled by experienced crews who prioritize safety, scheduling, and minimal disruption. Finally, our **Expertise** sets us apart—bringing deep technical knowledge, product insight, and field experience to solve challenges before they become problems.



Orwall Park, Montgomery County, Texas

Active Members. Trusted Industry Partners.

Spark Lighting is proud to be an active participant in leading trade organizations that support municipalities, communities, and public infrastructure across Texas. Our involvement reflects a long-term commitment to industry best practices, continuing education, and alignment with the organizations that shape standards, policy, and innovation in the markets we serve. Through membership and sponsorship, we remain connected to decision-makers, emerging needs, and evolving regulations.

Organizations We Support and Engage

Spark Lighting is an active member and sponsor of leading Texas organizations that serve public agencies and educational institutions. We participate in the **Texas Recreation and Park Society (TRAPS)** and the **Texas Municipal League (TML)**, supporting cities and parks departments statewide. We also engage with the **Texas Association of School Administrators (TASA)** and the **Association of Water Board Directors (AWBD)**, aligning with school leaders and utility districts responsible for critical public infrastructure.



Elite LED Sports Lighting. Engineered to Perform.

We design, supply, and install high-performance lighting solutions for athletic facilities across Texas.

Our systems are built to deliver:

- Maximum on-field visibility
- Superior uniform light levels
- Reduced energy consumption
- Long-term reliability
- Professional-grade performance

From little league fields to championship complexes, we build lighting systems that enhance safety, visibility, and the overall game-day experience.



Complete Turnkey Sports Lighting Solutions

- Custom LED sports lighting design and full installation
- New pole installation and structural upgrades
- Precision photometric layouts and advanced glare control
- HID-to-LED athletic field retrofits
- Smart controls and programmable scheduling systems
- Ongoing service and maintenance support



Smart Wireless Controls. Total Command of Your Facility.

Spark Lighting integrates advanced **wireless lighting control systems** that give facility managers complete control — from anywhere.

Our control systems allow you to:

- Schedule lighting by day, time, or season
- Monitor system performance remotely
- Eliminate manual switching and on-site control panels

Recommendation for LED Sports Luminaire

- No bulbs to replace, minimal maintenance
- 5 year warranty on fixtures
- Environmentally friendly –1200W/168,000 Lumens each
- **Brighter** and more even illumination = greater safety for residents and visitors
- Projected **190,000** hours **L70 Lifespan** at approximately 25°C



SP17 LED Sports Light



Sports Lighting Level Recommendations According to UIL and Illuminating Engineering Society's (IES)

Safety and visibility are often overlooked in sports, but proper lighting is the building block of a safe play environment, and is of utmost importance. Poor lighting (or no lighting) can ruin the game and create an unsafe environment. But it's not just about avoiding trips and falls; it's also about creating an optimal viewing experience.

The Illuminating Engineering Society is the leading authority on lighting standards across all markets, applications, and categories, and they are the ones who determine the lighting requirements that are followed industry-wide. The University Interscholastic League (UIL) has more or less adopted the IES standards for sports lighting.

The two most crucial components of sports lighting are **illuminance**, measured in foot-candles, and **Uniformity**, also measured in foot-candles but using a ratio/ relationship formula which uses the brightest spot on the plane versus the darkest spot on the plane.

The ball can be difficult to track if the lighting is spotty – as the ball will pass through dark and light. The uniformity formula, also referenced as the 'max/min ratio,' is used to ensure even light distribution. As an example, a ratio of 2:1 (or a Uniformity of 2), means the brightest part of the field is twice as bright as the dimmest part. In contrast, a better ratio of 1.5:1 (Uniformity 1.5), means the brightest part is closer to the darkest part, and is therefore more uniform. Ideal uniformity, which can only be achieved by sunlight, would be a 1 (1:1).

See chart below for IES and UIL lighting recommendations for illuminance and uniformity.

Sport	Typical Playing Facility Dimensions (ft ²) (w x l)	Horizontal Footcandles (fc) Maintained	Uniformity (Max to Min)	Grid Size (feet)	Minimum Number of grid points
Baseball Infield Outfield	90 x 90 300 avg.	50 30	2.0 2.5	30 x 30 30 x 30	25 varies
Football	360 x 160	30 - 50*	2.5 (30 fc) 2.0 (50 fc)	30 x 30	72
Gymnasium	90 x 50	60 - 75	2.0	10 x 10	45
Soccer	360 x 225	30 - 50*	2.5 (30 fc) 2.0 (50 fc)	30 x 30	96
Softball Infield Outfield	60 x 60 200 avg.	50 30	2.5 (30 fc) 2.0 (50 fc)	20 x 20 20 x 20	25 varies
Tennis	78 x 36 single court	40	1.7 - 2.0	10 x 10	50

Photometric Simulation of Light Levels after Installation Fields 1-5

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
○	10	SP17-1K2-5070-F64806-L325	Single	178300	1200	12000	0.900
○	70	SP17-1K2-5070-F64803-L325	Single	190190	1200	84000	0.900



Project Name: City of Texas City - Carlos Garza Sports Complex

Project Code:20260202-003

Pole: 15 poles

Lamp: 80 pcs

Mounting Height: 60ft

Maintenance Factor: 0.9

Baseball 1 Infield Eave:50.62 fc Avg/Min:1.33 Max/Min:1.67

Baseball 1 Outfield Eave:32.36 fc Avg/Min:1.46 Max/Min:1.89

Baseball 2 Infield Eave:50.91 fc Avg/Min:1.26 Max/Min:1.60

Baseball 2 Outfield Eave:32.25 fc Avg/Min:1.40 Max/Min:1.97

Baseball 3 Infield Eave:51.70 fc Avg/Min:1.26 Max/Min:1.60

Baseball 3 Outfield Eave:32.29 fc Avg/Min:1.38 Max/Min:1.97

Baseball 4 Infield Eave:52.23 fc Avg/Min:1.27 Max/Min:1.62

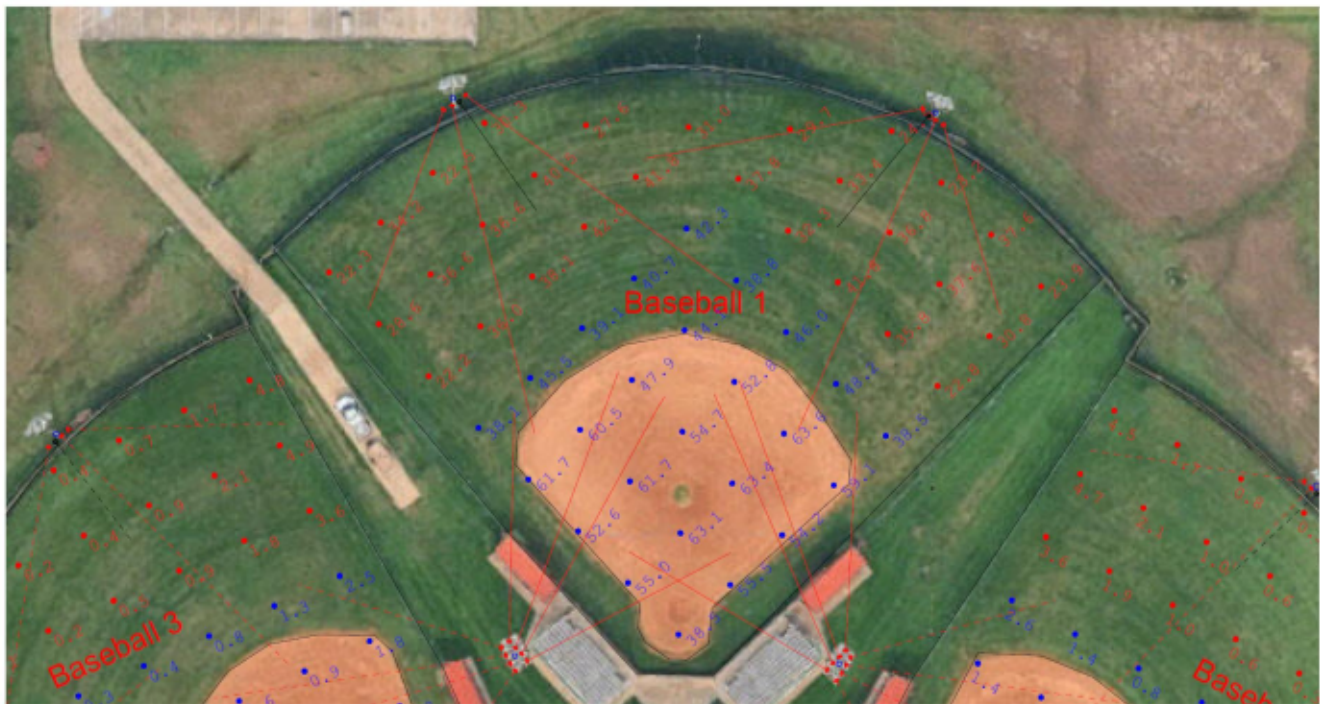
Baseball 4 Outfield Eave:32.30 fc Avg/Min:1.39 Max/Min:1.97

Baseball 5 Infield Eave:51.52 fc Avg/Min:1.26 Max/Min:1.64

Baseball 5 Outfield Eave:32.11 fc Avg/Min:1.42 Max/Min:1.97

Photometric Simulation of Light Levels after Installation Fields 1-5

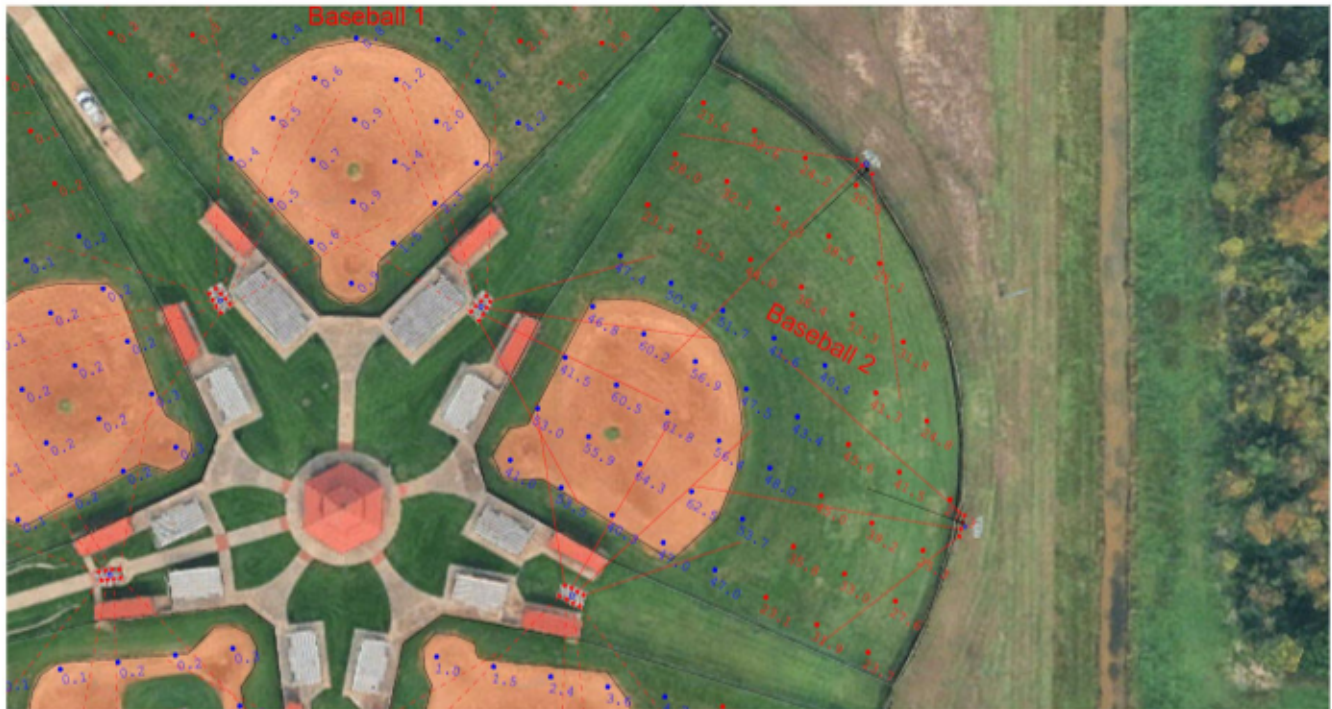
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
○	10	SP17-1K2-5070-F64806-L325	Single	178300	1200	12000	0.900
○	70	SP17-1K2-5070-F64803-L325	Single	190190	1200	84000	0.900



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Baseball 1 Infield	Illuminance	Fc	50.62	63.6	38.1	1.33	1.67
Baseball 1 Outfield	Illuminance	Fc	32.36	42.0	22.2	1.46	1.89

Photometric Simulation of Light Levels after Installation Fields 1-5

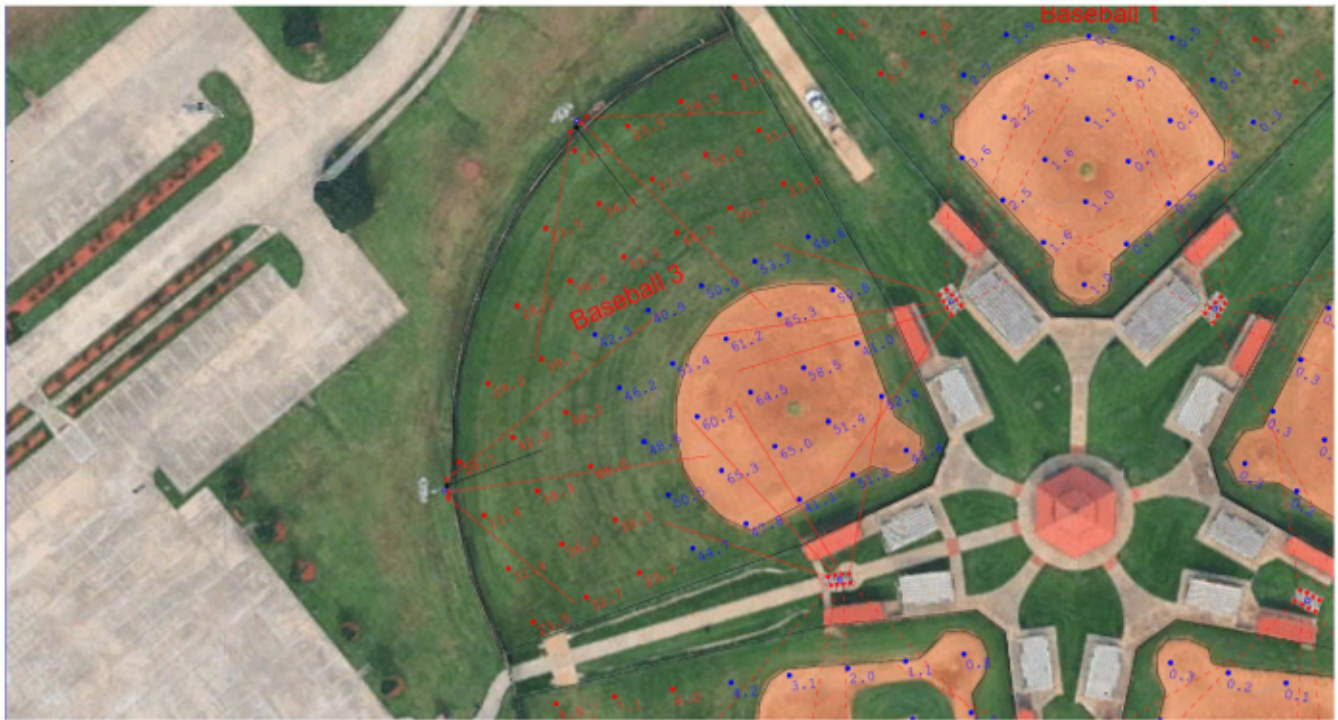
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
○	10	SP17-1K2-5070-F64806-L325	Single	178300	1200	12000	0.900
○	70	SP17-1K2-5070-F64803-L325	Single	190190	1200	84000	0.900



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Baseball 2 Infield	Illuminance	Fc	50.91	64.3	40.3	1.26	1.60
Baseball 2 Outfield	Illuminance	Fc	32.25	45.6	23.1	1.40	1.97

Photometric Simulation of Light Levels after Installation Fields 1-5

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
○	10	SP17-1K2-5070-F64806-L325	Single	178300	1200	12000	0.900
○	70	SP17-1K2-5070-F64803-L325	Single	190190	1200	84000	0.900



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Baseball 3 Infield	Illuminance	Fc	51.70	65.3	40.9	1.26	1.60
Baseball 3 Outfield	Illuminance	Fc	32.29	46.2	23.4	1.38	1.97

Photometric Simulation of Light Levels after Installation Fields 1-5

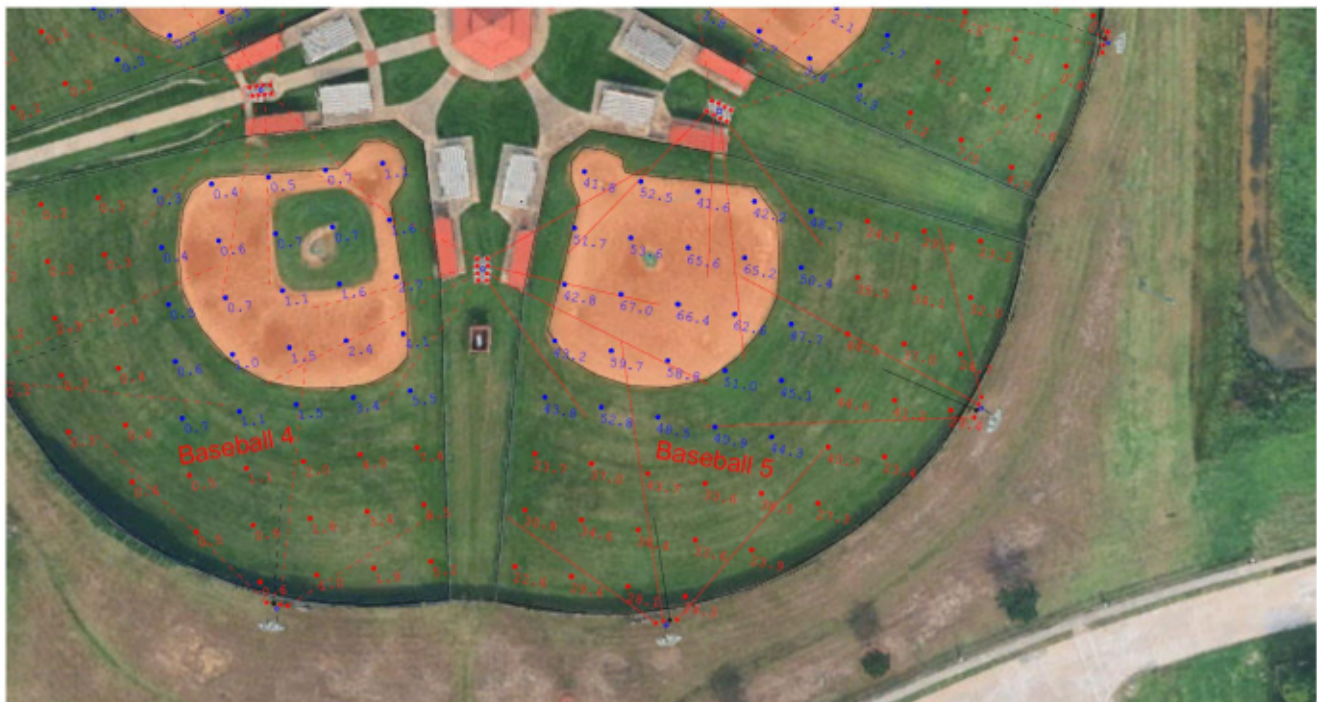
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
○	10	SP17-1K2-5070-F64806-L325	Single	178300	1200	12000	0.900
○	70	SP17-1K2-5070-F64803-L325	Single	190190	1200	84000	0.900



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Baseball 4 Infield	Illuminance	Fc	52.23	66.7	41.1	1.27	1.62
Baseball 4 Outfield	Illuminance	Fc	32.30	45.6	23.2	1.39	1.97

Photometric Simulation of Light Levels after Installation Fields 1-5

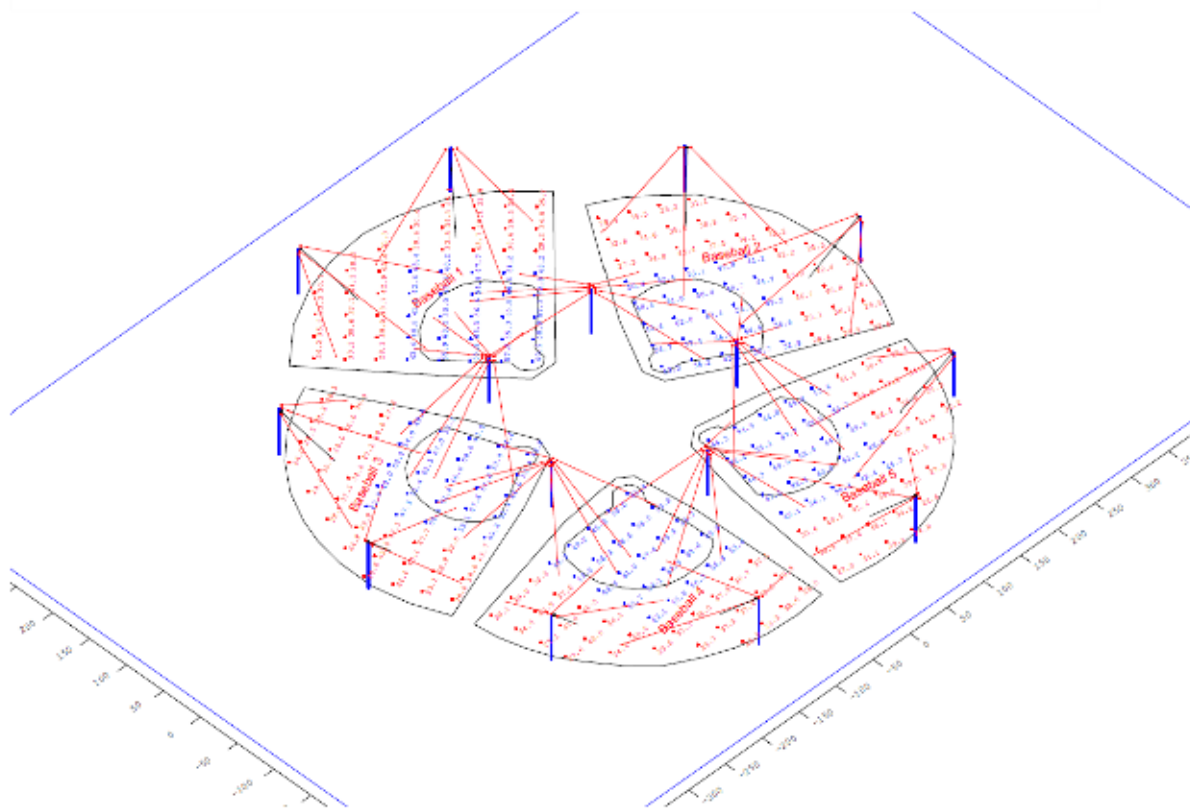
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
○	10	SP17-1K2-5070-F64806-L325	Single	178300	1200	12000	0.900
○	70	SP17-1K2-5070-F64803-L325	Single	190190	1200	84000	0.900



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Baseball 5 Infield	Illuminance	Fc	51.52	67.0	40.9	1.26	1.64
Baseball 5 Outfield	Illuminance	Fc	32.11	44.6	22.6	1.42	1.97

Photometric Simulation of Light Levels after Installation Fields 1-5

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
○	10	SP17-1K2-5070-F64806-L325	Single	178300	1200	12000	0.900
○	70	SP17-1K2-5070-F64803-L325	Single	190190	1200	84000	0.900

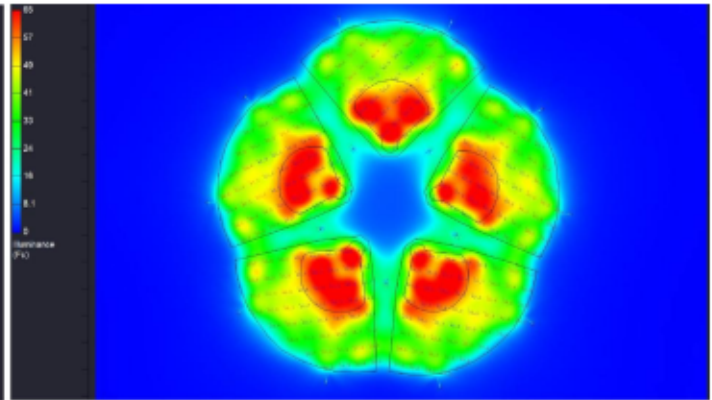


Photometric Simulation of Light Levels after Installation Fields 1-5

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
○	10	SP17-1K2-5070-F64806-L325	Single	178300	1200	12000	0.900
○	70	SP17-1K2-5070-F64803-L325	Single	190190	1200	84000	0.900



3D Rendering



Color Rendering

Photometric Simulation of Light Levels after Installation

Field 6

Only 4 'Infield Poles,' No 'Outfield Poles'

Project Name: City of Texas City - Carlos Garza Sports Complex

Project Code:20260202-003

Pole: 10 poles

Lamp: 60 pcs

Mounting Height: 60ft

Maintenance Factor: 0.9

Baseball 1 Infield Eave: 50.12 fc Avg/Min:1.28 Max/Min:1.67

Baseball 1 Outfield Eave: 30.08 fc Avg/Min:1.64 Max/Min:2.09

Baseball 2 Infield Eave: 51.87 fc Avg/Min:1.31 Max/Min:1.61

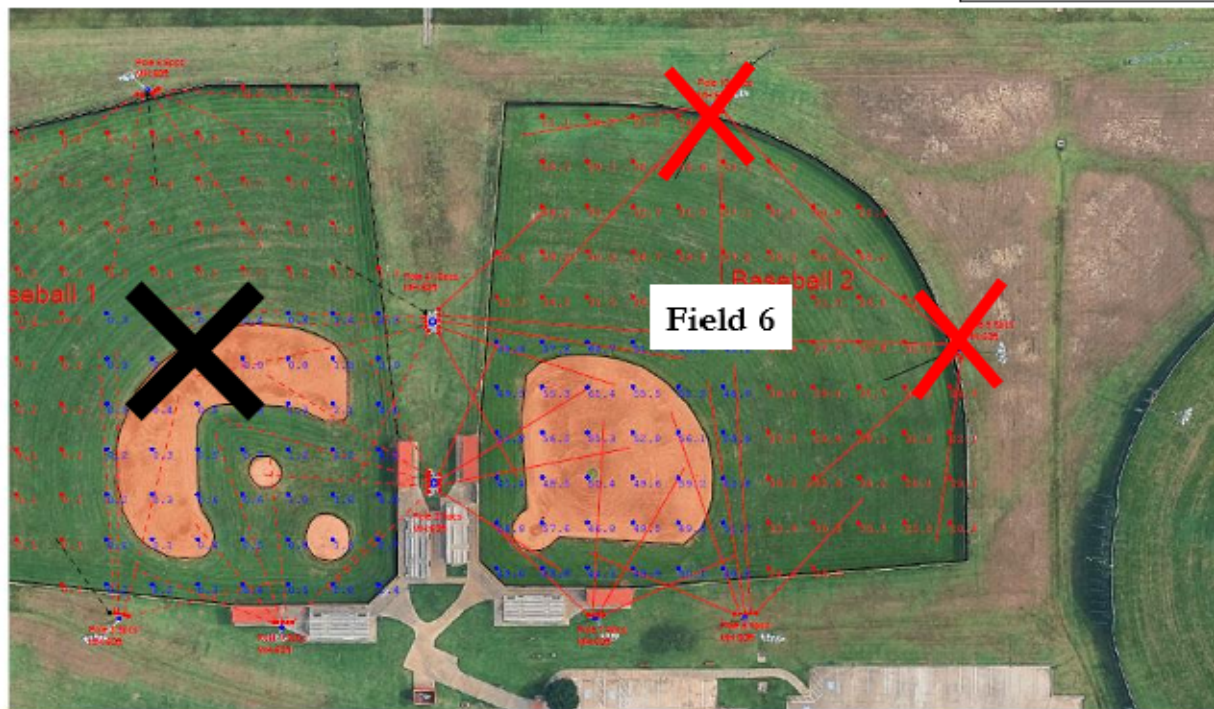
Baseball 2 Outfield Eave: 31.82 fc Avg/Min:1.56 Max/Min:1.95

The calculation values are based on precise calculations performed on calibrated lamps and luminaires, and their configurations, where by gradual, unavoidable deviations can occur in practice. All guarantee claims are excluded for the specified data. This exclusion of liability applies irrespective of the legal grounds for both damages and consequential damages suffered by users and third parties.

Photometric Simulation of Light Levels after Installation

Field 6

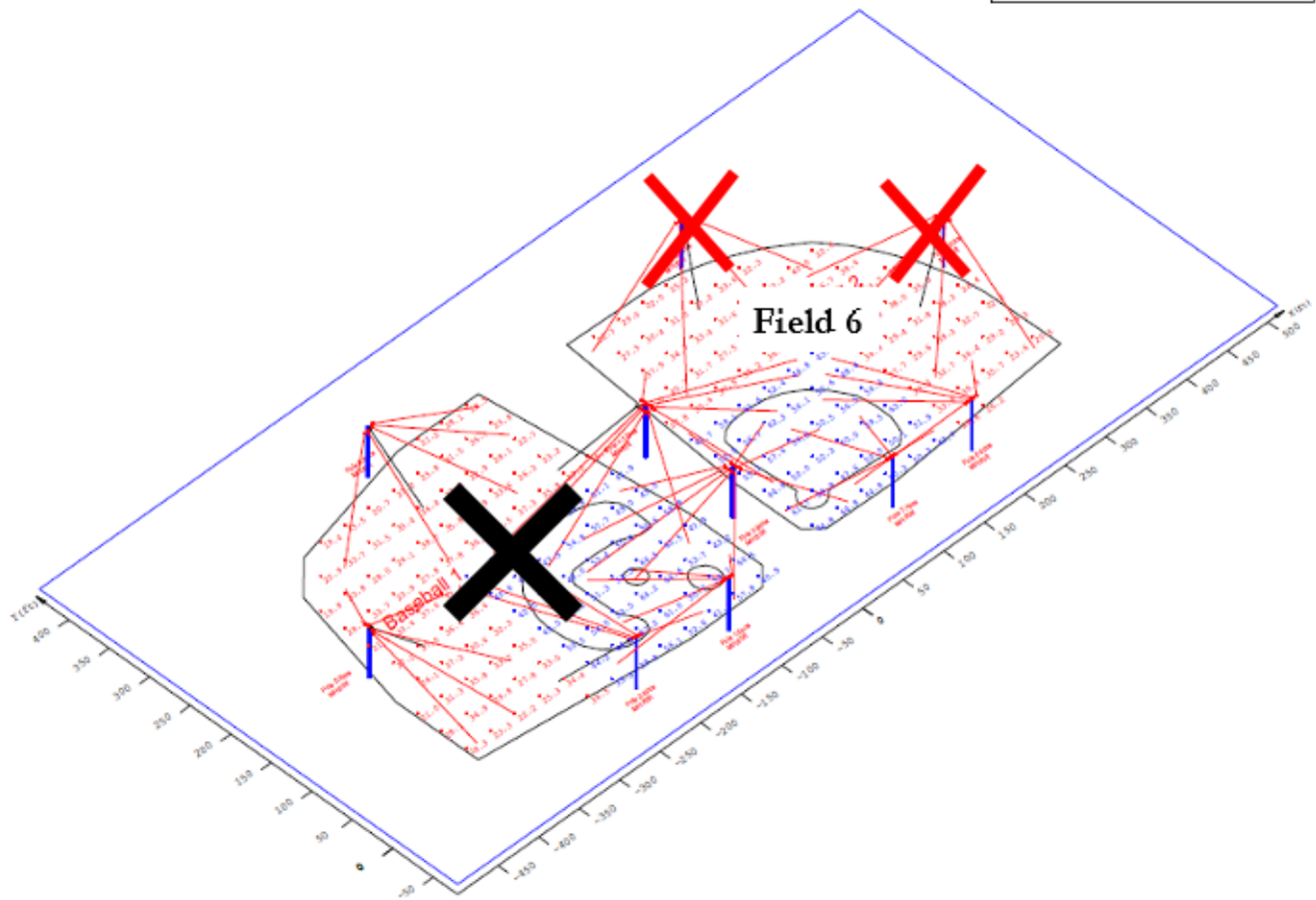
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
⊙	54	SP17-1K2-5070-F64803-L325	Single	190190	1200	64800	0.900
⊙	6	SP17-1K2-5070-F64806-L325	Single	178300	1200	7200	0.900



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Baseball 2 Infield	Illuminance	Fc	51.87	63.8	39.6	1.31	1.61
Baseball 2 Outfield	Illuminance	Fc	31.82	39.8	20.4	1.56	1.95

Photometric Simulation of Light Levels after Installation Field 6

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Luminaire Watts	Total Watts	LLF
⊙	54	SP17-1K2-5070-F64803-L325	Single	190190	1200	64800	0.900
⊙	6	SP17-1K2-5070-F64806-L325	Single	178300	1200	7200	0.900



Base Proposal Pricing

Turnkey Pricing Options for Sports Lighting Project				
Part #	Qty	Description	Unit Price	Total
SP17-1K2-5070-FX	98	On Fields 1-5 and 4 of the 6 poles on Field 6: AGC Lighting's SP17 Round LED Sports Light, 1200 watts / 190,000 lumens in 5000K, 70 CRI, Beam Angle Per Photometrics, 200-480V, Mounted to donated (by others) 50' metal poles, includes lighting of SPORTS FIELD TO UIL STANDARDS.	Included	Included
Replace Bolts Stainless Steel Bolts on (19) Poles	152	Replace nuts, bolts, and washers on 19 poles, Perform spot surface grinding and spot galvanized painting	Included	Included
SPARK LIGHTING INSTALLATION OF LED LIGHTING SYSTEM(S)	-	Proper installation, construction, and configuration of LED lighting system. Crane or any other lift rental included. Any troubleshooting or repair necessary to get any light operational due to an existing issue or condition in the wiring or control of the circuit is not included.	Included	Included
WARRANTY	-	5-Year Manufacturer's Warranty + 90-Day Labor Warranty	Included	Included
Base Proposal Pricing Total				\$339,000.00
Sales Tax if Applicable				EXEMPT
Net Investment				\$339,000.00
Estimated Lead Time for Lighting Materials: In Stock Estimated Project Duration: 20-30 DAYS, WEATHER AND ACCESS PERMITTING				

Terms & Conditions

1. Materials deposit due upon order. Remaining balance due upon work completion.
2. Please secure all valuables prior to installation. Spark Lighting is not responsible for missing or damaged customer property and/or belongings.
3. Hardware subject to manufacturers' standard warranties.
4. Rebate incentive figure is a projection only and is subject to applicable guidelines and requirements of utility provider. Incentive amount may vary. In no event shall the utility incentive affect Customer's obligation to pay Spark Lighting the total proposal amount indicated within the stated payment terms.
5. Installation will not begin until project is activated and approved by the utility provider.
6. The rebate incentive is awarded to the Customer upon project completion.
7. Spark Lighting will pay any deposits required to activate the utility rebate, but if the project is cancelled for any reason, the customer agrees to reimburse Spark Lighting for any costs associated with the rebate.
8. Change/Add-on Orders: As part of the pre-sale inspection of customer's facilities, Spark Lighting or its agent has conducted a thorough survey and have documented its findings as listed herein. However, due to hidden situations, oversights or changes since the survey, 100% accuracy is not always achievable. Therefore, if it is necessary to add, change or delete material or labor to deliver the result desired by the customer, change orders may be required. If a situation arises where it is necessary to add, change, or delete any material or labor, customer will be presented with such situation and costs for any prior approval. Charges or credits for approved changes will be issued to customer under the original purchase order at the completion of the project.
9. All listed scope of work in this estimate is based upon a one-time site visit, using information gathered in conjunction with Customer provided documents and data. Inaccuracies occur occasionally and change orders may be triggered.
10. Spark is not responsible for any code violations outside the listed scope, any existing code violations on the property has currently or any code violations
11. Delay or Suspension of Work: In the event the customer delays or suspends any portion of Spark Lighting's contracted installation services, customer shall be responsible to pay Spark Lighting for all additional cost and expenses incurred by Spark that are related to the delay or suspension including, without limitation, demobilization and mobilization cost.
12. Limitation of Liability: In no event shall Spark Lighting be liable to customer under any legal of equitable theory of liability for any indirect, incidental, consequential or special losses or damages whatsoever arising from or relating to this proposal.
13. If trenching is required, Spark Lighting is not responsible for damage to underground utilities, pipes, or irrigation. Customer must have lines clearly marked to avoid damage.
14. Customer will notify their personnel prior to work being performed.
15. Proposal is valid for (90) days.

I hereby accept and authorize the work set forth above or attached hereto:

Signed: _____ Date: _____

**Manufacturer's Supporting Specification Sheets for Materials and/or
General Supporting Documentation to Follow, if available.**



AGC lighting

SP17 LED Sports Light



Description

The SP17 Stadium Light is a professional lighting solution for sports field and high mast area lighting. With high lumen output, fewer fixtures are needed to achieve the same lighting effect, reducing your purchase, installation, and commissioning costs. The professionally designed beam angle can target specific areas, minimizing glare and maintaining uniformity. The lamp body is made from low-copper die-cast aluminum, the bracket is made of ZAM/SPCC steel, and the lens is made from high-transmittance PC material. The LED chips are equipped with high-level lightning protection. The installation angle can be infinitely adjusted through a rotatable mechanism. It supports standard bracket installation, as well as horizontal and vertical clamp or sleeve-type pole installations.

Key Features

- Full range of power options: 400W, 600W, 800W, 1200W. Full range of beam angles: 12°, 17°, 30°, 45°, 60°.
- High luminous efficacy up to 170 LM/W, with a CRI ≥70.
- IP66 waterproof and IK08 impact-resistant.
- 3-level power adjustment via DIP switch.
- External driver, flicker-free operation.
- Equipped with Z10 base, compatible with Synapse dimming module.
- Default housing color: gray sand texture (RAL870-3).

Applications

- Stadiums
- Port terminals
- Airports
- Golf courses
- Etc

Data subject to change without notice

FUNCTION TABLE

Suffix	3 Power selectable	0-10V dim	0-10V dim with Zhaga book 18 receptacle	RGB/RGBW	Example 400W
/WS-D	✓	✓	-	-	SP17-400/WS
/WS-D-J	✓	✓	✓	-	SP17-400/WS-D-J
/R	-	-	-	✓	SP17-800/R

GENERAL INFORMATION

Housing materials	Aluminum alloy
Mounting bracket materials	ZAM/SPOC
Housing finish	Powder coating
Mounting bracket finish	Special surface treatment+Powder coating
Optic materials	Polycarbonate
Fixture color	Gray(RAL870-3)
Electrical class	Class I
CCT selection DIP switch	NO
Power selection DIP switch	Yes
Emergency	NO
Sensor	NO
Light source SDCM	<5
Impact resistance	IK08
Ingress protection	IP66
Category of corrosion	C4(ISO 9223:2012)
Certification	UL/DLC
Warranty(years)	5

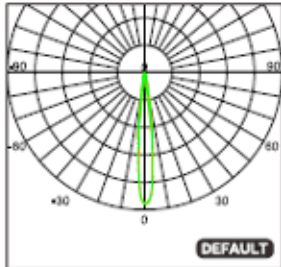
TECHNICAL DATA

Code	SP17-400/WS-D SP17-400/WS-D-J	SP17-600/WS-D SP17-600/WS-D-J	SP17-800/WS-D SP17-800/WS-D-J	SP17-1K2/WS-D SP17-1K2/WS-D-J	SP17-800/R	SP17-1K2/R	
Nominal wattage ±5%	400/300/200W selectable	600/500/400W selectable	800/600/400W selectable	1200/1000/800W selectable	800W	1200W	
Driver type	Constant current(CC)				Constant current(CC)		
Control	3-level power adjustment via DIP switch/ 0-10V/Synapse				0-10V/PWM/D4i/DALI2/DMX/RDM		
Nominal input voltage(V)	120-277Vac/200-480Vac, 50/60Hz				200-480Vac, 50/60Hz		
Power factor(at full load)	>0.95				>0.97		
Flicker factor	<1%				PstLM<0.02, SVM<0.05, @100% dimming condition		
THD	<20%@200-480Vac,60%-100% load				<15%@200-480Vac,60-100%load		
Surge protection	10KV L-L, 20KV L-E				20KV L-L, 20KV L-E		
Light source	LED 3737/LED 5050				LED3535-RGB		
Color rendering index	Ra70/Ra80				Ra80		
General luminous efficacy	LED 3737	150lm/W@5000K Ra70			-		
	LED 5050	170lm/W@5000K Ra70			-		
Color temperature	5000K(4000K optional)				RGB		
Luminous flux ±10% @5000K Ra70	LED 3737	60000/46500/32400 lm	90000/76500/62400 lm	120000/93000/64800 lm	180000/153000/124800 lm	-	
	LED 5050	68000/51900/35200 lm	102000/86000/69600 lm	136000/103800/70400 lm	204000/172000/139200 lm	-	
Beam angle	F24001/F24002/ F24003/F24004/ F24006	F34801/F34802/ F34803/F34804/ F34806	F43201/F43202/ F43203/F43204/ F43206	F64801/F64802/ F64803/F64804/ F64806	F43201/F43202/ F43203/F43204/ F43206	F64801/F64802/ F64803/F64804/ F64806	
Luminaire windage area (SCx)	at 20°	0.077m ² (0.827ft ²)	0.097m ² (1.046ft ²)	0.120m ² (1.292ft ²)	0.155m ² (1.666ft ²)	0.120m ² (1.292ft ²)	0.155m ² (1.666ft ²)
	at 40°	0.102m ² (1.098ft ²)	0.131m ² (1.408ft ²)	0.174m ² (1.873ft ²)	0.227m ² (2.441ft ²)	0.174m ² (1.873ft ²)	0.227m ² (2.441ft ²)
	at 60°	0.120m ² (1.292ft ²)	0.157m ² (1.692ft ²)	0.214m ² (2.299ft ²)	0.281m ² (3.023ft ²)	0.214m ² (2.299ft ²)	0.281m ² (3.023ft ²)
	at 80°	0.128m ² (1.382ft ²)	0.167m ² (1.795ft ²)	0.228m ² (2.454ft ²)	0.305m ² (3.281ft ²)	0.228m ² (2.454ft ²)	0.305m ² (3.281ft ²)
Operating temperature (°F)	-30 to +50°C(-86 to +122°F)						
Lifespan of LED 3737 @Ta=25°C	100,000hrs-L90B10@led3737				-		
	100,000hrs-L80B10@led3737				-		
	100,000hrs-L70B10@led3737				-		
Lifespan of LED 5050 @Ta=25°C	67,000hrs-L90B10@led5050				-		
	165,000hrs-L80B10@led5050				-		
	258,000hrs-L70B10@led5050				-		

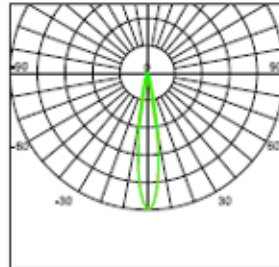
OPTICS

400W

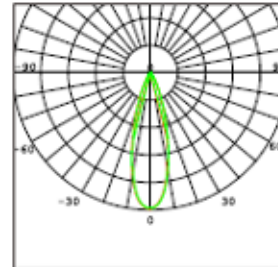
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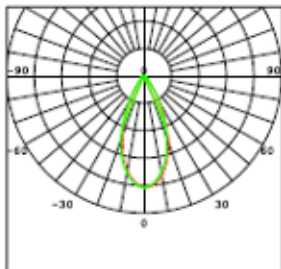
Symmetrical 12° LED3737 optics
F24001



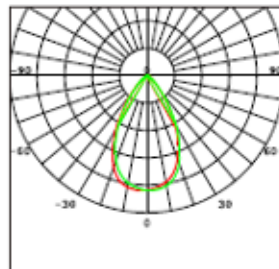
Symmetrical 17° LED3737 optics
F24002



Symmetrical 30° LED5050 optics
F24003



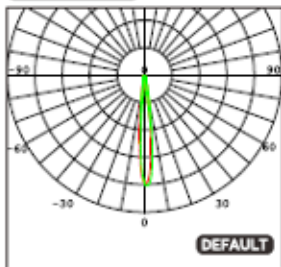
Symmetrical 45° LED5050 optics
F24004



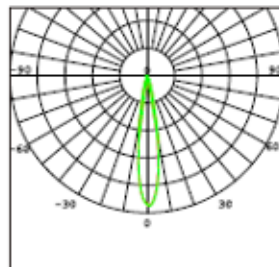
Symmetrical 60° LED5050 optics
F24006

600W

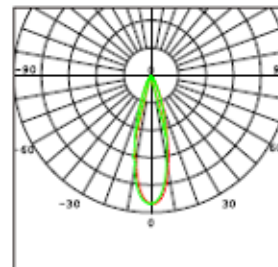
RECOMMENDED



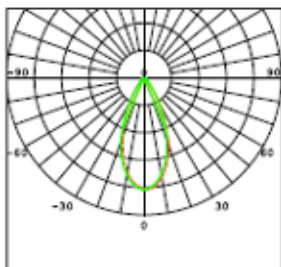
Symmetrical 12° LED3737 optics
F34801



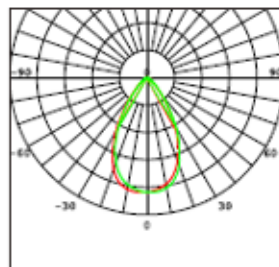
Symmetrical 17° LED3737 optics
F34802



Symmetrical 30° LED5050 optics
F34803



Symmetrical 45° LED5050 optics
F34804

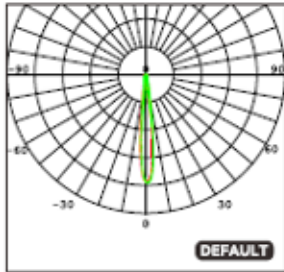


Symmetrical 60° LED5050 optics
F34806

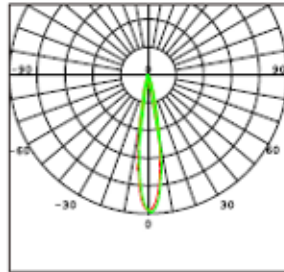
Data subject to change without notice

800W

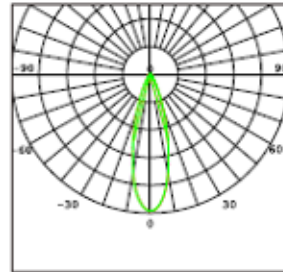
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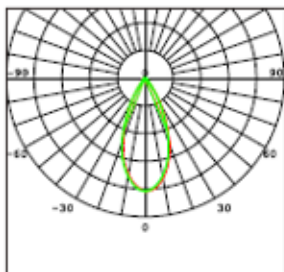
Symmetrical 12° LED3737 optics
F43201



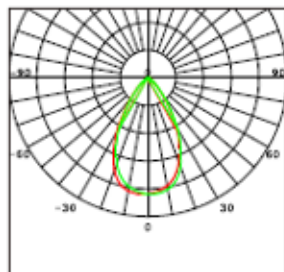
Symmetrical 17° LED3737 optics
F43202



Symmetrical 30° LED5050 optics
F43203



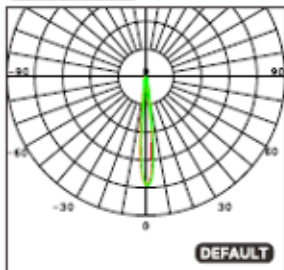
Symmetrical 45° LED5050 optics
F43204



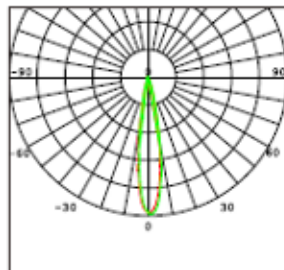
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1200W

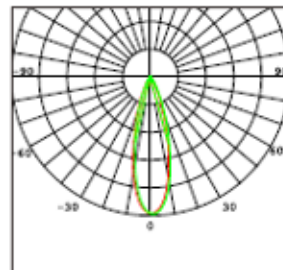
RECOMMENDED



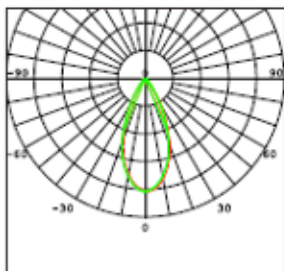
Symmetrical 12° LED3737 optics
F64801



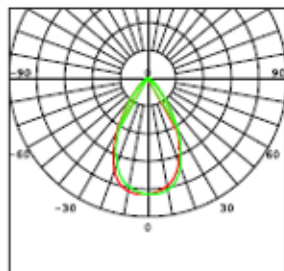
Symmetrical 17° LED3737 optics
F64802



Symmetrical 30° LED5050 optics
F64803



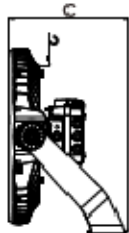
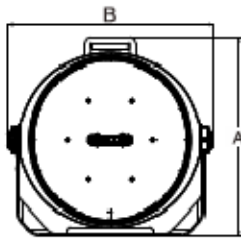
Symmetrical 45° LED5050 optics
F64804



Symmetrical 60° LED5050 optics
F64806

Data subject to change without notice

MEASUREMENT



Product code	Luminaire dimensions AxBxC	Product weight ±6%		Package weight ±6%		Carton size	Qty/CTN
		N.W/PC	G.W/PC	N.W/CTN	G.W/CTN		
SP17-400	400x429x246mm (15.75x16.89x9.68")	10.83kg 23.88lbs	12.52kg 27.60lbs	10.83kg 23.88lbs	12.52kg 27.60lbs	500x485x235mm (19.68x19.09x9.25")	1
SP17-600	426x490x291mm (16.77x19.29x11.46")	12.96kg 28.57lbs	15.09kg 33.27lbs	12.96kg 28.57lbs	15.09kg 33.27lbs	570x520x235mm (22.44x20.47x9.25")	
SP17-800	526x564x326mm (20.71x22.20x12.83")	17.59kg 38.78lbs	21.06kg 46.43lbs	17.59kg 38.78lbs	21.06kg 46.43lbs	670x610x240mm (26.38x24.02x9.45")	
SP17-1K2	581x648x332mm (22.87x25.51x13.07")	25.14kg 55.42lbs	28.88kg 63.67lbs	25.14kg 55.42lbs	28.88kg 63.67lbs	755x695x275mm (29.72x27.36x10.83")	
SP17-800/R	526x564x326mm (20.71x22.20x12.83")	18.54kg 40.87lbs	19.84kg 43.74lbs	18.54kg 40.87lbs	19.84kg 43.74lbs	675x590x245mm (26.57x23.23x9.65")	
SP17-1K2/R	581x648x332mm (22.87x25.51x13.07")	23.24kg 51.23lbs	24.78kg 54.63lbs	23.24kg 51.23lbs	24.78kg 54.63lbs	755x670x245mm (29.72x26.38x9.65")	

MOUNTING OPTIONS



Bracket mounting



Slipfitter



Quick Clamp adapter

Dedicated Project Leadership from Start to Finish

Every Spark Lighting project is supported by a structured project management team designed to deliver clarity, accountability, and consistent results. From initial engagement through post-installation support, our clients work with a coordinated team that understands their project goals, schedule, and operational requirements.

Single Point of Contact: Account Management

Each project begins with a dedicated Account Manager who serves as the primary point of contact. The Account Manager coordinates scope development, pricing, scheduling, and communication, ensuring expectations are clearly defined and maintained throughout the project lifecycle.

Execution Oversight: Project Management

Once a project is awarded, responsibility transitions to an experienced Project Manager who oversees logistics, materials, scheduling, site coordination, and safety compliance. The Project Manager ensures work is executed according to design specifications, timeline commitments, and site conditions—minimizing disruption and proactively addressing challenges.

Qualified Installation: Licensed Electrical Teams

All installations are performed by licensed, professional electricians with extensive experience in LED lighting systems. Our installation teams follow established safety protocols, quality standards, and project plans to ensure efficient execution and consistent workmanship across every site.

Ongoing Support: Warranty & Post-Installation Service

Following installation, our Warranty and Post-Installation Team remains engaged to confirm system performance, address any issues, and support manufacturer warranty coordination. This final step ensures each project meets Spark Lighting's quality standards—and delivers long-term reliability for our clients.

Trusted Throughout Texas (References Available Upon Request)



Letter of Recommendation



Waterway Plaza I & II
10001 Woodloch Forest Drive, Suite 515
The Woodlands, Texas 77380
832.408.4035
832.585.0377
transwestern.net

To Whom It May Concern,

At Waterway Plaza I & II in The Woodlands, we try to implement the most efficient and cost effective measures that conserve energy, reduce maintenance costs, and have minimal impact on the environment. Our exterior lighting was one the areas that needed to be assessed, so in 2015, we collected multiple bids to upgrade the lighting to LED.

The factors that we considered were energy efficiency, quality of product, long warranties backed by well-known lighting manufacturers, and price. The company that we ultimately selected was Houston-based, Spark Lighting. They recommended extremely well made products by top lighting companies such as Cree, Philips, and Terralux.

We were also impressed that Spark provided a very competitive, turnkey price that included removal of existing fixtures, installation of new fixtures, and a ten year warranty on the parking garage fixtures. The scope of work provided by Spark was as follows:

- Upgrade (751) existing T8 garage lighting to (405) Cree LEDs with motion sensors and daylight harvesting sensors
- Upgrade (17) existing 400-watt metal halide pole lights to Cree LED pole lights
- Replace (59) T8 stairwell fixtures to LEDs with motion sensors
- Replace (4) 175-watt metal halide wall packs to Cree LED wall packs
- Retrofit (114) 100-watt can lights with Terralux LEDs

For a project this large, Spark Lighting did a phenomenal job of communicating throughout the entire process and making sure it was completed on schedule. We are extremely happy with the LED upgrade and love the energy savings! I would highly recommend Spark Lighting for any commercial LED lighting work.

Sincerely,

Cindy Niles, CPM®
General Manager



RESOLUTION NO. 2026-033

A RESOLUTION APPROVING A CONTRACT TO COMPLETE THE BASEBALL FIELD LIGHTING UPGRADES AT CARLOS GARZA SPORTS COMPLEX; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Texas City Recreation and Tourism Department requests the replacement of the lighting at the Carlos Garza Sports Complex. The proposed project will upgrade the facilities to modern LED baseball lighting, providing improved visibility, enhanced energy efficiency, and reduced long-term maintenance costs; and

WHEREAS, funds for this purchase are available through the 2025/2026 Fiscal Year Budget; and

WHEREAS, it is the recommendation of the Texas City Recreation and Tourism Department to award the above-mentioned contract to Spark Lighting, through BuyBoard Contract No. 779-25, a Local Purchasing Cooperative for the approximate purchase price of \$339,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves awarding the contract to Spark Lighting, through BuyBoard Contract No. 779-25, a Local Purchasing Cooperative, for an approximate price of \$339,000.00, as set out on the quote attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 1st day of April 2026.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(7) (c)

Meeting Date: 04/01/2026

Approval of Resolution No. 2026 - 034 suspension of CenterPoint Gas GRIP Rates

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

Information

ACTION REQUEST

Approval of Resolution No. 2026–034, suspending the April 19, 2026, effective date of the GRIP (Gas Reliability Infrastructure Program) Rate Increases proposed by CenterPoint Energy for the maximum period allowed by Texas Utilities Code 104.301 (a).

BACKGROUND (Brief Summary)

CenterPoint Energy made filings with the City and the Texas ("Railroad Commission") on February 17, 2026, proposing to implement interim rate adjustments ("GRIP Rate Increases") on all customers served by CenterPoint, effective April 18, 2026. The current filing will increase rates to residential customers by \$2.47 per month. Under the GRIP statute, cities may not challenge the Company's rate increase request. The only action a city can do is to suspend the effective date of the rate increase by forty-five (45) days to the rate customers, permitting adequate time to review the proposed increases. The attached Resolution suspends the effective date of the new rates for the maximum number of days allowed by law.

RECOMMENDATION

Recommend approval of the proposed Resolution suspending the Interim Grip Rates for the maximum number of days allowed by law.

Fiscal Impact

Attachments

Resolution Suspending Rates

Resolution

RESOLUTION NO. 2026-XXXX

A RESOLUTION BY THE CITY OF TEXAS CITY, TEXAS SUSPENDING THE APRIL 18, 2026 EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESORUCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Texas City, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas (CenterPoint or Company) and is a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on February 17, 2026, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective April 18, 2026; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS, THAT:

1. The April 18, 2026 effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall at 1111 Louisiana Street, CNP Tower 19th Floor, Houston, Texas 77002, and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Signed this 1st day of April, 2026.

MAYOR

ATTEST:

RESOLUTION NO. 2026-034

A RESOLUTION BY THE CITY OF TEXAS CITY, TEXAS SUSPENDING THE APRIL 19, 2026, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL; AND PROVIDING THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City of Texas City, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas (CenterPoint or Company) and is a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on February 17, 2026, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective April 18, 2026; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXAS CITY, TEXAS, THAT:

SECTION 1: The April 18, 2026, effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

SECTION 2: A copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall at 1111 Louisiana Street, CNP Tower, 19th Floor, Houston, Texas 77002, and to Jamie Mauldin, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 1st day of April 2026.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(7) (d)

Meeting Date: 04/01/2026

City Hall Demolition

Submitted For: Jack Haralson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

The Public Works Department is seeking City Commission approval to enter into a contract with Grant Mackay Company Inc. for the demolition of City Hall for the amount of \$73,727.00.

BACKGROUND (Brief Summary)

On March 18, 2026, eight (8) contractors submitted packages for the demolition of City Hall with bids ranging from a total low bid of \$73,727.00 to a total high bid of \$218,000.00. The apparent low bid was submitted by Grant Mackay Company, Inc., with the Cost for Demolition of \$73,727.00 (Bid Tabulation Sheet attached). This bid includes a \$10,000.00 contingency amount for possible unforeseen additions to the project. Grant Mackay has completed a number of successful demolition projects for the City in the past without issues.

RECOMMENDATION

Based on our review of the solicitation packages submitted and Grant Mackay's experience with the City, Bay Environmental has found no objections, with the City of Texas City awarding the demolition of the Old City Hall Building located at 1801 9th Avenue North to Grant Mackay Company, Inc. in the total amount of \$73,727.00.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$73,727.00

Source of Funds: Certificate of Obligation Bond Funds

Account #: 412-100-55010-CO253

Fiscal Impact:

Attachments

BID TAB

DEMO BID REVIEW LETTER

Resolution

BID TABULATION
DEMOLITION OF CITY OF TEXAS CITY – CITY HALL
TC ITB No. 2026-016 BAY Project No. B-25279
 1801 9th Avenue North, Texas City, TX 77591
 Bid Date: March 18, 2026, by 11:00 AM

CONTRACTOR (BIDDER)	Submitted All TC Docs	Submitted Bid Bond	Rcvd Addend 1,2,3	BASE BID + Contingency	ADD ALT # 1 Total Pier Removal	ADD ALT # 2 Furnish Fill Material	# of Days To Complete Base Bid	REMARKS
6. DURNELL COMPANIES LLC	yes	yes	yes	\$202,327	\$49,500	\$13,640	25	
JTB SERVICES	Bidder failed to comply with submittal requirements specifying one original, one copy and one media source be provided. Bidder only submitted one original bid package.							BIDDER DISQUALIFIED
1. GRANT MACKAY COMPANY, INC	yes	yes	yes	\$73,727	\$15,600	\$3,500	25	
3. AAR, INC.	yes	yes	yes	\$101,800	\$24,700	\$7,600	25	
2. EZ DEMOLITION & UNDERGROUND, LLC	yes	yes	yes	\$95,000	\$165,000	\$35,000	15	
4. EMANUEL ENTERPRISES, LLC	yes	yes	yes	\$105,520	\$53,200	\$35,000	20	
5. CHERRY MOVING COMPANY dba Arcosa Construction Services	yes	yes	yes	\$150,500	\$300,000	\$30,000	29	
7. COMEX CORPORATION	yes	yes	yes	\$228,000	\$255,000	\$18,000	25	

ATTENDEES AT BID OPENING (SEE ATTACHED BID OPENING ATTENDEES SHEET)





March 20, 2026

Gwyhethia Shabazz Pope
The City of Texas City Purchasing Department
7800 Emmett Lowery Expy.
Texas City, Texas 77591

RE: **Proposal Review**
ITB 2026-016 Demolition of City of Texas City – City Hall
1801 9th Avenue North
Texas City, Texas 77591

Dear Ms. Pope:

Pursuant to your request, **Bay Environmental, Inc.** has reviewed demolition solicitation packages as submitted to the City on March 18, 2026 for the subject project. Eight (8) contractors submitted packages with bids ranging from a total **low bid of \$73,727.00** to a total **high bid of \$218,000.00**. One of the bidders (JTB Services, Inc.) was disqualified due to failure to submit a duplicate copy of their package along with a media data copy as specified and required.

The apparent low bid was submitted by Grant Mackay Company, Inc., at the Cost for Demolition of \$73,727.00 (Bid Tabulation Sheet attached). This bid includes a \$10,000.00 contingency amount for possible unforeseen adds to the project. Grant Mackay has completed a number of successful demolition projects for the City in the past and Bay's records find no major problems or concerns documented in projects we were the consultant on. Please note that Add Alternate No. 1 (total removal of piers) and Add Alternate No. 2 (fill material supply) should no longer be required as to avoid potential water table and soil compaction concerns.

Grant Mackay was contacted by Bay and confirmed their proposed cost, contingency inclusion; scope of work, number of work days and further stated they had no issues or concerns going forward with the work as specified.

Based on our review of the solicitation packages submitted and Grant Mackay's past experience with the City, Bay Environmental has found no objections with the City of Texas City awarding the demolition of the Old City Hall Building located at 1801 9th Avenue North to Grant Mackay Company, Inc. in the total amount of \$73,727.00.

The project can be scheduled and notification to the State submitted upon written authorization to proceed and issuance of a purchase order Grant Mackay Company, Inc. from the City of Texas City.

Should there be any questions, please do not hesitate to contact me at (281)222-0972 or by email at mwev26@yahoo.com.

Sincerely yours,
BAY ENVIRONMENTAL, INC.

Mark A. Wev
President & Director of Operations

Attachment: Bid Tabulation Sheet
Bid Opening Attendees Sheet

RESOLUTION NO. 2026-036

A RESOLUTION AWARDING ITB 2026-016 AND APPROVING THE DEMOLITION OF PROPERTY LOCATED AT 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, on March 18, 2026, eight (8) contractors submitted bid packages for ITB 2026-16 demolition of 1801 9th Avenue North, Texas City (City Hall); and

WHEREAS, the lowest bid meeting all requirements was Grant Mackay Company, Inc; and

WHEREAS, Bay Environmental has found no objections with the City of Texas City awarding the demolition of the City Hall Building located at 1801 9th Avenue North to Grant Mackay Company, Inc., in the total bid amount of \$73,727.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: The City Commissioners of the City of Texas City hereby approve the City of Texas City awarding ITB 2026-016 demolition of the City Hall Building located at 1801 9th Avenue North to Grant Mackay Company, Inc. in the amounts stated in **Exhibit “A,”** attached hereto and incorporated herein for all intents and purposes.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with Grand Mackay Company, Inc., for the proposal attached hereto as Exhibit “A.”

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 1st day of April 2026.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(8) (a)

Meeting Date: 04/01/2026

Ordinance No. 2026-05, approving the permanent zoning change from District "O" (Open Space) to District "E" (General Business) Of 9.56 acres located at 7810 and 7850 FM 646 for a proposed C-Store with fuel and Retail Development.

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 Ordinance No. 2026-XX, approving the permanent zoning change from District "O" (Open Space) to District "E" (General Business) for 9.56 acres located at 7810 and 7850 FM 646 for the construction and operation of a C-store with fuel and Retail Development.

BACKGROUND (Brief Summary)

On September 24, 2024, the City Commission conducted a public hearing during its regular meeting to gather community feedback regarding the proposed rezoning of 9.56 acres located at 7810 and 7850 FM 646 from District "O" (Open Space) to District "E" (General Business) for a proposed Convenience Store with fuel and Retail Development.

According to the Texas City Code of Ordinances Section 160.106 (D)(3), this preliminary approval will be converted into a final ordinance to change the zoning map once a building permit application is submitted for the requested uses. The application must be filed within 12 months from the date of the preliminary zoning approval. The applicant obtained Building Permit No. 2025-88 for 7850 FM 646 on May 27, 2025, and Permit No. 2025-90 for 7810 FM 646 on May 29, 2025, less than 12 months after the preliminary zoning approval.

RECOMMENDATION

Staff has confirmed the requirements for permanent rezoning have been met and that the subject property is in compliance with the requirements of District "E" (General Business) for a proposed Convenience Store and Retail Development. The Chief Building Official advises a complete application was received for the proposed project within 12 months after the preliminary zoning approval by the City Commission.

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

Ordinance

Vicinity Map

Site Plan

Planning Board - Staff Report

Planning Board - Minutes 7.1.24

Zoning Commission - Staff Report

Zoning Minutes - 8.6.24

Permit

Permit

ORDINANCE NO. 2026-05

AN ORDINANCE AMENDING CHAPTER 40 OF THE CODE OF ORDINANCES OF THE CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, ALSO KNOWN AS THE ZONING ORDINANCE, TO PERMANENTLY REZONE PROPERTY FOR PALMER TC INVESTMENT LL, FROM DISTRICT “O” (OPEN SPACE) TO DISTRICT “E” (GENERAL BUSINESS) BEING 9.5595 ACRES, LOCATED IN THE ELEVEN AND TWELVE BLOCK OF CLIFTON LAND PRODUCTION COMPANY, A SUBDIVISION IN GALVESTON COUNTY, TEXAS WITH MUNICIPAL ADDRESS 7810 & 7850 FM 646; ORDERING SAID CHANGES MADE ON THE CITY ZONING MAP; CONTAINING A SAVINGS CALUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT WITH ORDINANCE; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Jack Hernandez, Interfield Group, on behalf of the Owner, Palmer TC Investment LLC, applied for a zoning change for the 9.5595 acres located at 7810 FM 646 and 7850 FM 646 from District “O” (Open Space) to District “E” (General Business) to operate a Convenience Store and a Retail Development; and

WHEREAS, the Planning Board approved the proposed Site Plan for the zoning change request to District “E” (General Business) upon certain conditions at its meeting on July 1, 2024; and

WHEREAS, proper notice was given and public hearing was held and the zoning change request was recorded for preliminary zoning approval by the Zoning Commission on August 6, 2024; and

WHEREAS, proper notice was given and public hearing was held and the zoning change request was given unanimous preliminary approval by the City Commission on September 4, 2024; and

WHEREAS, in accordance with the Section 160.106(D)(3) the Building Official hereby provides notice that the applicant completed and application for a building permit for the requested uses on May 27, 2025, for Permit No. 2025-88 and May 29, 2025, for Permit No. 2025-90, so the preliminary zoning approval is ready to be made permanent; and

WHEREAS, it is the considered opinion of the City Commission that said Zoning Ordinance be amended and changed to permanently rezone said property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That certain property described as being 9.5595 acres, located in the Eleven

and Twelve block of Clifton Land Production Company, a subdivision in Galveston County, Texas with municipal address 7810 & 7850 FM 646, currently zoned as District “O” (Open Space), is hereby rezoned and classified as District “E” (General Business) to operate a Convenience Store and a Retail Development in accordance with the approved Site Plan.

SECTION 2: The certain property to be rezoned is more fully described in the legal description attached hereto as Exhibit A.

SECTION 3: The approved replat is attached hereto as Exhibit B.

SECTION 4: That the City Engineer shall designate said changes from District “O” (Open Space) to District “E” (General Business), as hereinabove provided, on the original zoning map, as amended, and on the duplicate copy thereof kept in the Office of the City Planning Board.

SECTION 5: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event any section, clause, sentence, paragraph, or part of this Ordinance shall be for any reason adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, invalidate, or impair the remainder of this Ordinance.

SECTION 6: That the Charter requirement for reading this Ordinance on three (3) separate days is hereby dispensed by a majority vote of the City Commission.

PASSED AND ADOPTED this _____ day of _____ 2026.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

City Secretary, Rhomari D. Leigh

City Attorney, Kyle Dickson

ATTACH EXHIBIT A
LEGAL DESCRIPTION

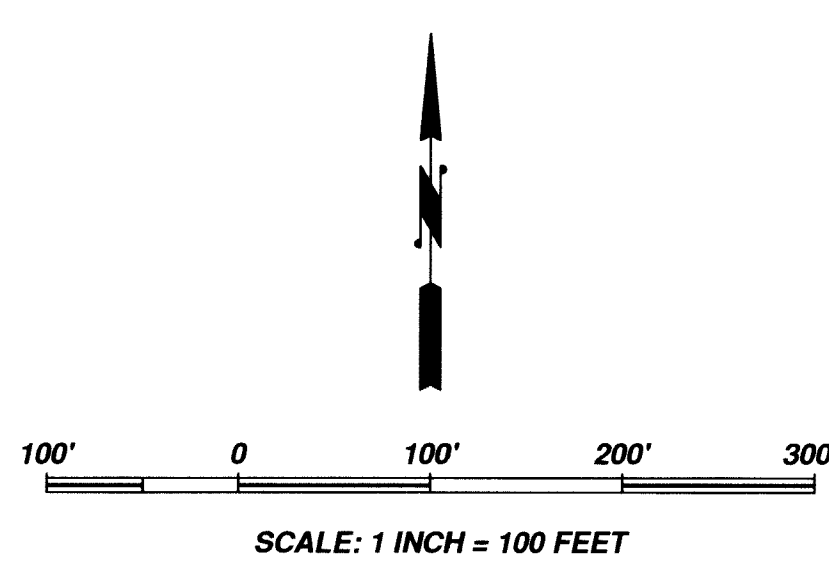
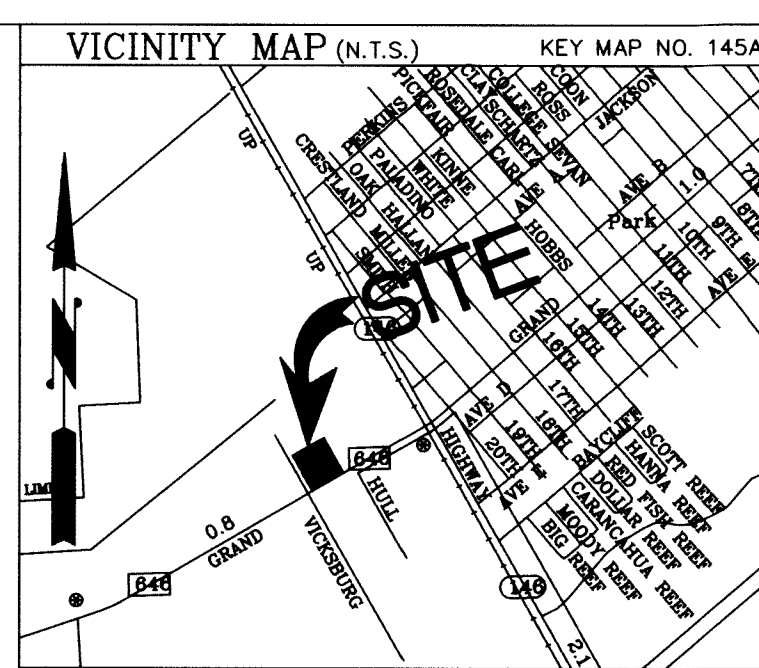
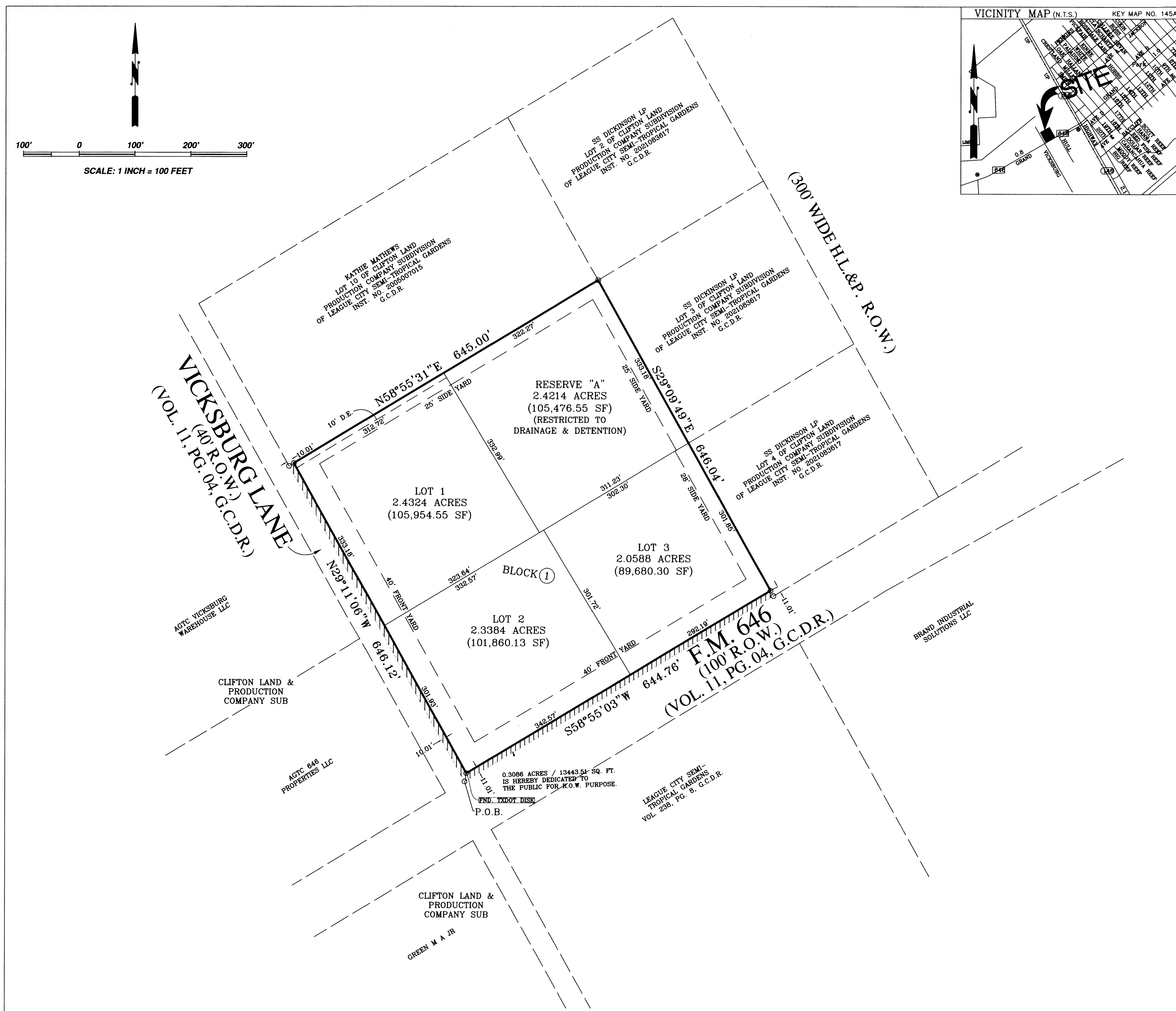
LEGAL DESCRIPTION

A SUBDIVISION BEING A 9.5595 ACRE TRACT OF LAND, BEING BLOCK 11 AND 12 OF CLIFTON LAND PRODUCTION COMPANY SUBDIVISION OF LEAGUE CITY SEMI-TROPICAL GARDENS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 4 OF THE MAP RECORDS OF GALVESTON COUNTY, GALVESTON COUNT TEXAS.

LOTS: 3 RESERVES: 1 BLOCKS:1

REASON FOR AMENDING PLAT: TO CREATE THREE (3) PROPOSED LOTS AND ONE (1) RESERVE MAY, 2025

ATTACH EXHIBIT B – REPLAT



STATE OF TEXAS
COUNTY OF GALVESTON

THAT PALMER TC INVESTMENT, LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PALMER TC INVESTMENTS BUSINESS COMPLEX REPLAT, AN ADDITION TO THE CITY OF TEXAS CITY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS, SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF TEXAS CITY'S USE THEREOF. THE CITY OF TEXAS CITY AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF TEXAS CITY AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PALMER TC INVESTMENT, LLC DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF TEXAS CITY.

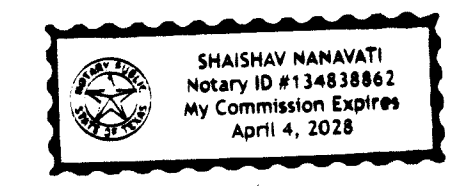
IN TESTIMONY WHEREOF, PALMER TC INVESTMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STAVAN VORA, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS 2nd DAY OF May 2025.

By: Stavan Vora
PALMER TC INVESTMENT, LLC
STAVAN VORA, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF May 2025.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: SHAISHAV NANAVATI
MY COMMISSION EXPIRES: 4/2/28

I, DWIGHT D. SULLIVAN, COUNTY CLERK OF GALVESTON COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON MAY 12 2025 AT 1:54 O'CLOCK P.M., AND DULY RECORDED ON MAY 12 2025 AT 1:54 O'CLOCK P.M. AND AT FILM CODE NUMBER 2025017973 OF THE MAP RECORDS OF GALVESTON COUNTY FOR SAID COUNTY.

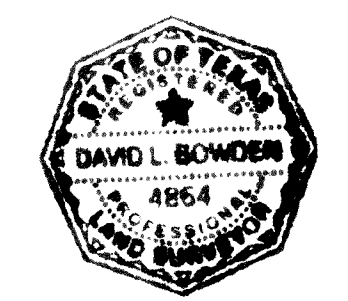
DWIGHT D. SULLIVAN
COUNTY CLERK
OF GALVESTON, TEXAS

By: Stavan Vora
DEPUTY

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED DAVID L. BOWDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DAVID L. BOWDEN
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4864
5-1-25

ON THE 7th DAY OF May 2025 THIS REPLAT WAS APPROVED BY THE CITY ENGINEER OF THE CITY OF TEXAS CITY.



SIGNED: Kimberly Holden
CITY ENGINEER OF TEXAS CITY

IT IS UNDERSTOOD THAT IF THE FINAL PLANS FOR PALMER TC INVESTMENTS BUSINESS COMPLEX REPLAT ARE APPROVED BY THE CITY ENGINEER AND PLANNING BOARD OF THE CITY OF TEXAS CITY, THE UNDERSIGNED WILL IN ALL THINGS COMPLY WITH ALL PROVISIONS OF SUCH PLAT AND CONSTRUCTION PLANS AND WILL DULY PERFORM ALL CONSTRUCTION CALLED FOR THEREIN, FULLY AND COMPLETELY. NO CHANGES SHALL BE MADE IN CONSTRUCTION PLANS WITHOUT THE CONSENT IN WRITING OF THE CITY ENGINEER BEING FIRST HAD AND OBTAINED.

OWNER: Stavan
DEVELOPER: Stavan

WITNESSES: Pratik
ON THE 2 OF May 2025

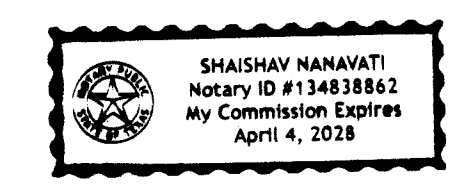
I, PRAK HOLDING LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PALMER TC INVESTMENTS BUSINESS COMPLEX REPLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2022030655 OF THE O.P.R.O.P. OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: Jagdish Patel
NAME: Jagdish Patel
TITLE: member

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jagdish Patel KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF May 2025



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: SHAISHAV NANAVATI
MY COMMISSION EXPIRES: 4/2/28

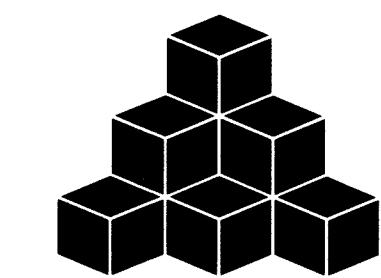
PALMER TC INVESTMENTS BUSINESS COMPLEX REPLAT

A SUBDIVISION BEING A 9.5595 ACRE TRACT OF LAND, BEING BLOCK 11 AND 12 OF CLIFTON LAND PRODUCTION COMPANY SUBDIVISION OF LEAGUE CITY SEMI-TROPICAL GARDENS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 4 OF THE MAP RECORDS OF GALVESTON COUNTY, GALVESTON COUNTY TEXAS.

LOTS: 3 RESERVES: 1 BLOCKS: 1
REASON FOR AMENDING PLAT: TO CREATE THREE (3) PROPOSED LOTS AND ONE (1) RESERVE
MAY, 2025

OWNER:
PALMER TC INVESTMENT, LLC
17926 HWY. 3, SUITE 104B
WEBSTER, TEXAS 77598

SURVEYOR:
BOWDEN SURVEY, LLC
HOUSTON, TEXAS 77007
WWW.BOWDENSURVEY.COM



The
INTERFIELD GROUP
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL: (713) 780-0909
HOUSTON, TEXAS 77007 TX. REC. NO. F-5611
WWW.INTERFIELD.NET
(INTERFIELD PROJ. #: 22125.00)

LEGEND:

1. "B.L."	INDICATES BUILDING LINE
2. "G.C.M.R."	INDICATES GALVESTON COUNTY MAP RECORDS
3. "R.O.W."	INDICATES RIGHT-OF-WAY
4. "G.C.D.R."	INDICATES GALVESTON COUNTY DEED RECORDS
5. "(VOL./PG.)"	INDICATES RECORDED VOLUME/PAGE
6. "O"	INDICATES IRON ROD SET
7. "●"	INDICATES IRON ROD FOUND
8. "P.O.B."	INDICATES POINT OF BEGINNING
9. "ES.MNT."	INDICATES EASEMENT
10. "D.E."	INDICATES DRAINAGE EASEMENT

PLAT NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48167C0255G AND 48167C0235G, WITH THE EFFECTIVE DATE OF 08/15/2019, THE PROPERTY IS LOCATED IN ZONE "AE" AND SHADED ZONE "X" OUTSIDE OF THE 100 YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

2. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

3. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE CITY OF TEXAS CITY.

4. THE DRAINAGE AND DETENTION RESERVE IS DEDICATED FOR THIS SUBDIVISION AND IS DEDICATED TO THE PROPERTY OWNER ASSOCIATION (POA) FILED BY SEPARATE INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S INSTRUMENT NUMBER 2025017973 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. ALL PROPERTY IS TO DRAIN INTO THE DRAINAGE AND DETENTION EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. POA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ONSITE DRAINAGE AND DETENTION FACILITY.

2025021593



Country Liquor
Liquor store

The Force Fitness

McDonald's
Fast Food • S

Jack in the Box
2 for \$6

Exxon
Earn 2X points
on premium gas

Simply Self Storage
Rent Online &
First Month Free

Genesis All Upholstery
Upholstery shop

Gary's Anything Auto

Grand Energy and
Infrastructure Services

Industrial Specialists

Faith For Life Church

Acie's Outboards

Curran International

R O Water Resources

Grand Donuts • S

China
Chinese

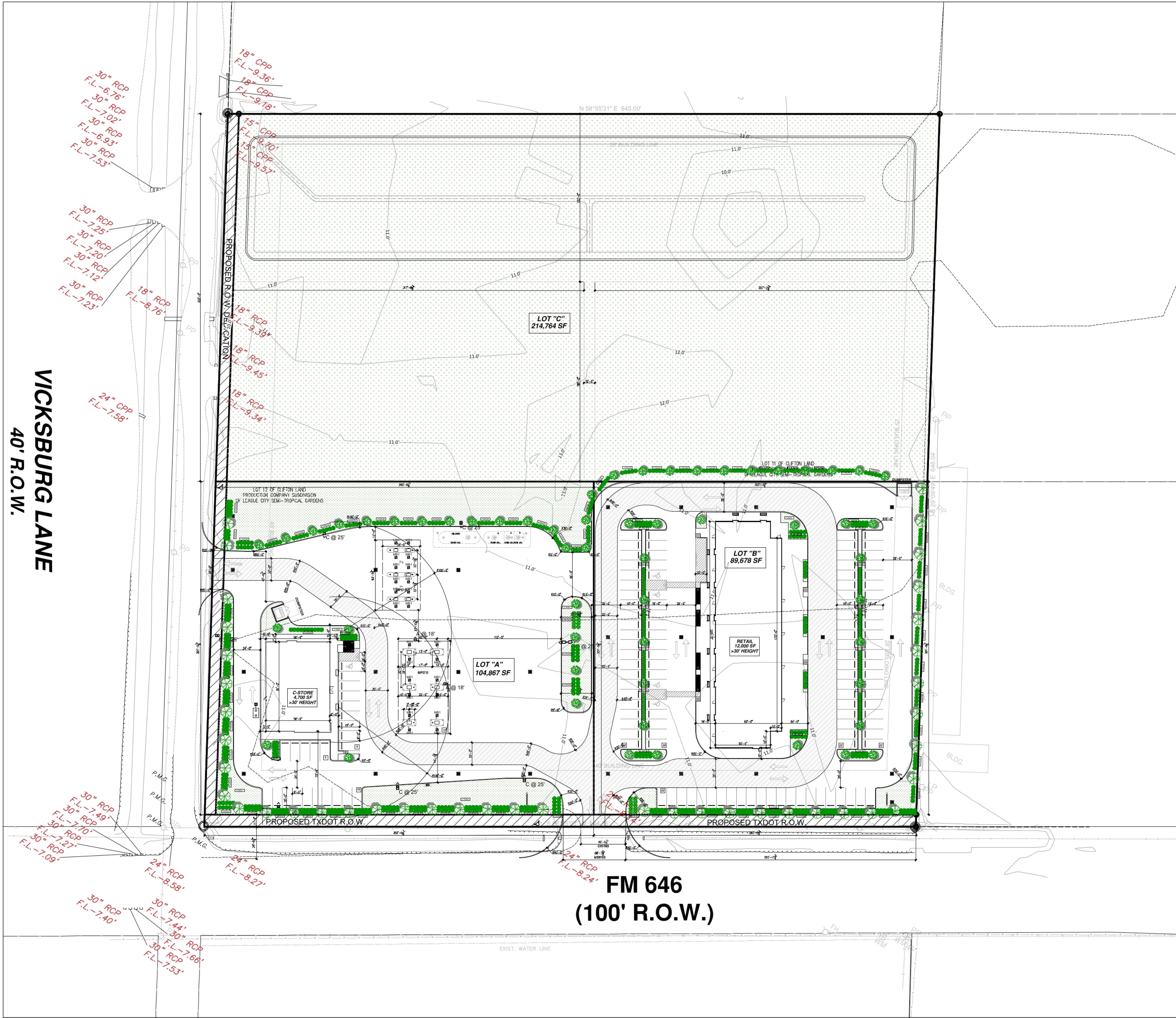
Bill's Bait Barn
Bait shop

OnPo

Dolla

Baytec C

WICKSBURG LANE
40' R.O.W.



FM 646
(100' R.O.W.)



OVERALL ACREAGE IS 9.56 ACRES (416,413 SQF) FOR LOTS 11 AND 12, OF CLIFTON LAND PRODUCTION COMPANY SUBDIVISION OF LEAGUE CITY SEMITROPICAL GARDENS

ZONING DISTRICT - CURRENT ZONE "O"
PROPOSED ZONE "P-1"
ADJACENT ZONES "O"

LOT "A" 104,867 SF
LOT "B" 89,678 SF
LOT "C" 214,764 SF

MIN F.F.E. - 14.00'

PARKING SYNOPSIS

OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROPOSED
SHELL BUILDING "A" C-STORE	4,700/1,000 X 5	23.5 (24)	
SHELL BUILDING "B" RETAIL	12,000/1,000 X 5	60	
VACANT LAND "C"			
TOTAL		84	164

LANDSCAPING ANALYSIS

STREET R.O.W. - TYPE/LOCATION	CALIPER SIZE	REQUIRED	PROPOSED
WICKSBURG ST/QUERCUS VIRGINIANA (OAK)	3"	30/35*	10
FM 646/QUERCUS VIRGINIANA (OAK)	3"	645/350- 21.5	22
LIGUSTRUM JAPONICUM (WAXLEAF LIGUSTRUM) SHRUB	3 GAL.	32X100- 320	320
QUERCUS TEXANA RED (RED OAK)	3"		56
LIGUSTRUM JAPONICUM (WAXLEAF LIGUSTRUM) SHRUB	3 GAL.		200
* BERMUDA SOG			

TOTAL SQF	15% OF TOTAL ACREAGE	PROPOSED
201,649 SF	30,247 SF	37,825 SF
	REQUIRED # OF TREES	88

ISSUE HISTORY

DATE	ISSUED FOR	CLIENT REVIEW	PERMIT	BIDDING	CONSTRUCTION	FINAL REVIEW
03.06.23						

INTERFIELD
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET

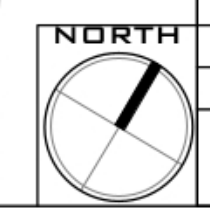
PROPERTY OWNER:
SBA ALLIANCE
STAVAN VORA PH 832-336-9688
17928 HWY 3, SUITE 104B,
WEBSTER, TX 77568

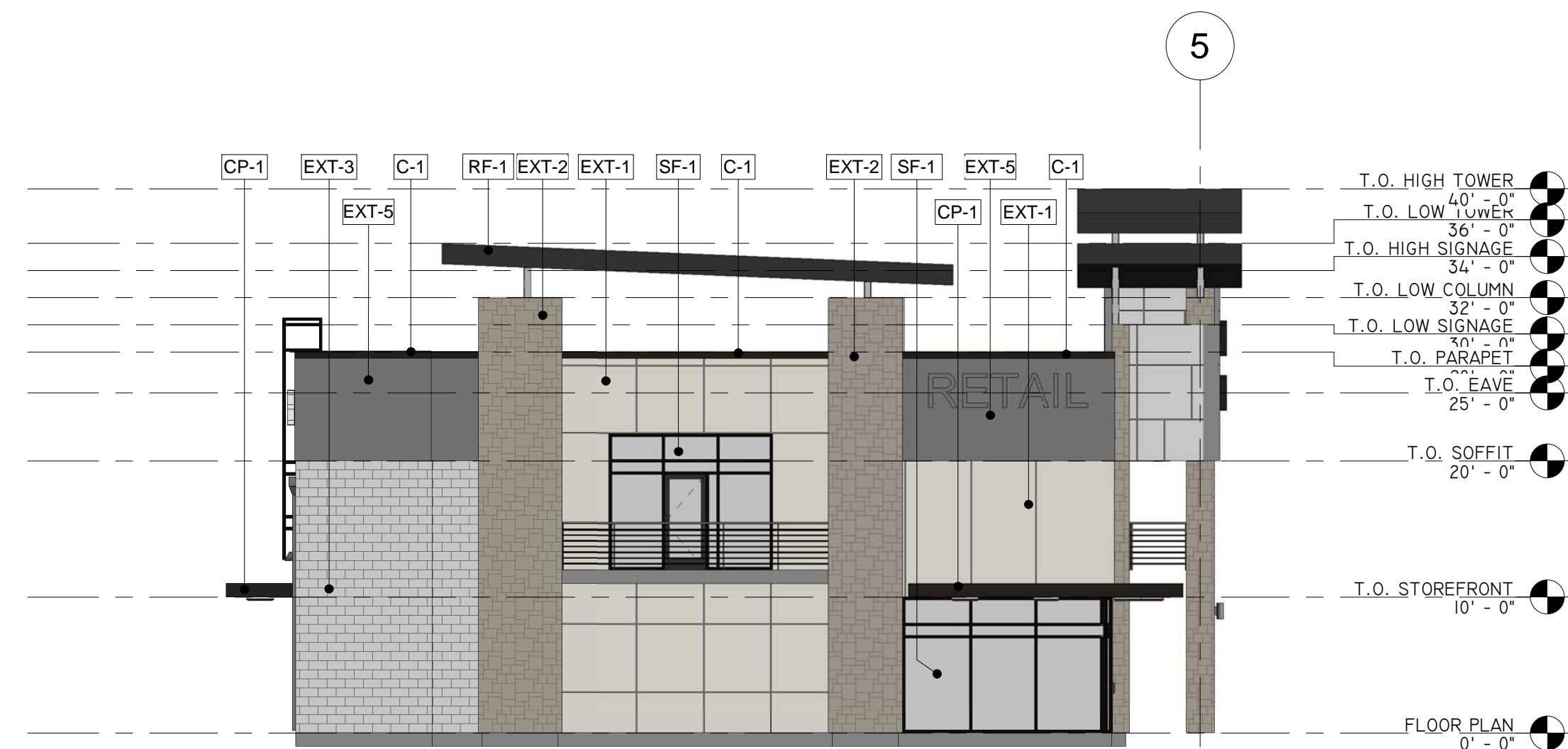


06.28.24
40' 20' 0 40'
SCALE: 1 INCH = 40 FEET

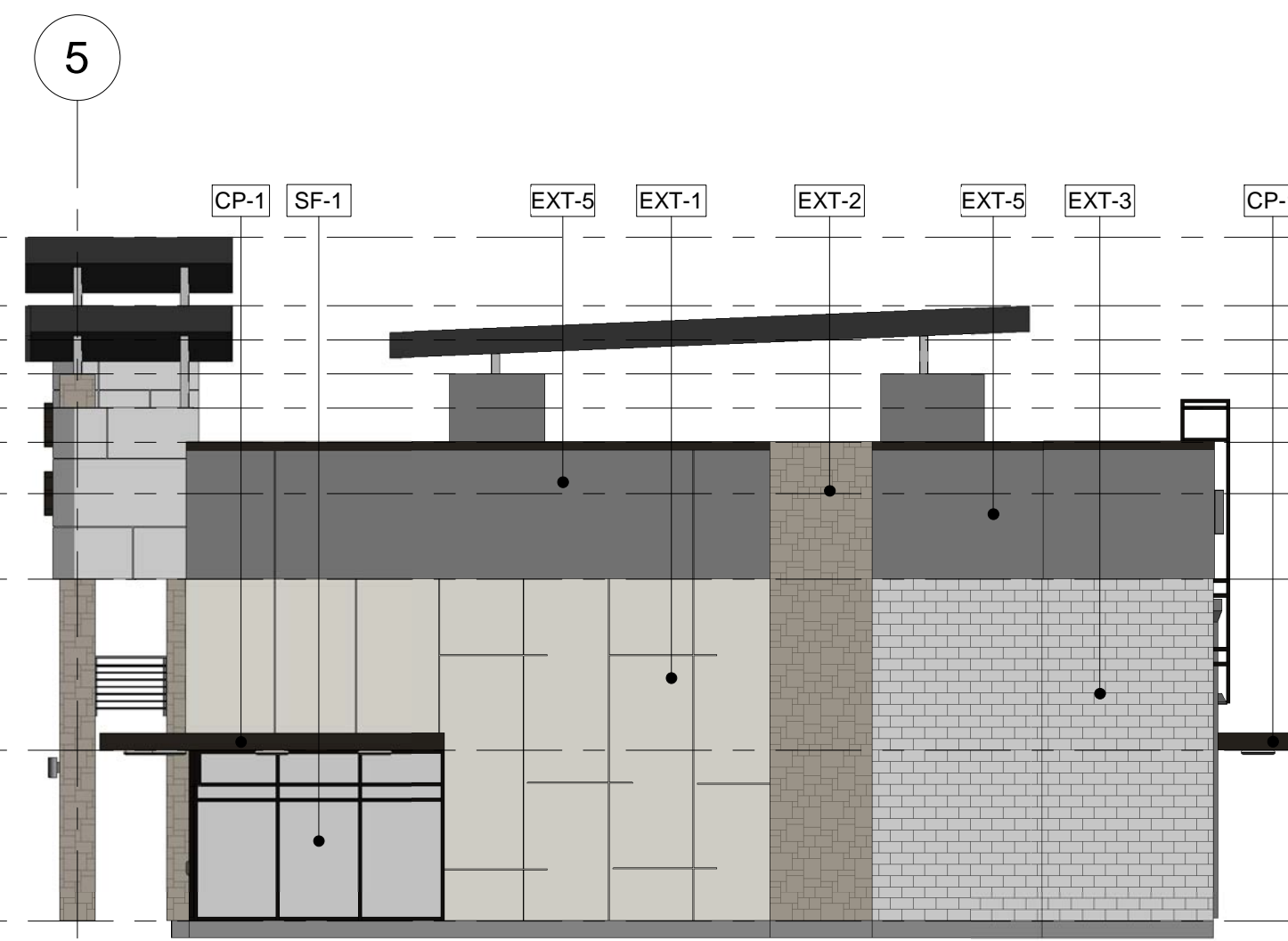
SBA ALLIANCE
PROPOSED C-STORE &
SHELL RETAIL BLDGS
1414 FM 646
DICKINSON, TX
DETAILED SITE PLAN
GROSS ACREAGE: 9.56 ACRES
TEXAS CITY, GALVESTON COUNTY, TEXAS

PROJECT #22125.00
DATE: 09.19.23
DRAWN BY: JJH
CHECKED BY: MFQ
A1.00 OF: 1





4 RETAIL NORTH ELEVATION
1" = 10'-0"



3 RETAIL SOUTH ELEVATION
1" = 10'-0"



2 RETAIL EAST ELEVATION
1" = 10'-0"

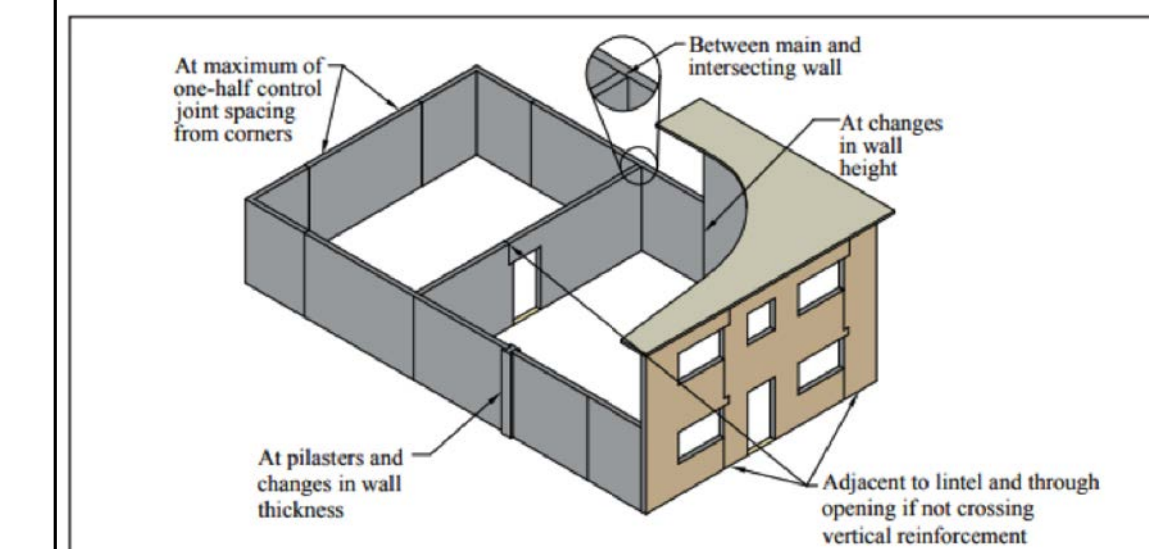


1 RETAIL WEST ELEVATION
1" = 10'-0"

EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION	MANUFACTURER	TYPE / COLOR
EXT-1	STUCCO SYSTEM	SHERWIN WILLIAMS	PAINTED: SW 7008 - ALABASTER
EXT-2	THIN STONE VENEER	CORONADO	COUNTRY CASTLE - CHABLIS
EXT-3	SPLIT FACE CMU - 8"D X 8"H X 16"L	REVELS BLOCK	SPLIT FACE/355 LIMESTONE
EXT-4	STUCCO SYSTEM	SHERWIN WILLIAMS	PAINTED: SW 7656 - RHINESTONE
EXT-5	STUCCO SYSTEM	SHERWIN WILLIAMS	PAINTED: SW 7067 - CITYSCAPE
C-1	PRE-FINISHED METAL ROOF	TO BE SELECTED BY CONTRACTOR	DARK BRONZE
CP-1	ALUMINUM CANOPY	AVADEK OR APPROVED EQUAL	DARK BRONZE
RF-1	STANDING SEAM METAL ROOF	MBCT OR APPROVED EQUAL	DARK BRONZE
SF-1	STOREFRONT SYSTEM	OLDCASTLE	GLAZING: TEMPERED, LOW-E; FRAME: DARK BRONZE

CMU CONTROL JOINT DIAGRAM:



- REFER TO SHEET A6.10 FOR DOOR TYPES AND A6.20 FOR WINDOW TYPES.
- PROVIDE SILICONE SEALANT OVER BACKER RODS AROUND ALL WINDOWS, DOORS, AND CONTROL JOINTS.
- PRE-FINISHED METAL DOWNSPOUT TO CONNECT TO STORM SEWER.
- DISTANCES BETWEEN CONTROL JOINT FOR MASONRY WALLS SHOULD NOT EXCEED THE LESSER OF:
A. LENGTH TO HEIGHT RATIO OF 1-1/2:1
B. 25' IN LENGTH
- STUCCO JOINT SPACING SHOULD NOT BE GREATER THAN 18'.
- NO STUCCO PANEL SHOULD EXCEED 144 S.F. ON VERTICAL APPLICATIONS OR 100 S.F. ON CURVED OR ANGULAR APPLICATIONS.
- NO STUCCO PANEL SHOULD EXCEED THE LENGTH-TO-WIDTH RATIO OF 2-1/2:1.
- USE PLYWOOD AT SIGNAGE LOCATIONS FOR PROPER ANCHORAGE AS NOTATED IN THE ZONES ON THE ELEVATION TO THE LEFT. IN THE SITUATION WHERE THE CONSTRUCTION TYPE IS II-B, THE PLYWOOD IS TO BE FIRE-RETARDANT-TREATED WOOD PER IBC 2012 SECTION 603.

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	REV#	REVISION DESCRIPTION
	CLIENT REVIEW		
	PERMIT		
	BIDDING		
	CONSTRUCTION		

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HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

01.18.24
1" = 10'-0"
PALMER TC INVESTMENT, LLC
646 RETAIL
1414 FM 646,
DICKINSON, TX 77539
EXTERIOR ELEVATIONS - RETAIL
22125.20
DATE: 07/11/23
DRAWN BY: NB
CHECKED BY: JJH/SCB
SHEET: A2.10



Texas City
EST. 1911

ENGINEERING & PLANNING

STAFF REPORT

TO: Planning Board – regular meeting July 1, 2024
FROM: Kim Golden, P.E., City Engineer *KG*
CC: Doug Kneupper, P.E.
DATE: June 27, 2024
RE: 1414 FM 646 – Proposed C-Store and Retail

Background: The applicant, Jack Hernandez, The Interfield Group, for owner, Palmer TC Investment LLC, proposes to subdivide 9.56 acres located on the east side of Vicksburg Lane at FM 646 to construct a new 4,700sft convenience store with fuel pumps and a new 12,000sft retail strip. The property is currently zoned District O – Open Space and requires rezoning for the proposed uses. An application for rezoning is pending, as well as an amending plat to subdivide the property into three lots. The location is also within the Gateway Overlay District and requires masonry building facades, enhanced landscaping, and underground utilities among other things.

The site is existing vacant acreage. The property across Vicksburg Lane to the west is zoned District A Single Family Residential and mostly vacant except for an existing business (Curran International). The adjacent properties to the north and east are zoned District O and have occupied commercial establishments. The property to the south across FM 646 is also zoned District O and has an occupied commercial establishment.

Requested Action: The applicant is requesting approval of a Development Plan for the construction of a new convenience store with fuel pumps and retail strip, subject to approval of rezoning to an appropriate district.

Staff Review and Recommendation: The proposed site improvements include a 4700 sft convenience store with 24 striped parking spaces, which includes one designated as accessible. The proposed site improvements also include a 12,000 sft retail strip with 60 striped parking spaces, which includes four designated as accessible.

Texas City water and sewer are NOT available to the site. 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. Formal consent to annexation by the City Commission will be required when applicant submits its petition to the MUD.

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 detention pond will be donated to a property owners association to be created by the Applicant and burdened with a drainage easement in favor of Lots A & B.

"the place where COMMUNITY MATTERS"

1801 9th Avenue North * P.O. Drawer 2608 * Texas City, TX 77592-2608

(409) 948-3111 * www.texascitytx.gov

Future Lots A & B will share a driveway from FM 646. Lot A will also have a driveway from Vicksburg Lane.

Elevation plans provided for the C-Store and Retail strip indicate construction materials will consist of CMU block with stone veneer and stucco, and some pre-finished metal coping and aluminum canopy. The buildings are shown to have standing seam metal roofs. These materials satisfy the requirements of the GWY.

Applicant also provided landscaping plans which show landscaping in excess of 15% which includes the placement of 88 trees of 3-inch caliper and 520 shrubs. The dumpsters are shown to have the necessary enclosures.

The submitted site plan satisfies the applicable ordinance requirements; staff have no objection to **approval conditioned upon the rezoning being approved, the property owners association being created, and the subdivision being recorded in proper form.**

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.

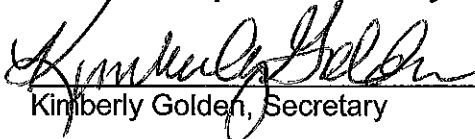
A motion was made by Commissioner Thelma Bowie/Jayla Weatherspoon to approve the Development Plan conditioned upon the rezoning being approved, the property owner's association being created, and the subdivision being recorded in property form.

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.



STAFF REPORT

TO: Zoning Commission – regular meeting August 6, 2024
FROM: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E.
DATE: June 27, 2024
RE: 1414 FM 646 – Zoning change request from District O (Open Space) to District E (General Business) - Proposed C-Store and Retail

Background: The applicant, Jack Hernandez, The Interfield Group, for owner, Palmer TC Investment LLC, proposes to subdivide 9.56 acres located on the east side of Vicksburg Lane at FM 646 to construct a new 4,700sft convenience store with fuel pumps and a new 12,000sft retail strip. The property is currently zoned District O – Open Space and requires rezoning for the proposed uses. An application for rezoning is pending, as well as an amending plat to subdivide the property into three lots. The location is also within the Gateway Overlay District and requires masonry building facades, enhanced landscaping, and underground utilities among other things.

The site is existing vacant acreage. The property across Vicksburg Lane to the west is zoned District A - Single Family Residential and mostly vacant except for an existing business (Curran International). The adjacent properties to the north and east are zoned District O and have occupied commercial establishments. The property to the south across FM 646 is also zoned District O and has an occupied commercial establishment.

At its regular meeting on July 1, 2024, the Planning Board voted without opposition to approve the proposed site plan, subject to the applicant obtaining the necessary zoning change, the property owners association being created, and the subdivision being recorded in proper form.

Requested Action: The applicant is requesting a zoning change from District O (Open Space) to District E (General Business) to allow for the construction and operation of a new convenience store with fuel pumps and retail strip, subject to approval of rezoning to an appropriate district.

Staff Review and Recommendation: The subject location is currently zoned District O (Open Space) which purpose is to provide for land inside the city limits which is not subdivided and/or relatively undeveloped. It is anticipated that all O districts will be rezoned to other zoning classifications as the city proceeds toward full development.

District E (General Business) is intended to provide for an extensive variety of enclosed retail and commercial services to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and be appropriately buffered from residential areas. The enumerated allowed principal uses



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includes 160.035(B)(12) "any retail sales, commercial business or service which is not included in the O-P, D, or D-1 Zoning Districts, provided that all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise or vibration. The proposed convenience store and retail strip are consistent with the District E General Business zoning classification.

The proposed site improvements include a 4700sft convenience store with 24 striped parking spaces, which includes one designated as accessible. The proposed site improvements also include a 12,000sft retail strip with 60 striped parking spaces, which includes four designated as accessible.

Texas City water and sewer are NOT available to the site. 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. Formal consent to annexation by the City Commission will be required when applicant submits its petition to the MUD.

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 detention pond will be donated to a property owners association to be created by the Applicant and burdened with a drainage easement in favor of Lots A & B.

Future Lots A & B will share a driveway from FM 646. Lot A will also have a driveway from Vicksburg Lane.

Elevation plans provided for the C-Store and Retail strip indicate construction materials will consist of CMU block with stone veneer and stucco, and some pre-finished metal coping and aluminum canopy. The buildings are shown to have standing seam metal roofs. These materials satisfy the requirements of the GWY.

Applicant also provided landscaping plans which show landscaping in excess of 15% which includes the placement of 88 trees of 3-inch caliper and 520 shrubs. The dumpsters are shown to have the necessary enclosures.

Staff have no objection to the proposed re-zoning provided it is subject to the establishment of a property owners association and the recording of a subdivision in proper form.

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**ZONING COMMISSION
AUGUST 6, 2024**

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, August 6, 2024, at 5:00 p.m. Zoning Commission members present: Chairman Perry O'Brien, Aric Owens, Bruce Clawson, Fernando Tello and Alternate Member Lisa Salinas. Staff members present were: Kimberly Golden, Casey Bennett (CBO), David Kinchen (DBO) and Veronica Carreon. Guests were: Ben Baty, Chris Johnson, Felix Herrera, Deano Merrigan, Anthony Neva, Stavan Vora, Guillaume Dufay (AOP Renewables), Simon Labrosse Gelinis, Jack Hernandez (Interfield) Jill Crawford, Bob Wittmeyer, and Georgia Meisler.

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

1) APPROVAL OF MINUTES

A motion to approve the minutes of July 2, 2024 was made by Bruce Clawson/Aric Owens. All other members present voted aye.

2) PUBLIC COMMENTS

There were no Public Comments.

3) ELECTION OF OFFICERS

Ms. Golden stated that at the last Zoning Commission meeting it was mentioned that Mr. Gary Potter had resigned his position on the board. He was previously one of the co-chairs and so there is now a vacancy in the board's office of co-chairs. Ms. Golden asked those in attendance if they would like to hold an election of a new co-chair and it was agreed to have it on the next meeting agenda.

It is now being brought forward for purposes of members to consider the election of another co-chair. Since this was last discussed, Mr. Bruce Clawson has been appointed back to the Zoning Commission and Ms. Thelma Bowie is not in attendance because she is not feeling well.

Chairman Perry O'Brien asked the Zoning Commission if they would like to nominate anyone.

Mr. Aric Owens asked if it was required that they have a co-chair, to which Chairman O'Brien replied it is nice to have a co-chair to lead a meeting if at any time he is not available to attend a meeting.

Mr. Bruce Clawson made a motion to nominate Mr. Aric Owens as co-chair of the Zoning Commission. Mr. Fernando Tello seconded the motion. All other members present voted aye.

Mr. Owens stated he would be glad to serve as co-chair.

4) Zoning Change Request from The Interfield Group to rezone from District "O" (Open Space to District "E" (General Business) for a proposed Convenience Store and Retail Development. Located at 1414 FM 646 on the east side of Vicksburg Lane and west of Hwy 146 N.

a. STAFF REPORT

Ms. Golden stated the location is a 9.56-acre site located on the east side of Vicksburg Lane at FM 646. The Applicant is requesting a rezoning to be able to build a new 4,700 sq ft convenience store with fuel pumps and a new 12,000 sq ft retail strip.

The property is currently zoned District "O" (Open Space) and that is the zoning in place when you have land that is not developed or subdivided. It is intended that District "O" be rezoned as the city grows into that direction.

For the particular use that they're contemplating, District "E" (General Business) would be the appropriate district for them to be rezoned into. The surrounding property that is not vacant is still zoned District "O". Property that is vacant on the other side of Vicksburg is zoned District "A" (Single Family Residential).

The District "E" zoning would be appropriate and staff have worked with them on our site plan. The main issue they had was getting some developed drainage because the drainage is pretty poor in the area. What they've done is they're going to subdivide into three lots and one of the lots will actually have a detention pond on it and then there'll be a Property Owners Association that will own and operate their detention pond for the benefit of the other two lots of which one will be the convenience store and the other will be the retail strip.

This project is in the Gateway Overlay District so they will have to comply with the requirements of the Gateway Overlay District which again are masonry construction, some setback requirements, landscaping requirements and some screening requirement. The Applicant has indicated they are compliant with all of this.

If the Zoning Commission does recommend to rezone, staff just suggests it be subject to the subdividing going in place and the creation of the Property Owners Association to own and operate that.

Mr. Bruce Clawson then stated traffic along FM 646 is a heck of a deal. He went through there recently and there was a bad wreck on the road. He couldn't tell if there is a turn lane and asked if there is one at the property.

Ms. Golden doesn't believe there is, but indicated this is the next section of FM 646 to be widened. In fact, part of their platting is going to go ahead and be dedicating that additional right of way. TxDOT is also in the process of acquiring that right of way.

Chairman Perry O'Brien asked if the retention pond would constructed at the same time, to which Ms. Golden replied construction of the detention pond will be required when they do the project because that's what is allowing them to have the drainage that they need.

Mr. Clawson then asked what the building is on the property, to which the owner, Mr. Stavan Vora, replied it is just a storage building that the previous owner had used.

Mr. Clawson then asked if there were any wells on the property. [The representative “no” by shake of the head.] Ms. Golden advised the site does not have Texas city water and sewer service available to it, so they're going to have to annex into the Bacliff MUD for purposes of getting their water and sewer service. This does not mean they are going to de-annex from Texas City. The MUDS and the city are on top of each other. The mayor has given them a “comfort letter” indicating that at the appropriate time we will take a request to City Commission to give the necessary consent for the annexation.

Chairman O'Brien then asked if this site plan still needed to be presented to the Planning Board, to which Ms. Golden replied it has been through that process. He then asked what the construction timeline would be. Mr. Vora replied if given the green light he will start tomorrow.

Co-Chairman Aric Owens then asked if there would be fire hydrants installed because he recalled a couple years ago they looked at a storage facility further down the road and they weren't there and would have to install on-site water storage. Ms. Golden replied when this happens, it's not going to be on-site water storage but when they start their process of annexing into Bacliff, that is what will have to be worked out – is the capacity to provide the Fire Protection that's necessary for Texas City Fire Marshall to sign off on.

Chairman O'Brien asked if there any additional questions. There were none.

b. PUBLIC HEARING

A motion was made by Fernando Tello/Co-Chairman Aric Owens to open the Public Hearing. All other members voted aye.

Chairman O'Brien stated if anyone in attendance was for or against the zoning change now would be the time to make a comment.

Ms. Golden stated there were eight Public Hearing Notices mailed to neighboring property owners and no comments were received in favor or against the zoning change request.

There were no questions or further discussion, to which a motion was made by Bruce Clawson/Fernando Tello to close the Public Hearing. All other members voted aye.

c. PRELIMINARY ZONING APPROVAL – Consider and take action on the zoning change request from The Interfield Group.

A motion was made by Bruce Clawson/Fernando Tello to approve the zoning change request from The Interfield Group to rezone from District “O” (Open Space) to District “E” (General Business) for a proposed Convenience Store and Retail Development provided it is subject to the establishment of a Property

Owners Association and the recording of a subdivision in proper form. All other members present voted aye.

5) Zoning Change Request from Alpha Omega Power, LLC to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development of an electric power generating station utilizing lithium-ion battery energy storage system (BESS). Located at 701 Hwy 146 N., west of Hwy 146 N., and north of the existing Golden Rule Logistics.

a. STAFF REPORT

Ms. Golden stated Alpha Omega Power LLC is looking at a site that is 6.29 acres of vacant land but will use 5.71 acres to install a Battery Energy Storage System (BESS). This is a large installation. Previously approved BESS' have been 10 MW. This project will include up to 106 individual battery containers for 205 MW or 410 MWh at a two-hour capacity, meaning it takes two hours to charge and two hours to discharge. This is approximately twenty times larger than any of the previously approved BESS projects in Texas City.

They have provided in their site plan for the 15 ft spacing all the way around the battery units as required by the city's updated fire code. They're also providing a paved 20 ft perimeter road with two points of access.

The second access is actually through adjacent property which the applicant does not own or control. The owner has provided an easement. Ms. Golden pointed out the recommendation is for that secondary access to have some sort of platting to it. Staff's concern is that it remained completely open and accessible over time.

The Applicant is also providing a nice masonry fence and landscaping at least 6 ft in height, which again is the standard that the city is applying to these BESS projects which was also applied to the other two that have been approved.

The project site is part of the former ETC Texas City Trucking Terminal. It had some environmental issues and has been through a process with TCEQ and now has no further action required, but it can never be used for anything but industrial or commercial.

The adjacent property to the north is Baker Distributing. There is common ownership of the property to the South which is a logistics company. The property across Hwy 146 N is the TNMP Substation.

Information was provided to Ms. Golden about why the TNMP Heights Substation is a prime location for these types of projects to tie into, which is basically has to do with the size of the substation and the fact that it's set up to take this kind of interconnect.

Also provide was some information about the type of battery chemistry and the manufacturer that they're proposing to use. The battery chemistry is the Lithium-Ion Phosphate, which is considered stable and less prone to the thermal runaway concerns.

The manufacturers of both the battery cells and the battery assembly are considered

Tier 1. Ms. Golden believes that means that they work really hard to comply with all the codes. They do the extra testing and things to show that their products are safe and then they maintain good quality control as they're being built.

This location is not in the floodplain, and it is inside the Texas City Hurricane Levee.

The specification they are going to have for the containers are the type that you would have for a corrosive environment, such as coastal area. It's the highest level of corrosion protection and the highest level for both the batteries and containers. She stressed that these are the standards that both the Building Official and Fire Marshall will apply at the time of applying for building permits.

Their fire protection will be an on-site system that is specifically designed for this application. There's also a robust monitoring system that is monitored remotely 24/7 but indicated that for a project this size the operator would have a crew stationed within the nearby area [LaMarque] to make proper response in the event that remote monitoring shows there is something going on.

Information about decommissioning was provided for the Zoning Commission. Staff do anticipate that at the time of permitting some sort of decommissioning bond or security will be required through the permitting and plan review process. This process is still in development by the building official and fire marshals.

Ms. Golden stated that the item that might need consideration is the second point of access. Again, the Applicant has provided a signed easement agreement, but staff would prefer to see it as a plat because those things are usually just easier to keep track of.

This company was formed in 2023, so it would be considered a startup.

The Planning Board has looked at this because the zoning changes to District "S-P" (Site Plan) requires review by the Planning Board first to look at the site plan. The Planning Board approved the site plan conditioned upon the Zoning Commission approving the zoning change. If the zoning change is approved the Applicant would have to be subject to the site plan as approved by the Planning Board. There could not be any changes to the site plan without approval from the Planning Board.

The Zoning Commission's action is to make a recommendation to the City Commission. The City Commission is the one that approves or disapproves the actual zoning change. The Planning Board approved the site plan on a 3-2 vote.

Ms. Golden completed her report and stated she can answer any questions and that the Applicant was also in attendance to answer any questions.

Chairman O'Brien asked if this project fits the Land Use Plan. Ms. Golden replied she was not sure if there is anything specific in the Land Use Plan about these kinds of uses, but it does fit a light industrial use.

Mr. Clawson then stated he had a question for the developer and one for the landowner. He then asked if this is a brown field. Mr. Deano Merrigan [landowner] replied that it had a leaking tank out there and they had monitoring wells out there. TCEQ monitored the wells for some time, and they said, per TCEQ, whatever is there is there and it's not

migrating. The trucking facility that was there was responsible for it the cleanup and the monitoring. They had them [the monitoring wells] pulled out and fill them back in and there's no further action.

Mr. Clawson stated that nothing can be built out there, to which Mr. Merrigan stated that was correct. Only commercial or industrial can be built out there.

Mr. Clawson then added that he is not quite clear on the fire suppression system.

Mr. Guillaume Dufay (AOP Renewables) replied batteries are known for being pretty good devices and are everywhere, but large batteries have always had Fire Protection systems. As Ms. Golden mentioned, the way these things are operated is they comply with every fire rule that you can think of and that exists. There have been dozens of thousands of these containers deployed across the nation and they have A National Fire Protection Agency (NFPA) protocol that's called NFPA 855 and each of these have to meet the requirements. One of the requirements is that they have to have several layers of protection. layer No. 1 is monitoring, and No. 2 is to remove the activation, layer #3 is active suppression of fire in the case of a fire, and then the final element of the NFPA 855 is that every battery that gets installed and that complies with NFPA 55 has to go through a burn test.

The way this works is that you set one battery on fire by putting some fire in it and you see what happens. You see how it propagates; you see how the fire gets extinguished by the system. There are several levels of a burn test that can be done on a cell, on a module, on the full rack or on a full container.

Power suppliers are Tier 1 suppliers and Tier 1 suppliers tend to go the extra mile where they do full container/full unit test, and they test what a fire looks like. They then have a passing or failing criteria that come into play into how much you pay for insurance. All the batteries that they choose from show that fires never propagate to the next unit over and there is never an explosion, so the worst case of fire that you can see that is being tested is when you burn a cell and module, and it doesn't go to the next one. You will then have some smoke and then you're going to have to let it burn because the extinguishing system is going to take care of it.

You do not throw water on it, and they train their fire departments on this all the time. Two months ago, they just went through a full fire department training in the City of La Marque where they have another project. They are very actively engaged with fire departments.

Again, you do not throw water on a fire, you let it burn. Once the reaction stops, which will take a couple of hours, you will then take the container and send it to a recycling area. You check the ones around, making sure that integrity is not compromised, and you replace it or you do whatever needs to be done post-removal.

Mr. Clawson then asked what the fire suppression system would be. Mr. Dufay replied there are two types of fire suppression system and added before going into a thermal runaway, a battery cell just like the one in your phone is going to show some early signs of failures. The voltage is going to be off, the balancing with the other modules is going to be off. Mr. Dufay claims they have the best control system in the world. They use a company called Fluence Energy. They monitor every cell, voltage, charge, temperature,

etc. You're talking about several hundreds of thousands of cells in this installation. Every one of them has a temperature and voltage sensor that is being monitored. If one of them is off, they deactivate the module, remove it, and replace it with a new one. The early signs are showing what is going to happen and, if for whatever reason, that fails, the second level is you have an early detection system on the battery. If you feel that there is off-gassing of the cells or if you feel there's a higher temperature in the container itself, the container is going to auto shut down. That should stop any discharging that would cause some further fires. If for whatever reason that fails, they are talking about very low probability events here, then there is a fire suppression system at the battery inside each of the battery container.

Depending on the technology, sometimes it uses a FM 200 or state X aerosol and the modern one that they are using are most likely going to be an aerosol-based extinguisher. They are going to spray into the container on the area that was detected and is going to fill the container with the aerosol and that supposedly is going to stop whatever reaction is causing the problem. 9-1-1 will then be called and like Ms. Golden stated their guys will be nearby to respond to the emergency.

Co-Chairman Owens asked Mr. Dufay if he stated earlier that these batteries never explode because he's seen some videos where they have. He added that another thing Mr. Dufay stated that he thinks is kind of crazy, is that Mr. Dufay stated, "supposedly they put them out". He asked if this was just a choice of words because this is a huge concern to him.

Mr. Dufay replied that he came four years ago in front of these Zoning Commission, and it was a pretty long meeting to build a 10MW site, which he indicated on the map. He stated this site has never had any problem and it works well. They are involved in and will be around for a long time. They are investing \$150 million in this project. If this explodes, they are going bankrupt – and there is a lot of their personal money in this too. They are strongly incentivized for these to be safe.

Have there been batteries that have exploded, yes absolutely. That was before the times of NFPA 855. That was before the time when they had clean and clear codes where they were smart people from fire departments across the world and particularly here in the United States that had worked on it. There was a site in Arizona that was known for catching fire and had an explosion when a first responder came into the battery system. It caused several injuries to the first responders and there's been massive changes to the design of the system since then. He believes this happened back in 2017.

There are many changes since then and the chemistry of the batteries has changed. These batteries, lithium iron phosphate, have a lower flammable limit, meaning that they exhaust less gas, and they basically catch on fire with less strength and what they are seeing when they do the testing is that when they ignite the cell because they put a resistor in there and overheat it until they ignite the cell.

What you're seeing is that the next cell over ignites too but with less power, and then it just dies out within the module. This is because these batteries are not as reactive as the previous .

technologies being used. So that's a major change that makes these batteries much safer. The other thing that was changed was the enclosures, the container of the battery, was rethought and redesigned.

They were talking to the president of Fluence, their main supplier, who is also the #2 US manufacturer for batteries, and he said they have had some failures, and they learned from them. That's actually better than having no failures and not learning. Everybody had to redesign and rethink the process because it's possible that a cell is going to have a thermal runaway. What you want to make sure is that it doesn't trigger a catastrophic reaction. The whole mindset of avoiding an accident completely to avoiding catastrophic occurrence has changed in a way that now if a cell goes into a thermal runaway, which again is unlikely because they have 3 levels of suppression, but if cell does go into thermal runaway, there's a deflagration vent at the top of the container according to NFPA 68. There's a deflagration vent at the top, so in the likely event where you have a chain reaction of everything going wrong that possibly could go wrong, and again, it's been tested and showing that it doesn't happen, but, if it happens the deflagration is going to happen overhead, not causing any damages to the first responder or anything. The other main cause of catastrophic consequences to these batteries accidents was if you have first responders getting into the enclosure. It used to be that they would put these batteries into buildings or into enclosures that would allow somebody to walk in there and that's the problem because that puts somebody at risk if there's a thermal runaway.

So yes, there have been batteries that have exploded. Mr. Dufay is not aware of any LFP battery that has exploded. He is aware of some LNO batteries that have had some trouble runaway, but every single time they have self-ignited and they have not propagated to the next unit over and they have never caused any accidents.

Co-Chairman Owens then asked in an event they have this gas coming out, are there any studies that show what the carry of that is? For instance, they have approved some generators out here on Humble Camp Road and Attwater Drive and they talked about the decibel noise for like so many feet but if you have a fire what does that plume look like? Is it a quarter mile? Half a mile? A couple 100 feet? Who's in harm's way at that point? And do you have protection for that?

Mr. Dufay replied they work with a company called ESRG. They are a fire consultant everywhere and they are the main fire consultant for battery energy storage. They were actually created by 9-1-1 heroes, so they know about fires. They do the HMA (Hazard Mitigation Analysis), fair mode, and affect analytics which will be part of this project. As they go into the design there will be an HMA down to meet the NFPA 855 requirements and that HMA is going to consider the risk of gas dissipation and any danger for any public or for any walker. All of that is going to be studied in detail from quantitatively and qualitatively.

The qualitative answer is that when one of these thermal runways does happen the common kind of point of comparison, it doesn't create more toxic gas exhaust than a typical office building catching on fire.

Mr. Owens stated that could be put out in a couple hours. How many hours would this

project take to burn out?

Mr. Dufay replied that is the whole benefit of the new testing that they do because they show that the fire does not propagate any further than one container. There's a limited quantity that can burn and so the exhaust is going to be limited. He believes the time concept is about a couple of hours, maximum six hours for a fire to be completely out and then you can open the container and start to disassemble the pieces and there will be weeks of investigation. He reiterated that it is not weeks, it's not days, it's hours.

Co-Chairman Owens stated that just seems different than what we we've heard on the other projects.

Chairman O'Brien added that the one in Arizona that Mr. Dufay spoke of was a totally different battery design.

Ms. Georgia Meisler (AOP Renewables) replied that was a different battery chemistry as well. It was a LMC battery instead of LFP, which is part of why this standard has moved to the LFP, because it is less volatile, it's more stable, so the end result of thermal runaway is a lesser outcome. She wanted to make sure one question that was asked was clearly answered was how far all the smoke travels. So obviously that depends on winds, but the important factor to consider is that testing would indicate that it's always within EPA standards. And again, the smoke itself, it's typical. Think about what it is that's going to be burning. What is a battery? It's going to have plastics; it's going to have some metals, the same kind as building materials. And it's relevant, not really unique, in that perspective as far as what will actually catch fire.

Alternate Lisa Salinas stated the concern she has is that this place is going to be upwind of the apartment complex nearby. Here the winds are always out of the South, so anything that's coming out of there is going directly toward those apartment complexes. She asked if there is anything that is going to protect those people or notify them that something is blowing their way.

Mr. Dufay replied there are two things to consider. First, this is a light industrial zoning land and of all the light industrial application you can think of, a battery does not create any pollution at all. So, they don't burn anything. They don't have diesel generators. This is just purely charging and discharging energy. There is a very minimal footprint and exhaust of anything. He believes in this respect, it's beneficial for the community around because those apartment complexes will not have any impact.

As part of the emergency response plan, yes, there will be a concerted response plan with the first responder and the first responder, perhaps the Police Department, will oversee flagging any issue or any concern to the public safety. He thinks that it is going to be their top priority is going to be to protect the citizens in a large apartment complex close by. And again, that they will be in the case of an emergency situation, one of the first measures will be when they are on the site is making sure that it does not exceed the EPA standard. If it does, there will be some steps to be taken that will be all part of this emergency response.

Mr. Fernando Tello asked if there would be a leak detection. Will there be hydrocarbon detectors around the units to catch a leak? If a leak is there, what will they use to catch

that besides them telling the Zoning Commission that somebody offsite will come by and look.

Mr. Dufay replied they will have an operation and maintenance crew that will be spending time at the site mostly during business hours, but because we have the other site in La Marque that's actually fairly close by, they will be spending their time between the two sites.

As far as leaks, they have never heard of a leak on a operating battery, so the only time when a leak may happen is in the case of a deflagration of the battery, which is thermal runaway. In that case there is really two elements that you need to think of. The first element is that every cell is contained in two modules and these modules are IP67 meaning that they are fully watertight and dust proof. So, there is nothing that goes in or out of these of these modules and then the container is a 20 ft Conex container. There is a drip pan at the bottom, so anything that leaks is going to fall in the drip pan. The reason for the drip pan is not really for the toxic elements of it, but there is a cooling system that keeps the batteries cold. The cooling system is water and glycol, so if that gets in the drip pan there is going to be a warning that the Operator is going to take care of.

The final other important element is that our site is going to have a ring road, so if there was a massive leak of something bad, but there is no reason for anything of that magnitude to leak, but the surge of leakage would not go past the ring rug, and certainly not into the higher elevation elements like the canal half a mile away. They have got a lot of layers of protection on that, and this is not an element that has not been seen.

Explosion of batteries is a really important element and Mr. Dufay is glad they are talking about this because they want everybody to be aware of this because it is an important element. Leaking is not something that has been seen as a risk associated to the batteries.

Mr. Chris Johnson (Attorney for Alpha Omega) stated he wanted to address the easement for the second access. One of the things that the Fire Marshal wanted to see for this project was two points of access into the site and they went about doing is obtaining a perpetual and uninterrupted ingress and egress easement from the neighboring landowner.

One of the things that Ms. Golden mentioned is that you'd like to see a plat, but legally speaking, there is no difference between having a permanent ingress and egress easement that cannot be obstructed or a plat and the reason being is he actually thinks this is the better way to go because it is something that what they call "runs with the land" is a superior right of the neighboring property meaning this site will have a superior right for that second point of access to come through that neighbor's land forever.

It is not dependent on owners. It is not dependent on any changes to the site. It exists, so no replat can change the fact that that easement is there, meaning it's a contractual superior right that runs with the land. So regardless of who owns the neighboring property going forward, that right of ingress and egress will exist. Also, it is very difficult to try to get a neighbor to replat their property for the benefit of the neighboring property. He has never seen that happen, but he thinks it is important for the Commission to

know that legally speaking, there is no difference as far as the rights that are conveyed via this easement. This easement gives a perpetual right for ingress/ egress that cannot be interrupted by any subsequent owner of that property. He thinks it is important to know that that second point of entry is a guaranteed point of entry, and that Alpha Omega has already gone and done the work to obtain that right.

Mr. Clawson asked where this is at. Mr. Johnson indicated it on the site plan. Ms. Golden added that it is on the far west side of the site and then it crosses and follows the northern line of the land.

Mr. Ben Baty stated he has 2.1 acres near this project, and no one has talked to him about an easement. Mr. Johnson replied that he does not believe the property Mr. Baty indicated is his property.

Mr. Johnson then conclude the reason for having a perpetual easement is for that concern that it's not a maybe, it is a recorded document. When you talk about recording it in the real property records, it puts the public on notice that right is going to be there forever.

Chairman O'Brien then asked if there were any other questions?

A motion was made by Fernando Tello/Co-Chairman Aric Owens to open the Public Hearing. All other members voted aye.

Chairman O'Brien explained that the Public Hearing was open, and this is where those in the room, hearing everything that's already been said, has an opportunity to voice whether they are for or against this request. The Zoning Commission would first take any comments from anyone

that is against the zoning change request first and then they would listen to those who are in favor of the request after.

Mr. Baty spoke first and stated he owns the nearby Baker Building and the land immediately west of the Baker building. He recalled that Chernobyl also have all fail safe in place and they had little problem too. As a matter of fact, a week ago today, the Fire Chief of Texas City addressed his Rotary Club, and he was asked about the lithium batteries and what do you do if you have a fire with a lithium battery? He said we get everybody away from it because we can't put it out.

Mr. Baty stated that he knows nothing about lithium batteries. He is not a chemist and can only go by what the professionals have told them. Another question during the Rotary Club was what happened if you have a Lexus vehicle - do they have lithium batteries? What if it is on fire on the freeway? What do you do? He said we get away from it to keep people from inhaling the toxins from it.

So again, immediately to the west of his property is the apartment complexes and he has never seen many fires that didn't have smoke. He is sure the southeast winds are going to blow the smoke toward the apartments if there were a fire or chemical reaction. He is just concerned of what will happen in the event of a fire.

He added that this will also kill the value of his property if he tries to sell it, and a

potential buyer see a lithium battery storage next to it – there goes the tax value.

Chairman O'Brien asked Mr. Baty to indicate his property on the map. He did so and then stated this may just keep the vagrants out.

Chairman O'Brien asked if there were any more comments against the zoning change request. There were none.

Chairman O'Brien then asked if anyone had any comments that are for this request they would take them now. He then introduced Mr. Bob Wittmeyer, who was in attendance, to speak about the benefits of battery energy storage.

Mr. Bob Wittmeyer stated he is a professional engineer and has spent his early life at ERCOT and has been doing this for a long time. He then asked if Ms. Veronica Carreon could go to ercot.com. and then began his presentation.

He then presented why batteries are particularly important to the grid today. He indicated on the website a chart that showed a solar chart in orange, a wind chart in blue, and an aggregate chart in purple. He indicated real time on the site and stated shortly after 8:00 PM, things get really, really tight in the grid, which he also indicated. Five years ago, this was not a problem. He indicated where the grid would peak, and that the generation would be fine the rest of the day.

The problem we have now is we have a ton of wind and solar, and we know every day the solar is going to do that. He indicated in the summertime, the target window for these batteries and stated this is why we need the batteries. We need the batteries because of our demand line; this is our supply line. He promised that they will never serve more load in ERCOT than they have generation do so.

What he did not recognize when he got in the power business is every time we turn on appliance at our house, somewhere on the system a generator's fuel valve opens and makes more power. It really is that tight. They measure that with frequency and when it is at 60 Hertz, everything is good. We run out of generation that frequency will fall off 60 Hertz. It doesn't have to fall very far off 60 Hertz, and we are all sitting in the dark.

The batteries are particularly helpful now because of all the wind and solar they have on the system, and that's why the batteries are really critical to them. Now, where they weren't so important before, can they raise prices in Texas City by having a battery there? No, they cannot.

The way the ERCOT electric grid works is ERCOT procures services from the least cost resource. Anytime somebody tries to jack with the price a little bit, they'll just move it to someplace else. If the system gets inherently tight, there is an independent market monitor that overlooks the grid and makes sure these guys are playing about it.

Mr. Wittmeyer then asked if there were any ERCOT related any questions.

He then added that the other thing batteries are really good for are when there is a load shed event, the operator has to fix the wires first and before they can take the load up, they have to make sure they have enough generation to pick up the load. The problem is the load that was on the system when that load went off causes all of your air conditioners to immediately fire up. If they break that link at 60 Hertz, the load comes

back out.

Batteries are a giant shock absorber around the system. They can move from a generator to a load in 1/4 of a second. So, they're very important for bringing load back up on the system.

Chairman O'Brien asked if it was appropriate to say that the batteries stabilize this system, to which Mr. Wittmeyer stated that is appropriate and we don't normally need that stabilization, but when we do, we really do.

Chairman O'Brien asked if there were any other comments in favor of?

Mr. Dufay replied that he would like to recommend on the apartment building and the air quality. As part of the emergency response plan in the hazard mitigation analysis, there will be a very quantitative study of all the gassing that's possible from the batteries. There will be a quantitative analysis of how much pollutant can get in the air and may impact the residents. If the studies show that these levels exceed EPA standards that would be a failure, and they will not be able to build finance to ensure the assets. So, there are many, many levels of controls on these assets that are here to protect the citizens, to the investors, to thank the first responders and everybody involved in the project.

These HMA documents will be provided to the city as needed and they have to be provided and reviewed by the fire department in order for the project to comply with NFPA 855. They have to comply with NFPA 855, otherwise they do not get insurance on their project.

There are checks and balances control systems in place for these large investments and it's

\$150,000,000+ that is being invested. There are a lot of highs and a lot of very expensive lawyers who look at this stuff. There are a lot of eyes on it and very important, like are they going to kill their neighbor is going to be looked at very attentively because no investor wants to be involved with the project that has killed a neighbor. That is how you get a lot of people running away and going bankrupt, so with this being said, this project is going to be intrinsically safe.

Staff will have access to all the documentation they need at the fire department level. The Applicant will also be very happy to discuss any questions. They love batteries so they can talk batteries all day.

Deano Merrigan (Property Owner) then stated that the Zoning Commission approved a battery site exactly across the street and exactly South of the apartments behind Kroger and none of this was brought up. Planning and Zoning voted for it across the street.

Now this project is coming up on his side of the street and it's a little different and it just makes him wonder. He stated that he would like to be treated fair and be shown the same respect. He stated that he has run into some challenges here and understands the concerns, but he pointed out that across the street is another battery storage facility. He only wants the same questions to be asked when this is presented to City Commission.

He added that this is a \$160,000,000 project. The city makes a lot of money on property taxes, and this could make about \$2,000,000 a year for the city and property taxes. It's a light industrial site. This is what it is designed for - light industrial use.

Wind direction has been discussed. He reminded everyone that we live in Texas city, it's not The Woodlands and we everyone in here knows someone who has cancer. This is a safe product and if this building burns down, you got toxic glue and all kinds of stuff that's going to burn in here. And if you put your head over this fire right here on the building to get you some, you probably get sick. And so, it's the same output as a battery.

If they don't do a battery facility and they build a building and it burns down and it is south of the apartments, all that smokes goes towards them. He asked that everyone look at this with an open mind.

There were no questions or further discussion, to which a motion was made by Bruce Clawson/Fernando Tello to close the Public Hearing. All other members voted aye.

c. PRELIMINARY ZONING APPROVAL – Consider and take action on the zoning change request from Alpha Omega Power, LLC.

Co-Chairman Owens asked Ms. Golden about the mitigation study and then they are asked to approve something or not and then say we're going to have this study afterwards to determine if it's good or bad.

Ms. Golden replied what he's talking about the hazard mitigation analysis and a lot of other things will be made available during the building permitting process. That's when the building official will review it, and the Fire Marshall will also review it. We actually are going to contract with a third- party reviewer that specializes in BESS projects to review all of those projects when they come through as building permits.

She believes the reason that it comes later is it's very costly to do it and the Applicant needs to know if they're going to be able to do this site or not. She believes that's the way it comes out. They kind of have to know they can do it here, if they're going to do it anywhere, before they go to the expense of showing models of the factories.

She asked Mr. Dufay if this was correct, to which he replied they are absolutely doing all this level of analysis that they talked about costs them between \$1,000,000 to \$2,000,000. As of today, they are still in a position where if the Zoning Commission denies the project, they have nothing, and the project dies.

They have already invested about \$1,000,000 in the project, but they can't invest another \$2,000,000 for the design and \$2,000,000 for the lawyer fees. They can't invest a lot of money in a project that may die tomorrow.

As much as he would like to come in front of the Zoning Commission with a full package that's fully detailed and fully defined where you can make a strong decision based on

very clear criteria, that is impossible to do at that stage. That's where the city staff comes in and they are mandated, and they see this in every jurisdiction that they work with. It is always that process where there's an initial discretionary approval from the Board of Zoning or Planning and City Council to give an indicative idea of whether the city likes this business, but then the city administration is in charge of enforcing that this project is done well.

Ms. Meisler added that the hazards are known and quantified already. What is unique and what is addressed in the HMA is the site-specific information which is proximity to sensitive receptors and direction some of those other specific things and those drill down and provide detail that may cause some changes in design. The hazards are known and from what has been seen, even in the rare instance of a thermal event, is that the effluent smoke from a thermal event is within EPA standards. That is not something you don't know and that level of detail we absolutely could provide today. It's just what's unique about this specific application in this location that will be addressed, and we'll fine tune the design upon admission of the building permits.

Co-Chairman understand that a vote would be a lot easier to make if you have all this information and wished there was a better way to do this.

Mr. Dufay stated the consultant that Ms. Golden was referring to, he doesn't know if staff will be using this one specifically, but he is a very well-known consultant in this industry. They are in the middle of construction of a project in California right now. That project came through the county of San Luis Obispo, which is very nice wine country. That city was using the same consultant, and they went after every single detail. They looked at thousands of pages of studies and documents and into every single line item. That's the kind of scrutiny you get from these guys. They probably charge a lot of money for that, but hopefully permitting fees are going to cover that, but they are good at it, and they are in for the city's best interest.

Chairman O'Brien asked if there were any other questions or comments.

A motion was made by Bruce Clawson/Alternate Lisa Salinas to approve the zoning change request from Alpha Omega Power, LLC to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for the development of an electric power generating station utilizing lithium-ion battery energy storage system (BESS). There was a 4 – 1 vote in favor of the zoning change request. Co-Chairman Aric Owens voted against the request.

Chairman O'Brien reminded everyone that the Zoning Commission is seated by volunteers/citizens of the City of Texas City and that City Commission will have the final vote on the zoning change request. He also encouraged those in attendance to be at the City Commission meeting to answer any questions the Commissioners may have.

4. GENERAL UPDATES

There were no updates.

5. **OTHER BUSINESS** (Any conceptual development proposal requesting to come before the Zoning Commission)

A motion was made by Co-Chairman Aric Owens/Alternate Lisa Salinas to adjourn. All members present voted aye.



Kimberly Golden, Secretary Date

Minutes approved by the Planning Board at its meeting on 11/19/2024.
2024



Building Inspections Department
 7800 Emmett F Lowry Expressway
 Texas City, TX 77591
 (409) 643-5946

Permit NO.: 2025-88
 Permit Type: Commercial

Permit

Work Classification: **Building New Construction (C)**
 Permit Status: **Permit Issued**
 Issue Date: 05/27/2025 **Expiration: 08/29/2026**

Location Address **Parcel Number**
 7850 FM 646 TX

Contacts

N/A , TX	Property Owner	Roberto Alas , TX ralas@interfield.net	Applicant
Ali Abbas 16519 Grenada Falls Dr, Houston TX 77095 ali.53llc@gmail.com Not available Not available Not available	Contractor		

Project Description: Site work, utilities and construction of convenience store

Valuation: \$2,686,833.00
Total Sq Feet: 0.00

Inspection Requests:
 Online:
 Search for the permit online:
<https://www.mgoconnect.org>
 866-957-3764

Fees	Amount
1st Failed Inspection - Storm Drain Inlet	\$0.00
1st Failed Inspection - Plumbing Underground	\$0.00
Total:	\$0.00

Payments	Amt Paid
Total Fees:	_____
Amount Due	\$0.00

Inspections:	
Inspection Type	Priority
Electrical T Pole	7
Building Framing	7
Siding/Sheathing	7
Water Tap	8
Sewer Tap	8
Plumbing Water Line	9
Plumbing Sewer Line	9
Plumbing Grounds	10
Building Storm Drain	12
Foundation	12
Plumbing in Wall	12
TCI Affidavit	12

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Commercial Building New Construction



#25-000510

Project Description: Site work, utilities and construction of convenience store

Issued on: 05/27/2025 at 4:06 PM by: Kip Urps

ADDRESS

Convenience Store
7850 FM 646,
Texas City, TX 77539

LEGAL

ABST 164 E PAYNE
SUR BLKS 11 & 12 (11-
0-0) CLIFTON LAND &
PRODUCTION
COMPANY SUB

PERMIT HOLDER

roberto alas

COLLABORATORS

• roberto alas

INSPECTIONS

61

- | | |
|---|---|
| 1. Upload Accurate Water Meter Form | 32. Plumbing Rough-In |
| 2. Building - Foundation | 33. Building Brick-Ties/Lathe |
| 3. Building Foundation - 1 | 34. Mechanical Rough-In |
| 4. Building Foundation - 3 | 35. Form Survey Uploaded |
| 5. Building Framing (R) | 36. Backflow Device Inspection |
| 6. Grade Beams | 37. Building Foundation - 4 |
| 7. Plumbing Grounds #2 | 38. Ceiling (C) |
| 8. Plumbing In-Wall #1 | 39. Cover - Partial Inspection 1 |
| 9. Roof Drain Inspection | 40. Demizing Wall Inspection |
| 10. Sewer Tap Inspection | 41. Flatwork Inspection (C) |
| 11. Water Line Inspection | 42. Form Surv Uploaded |
| 12. Water Tap Inspection | 43. Lath |
| 13. Plumbing Gas (C) | 44. Load Accurate Water Meter Form |
| 14. Electrical Meter Release | 45. Mechanical Final (R) |
| 15. Electrical Underground | 46. Plumbing Gas (R) |
| 16. Underground | 47. Plumbing Rough-In (R) |
| 17. Plumbing Top-Out | 48. Pool Belly Steel #1 |
| 18. T-Pole | 49. Pool Deck Steel (C) |
| 19. Mechanical Electrical Framing Cover | 50. Pool Electrical |
| 20. Gas Meter Release | 51. Pool Final (C) |
| 21. Building - Footing/Piers | 52. Pool P-Trap (R) |
| 22. Paving 1 | 53. TCI- FORM MUST BE UP LOADED
1ST |
| 23. Duct and Seal | 54. Tilt Wall Panel |
| 24. Electrical Above Ceiling | 55. Vent Hood |
| 25. Plumbing Sewer | 56. Chill Water Line Inspection |
| 26. Plumbing Water Line | 57. Utility Inspection |
| 27. Building Storm Drain | 58. Pre-Final Documents Received #1 |
| 28. Plumbing - Grease Trap | 59. Call to Schedule Fire Marshal
Appointment (409-643-5700) |
| 29. Electrical Rough-In | 60. Final Inspection |
| 30. Paving 2 | 61. Commercial Certificate of Occupancy
- Inspection |
| 31. Paving 3 | |



**INSPECTIONS
INFORMATION FIELDS**

61

Cost of Project	2686833
Occupancy Type	Mercantile M
Construction Type	VB
Number of Plumbing Fixtures	5
Occupied	44
Business Name	C-Store FM 646
Business Phone	832-338-9698
Emergency Contact Number	832-338-9698
Business Owner	Stavan Vora
Occupant Load	44
52019 Construction Type	VB
Project Address	7850 FM 646, Texas City, TX 77539
Emergency Contact Name	Stavan Vora
3) Cost of Improvements	1613700
Classification Code	3-327 - Stores & customer services
04) Energy Letter (COMCheck or RESCheck)	22125.10 - HVAC COMcheck.pdf
03) Floor Plan	22125-10 - Floor plan - 02-28-25.pdf
05) Subcontractor Validation Sheet	subcontractor validation sheet 02.28.25.pdf
12) As-Built	12148_10911_05.12.25 - comment response sheet new - Texas City.pdf, 12150_10918_22125.00 - 1414 FM 646 - Opinion of Probable Costs 05.22.25.pdf
20) Project Additional Drawings & Documents	12148_10915_C-StoreDickinsonTX Vent hood and duct.pdf
05) Elevation Certificate - Construction Drawing	Elevation Certificate FM 646 Vicksburg.pdf
11) Engineer Documents	22125.00 - Civil - 01.23.25.pdf, 22125.00 - PP Set.pdf
11) Engineer Document(s)	22125.10 - Plumbing - Permit - 02.28.25.pdf, 22125.10 - ELECTRICAL - PERMIT SET.pdf, 22125.10 - Mechanical - Permit - 02.28.25.pdf
11) Engineer Documents	22125-10 - PERMIT SET - 02-28-25 Sealed.pdf
TDLR Number	TDLR TABS - Registration Review.pdf
01) ALL Engineered Stamped Plans, & Foundation	22125.10-STR 02.26.25.pdf
Planning Board Approval Form	Planning board approval form.pdf



INFORMATION FIELDS

12) WPI-1 Application pc350wpi105.pdf
 Form Survey (Construction) 3036 Topographic Survey 11_8_2022-24x36.pdf
 02) Site Plan 22125-10 - Site Plan - 02-28-25.pdf
 1) Flood Zone Zone X
 2) Structure Value Prior to Remodel New Structure
 Business Type Retail/gas station/ convenience store
 _Is hazardous material being stored? Yes
 _Provide a list of stored materials Underground fuel tanks for gas station

FEE	TOTAL	PAID	DUE
Commercial Building Permit Fees	\$ 6,043.67	\$ 6,043.67	\$ 6,043.67
TOTALS	\$ 6,043.67	\$ 6,043.67	\$ 0.00

Position: Right hand column

- 1) All work must be done in compliance with the 2023 NEC and 2024 International Building, Mechanical, Energy and Plumbing Codes.
- 2) A copy of the signed permit and approved plans must be on site at all times.
- 3) The project address must be clearly posted at the job site.



Building Inspections Department
 7800 Emmett F Lowry Expressway
 Texas City, TX 77591
 (409) 643-5946

Permit NO.: 2025-90
 Permit Type: Commercial

Permit

Work Classification: Building New Construction (C)
 Permit Status: Pending (Under Review)

Issue Date: 05/29/2025 **Expiration: 11/25/2025**

Location Address: **7810 FM 646, Texas City, TX 77539** Parcel Number: _____

Contacts

N/A , TX <p style="text-align: right;">Property Owner</p>	Roberto Alas , TX ralas@interfield.net <p style="text-align: right;">Applicant</p>
Ali Abbas 16519 Grenada Falls Dr, Houston TX 77095 ali.53llc@gmail.com Not available Not available Not available <p style="text-align: right;">Contractor</p>	

Project Description: this project consists of new construction of a shell building approx. 11,740 S.F. (tenant build out are to be permitted separately). it occupies a tract of

Valuation: \$1,613,700.00
Total Sq Feet: 0.00

Inspection Requests:

Online:
 Search for the permit online:
<https://www.mgoconnect.org>
 866-957-3764

Fees	Amount
Total:	

Payments	Amt Paid
Total Fees:	
Amount Due	\$0.00

Inspections:	Priority
Inspection Type	Priority
Electrical T Pole	7
Load Accurate Water Meter Form	7
Water Tap	8
Sewer Tap	8
Plumbing Water Line	9
Plumbing Sewer Line	9
Plumbing Grounds	10
Building Footing Piers	11
Building Storm Drain	12
Foundation	12
Electrical Underground	12
Plumbing Underground	12

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Commercial Building New Construction



#25-000529

Project Description: this project consists of new construction of a shell building approx. 11,740 S.F. (tenant build out are to be permitted separately). It occupies a tract of

Issued on: 05/29/2025 at 2:02 PM by: Kip Urps

ADDRESS

Retail Space
7810 FM 646,
Texas City, TX 77539

LEGAL

ABST 164 E PAYNE
SUR BLKS 11 & 12 (11-
0-0) CLIFTON LAND &
PRODUCTION
COMPANY SUB

PERMIT HOLDER

roberto alas

COLLABORATORS

• roberto alas

INSPECTIONS

61



INSPECTIONS

61

- | | |
|---|--|
| 1. Upload Accurate Water Meter Form | 32. Plumbing Rough-In |
| 2. Building - Foundation | 33. Building Brick-Ties/Lathe |
| 3. Building Foundation - 1 | 34. Mechanical Rough-In |
| 4. Building Foundation - 3 | 35. Form Survey Uploaded |
| 5. Building Framing (R) | 36. Backflow Device Inspection |
| 6. Grade Beams | 37. Building Foundation - 4 |
| 7. Plumbing Grounds #2 | 38. Ceiling (C) |
| 8. Plumbing In-Wall #1 | 39. Cover - Partial Inspection 1 |
| 9. Roof Drain Inspection | 40. Demizing Wall Inspection |
| 10. Sewer Tap Inspection | 41. Flatwork Inspection (C) |
| 11. Water Line Inspection | 42. Form Surv Uploaded |
| 12. Water Tap Inspection | 43. Lath |
| 13. Plumbing Gas (C) | 44. Load Accurate Water Meter Form |
| 14. Electrical Meter Release | 45. Mechanical Final (R) |
| 15. Electrical Underground | 46. Plumbing Gas (R) |
| 16. Underground | 47. Plumbing Rough-In (R) |
| 17. Plumbing Top-Out | 48. Pool Belly Steel #1 |
| 18. T-Pole | 49. Pool Deck Steel (C) |
| 19. Mechanical Electrical Framing Cover | 50. Pool Electrical |
| 20. Gas Meter Release | 51. Pool Final (C) |
| 21. Building - Footing/Piers | 52. Pool P-Trap (R) |
| 22. Paving 1 | 53. TCI- FORM MUST BE UP LOADED 1ST |
| 23. Duct and Seal | 54. Tilt Wall Panel |
| 24. Electrical Above Ceiling | 55. Vent Hood |
| 25. Plumbing Sewer | 56. Chill Water Line Inspection |
| 26. Plumbing Water Line | 57. Utility Inspection |
| 27. Building Storm Drain | 58. Pre-Final Documents Received #1 |
| 28. Plumbing - Grease Trap | 59. Call to Schedule Fire Marshal Appointment (409-643-5700) |
| 29. Electrical Rough-In | 60. Final Inspection |
| 30. Paving 2 | 61. Commercial Certificate of Occupancy - Inspection |
| 31. Paving 3 | |

INFORMATION FIELDS

Cost of Project	1613700
Occupancy Type	Mercantile
Construction Type	IIB
Business Name	646 FM Retail

INFORMATION FIELDS

Business Phone	8323389698
Emergency Contact Number	8323389698
Business Owner	Stavan Vora
52019 Construction Type	IIB
Project Address	7810 FM 646, Texas City, TX, 77539
Emergency Contact Name	832-338-9698
3) Cost of Improvements	1613700
Classification Code	3-327 - Stores & customer services
04) Energy Letter (COMCheck or RESCheck)	COMcheck-Web_compliance_report_20241023_115713_257 - Signed.pdf, 22125.20 - Lighting COMcheck.pdf
03) Floor Plan	22125.00 - PP Set.pdf, 22125-20 - Floor plan - 08.28.25.pdf
08) Drainage Plan	22125.00 - Civil - 01.23.25.pdf
05) Subcontractor Validation Sheet	subcontractor validation sheet 02.28.25.pdf
20) Project Additional Drawings & Documents	25-000529 Plan review -7810 FM 646 Retail Center.pdf, 11883_10644_05.07.25 - comment response sheet - Texas City NEW.pdf
05) Elevation Certificate - Construction Drawing	Elevation Certificate FM 646 Vicksburg.pdf
11) Engineer Documents	22125.00 - Civil - 01.23.25.pdf
11) Engineer Document(s)	22125.20-STR 02.26.25.pdf
11) Engineer Documents	22125.20 - Plumbing - Permit - 02.28.25.pdf, 22125.20 - Electrical - Permit 02.28.25.pdf
TDLR Number	POS 03.03.25.pdf
01) ALL Engineered Stamped Plans, & Foundation	22125-20 - RETAIL - 02-28-25 Sealed.pdf
Planning Board Approval Form	Planning board approval form.pdf
12) WPI-1 Application	pc350wpi105.pdf
Form Survey (Construction)	TOPO SURVEY - 1414 FM 646 Road - 05.09.2024.pdf
02) Site Plan	22125-20 - Site Plan - 02-28-25.pdf
Business Type	Shell retail center
1) Flood Zone	Zone X
2) Structure Value Prior to Remodel	New Structure
Occupancy Type	shell building unoccupied.
_Is hazardous material being stored?	No



INFORMATION FIELDS

Provide a list of stored materials N/A

FEE	TOTAL	PAID	DUE
Commercial Building Permit Fees	\$ 3,897.40	\$ 3,897.40	\$ 3,897.40
TOTALS	\$ 3,897.40	\$ 3,897.40	\$ 0.00

Position: Right hand column

- 1) All work must be done in compliance with the 2023 NEC and 2024 International Building, Mechanical, Energy and Plumbing Codes.
- 2) A copy of the signed permit and approved plans must be on site at all times.
- 3) The project address must be clearly posted at the job site.

CITY COMMISSION REGULAR MTG

(8) (b)

Meeting Date: 04/01/2026

Consider and take action on Ordinance No. 2026-06, approving the permanent zoning change from Sherman Jones to rezone the property at 2828 Texas Avenue, Texas City, TX from District "F-1" (Outdoor Industrial) to District "E" (General Business) to operate "Kingdom Wings with Heavenly Flavors" - a take-out food service with a drive-thru window.

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 Ordinance No. 2026-06, approving the permanent zoning change of 0.0561 acres at 2828 Texas Avenue, Texas City, TX from District "F-1" (Outdoor Industrial) to District "E" (General Business) to operate "Kingdom Wings with Heavenly Flavors" - a take-out food service with a drive-thru window.

BACKGROUND (Brief Summary)

On September 21, 2022, the City Commission conducted a public hearing during its regular meeting to gather community feedback regarding the proposed rezoning of 0.0561 acres at 2828 Texas Avenue from District "F-1" (Outdoor Industrial) to District "E" (General Business) to operate "Kingdom Wings with Heavenly Flavors" - a take-out food service with a drive-thru window. After closing the public hearing, the City Commission voted to grant preliminary zoning approval for the project.

According to the Texas City Code of Ordinances Section 160.106 (D)(3), this preliminary approval will be converted into a final ordinance to change the zoning map once a building permit application is submitted for the requested uses. The application must be filed within 12 months from the date of the preliminary zoning approval. The applicant obtained Building Permit No. 23-000625 on March 8, 2023, less than 12 months after the preliminary zoning approval.

RECOMMENDATION

Staff has confirmed the requirements for permanent rezoning have been met and that the subject property is in compliance with the requirements of District "E" (General Business) and recommend approval of the ordinance to finalize the rezoning of 2828 Texas Ave from District "F-1" (Outdoor Industrial) to District "E" (General Business) to operate "Kingdom Wings with Heavenly Flavors" - a take-out food service with a drive-thru window. The Chief Building Official advises a complete building permit application was obtained within 12 month following the preliminary zoning approval.

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

Ordinance

Vicinity Map

Site Plan

Planning Board - Staff Report

Planning Board - Minutes 2.20.23

Zoning Commission - Staff Report

Zoning Minutes - 6.21.22

Permit

ORDINANCE NO. 2026-06

AN ORDINANCE AMENDING CHAPTER 40 OF THE CODE OF ORDINANCES OF THE CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, ALSO KNOWN AS THE ZONING ORDDINANCE, TO PERMANENTLY REZONE PROPERTY FOR SHERMAN JONES FROM DISTRICT “F-1” (OUTDOOR INDUSTRIAL) TO DISTRICT “E” (GENERAL BUSINESS) BEING 0.0561 ACRES, LOCATED IN THE 2800 BLOCK OF TEXAS AVENUE, TEXAS CITY, A SUBDVISION IN GALVESTON COUNTY, TEXAS WITH MUNICIPAL ADDRESS 2828 TEXAS AVENUE; ORDERING SAID CHANGES MADE ON THE CITY ZONING MAP; CONTAINING A SAVINGS CALUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT WITH ORDINANCE; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Sherman Jones, on behalf of the Owner, Kingdom Wings applied for a zoning change for the 0.0561 acres lot located at 2828 Texas Ave from District “F-1” (Outdoor Industrial) to District “E” (General Business) to operate Kingdom Wings with Heavenly Flavors, a take-out food service with a drive-thru window; and

WHEREAS, the Planning Board approved the proposed Site Plan for the zoning change request to District “E” (General Business) upon certain conditions at its meeting on February 20, 2023; and

WHEREAS, proper notice was given and public hearing was held and the zoning change request was recorded for preliminary zoning approval by the Zoning Commission on June 21, 2022; and

WHEREAS, proper notice was given and public hearing was held and the zoning change request was given unanimous preliminary approval by the City Commission on September 7, 2022; and

WHEREAS, in accordance with the Section 160.106(D)(3) the Building Official hereby provides notice that the applicant completed and application for a building permit for the requested uses on March 8, 2023, Permit No. 23-000625, so the preliminary zoning approval is ready to be made permanent; and

WHEREAS, it is the considered opinion of the City Commission that said Zoning Ordinance be amended and changed to permanently rezone said property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That certain property described as being 0.0561 acres, located in the 2800 block of Texas Avenue, Texas City, Galveston County, Texas with municipal address 2828 Texas Avenue, currently zoned as District “F-1” (Outdoor Industrial), is hereby rezoned and classified as District “E” (General Business) to allow Kingdom Wings with Heavenly Flavors, a take-out food service with a drive-thru window in accordance with the approved Site Plan.

SECTION 2: The certain property to be rezoned is more fully described in the legal description attached hereto as Exhibit A.

SECTION 3: The approved site plan is attached hereto as Exhibit B.

SECTION 4: That the City Engineer shall designate said changes from District “F-1” (Outdoor Industrial) to District “E” (General Business), as hereinabove provided, on the original zoning map, as amended, and on the duplicate copy thereof kept in the Office of the City Planning Board.

SECTION 5: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event any section, clause, sentence, paragraph, or part of this Ordinance shall be for any reason adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, invalidate, or impair the remainder of this Ordinance.

SECTION 6: That the Charter requirement for reading this Ordinance on three (3) separate days is hereby dispensed by a majority vote of the City Commission.

PASSED AND ADOPTED this _____ day of _____ 2026.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

City Secretary, Rhomari D. Leigh

City Attorney, Kyle Dickson

ATTACH EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A TRACT OR A PARCEL OF LAND OUT OF LOT 148, JEMISON'S ADDITION TO TEXAS CITY, OUT OF THE ROBERT LOGAN SURVEY, GALVESTON COUNTY, TEXAS, ACCORDING TO PLAT OF JEMISON'S ADDITION OF RECORD IN VOLUME 238, PAGE 18 (TRANSFERRED TO VOLUME 7, PAGE 55A) IN THE OFFICE OF THE COUNTY CLERK OF GLAVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 148 AND THE SOUTHEAST CORNER OF LOT 149,

THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF LOT 148, A DISTANCE OF 195 0 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT,

THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF LOT 148, A DISTANCE OF 125.0 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE IN A SOUTHERLY DIRCTION PARALLEL TO THE WEST LINE OF LOT 148, A DISTANCE OF 187.94 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF TEXAS AVENUE AND THE SOUTHEAST CORNER OF THIS TRACT,

THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF TEXAS AVENUE, A DISTANCE OF 125 33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

ATTACH EXHIBIT B – SITE PLAN

Revised Outside Site Plan

Church Storage
For church
purpose Only

Dumpster

Masonry wall

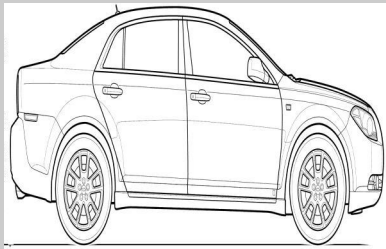
Water valve

Grease container

Grey is
pavement

EXIT

Kingdom Wings
With
Heavenly Flavors



Ditch

Drive-thru
window

Drive-thru Canopy 4ft X4 1/2ft

Frontdoor

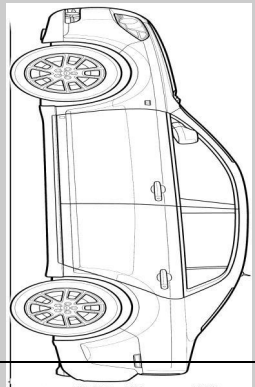
Landscaping

Drive thru order sign 5ft X 6ft

Water valve

Parking Lot

Parking Lot



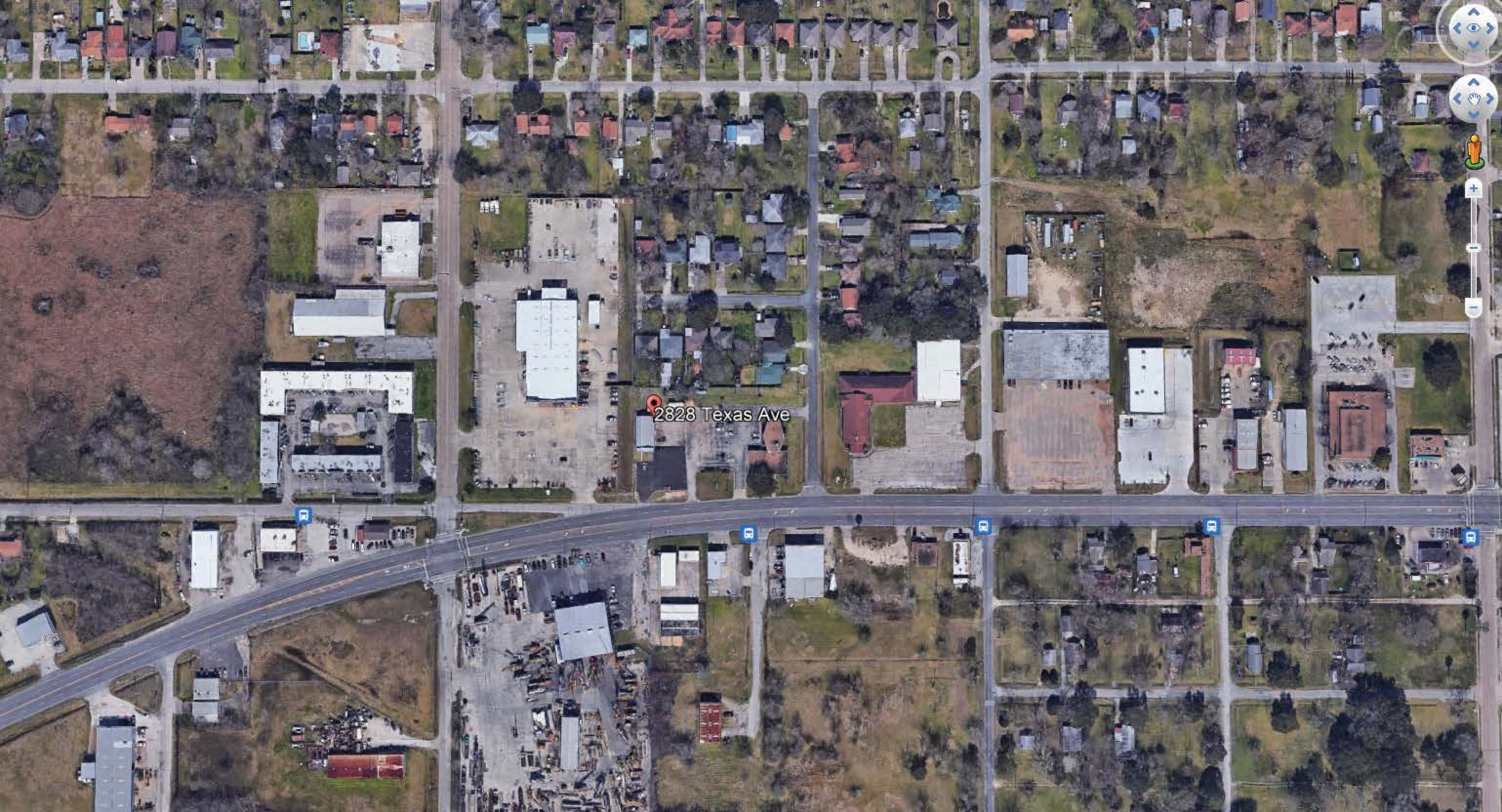
Landscaping
Trees



Entrance

Entrance

Texas Ave



2828 Texas Ave

Site Plan

Church
Storage
For church
purpose Only

Dumpster

Water valve

Grease
container

EXIT

Kingdom Wings
With
Heavenly Flavors

Drive-thru window

Frontdoor

Landscaping

Parking Lot

Parking Lot

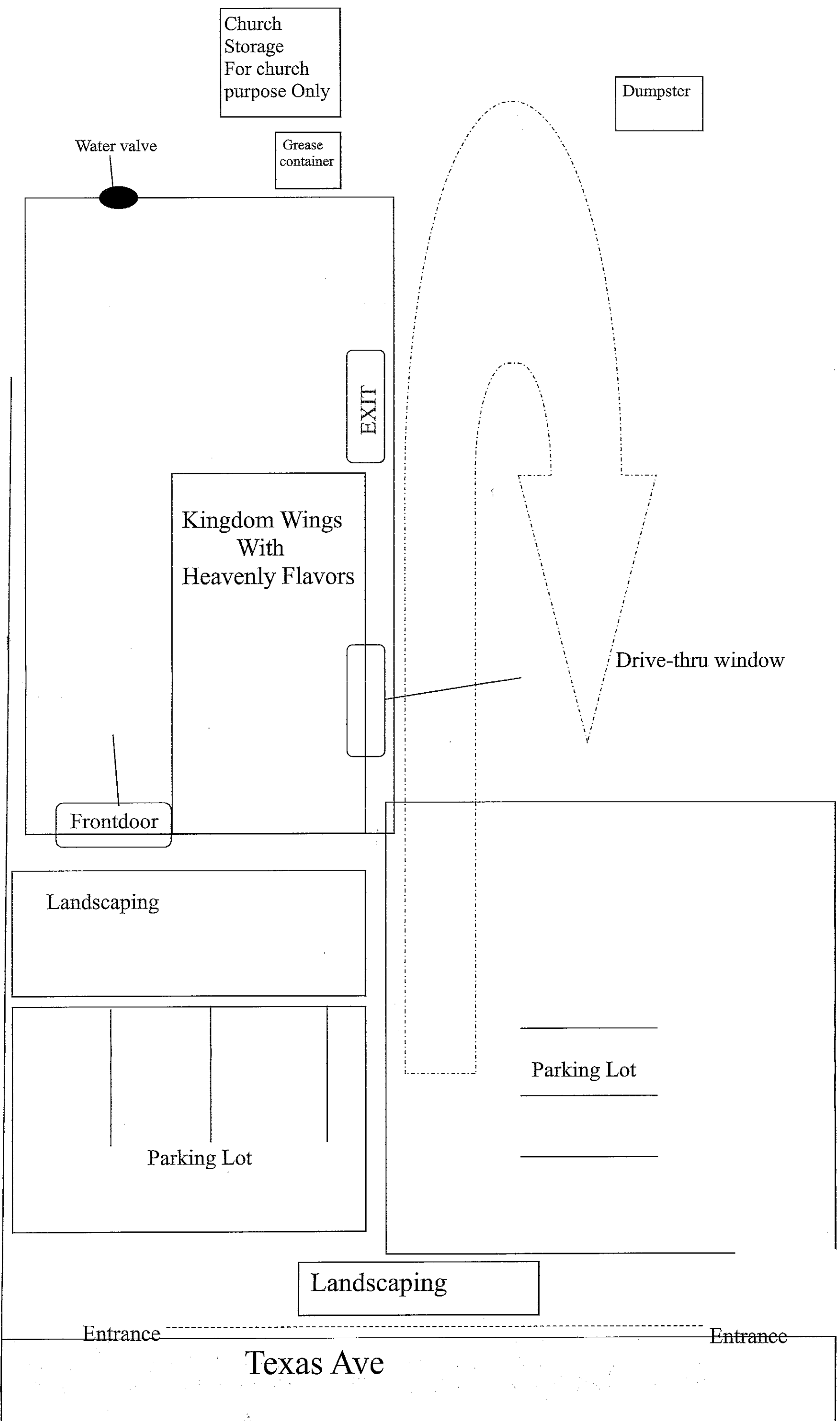
Landscaping

Entrance

Entrance


Texas Ave

Ditch



**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

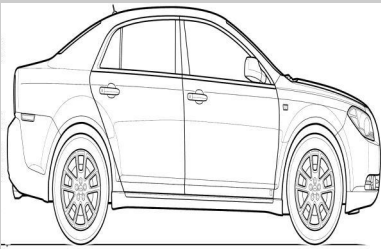
Water valve

Grease container

Grey is pavement

EXIT

Kingdom Wings With Heavenly Flavors



Ditch

Drive-thru window

Drive-thru Canopy 4ft X4 1/2ft

Frontdoor

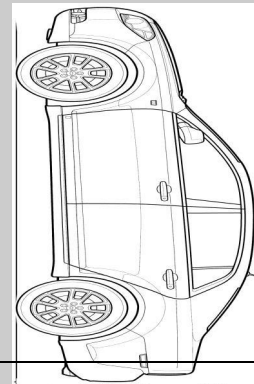
Landscaping

Drive thru order sign 5ft X 6ft

Water valve

Parking Lot

Parking Lot



Landscaping Trees



Entrance

Entrance

Texas Ave

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.

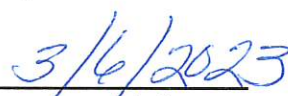
Ms. Golden stated that she just wanted to present this information to keep the Planning Board updated on growth in the city. The commissioners expressed appreciation for the information.

(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.

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

To: Zoning Commission – for meeting on 6/21/2022

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

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

Date: June 10, 2022

Re: Request to rezone 2828 Texas Ave from District F (Light Industrial) to District E (General Business) to operate a drive-thru take out only food service from an existing building in use as a place of worship on Saturdays.

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 is currently zoned District F – Light Industrial. The applicant seeks to add a drive thru window to expand the food service which is already operating as Kingdom Wings with Heavenly Flavors without a permit from a room converted to a kitchen as an ancillary use of the church.

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, the Chief Building Official learned the kitchen was operating daily as a food service. Such operation as a principal use is not compliant with the existing zoning – District F Light Industrial. 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.

Existing zoning: The subject location is currently zoned “F-1” Outdoor Industrial. The location is bounded on the south by Texas Ave, and the District IBD – Industrial Business District, which is directly south of Texas Ave. The property is bounded on the east and west by properties zoned “F-1” – Outdoor Industrial. The property is bounded on the north by property zoned District “C” – Multifamily Residential. All surrounding properties are fully developed and in compliance with the current zoning designations.

District F-1 Outdoor Industrial “is intended to provide for light industrial uses which are predominantly operated outdoors. Because of the potential visual and noise impacts of the uses permitted in the district, additional buffering may be required for protection of adjacent areas.” District E General Business is intended to provide for an extensive variety of enclosed

retail and commercial services to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and be appropriately buffered from residential areas.

Applicant seeks rezoning to District E – General Business for the purpose of operating a take out food service with drive-thru window. There is nothing in the application to indicate use as a full service restaurant with on-site dining. The application indicates an intent to operate the take out food service with drive thru window on a daily basis, Monday thru Friday, 10:30am – 8:00pm and on Sundays, 11am – 6pm. The application indicates the food service will be closed on Saturdays, which is the day the location is used for religious assembly.

GATEWAY OVERLAY DISTRICT: The subject property is also subject to the requirements of Secs 160.065-160.069 Gateway Overlay District. This district requires 100% masonry construction, that all fences be masonry, that all utilities be underground, and a minimum of 15% landscaping, and other screening requirements. The site is not currently compliant with the landscaping requirements of the Gateway Overlay District.

LAND USE PLAN: The current land use plan show the subject area as developing within the guidelines of the “Revitalization Corridor” which are “the areas of Texas City where prompt action is needed to prevent or reverse deterioration, specifically along Texas Avenue and 6th Street. These corridors are characterized by dilapidated structures, fair to poor housing conditions, incompatible mixture of land uses and declining numbers of housing units and small businesses. Recommended approaches to conserving and revitalizing these areas are discussed in the ‘Goals and Strategies for Texas City’ report prepared by the Goals 2000 Committee.”

The “Goals and Strategies for Texas City” report states the following regarding the Land Use Plan; “Keeping in mind the broad perspective of an effective land use plan, it is important that the plan be flexible in guiding, but not dictating, a community’s growth and development. . . . The Land Use Plan for Texas City purposefully does not pinpoint precise districts throughout the City with exact land uses, but instead maintains the broad perspective by identifying ten generalized types of land use areas.” The ‘Revitalization Corridor’ is one of the ten generalized types. The Plan specifically references the strategy for the revitalization corridor along 6th Street and Texas at pg 82.2-83 as follows “The proposed revitalization will consider land uses such as museums, governmental facilities, senior citizen apartments and nursing homes and light industry.”

Existing infrastructure: There is sufficient vehicular access from Texas Avenue (FM 1765). Water and Sewer Services are currently available from the Texas City Municipal systems.

Analysis: The existing use as an institution for religious function is not an allowed principal use in the District F-1, nor would it be a permitted use in District E – General Business, if rezoned. The use for religious functions is an allowed principal use in the residential zones including District C – Multifamily Residential. The subject location is adjacent to District C – Multifamily Residential on its northern boundary.

The rezoning to District E – General Business could be seen as a transition zone from the light industrial and outdoor industrial uses of the surrounding Districts F-1 and IBD to the residential use of District C – Multifamily Residential. However, the requirements of the Gateway Overlay

District should be satisfied. The site is 0.561 acres, which has a 15% landscaping requirement of 3,665sq ft. There should also be appropriate buffering installed between the site and the residential District C. The Gateway Overlay District requires all fencing and screening walls to be 100% masonry.

It should be noted that the rezoning to District E – General Business will open the site to a wide variety of retail and commercial uses. Once the preliminary zoning approval is made permanent by the granting of a building permit, the future use of the site not be limited to the take-out food service, only. Once the rezoning is made permanent, the site can be used for any of the allowed principal uses of District E – General Business, subject to the permitting process. The allowed principal uses include any use permitted in O-P (Office Professional), D (Neighborhood Service), or D-1 (Limited Service), subject to the regulations of District E.

The other allowed principal uses for District E General Business are automobile repair garages; automobile, motorcycle and light load truck sales and leasing, new or used; hospitals; ambulance services; motion picture theatres within an enclosed building; spa, health studio or fitness center; coin-operated amusement machine arcades; bowling alley and skating rinks; establishment where alcoholic beverages are sold or consumed on premises; car washes; any retail sales, commercial business or service not included in the O-P, D or D-1 Zoning Districts provided that, all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise or vibration, and provided that no warehousing or manufacturing, or treatment of products or equipment shall be permitted “ except as clearly incidental to an allowed use. **For this reason the rezoning to District E could be creating some potential for a future use which could be deemed incompatible with the surrounding F-1 and IBD classification.** However, no objections have been received in response to the notice letters sent to all adjacent properties within 200ft as required by state statute and city ordinances.

Because the site may be operating a food service without permits, there may be several non-compliant code conditions at the existing site. Re-zoning can be recommended and approved subject to the reconciliation of the non-compliant code conditions through the development plan review and building permitting processes. Recommending the zoning change does not pre-approve or grandfather in any existing non-compliant code conditions. The development plan review and building permitting processes are independent and will commence after City Commission acts upon the request for rezoning.

Provided the Zoning Commission recognizes the potential of the rezoning to create future conflicts between incompatible uses, Staff have no objection to the requested rezoning to District E – General Business, provided the site is made compliant with the requirements of the Gateway Overlay District, especially the requirement for landscaping, and provided the use is buffered from the adjacent residential use with an appropriate fence or screening wall of 100% masonry content.

ZONING COMMISSION JUNE 21, 2022

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, June 21, 2022 at 5:15 p.m. Zoning Commission members present: Chairman Perry O'Brien, Co-Chairman Gary Potter and Thelma Bowie. Staff members present were: Kimberly Golden and Veronica Carreon. Guests were: Rafique Ali, Jimmy Vo, Anish Mardia, John Chark, Aiman Ali, Ken Howard, Iverson Williams (Summer Intern), Leslie Ornelas, Ivette Jones, Sherman Jones, Clementine Carter, Adam Jones, Shelia Dixon, Roy Jones and Leon Harper.

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

APPROVAL OF MINUTES. A motion to approve the minutes of June 7, 2022 was made by Gary Potter/Aric Owens. All other members present voted aye.

ITEM NO. 1 Consider and take action on a request from Sherman Jones to rezone the property at 2828 Texas Avenue, Texas City, TX from District "F-1" (Outdoor Industrial) to District "E" (General Business) to operate Kingdom Wings with Heavenly Flavors – a take-out food service with a drive-thru window. (Action)

Ms. Golden stated that the property at 2828 Texas Avenue has an existing building and paved parking. It operates as a church one day per week and the applicant would like to operate a take-out food service as a drive-thru and walk-up. The application indicates the operation would be to get your food and leave with no on-site consumption. The existing zoning is listed as District "F-1" (Outdoor Industrial). Outdoor Industrial is intended to provide light industrial uses which are predominantly operated outdoors. Because of potential visual and noise impacts of the uses permitted in the district additional buffering may be required to protect the adjacent areas. The current church use is not compliant with this district, nor would their requested change to operate the food service be compliant. The applicant is requesting to rezone to District "E" (General Business). The District "E" (General Business) is intended to provide a variety of enclosed retail and commercial services to serve the overall needs of the community. Due to the variety and potential intensity of those uses they should be located along major transportation corridors and be appropriately buffered from residential areas. Texas Avenue is a major transportation corridor so it would meet that requirement. The only residential area is located to the north of the site. It is zoned District "C" (Multi-Family Residential), and has been developed as apartments which is compliant with that zoning. To the west and east of the building both areas are zoned as "District "F" (Light Industrial) and to the south is District "IBD" (Industrial Business District). The rezoning to District "E" could be seen as a transition zone from the light industrial and outdoor industrial uses of the surrounding Districts "F-1" and "IBD" to the residential use of District "C". It could be considered compliant with the Land Use Plan because this particular area is along a major thoroughfare. This is also a revitalization corridor. This area is a unique because of the influence of the heavy industry in IBD. It is in a Gateway Overlay District, which has some additional requirements on top of the zoning that's for the use. There will be some masonry construction and landscaping requirements, along with some screening

requirements. There will be some setback requirements. It does not comply with the Gateway Overlay District requirements in full yet, particularly the landscaping. It would have a requirement for about 3600 sq. ft. of landscaping to be compliant. Staff is suggesting that if this request for rezoning is approved that the applicant be required to be compliant with the requirements of the Gateway Overlay District.

Co-Chairman Gary Potter stated that he was a little confused by the request. He read the Analysis from Ms. Golden's memo which states, "The existing use as an institution for religious function is not an allowed principal use in the District "F-1", nor would it be permitted use in District "E" (General Business)..." and asked how would this work for them if the facility cannot be used under the new zoning. Ms. Golden stated this is a confusing point and she can't make it not be confusing. The Applicant is trying to do two things that are not compatible in the same building. The difference is that they are only having worship one day per week and this could be considered not a principal use. Their principal use, if approved, would be the food service because they would be doing that 6 days per week. Co-Chairman Potter then asked if the food service was being done for profit, to which Ms. Golden stated he would have to ask the applicant that question, but she has no reason to think it's not.

Mr. Aric Owens asked how the applicant got occupancy if it is not permitted use for a church to begin with. Ms. Golden replied that she did not have personal knowledge of how they became a church. She heard of this when the Building Official stated the applicant had applied for a building permit to add a kitchen to the church. It was then observed that the occupants were using the building to prepare food for take-out. The Building Official told them they had to go through the rezoning process for the food service to be compliant with the zoning. In the process, the applicant went from doing straight take-out to wanting a drive-thru. Ms. Golden stated if the board decided to approve the rezoning request, the applicant will then have to go through Planning Board for development approval and that is when everything will be worked out about compliance with the Gateway Overlay District, their drive-thru window and the rest of the things they want to do. What the Zoning Commission is looking at is the change from District "F-1" to District "E" so that they can operate the take-out food service as principal use.

Chairman Perry O'Brien then asked if Ms. Golden could indicate on the map the other buildings that are currently being used for food services. Mr. Owens indicated the businesses/restaurants in the area that serve food.

Co-Chairman Potter then asked if they are selling the food for profit and if they would worship only one day per week. Ms. Golden replied that is what the applicant stated on the application. The applicant, Sherman Jones, then stated that they do only worship one day per week, but it is separated from the restaurant. He wanted to make it clear that they are not currently selling to the public, but they are trying to open to the public. He has done the plumbing and electric work and replied to everything requested by the Fire Marshal and Building Official. The church and the restaurant have their own addresses – 2828 Texas Avenue for the church and 2828-B for the restaurant. He repeated that they are two separate entities.

Co-Chairman Potter asked if they are operating the church more than one day per week to which Mr. Jones replied they only meet in the building one day per week and his other classes are conducted online on Mondays and Thursdays. On the one day they meet at

the building they already had the kitchen because "Christians like to eat". This idea of serving the wings came during the pandemic. He stated he contacted the Health Department and the Fire Marshal but was not aware that he had to contact Building Inspections. He added that he grew up in Texas City and has seen the growth in the city. He also stated that he does not have a problem with adding the landscaping.

Co-Chairman Potter then stated his dilemma. He stated to Mr. Jones that he has a church, and he is used to them operating more than once a week, and if he has growth in attendance, then his understanding is that this is not going to be a problem. Mr. Jones replied that they used to have more than one meeting per week, but then the pandemic had everyone afraid to go out and it was easier for them to meet via Facebook, which a lot of people have gotten used to. It's possible they could meet more than once per week, but the reason they are doing this now is because of the Coronavirus.

Co-Chairman Potter then asked Ms. Golden if the applicant and members wanted to meet more than one day per week, would there be an issue with the principal use of the building. Ms. Golden stated it is possibly so, if they decide to become a full-service church that has something going on every day of the week related to church. She doesn't know how they could do two things that different in one place. Co-Chairman Potter wondered if there was a better district to place them in, but he did not see anything that would fit. Ms. Golden stated that the one reason a church may not seem totally out of place is District "C", which is a residential area.

Chairman O'Brien then stated there is another church nearby. He added that the applicant has stated that worship will take place one day per week and the food service will take place the other 6 days, he has no reason not to believe him. He then asked if District "E" is appropriate for the food service, would it also be appropriate for a church service if it was to grow. He reminded everyone that this is not what the applicant is here for today. Ms. Golden stated that the applicant is asking for rezoning to be allowed, not to operate as a church, but to be allowed to conduct the take-out food service.

Mr. Owens stated that the application is for a food service that also wants to operate as a church. He does not know of a right way to do this and that is the part that he is struggling with. He does not have a problem with the whole thing, but how do they allow someone to do this. He is worried that it will "open up a can of worms" for a lot of other things going forward. He then asked how did we get here to operate a church in a zoning district where it's not allowed. He understands that the rules weren't followed to begin with, so this is a struggle for him on how we got to this point.

Chairman O'Brien asked Ms. Golden if District "E" is the appropriate zoning for the food service. Ms. Golden replied the application was not to operate a church. If it was to operate as a church, they have to look at it differently. Chairman O'Brien then asked what the zoning would be if it were a church to which Ms. Golden replied that churches are generally permitted in the residential zoning and this one is adjacent to the existing multi-family.

Chairman O'Brien asked if it would stand to reason that the church that is literally half a block over is zoned residential, even though it is located on the Gateway corridor. Ms. Golden stated that it would not surprise her to see that, but she hasn't reviewed that. Mr. Owens stated that based on the age of it, it could be something that never got rezoned.

Ms. Golden stated it might even be “grandfathered” in. Chairman O’Brien asked if there was really not another “pocket” to put them in to which Ms. Golden replied she did not see one. Which is why she intentionally looked at the request very narrowly, focusing only on the use they are requesting in the application. It would be a precedent lived with and dealt with, if the board approves it.

Mr. Owens thinks he can get a little more comfortable knowing it’s not going to operate as a church. He added it can operate as one or the other, but not both. He does not see a wall down the middle indicating the church on one side and the restaurant on the other side. If the principal use is going to be a restaurant, but now knowing that church services could take place more than once a week changes the principal use and he’s worried that they may have rezoned something that doesn’t fit correctly. He added that if it were just going to be a restaurant, he would be all for it. Knowing the facts now, he feels like it is a sticky situation.

Mr. Jones asked Mr. Owens if the church would only conduct once a week would he be okay with that. Mr. Owens replied now that Mr. Jones told them they could meet more than once a week in the future, it changes his view. Mr. Jones stated conducting the online services is working for him and that as a pastor and entrepreneur this is a great opportunity to serve the public.

Co-Chairman Potter stated he is familiar with online services, but the issue here is if they approve his request, then they have something approved that does not fit in the zoning and this bothers him a lot. He added that if they are approving the zoning change to “E” then the food service is what gets approved. If Mr. Jones wants to go with the church, then that’s a different zoning district. They both don’t fit under one zoning, and they don’t normally approve that type of request.

Chairman O’Brien asked if the Land Use Plan could fit both, to which Ms. Golden replied it could – but not together. She added that the work he does in his office falls under Office Professional, which also falls under District “E”. It’s the church assembly piece that is not compliant with the re-zoning to E. Chairman O’Brien stated that the other thing that he relies on for these decisions has been the Land Use Plan, Zoning Map and city recommendations – and he recalled that staff has no objections. Ms. Golden replied that she is not addressing the use of a church, the application is to rezone this property to use for the take-out food service. Chairman O’Brien stated if it gets rezoned and then goes to the Planning Board, it may work out that it is just used as food service period. Ultimately, the elected officials will have the final vote. He reiterated that it does not matter if they approve or deny people, there is another path forward.

Chairman O’Brien now wonders what the next step is because if he opens Public Hearing and they have that take place and then they close it, at that point he’ll ask for a motion from somebody. At this point, there is no telling if it is for or against. He asked if there was any homework that they could go back and do a little more of at this point or that the applicant can do if they were to table this request for now. Ms. Golden guessed to satisfy the Zoning Commission, Mr. Jones could go back and clean up his application to make it clear that he is asking for one and not both. She added that this could seem to resolve the matter. Co-Chairman Potter then asked would that mean the Applicant would not be able to operate a church there. Ms. Golden replied not as a principal use. The Applicant, Mr. Jones, then asked if they go with only take-out service in the application and are

approved for rezoning, what would prevent them from gathering for worship one day per week? Ms. Golden stated in that case the worship would not be an official principal or accessory use. She is sure there are restaurants all over the place that allow people to gather for worship. Co-Chairman Potter remarked that at the top of Applicant's building, though, it does not say restaurant. It is clearly identified as a place of worship.

Co-Chairman Potter asked if this could be approved purely as a restaurant, to which Ms. Golden stated that was how she read their application.

There were no further questions, to which a motion was made by Co-Chairman Gary Potter/Aric Owens to open the Public Hearing. All other members voted aye.

Chairman O'Brien asked if there was anyone in attendance that would like to share their opinion for or against this request.

- Ms. Leslie Ornelas, Executive Director for United Way Galveston County, stated that they share a parking lot with Mr. Jones. She added that having him next door has been an absolute pleasure. As far as landscaping he has worked on the landscaping at their building and has really brought life back to the building. She has told him that whatever he can do to bring people into her area, she would love because it brings attention to what they do at United Way. She is in favor of enriching people's lives and empowering them. She feels that Mr. Jones will bring attention to the community. She fully supports his business.
- Mr. Roy Jones stated he is located to the west of Mr. Jones [the Applicant] and he also feels that Mr. Jones has brought life to the community. Mr. Jones [the Applicant] keeps the area clean. Mr. Roy Jones stated he and his employees are looking forward to having a place to eat and feels the take-out restaurant would be a plus to the neighborhood.

There were no questions or further discussion, to which a motion was made by Co-Chairman Gary Potter/Aric Owens to close the Public Hearing. All other members voted aye.

After presentation, a motion was made by Co-Chairman Gary Potter/Chairman Perry O'Brien to approve the zoning change request to District "E" (General Business) for the operation of Kingdom Wings with Heavenly Flavors. All members present voted two in favor of the motion and one [Owens] opposed to the motion.

ITEM NO. 2 Consider and take action on a request from Jimmy Vo to rezone the property at 615 Hwy 3, Texas City, TX from District "A-1" (Single Family Residential) and District "F" (Light Industrial) to District "D" (Neighborhood Services) to open and operate On-Track III, LLC, - a Convenience Store, Fuel Station and Retail Stores. (Action)

Ms. Golden stated that the property located at 615 Hwy 3 is the subject of a previous application in 2018 which was denied by the City Commission on February 20, 2019. A similar application for rezoning the nearby 2.485 acre site located +/- 750 feet southeast of the intersection of Memorial Drive and SH 3 was denied by City Commission in October 2021. Both previous applications were met with organized opposition from the existing nearby residential area. This particular lot is 1.08 acres of undeveloped property. The

applicant intends to develop the property into a fuel station and convenience store. Either District "E" (General Business) or District "D" (Neighborhood Service) would accommodate this use. Because District "E" was shot down previously, staff reviewed as a District "D" (Neighborhood Service). The difference is General Business can serve the community wide and Neighborhood Service will serve just a neighborhood. The purpose of Neighborhood Service is more limited and intended to provide for office and retail services in proximity to neighborhood areas in which all principal uses are conducted indoors. If rezoned to District D it would be compliant. It's on a thoroughfare. It meets the Land Use Plan. But again, it is equally important to consider organized neighborhood opposition, so the Zoning Commission won't be wrong either way – to recommend either approval or denial of the request.

Ms. Golden stated that there has been one Letter of Opposition received citing the basis for their objection is heavy traffic – both automobile and foot, concern for the safety of two small children under the age of 6 years old. They reference two other gas stations within a half mile of this location stating there is no need for a third one. At the other gas stations they have witnessed loitering, loud music, arguments and the homeless lurking around. There is concern that the new gas station would also bring this to the neighborhood. The opposition letter states they already have an issue with speeding down their one-way street. The letter also mentions the lack of street widening and frequent sounds of firearms being fired near their location.

Chairman O'Brien then asked the applicant if he had anything to add to Ms. Golden's presentation. Mr. Jimmy Vo stated they are seeking to rezone the property for On Track III, LLC Fuel Station to help the neighbors and community and to also help the City of Texas City. They would like to open the convenience store and install a 10' fence around the property. They have measured the distance from the edge of the property to Opal Street and it measures 450'. He has also included in the presentation a copy of a map showing the distance between the properties. Chairman O'Brien asked if there was another piece of property between the applicant's property and Opal Street, to which Mr. Vo replied yes.

Chairman O'Brien asked if there were any additional questions. Co-Chairman Potter asked if there would be any retail space that would be rented out, to which Mr. Vo replied no. He replied that there would only be a convenience store with food service inside the building. The property owner, Mr. Rafique Ali, then replied that he chose this property because it is near the local hospital and college. Some of his family members are in the medical field and his son is attending college. Mr. Owens then stated that he was looking at the two submitted drawings and can see a proposed nail salon, to which Mr. Ali replied it was just a sample of the building. There will not be any retail stores or nail salon, there will only be a convenience store with an indoor restaurant.

Co-Chairman Potter then asked Ms. Golden if this request is approved and the application sits as it is right now, what flexibility does the applicant have as far as what he puts in to the building. Ms. Golden replied that if it is rezoned as Neighborhood Service then it would have to be compliant with that zoning, which includes some retail. It does not include the office concept where it is allowed with General Business or Office Professional zoning, but there is some leeway to put in some retail with Neighborhood Service. Once the rezoning request is approved, the applicant can operate within the limits of that entire

zone. She noted that the applicant is telling the board a convenience store, but again once the zoning is approved he can still go down the list of what's allowed and go forward with that. Chairman O'Brien stated that the conflict he is having is that on the application it states convenience store and retail, but he understands that the applicant is stating that he will only have a convenience store. He then asked why did it not go to the Planning Board first and is it not advantageous to do it that way – did it come to zoning first to see what the possibility of changing the zoning would be? Mr. Ali stated that if all goes well, his future plan is to speak with the neighboring owner about their property to perhaps build a medical office or something else.

Mr. Owens asked about the setbacks, to which Ms. Golden stated that it is on the Gateway Overlay District, but it would be part of the development plan that would go to the Planning Board. Chairman O'Brien stated that this might be the perfect item to discuss jointly with the Planning Board and to get some more details on the site plan. He added that if the zoning gets approved, then the applicant will have to comply with the Gateway requirements and it does not show that on the exhibit. He explained to the applicant, as an example, if they were to say yes, then City Commission would deny the request because there are not enough details. The applicant stated that if his zoning request is approved, then he will go back to his engineer and ensure that all of the setbacks are met. Chairman O'Brien stated again that he thinks this is something that should be discussed with the Planning Board with a good chance that when the applicant's request to rezone goes to City Commission again, there is a chance it could go through.

Ms. Golden stated this may be the kind of other side of the argument and getting the two volunteer boards together and putting some time into working something out. It is not going to make it through City Commission because of the lack of details, but because of the opposition. If the zoning request does go through City Commission, the staff will do their part with the Planning Board to ensure the plans meet all the requirements.

There were no further questions, to which a motion was made by Co-Chairman Gary Potter/Aric Owens to open the Public Hearing. All other members voted aye.

Chairman O'Brien stated he would like to hear from those in attendance that were against the zoning change request.

- Ms. Clementine Carter stated her address on Opal Avenue and added she has been down this road before. She does not understand the rezoning request and what it entails as far as Neighborhood Services. In past requests, the request came as commercial retail. She asked what defines Neighborhood Services compared to General Business. She is against both of them. She objects to any commercial or retail business at this site. She stated this is in her backyard. She believes her tax rates will increase, houses will decrease, that there will be more traffic, more crime and more loitering and the residents don't get anything out of this. She understands that the hospital is near, along with the apartments and medical buildings, and that is good. But the particular tract in question does not necessarily mean that those customers are going to come through there. She believes the neighborhoods will be affected. She understands that the city might get something out of this and the owner as well, but the residents won't and they are already there. Some as long as 50 years. Opal Avenue and Sapphire Court are the streets that will be mostly affected. Most of the residents have had to increase their

security and that is without a commercial or retail building. If this were residential or a duplex, they may have a different outlook, but they are not for a convenience store near them. She gets reports daily about all of the traffic, loitering and crime at the convenience store at Hwy 3 and FM 1765 and they just don't want that in their backyard. She also has a concern about the structure of the last request on the lot to the south of the applicant's and stated that she understood there would be no city services or a septic system. She added that the city does not monitor or regulate septic and this is a major concern as well. If something goes wrong, it is the residents that have to suffer through these types of things.

- Leon Harper stated his address and asked why do people come in from Houston to build projects in Texas City. He understands progress, but he lives on the corner along with some of the other residents that live alone. He stated the gas station around the corner already has women that are loitering behind the building and men behind the port-a-cans making a mess. They don't want that behind their neighborhood and the TCPD can only do so much. He stated that in a matter of 24 hours there will be crime at a new gas station and they don't want it. He then stated that there is a residential lot behind the neighborhood and asked how it could be turned into commercial, to which Chairman O'Brien replied because the property in question is located on a thoroughfare, they are allowed to apply for a zoning change.

Ms. Carter asked how to find out what the zones are, to which Chairman O'Brien stated it was all public knowledge and she could also reach out to staff and they could send the ordinance information. Ms. Veronica Carreon informed her that she would send her the link to the Zoning Ordinance.

Co-Chairman Potter stated that Ms. Carter raised a question about sewer, to which Ms. Golden replied that water is available and the city sewer system could be accessed from Opal Avenue. There would be no septic and although the city does not regulate the septic system, it is regulated by the Galveston County Health District.

Mr. Ali added that the store will have outdoor security cameras and believes crime will go down.

- Shelia Dixon stated that she lives closest to the property in question and agrees with what Ms. Carter and Mr. Harper stated.

Chairman O'Brien asked if there was anyone in attendance to speak in favor of the zoning change request.

There were no questions or further discussion, to which a motion was made by Co-Chairman Gary Potter/Aric Owens to close the Public Hearing. All other members voted aye.

Chairman O'Brien asked if there were any more questions for Ms. Golden. There were none. He then stated that they have heard all of these comments multiple times regarding this same stretch of road and the same pieces of properties. Again, it may be approved by the Zoning Commission and then the City Commission could deny it.

Mr. Owens recalled an issue with a connecting sewer, to which Ms. Golden replied that it is very shallow on Opal Avenue and the applicant may have to install an on-site canister lift station to get to it, but there would be sewer available. It was impossible for the larger tract to use it.

After presentation, a motion was made by Aric Owens/Co-Chairman Gary Potter to approve the zoning change request from District "A-1" (Single Family Residential) and District "F" (Light Industrial) to District "D" (Neighborhood Service). All members present voted two in favor of the motion and one [O'Brien] opposed to the motion.

ITEM NO. 3 Other business. (Any conceptual development proposal requesting to come before the Planning Board)

Chairman O'Brien asked if there was any other business to which there was none. **A motion was made by Co-Chairman Gary Potter/Aric Owens to adjourn. All members present voted aye.**

Kimberly Golden, Secretary

Date

Minutes approved by the Zoning Commission at its meeting on _____.



Building Inspections Department
 7800 Emmett F Lowry Expressway
 Texas City, TX 77591
 (409) 643-5946

Permit NO.: 23-000625
 Permit Type: Commercial

Permit

Work Classification: Mechanical - New/Equipment
 Changeout (C)

Permit Status: Project Closed/Complete

Issue Date: 03/08/2023 Expiration: 09/20/2023

Location Address **Parcel Number**

2828 Texas Ave., Texas City, TX 77591

Contacts

N/A	Property Owner	ACCUVENT AIR LLC 11927 Windfern Road, Houston TX 77064 amy@accuvent.com	Applicant
N/A N/A	Contractor		

Project Description: Install Exhaust and Make Up Air Fan. Install fire suppression system

Valuation: \$0.00
Total Sq Feet: 0.00

Inspection Requests:

Online:
 Search for the permit online:
<https://www.mgoconnect.org>
 866-957-3764

Fees	Amount
Imported Fees	\$88.46
Total:	\$88.46

Payments	Amt Paid
Imported Fees - Imported Fees	\$88.46
Total Fees:	\$88.46
Amount Due	\$0.00

Inspections:	
Inspection Type	Priority

Code Version:

"the place where COMMUNITY MATTERS"

7800 Emmett F Lowry Expressway * Texas City, TX 77591
 (409) 643-5946 * www.texascitytx.gov

CITY COMMISSION REGULAR MTG

(8) (c)

Meeting Date: 04/01/2026

Consider and take action on Ordinance No. 2026-07, approving the permanent zoning change of 4 lots located at 601 and 607 4th Street N and at 410 and 416 6th Ave N from District "D-1" (Limited Service) to District "A" Single-Family Residential) for the development of single-family homes.

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 Ordinance No. 2026-07, approving the permanent zoning change of four (4) lots located at 601 and 607 4th Street N and 410 and 416 6th Ave N from District "D-1" (Limited Service) to District "A" Single-Family Residential) for the development of single-family homes.

BACKGROUND (Brief Summary)

On November 19, 2025, the City Commission conducted a public hearing during its regular meeting to gather community feedback regarding the proposed rezoning of 601 4th St N, 607 4th St N, 410 6th Avenue N, and 416 6th Avenue N from istrict "D-1" (Limited Service) to District "A" (Single-Family Residential) for the development of single-family homes.

According to the Texas City Code of Ordinances Section 160.106 (D)(3), this preliminary approval will be converted into a final ordinance to change the zoning map once a building permit application is submitted for the requested uses. The application must be filed within 12 months from the date of the preliminary zoning approval. The applicant obtained Building Permit No. 2025-1268 on October 2, 2025, and Permit No. 2025-427 on January 13, 2026, less than 12 months after the preliminary zoning approval.

RECOMMENDATION

Staff has confirmed the requirements for permanent rezoning have been met and that the subject property is in compliance with the requirements of District "A" (Single-Family Residential). Recommend approval of the ordinance to finalize the rezoning of 601 4th St. N, 607 4th St N, 410 6th Ave N, and 416 6th Ave N from District "D-1" (Limited Service) to District "A" (Single-Family Residential) for the development of single-family homes. The Chief Building Official advises complete building permit applications were received within 12 months from the preliminary zoning approval.

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

Ordinance

Vicinity Map

Replat

Planning Board - Staff Report

Planning Board - Minutes 3.18.24

Zoning Commission - Staff Report

Zoning Minutes - 10-21-25

Permit

Permit

ORDINANCE NO. 2026-07

AN ORDINANCE AMENDING CHAPTER 40 OF THE CODE OF ORDINANCES OF THE CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, ALSO KNOWN AS THE ZONING ORDDINANCE, TO PERMANENTLY REZONE PROPERTY FOR TEXAS CITY ECONOMIC DEVELOPMENT CORP., MAE BUDWINE, AND BAY AREA HABITATE FOR HUMANITY FROM DISTRICT “D-1” (LIMITED SERVICE) TO DISTRICT “A” (SINGLE-FAMILY RESIDENTIAL) BEING 0.82 ACRES, LOCATED IN THE 135 BLOCK OF TEXAS CITY SECOND DIVISION, A SUBDVISION IN GALVESTON COUNTY, TEXAS WITH MUNICIPAL ADDRESSES 601 4TH STREET NORTH, 607 4TH STREET NORTH, 410 6TH AVENUE NORTH, AND 416 6TH AVENUE NORTH; ORDERING SAID CHANGES MADE ON THE CITY ZONING MAP; CONTAINING A SAVINGS CALUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT WITH ORDINANCE; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Kristin Edwards, Economic Development Director, on behalf of the Owner, Texas City Economic Development Corporation, applied for a zoning change for the 0.82-acre lots located at 601 4th St North, 607 4th St North, 410 6th Ave North, and 416 6th Ave North from District “D-1” (Limited Service) to District “A” (Single-Family Residential) to create four compliant residential lots for the construction of new single-family residences. Since that time, the EDC has deeded one piece of property to Bay Area Habitat for Humanity and one piece to a land-swap recipient, Mae Budwine; and

WHEREAS, the Planning Board approved the proposed Site Plan for the zoning change request to District “A” (Single-Family Residential) at its meeting on March 18, 2024; and

WHEREAS, proper notice was given and public hearing was held and the zoning change request was recorded for preliminary zoning approval by the Zoning Commission on October 21, 2025; and

WHEREAS, proper notice was given and public hearing was held and the zoning change request was given unanimous preliminary approval by the City Commission on November 19, 2025; and

WHEREAS, in accordance with the Section 160.106(D)(3) the Building Official hereby provides notice that the applicant completed and application for a building permit for the requested uses on October 2, 2025, Permit No. 2025-1268, and January 13, 2026, Permit No. 2025-427, so the preliminary zoning approval is ready to be made permanent; and

WHEREAS, it is the considered opinion of the City Commission that said Zoning Ordinance be amended and changed to permanently rezone said property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That certain properties described as being a total of 0.82 acres, located in the 135 block of Texas City Second Division, a subdivision in Galveston County, Texas with municipal addresses 601 4th St North, 607 4th St North 410 6th Ave North, and 416 6th Ave North, currently zoned as District “D-1” (Limited Service), is hereby rezoned and classified as District “A” (Single-Family Residential) to allow Texas City Economic Development Corp. to create four compliant residential lots for the construction of new single-family residences.

SECTION 2: The certain property to be rezoned is more fully described in the legal description attached hereto as Exhibit A.

SECTION 3: The approved replat is attached hereto as Exhibit B.

SECTION 4: That the City Engineer shall designate said changes from District “D-1” (Limited Service) to District “A” (Single-Family Residential), as hereinabove provided, on the original zoning map, as amended, and on the duplicate copy thereof kept in the Office of the City Planning Board.

SECTION 5: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event any section, clause, sentence, paragraph, or part of this Ordinance shall be for any reason adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, invalidate, or impair the remainder of this Ordinance.

SECTION 6: That the Charter requirement for reading this Ordinance on three (3) separate days is hereby dispensed by a majority vote of the City Commission.

PASSED AND ADOPTED this _____ day of _____ 2026.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

City Secretary, Rhomari D. Leigh

City Attorney, Kyle Dickson

ATTACH EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

MINOR REPLAT OF BLOCK 135 TEXAS CITY SECOND DIVISION PART OF LOTS 6 AND 7
AND ALL OF LOTS 8 THRU 16 AND ABANDONED 15 FT ALLEY WAY.

ATTACH EXHIBIT B – REPLAT



METES AND BOUNDS DESCRIPTION

Being a 0.733 acre (31,945 Sq. Ft.) tract of land and being out of Lots 6 and 7 and all of Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, and 15 foot Alleyway of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 0.733 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found for the northeast corner of said Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley Way;

THENCE S 87°32'35" W along and with the south right of way line of said 20 foot Alley Way, and the north line of said Block 135 a distance of 275.00 feet to a 3/8" iron rod found for the northeast corner of Lot 5 of said Block 135 OF TEXAS CITY SECOND DIVISION, and being the northwest corner of the herein described tract;

THENCE S 02°27'26" E along and with the east line of said Lot 5, a distance of 61.40 feet to a point for corner";

THENCE N 87°32'36" E a distance of 38.20 feet to a point for corner;

THENCE S 02°27'26" E a distance of 63.60 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°32'35" E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 236.80 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the said east right of way of 4th Street North (100' Right-of-Way) for the southeast corner of the herein described tract;

THENCE N 02°27'26" W along and with the said east right of way line of said 4th Street North (100' Right-of-Way), a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

STATE OF TEXAS }
COUNTY OF GALVESTON }

That Texas City Economic Development Corporation a Texas non-profit corporation action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as MINOR REPLAT OF BLOCK 135 TEXAS CITY SECOND DIVISION PART OF LOTS 6 AND 7 AND ALL OF LOTS 8 THRU 16 AND ABANDONED 15 FT ALLEY WAY, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purpose indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone. Texas City Economic Development Corporation a Texas non-profit corporation does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS 7TH DAY OF MAY, 2024

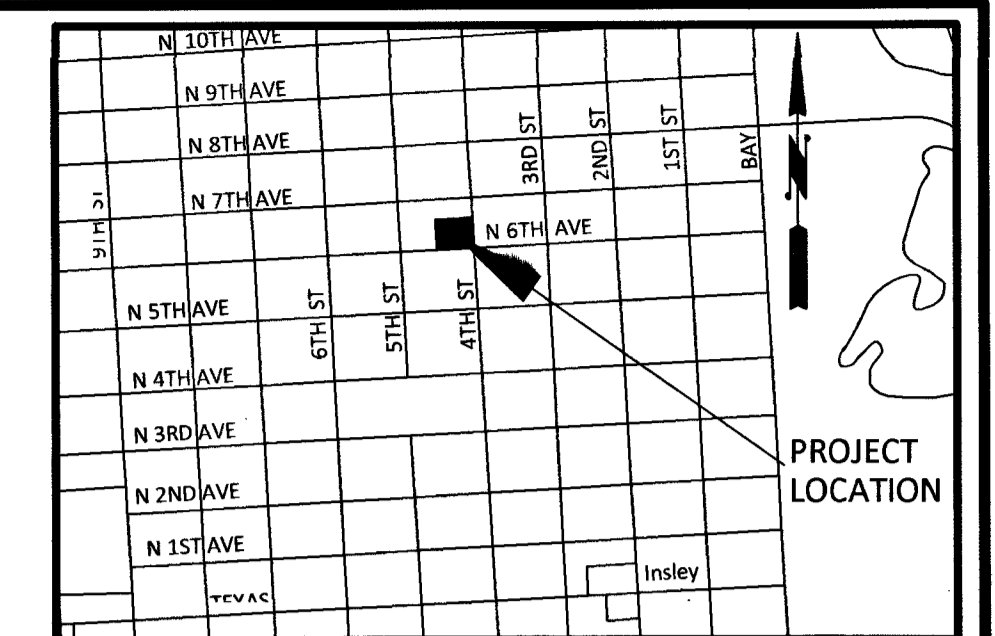
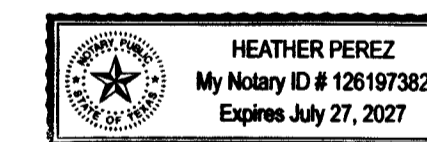
Mark Clavaglia
Mark Clavaglia, Chairman
Texas City Economic Development Corporation

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Mark Clavaglia, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7TH day of MAY, 2024.

Heather Perez
Notary Public for
the State of Texas
My Commission Expires July 19, 2027



VICINITY MAP (NTS)

GENERAL NOTES:

- 1) By graphical plotting only this subdivision lies within Flood Zone Horizontally Hatched Shaded "X", as shown on Flood Insurance Rate Map (FIRM) No. 48167C0269G dated 8-15-2019.
- 2) Purpose of this Replat it to combine 11 lots and 15 foot Alley way into 4 lots.
- 3) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- 4) The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are strictly based from the City Planning Letter issued by American Title Company (Effective Date: June 15, 2023) GF No. 2791023-04187
- 5) Owner of Record, TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation G.C.C.F. No. 2021030128.
- 6) All of the property subdivided in the foregoing plat is within the incorporated boundary of the City of Texas City, Texas
- 7) 15 foot Alley way abandonment was approved at the April 3, 2024 City of Texas City Commission Meeting under Ordinance No 2024-12, and filed under Galveston County Clerk File No. 2024017541.

ABBREVIATIONS

- GCCF - GALVESTON COUNTY CLERK'S FILE
- GCMR - GALVESTON COUNTY MAP RECORD
- GCDR - GALVESTON COUNTY DEED RECORD
- CCF NO. - CLERK'S FILE NUMBER
- CIR - CAPPED IRON ROD
- IP - IRON PIPE
- IR - IRON ROD
- ROW - RIGHT OF WAY
- POB - POINT OF BEGINNING

Surveyor
Ellis Surveying Services, LLC.
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

Owner / Developer:
Texas City Economic Development Corp.
1801 Palmer Hwy.
Texas City, Tx. 77590

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on JUN 25, 2024 AT 1:32 O'Clock P.M., and duly recorded on JUN 25, 2024 AT 1:32 O'Clock P.M., under Galveston County Clerk's File No. 2024018571, Galveston County Map Records.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas.

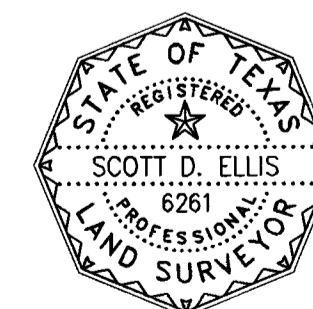
By *Neddy Miller*
Deputy

On this 27th day of June, 2024, this Minor Replat was approved by the City Engineer of the City of Texas City.

Kim O. Golden
Kim O. Golden, P.E.

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Scott D. Ellis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with the City and State regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

Scott D. Ellis
Scott D. Ellis, RPLS
Tex. Reg. No. 6261



2024028571

**MINOR REPLAT OF
BLOCK 135 TEXAS CITY SECOND DIVISION
PART OF LOTS 6 AND 7 AND ALL OF LOTS 8 THRU 16
AND ABANDONED 15 FT ALLEY WAY**

CONTAINING
0.733 ACRES (31,945 SQ. FT.)
AND BEING
4 LOTS, 1 BLOCK, 0 RESERVES
LOCATED IN THE
CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS
May, 2024



**Being a replat of Block 135
Texas City Second Division
Lots 6 thru 16 and 15 ft
Alley Way**



Google Maps

3rd Coast Demolition
And Junk Removal

CENTRO DE
BENDICION

The Showboat Pavilion

Terror Isle Adventures

M & S Open
Door Ministry

Wells Windows

Pallet Bar & Grill

Greater Harvest
Baptist Church

8th Ave N

2nd St N

8th Ave N

3rd St N

8th Ave N

5th St N

8th Ave N

7th Ave N

7th St N

6th St N

M & S Open
Door Ministry

7th Ave N

2nd St N

7th Ave N

6th Ave N

7th St N

6th St N

6th Ave N

6th Ave N

2nd St N

6th Ave N

5th Ave N

6th St N

5th Ave N

5th Ave N

5th Ave N

5th Ave N

Manor Apartments

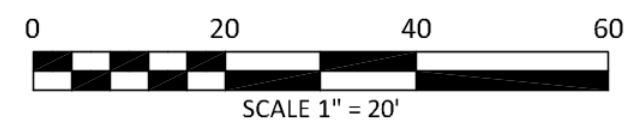
The Showboat Pavilion

CENTRO DE
BENDICION

3rd Coast Demolition
And Junk Removal

Google Maps

Layers



METES AND BOUNDS DESCRIPTION

Being a 0.733 acre (31,945 Sq. Ft.) tract of land and being out of Lots 6 and 7 and all of Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, and 15 foot Alleyway of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 0.733 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found for the northeast corner of said Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley Way;

THENCE S 87°36'02" W along and with the south right of way line of said 20 foot Alley Way, and the north line of said Block 135 a distance of 275.00 feet to a 3/8" iron rod found for the northeast corner of Lot 5 of said Block 135 OF TEXAS CITY SECOND DIVISION, and being the northwest corner of the herein described tract;

THENCE S 02°23'58" E along and with the east line of said Lot 5, a distance of 61.40 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261";

THENCE N 87°36'02" E a distance of 38.20 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261";

THENCE S 02°23'58" E a distance of 63.60 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°36'02" E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 236.80 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the said east right of way of 4th Street North (100' Right-of-Way) for the southeast corner of the herein described tract;

THENCE N 02°23'58" W along and with the said east right of way line of said 4th Street North (100' Right-of-Way), a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

STATE OF TEXAS }
COUNTY OF GALVESTON }

That Texas City Economic Development Corporation a Texas non-profit corporation action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Replat of BLOCK 135 TEXAS CITY SECOND DIVISION LOTS 6 THRU 16 AND 15 FT ALLEY WAY, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

Texas City Economic Development Corporation a Texas non-profit corporation does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

Mark Ciavaglia Chairman
Texas City Economic Development Corporation

Lien Holder

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

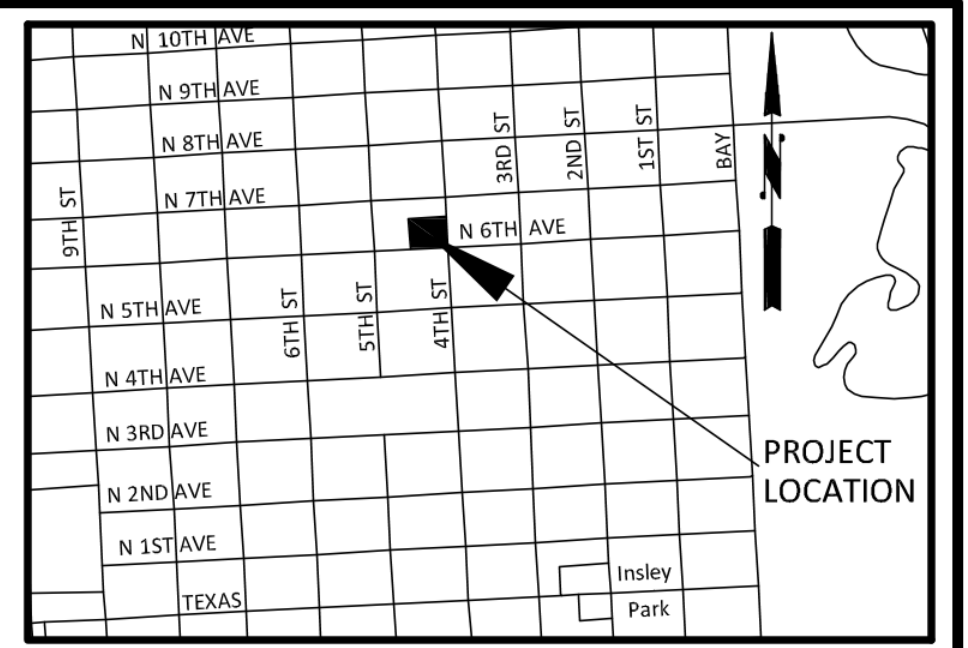
Notary Public for
the State of Texas
My Commission Expires July 27, 2023.

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public for
the State of Texas
My Commission Expires July 27, 2023.



VICINITY MAP (NTS)

GENERAL NOTES :

- 1) By graphical plotting only this subdivision lies within Flood Zone Horizontally Hatched Shaded "X", as shown on Flood Insurance Rate Map (FIRM) No. 48167C0269G dated 8-15-2019.
- 2) Purpose of this Replat it to combine 11 lots and 15 foot Alley way into 1 lot.
- 3) By acceptance of this plat the City of Texas City agrees to abandon the North to South 15 foot Alley Way in Block 135 between Lots 11 and 12 thru 16.
- 4) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- 5) The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are strictly based from the City Planning Letter Issued by American Title Company (Effective Date: June 15, 2023) GF No. 2791023-04187
- 6) Owner of Record, TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation G.C.C.F. No. 2021030128.
- 7) All of the property subdivided in the foregoing plat is within the incorporated boundary of the City of Texas City, Texas

It is understood that if the final plans for (Subdivision Name) are approved by the City Engineer and Planning Board of the City of Texas City, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely. No changes shall be made in construction plans without the consent in writing of the City Engineer being first had and obtained.

Owner _____

Witness: _____

On the _____ of _____, 20____.

- ABBREVIATIONS**
- GCCF - GALVESTON COUNTY CLERK'S FILE
 - GCMR - GALVESTON COUNTY MAP RECORD
 - GCDR - GALVESTON COUNTY DEED RECORD
 - CFR - CLERK'S FILE NUMBER
 - CIR - CAPPED IRON ROD
 - IP - IRON PIPE
 - IR - IRON ROD
 - ROW - RIGHT OF WAY
 - POB - POINT OF BEGINNING

Surveyor
Ellis Surveying Services, LLC.
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

Owner / Developer:
Texas City Economic Development Corp.
1801 Palmer Hwy.
Texas City, Tx. 77590

On the _____ day of _____, 20____, this 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

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 20____, AT _____ O'Clock _____ M., and duly recorded on _____, 20____, AT _____ O'Clock _____ M., under Galveston County Clerk's File No. _____, Galveston County Map Records.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas.

By _____
Deputy

This is to certify that all improvements to Replat of BLOCK 135 TEXAS CITY SECOND DIVISION LOTS 6 THRU 16 AND 15 FT ALLEY WAY Subdivision have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the County Clerk's office.

Mayor, City of Texas City Texas

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned _____, a Professional Engineer Registered in the State of Texas, hereby certify that proper engineering consideration has been given to these plans and all engineering aspects are in compliance with City and State engineering regulations and laws

Registered Professional Engineer
P.E. Registration No. _____

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Scott D. Ellis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with the City and State regulations and laws and made on the ground and that the corner monuments were property placed under my supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Scott D. Ellis, RPLS
Tex. Reg. No. 6261



**REPLAT OF
BLOCK 135 TEXAS CITY SECOND DIVISION
LOTS 6 THRU 16 AND 15 FT ALLEY WAY**
CONTAINING
0.733 ACRES (31,945 SQ. FT.)
AND BEING
4 LOTS, 1 BLOCK, 0 RESERVES
LOCATED IN THE
CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS
JUNE 28, 2023


CITY OF TEXAS CITY, TEXAS

ENGINEERING & PLANNING DEPARTMENT • OFFICE (409) 643-5936



Mayor:
Dedrick Johnson

Commissioners:
Thelma Bowie
Abel Garza Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

TO: Planning Board – Regular Meeting on March 18, 2024
FROM: Kim Golden, P.E. 
CC: Doug Kneupper, P.E.
DATE: March 8, 2023
RE: Abandonment of alley off 6th Ave N between 4th and 5th Avenues N

Background: Large Portions of Texas City have been subdivided into a grid or network of public streets and alleys. That is the case here in the TEXAS CITY SECOND DIVISION. Most of the streets are paved with either concrete or asphalt. Most of the alleys are utilized for numerous utility services including water, sewer, electric, gas, telephone, cable and fiber. Many of the alleys were utilized for solid water pick-up, but trash receptacles are now picked up from the streets. There are some public streets and alleys that have never been utilized; or no longer need to be utilized for any public service. When abandoned, these streets and alleys that are no longer needed become a usable part of the adjacent property. Allowing the abandonment of specific streets and alleys creates the ability to consolidate tracts of land for more favorable development opportunities.

Procedure: Requests for abandonment are made by application, which can be initiated only by the property owners abutting such right of way. Texas City Ordinance 159.029 requires the Planning Board to hold a public hearing upon notice to abutting property owners and to “consider the impact upon properties that do not physically abut the right-of-way sought to be abandoned, with special consideration being given to the ease and availability of access to such properties in the event the requested abandonment is approved.” The Planning Board will then make a recommendation to the City Commission. If approved by the City Commission, the abandonment of right-of-way shall be by ordinance, which shall be filed following adoption with the County Clerk.

Review and Recommendation: Applicant is the Texas City Economic Development Corporation (TCEDC), which owns all of the property abutting the 15ft alley sought to be abandoned. The abutting property consists of nine (9) undersized lots and parts of two (2) other undersized lots, all of which are adjacent and contiguous. The existing lots are undersized because they do not meet the current zoning requirements for minimum width, length, or area. TCEDC seeks the abandonment of this section of the alley so the existing vacant lots and alley can be consolidated and re-subdivided by replat into four compliant residential lots for the construction of new single-family residences in accordance with the Texas City Zoning Ordinance. The site is zoned District A – Single Family Residential, which has a minimum lots size requirements of 50ft wide, 100ft deep, and 6,000 sq ft in area. The four re-platted lots will meet or exceed these minimum requirements.

"QPS – Quality Public Service"

The applicant provided letters of no objection from TNMP, CenterPoint, AT&T and Comcast. Texas City Public Works and the Utilities Department reviewed the application for abandonment of the alley and provided letters of no objection.

Staff have reviewed the site and the letters from the utilities and offers no objection to approval of the abandonment.

PLANNING BOARD MINUTES MARCH 18, 2024

The Planning Board of the City of Texas City met in a regular meeting on Monday, March 18, 2024, at 5:00 p.m. Planning Board members present: Chairman Dickey Campbell, Co-Chairman Perry O'Brien, Commissioner Thelma Bowie, and Alternate Member Aric Owens. Staff members present: Kimberly Golden, Casey Bennett (Chief Building Official), and Veronica Carreon. Guests were: Norman Reed (Land Tejas); Chris Browne and Michael Turzillo (EHRA); Jon Branson, Titilayo Smith, Kristin Edwards and Kip Urps (City of Texas City); and Steve Herrera (A&S Engineers).

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 February 19, 2024, was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien. All other members present voted aye.

2) PUBLIC COMMENTS

There were no public comments.

3) PUBLIC HEARING

- a. **Texas City Economic Development Corporation (TCEDC) requests an abandonment of the entire 15' wide alley adjacent to Lot 11 and Lots 12 thru 16 of Block 135 of Texas City Second Division in Galveston County. Located off of 6th Avenue North between 4th Street North and 5th Street North.**

Ms. Kim Golden presented the background for abandonment and stated that large portions of Texas City have been subdivided into a grid of public streets and alleys. That is the case here in the Texas City Second Division. Most of the streets are paved with either concrete or asphalt. Most of the alleys are utilized for numerous utility services including water, sewer, electric, gas, telephone, cable and fiber. There are some public streets and alleys that have never been utilized; or no longer need to be utilized for any public service. When abandoned, these streets and alleys that are no longer needed become a usable part of the adjacent property. Allowing the abandonment of specific streets and alleys creates the ability to consolidate tracts of land for more favorable development opportunities.

Ms. Golden added that the request for abandonment presented is for property on 6th Avenue North between 4th and 5th Streets North. The alley to be closed is midway of the block. All property adjacent to the alley is vacant. Property on either side belongs to TCEDC. If the abandonment is approved, TCEDC plans to have the 9 lots replatted into 4 lots and work with Texas General Land Office (GLO) to build homes for residents.

The applicant provided letters of no objection from TNMP, CenterPoint AT&T and Comcast. Texas City Public Works and the Utilities Department reviewed the application for abandonment of the alley and provided letters of no objection.

Staff have reviewed the site and the letters from the utilities and offer no objection to approval of the abandonment.

Chairman Dickey Campbell asked if there were any questions before opening the Public Hearing.

There were no further questions, to which a motion was made by Aric Owens/Commissioner Thelma Bowie to open the Public Hearing. All other members voted aye.

Chairman Campbell asked if there were any public comments for or against the request for abandonment.

Mr. Jon Branson, Executive Director of Management Services, stated that he is in support of the abandonment request. He added that there is nothing on this section of the property and the City would like to create an entire lot owned by TCEDC to create houses for future residents.

Ms. Titilayo Smith, Director of Community Development and Grants Administration, stated the property is located in the greater Chelsea Development area of the city's consolidated plan for HUD CDBG program. A qualifying homeowner has been identified for one of the lots and funding is in place for building the new house.

Chairman Campbell asked how this relates to the Chelsea Subdivision and there was some discussion of the funding for GLO homes and also what the new homes would be sold for.

There were no further questions, to which a motion was made by Aric Owens/Commissioner Thelma Bowie to close the Public Hearing. All other members voted aye.

4) REGULAR AGENDA

- a. Consider and take action on the request from TCEDC to abandon the entire 15' wide alley adjacent to Lot 11 and Lots 12 thru 16 of Block 135 of Texas City Second Division in Galveston County. Located off of 6th Avenue North between 4th Street North and 5th Street North.**

Ms. Golden stated this request to recommend approval will be moved to the City Commission to take action to abandon or not.

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to approve the request from TCEDC to abandon the entire 15' wide alley adjacent to Lot 11 and Lots 12 thru 16 of Block 135 of Texas City Second Division in Galveston County. All other members present voted aye.

- b. Consider and take action on a Request for Extension of Time for the Brookwater Subdivision Section 1 Preliminary Plat. Located to the east of Park Place Subdivision on FM 2004 and northwest of Mainland City Centre (formerly Mall of the Mainland).**

Ms. Golden stated that the Planning Board approved the Preliminary Plat for Brookwater Section 1 at its regular meeting on May 16, 2022. The developer then applied for Final Plat approval for Brookwater Section 1 on February 3, 2023. The developer has received three sets of comments on the final plat but has not yet received final plat approval. Preliminary Plats are valid for a period of 12 months unless extended. The Developer is now requesting an extension of the approval of the Section 1 Preliminary Plat until May 16, 2024, to allow additional time to address all City comments and obtain approval of the construction drawings and final plat.

The Developer needs additional time to complete the processing of a final plat and construction drawings and to begin construction of the infrastructure on the site which has already been cleared. They are very close to bringing the final plat to the Planning Board for review and approval.

Staff have no objection to an extension of time to the approval of the Preliminary Plat for Section 1.

Co-Chairman Perry O'Brien asked if this extension would allow the Developer enough time to complete the final plat, to which Ms. Golden replied they are working really hard to get it done.

Mr. Norman Reed added that the Final Plat is being reviewed, but it was the MUD Annexation process that took longer than expected and held them up.

Chairman Campbell asked if there was anything else to discuss. There was none.

A motion was made by Co-Chairman Perry O'Brien/Alternate Aric Owens to approve the Request for Extension of Time for the Brookwater Subdivision Section 1 Preliminary Plat until May 2024. All other members present voted aye.

- c. Consider and take action on the Final Plat for Heron's Landing Section 4. Being a replat of a tract of land situated in the Daniel Richardson Survey, Abstract No. 167, and the T. G. Western Survey Abstract No. 204, Texas City. Located west of Heron's Landing Section and north of Section 3. A subdivision of 13.996 acres and containing 4 blocks, 44 lots and 2 reserves.**

Ms. Golden stated Heron's Landing Section 4 is part of a master-planned residential development that will ultimately contain about 300 lots. The master plan for Heron's Landing was first approved by the Planning Board on May 2, 2016. An amendment of the PUD and Master Plan update was recommended for approval by the Planning Board at its regular meeting on February 19, 2024. The Zoning Commission held a Public Hearing upon notice to adjacent property owners and considered the amendment to the PUD and Master Plan update at its regular meeting on March 5, 2024. Following the Public Hearing the Zoning Commission voted (4-0) to recommend approval of the amendment. The City Commission is scheduled to consider the amendment to the PUD and Master Plan update at its regular meeting on April 3, 2024.

The Applicant is requesting approval of the Final Plat for Section 4. This section will contain 50' and 60' lots. Staff have approved the final plat and construction drawings for Heron's Landing Section 4 and offers no objections to approval.

Norman Reed added that this section will also contain 70' lots.

Chairman Campbell asked if this section will be in a different MUD, to which Ms. Golden replied that Sections 3 and 4 will be put forward for annexation into MUD 79.

Chairman Dickey Campbell asked if there were any more questions. There were none.

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to approve the Final Plat for Heron's Landing Section 4. All other members present voted aye.

- d. Consider and take action on the Vida Costera PUD Application and PUD Document to satisfy the zoning requirements of the Development Agreement. Located South of Pearlbrook Subdivision and 25th Avenue North Extension, and west of SH 3.**

Ms. Golden stated that when Vida Costera's predecessor-in-entrance, Hwy 66 Partners, went through the process of rezoning their tract of land from District A (Single Family Residential) to District I (PUD), the process was never completed for the property developed as Vida Costera Subdivision.

KB Homes, the successor to Developer Hwy 66 Partners is seeking to satisfy the requirements of the Development Agreement to establish a PUD in accordance with the General Plan approved by the City Commission and to complete the process of rezoning to District I (Planned Unit

Development) the Vida Costera Subdivision to District I. The Developer's request is limited to 49.89 acres it controls and does not include the 3-acre future commercial tract at the northeast corner shown in the Master Plan approved by the Planning Board in October 2020. The PUD reflects what has already been built.

Although Ordinance No. 09-27 permanently rezoned a portion of the acreage annexed into MUD 66 from District A (Single Family Residential) to District I (Planned Unit Development), the legal description attached to the ordinance did not include the area which has been developed as Vida Costera Subdivision.

Chairman Campbell asked what exactly is being requested, to which Ms. Golden stated the Planning Board is ratifying the PUD application. In short, this is the part that was not taken to the Zoning Commission for approval and then to City Commission for final approval.

A motion was made by Commissioner Thelma Bowie/Co-Chairman Perry O'Brien to approve the Vida Costera PUD Application and PUD Document to satisfy the zoning requirements of the Development Agreement. All other members present voted aye.

5) GENERAL UPDATES

a. Demonstration of new Zoning Map

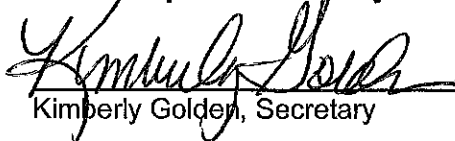
Ms. Golden stated that staff is working to update the current zoning map, which is a PDF map that is complicated when searching for what properties are zoned as. We are now working with a zoning map that is GIS based so that you can search for a property by address. The map will take you to the property and tell you what the zoning is and will also include a link to the zoning ordinance to review what can be done in that district. There is also a link to let someone know what the Gateway Overlay District is and what is required. When ready to use, this will be an easier way for the public to find out what their property is zoned or what a certain property is zoned.

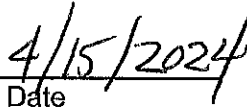
Ms. Golden added that TCEDC helped to fund this project.

Ms. Kristin Edwards (TCEDC) stated this project is a huge step in speeding up the process and she is happy to support it.

6) 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 Thelma Bowie/Alternate Aric Owens to adjourn. All members present voted aye.**

 _____
Kimberly Golden, Secretary


Date

Minutes approved by the Planning Board at its meeting on 04/15/2024.

STAFF REPORT

TO: Zoning Commission – Regular Meeting – October 21, 2025

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

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

Date: October 15, 2025, 2025

RE: Zoning Change – 601 4th St N, 607 4th St N, 410 6th St N, 416 6th St N – Rezoning from District “D-1” (Limited Service) to District “A” (Single Family Residential)

Background: In April 2024 the TCEDC successfully sought the abandonment of a dedicated alley and the replatting of several non-compliant vacant lots on property it owned at the northwest corner of 6th Ave N and 4th Street N. The property was replatted into four compliant lots for the purpose of single family residential new construction. At the time of replatting, the zoning of the property was mis-identified as District “A” (Single Family Residential), when in fact it was zoned District “D-1” (Limited Services). The current owners of the properties request rezoning to District “A” (Single Family Residential).

Requested Action: Rezone 0.82 acres contained in four lots located at the northwest corner of 6th Ave N and 4th Street N and addressed as 601 4th St N (0.245 ac), 607 4th St N (0.158 ac), 410 6th St N (0.172 ac), 416 6th St N (0.245 ac) from District “D-1” (Limited Service) to District “A” (Single Family Residential) for the purpose of single family residential new construction.

Staff analysis and recommendation: The future land use plan shows this area as being “Established Neighborhoods” where the area is generally characterized by satisfactory housing conditions. This land use category also recognizes that undeveloped tracts should become residential.

The existing land uses around this site are all single family residential. The zoning designation north and west of and adjacent to the site is District “C” (Multifamily), but the existing structures are single family. The zoning designation south of the site across 6th Ave N is District “C” (Multifamily), but the existing structures are single family. The zoning designation east of the site across 4th Street N is District “A” (Single Family Residential).

The rezoning from District “D-1” (Limited Service) to District “A” (Single Family Residential) would be consistent with the Future Land Use Plan and would not be incompatible with the existing single family residential uses. Staff have no objection to the requested zoning change.

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ZONING COMMISSION OCTOBER 21, 2025

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, October 21, 2025, at 5:00 p.m. Staff members present were: Kim Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), Danica Vaughan (Administrative Assistant), and Mario Aguilar (Fall Intern). Guests were: Kristin Edwards, Chris Jennings, Terry Melancon, Glen Cullinane, Elmo Johnson, Walter Lawson, Nasser Zia, Jason Cuomo, and Juan Pablo Gomez.

Co-Chairman Perry O'Brien asked Commissioner Thelma Bowie to chair the meeting. All members present concurred in the request. As acting chair, Commissioner Bowie indicated a quorum was present and called the meeting to order at 5:00pm.

(1) ROLL CALL

The following members answered roll call: Co-Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, and Member Fernando Tello.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES

A motion to approve the minutes of July 15, 2025, was made by Co-Chairman Perry O'Brien/ Member Fernando Tello. All other members present voted aye.

(4) Pastor Walter Lawson seeks to rezone property from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation of Come and See (CAS) Friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

a. Staff Report

Ms. Kimberly Golden stated this site is currently zoned District "F" (Light Industrial) and the Applicant is requesting it to be rezoned to District "S-P" (Site Plan) due to the property being used as a halfway house. Under the definitions in the zoning ordinance, it is considered a halfway house because it is a facility which provides housing, rehabilitation and/or training to three or more people who are on probation or parole or with chemical dependencies. The halfway house use is only allowed in the District "S-P" (Site Plan) zoning designation.

Ms. Golden explained that the Development Plan/Site Plan was presented and approved by the Planning Board on September 22nd, 2025. It was approved by a majority but not a unanimous vote of 3-1. The Planning Board approved the Development Plan/Site Plan subject to completing a couple of items to the site plan which condition has been met. The Site Plan now progresses to the Zoning Commission to consider the actual rezoning request and to make a recommendation to the City Commission.

There is an existing structure on the site. The current existing structure setback does not meet the setbacks of District "F" (Light Industrial). The current use does not meet the District "F" (Light Industrial) zoning designation. District "S-P" (Site Plan) doesn't specify setbacks.

When a site plan is approved, it establishes the setback requirements. The intended use is transitional dormitory style housing, counseling, and limited services.

The site is currently zoned District "F" (Light Industrial). To the west it is currently zoned District "E" (General Business). All other adjacent properties are zoned District "F" (Light Industrial). The zoning designation changes to residential on the east side of 10th Street. Therefore, there is not likely to be any conflict with any existing residential uses or districts based on current zoning. There is a hotel in the area and an apartment complex that are both zoned District "C" (Multi-Family Residential (High Density)).

Ms. Golden explained that in preparation for this hearing notification was mailed out to all the surrounding property owners in the area as required by city ordinance and state law. There were no comments received back either for or against it. There was also a sign posted on the site to inform the public of today's public hearing. The sign was posted and has remained posted on the site since October 10th, 2025.

Ms. Golden stated the use as a halfway house has been ongoing for about four years.

In accordance with the requirements of the Planning Board, the applicants updated the site plan to show the designation of specific areas at the site. At the entry of the building from 8th Street North the space is a designated living area for communal gathering of the residents, then there is a common dining area with kitchen. The sleeping area is to the rear and then an outdoor patio area. The existing structure is a zero-lot line with no front or side setbacks. There is no designated onsite parking for the location but there are 30 parking spaces along the street and the church across the street will allow parking. Again, the program house is not a new use to the area. It has been operating for about four years without proper zoning. As soon as the owners were made aware of the zoning requirements, they started the process of rezoning so the use could be compliant. Staff are not aware of any complaints from the four years of actual operation.

Ms. Golden went on to explain the owners became aware of the zoning requirements as the result of a routine inspection by the Fire Marshal which found some conditions that needed to be mitigated. The active use as a halfway house was shut down and the building is currently not being used. Until the rezoning is made, the owner cannot reoccupy the site for use as a halfway house. Every indication is that the owner/operator of the halfway house was simply not aware of the zoning requirements. Once they became aware of the requirements, they have been taking steps to become compliant.

The Planning Board voted (4-0) to approve the site plan subject to the rezoning. Planning Board also voted (3-1) to recommend the rezoning. Staff have no objection to the rezoning.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

At 5:14pm Commissioner Bowie declared the Public Hearing to be open and invited anyone in opposition to the rezoning to speak.

Mr. Chris Jennings, who owns a business across the street at 920 8th Avenue North, and two empty lots next to the hotel stated he has had his business there for about fifteen years.

Mr. Jennings mentioned that he did not pull the police reports but the traffic around 917 8th Avenue North area when Come and See (CAS) Friends Men's Discipleship Program House

occupies the building and there is a lot of loitering, trash, drug use and prostitution.

Two years ago, they occupied the building next to his and people were living in the building going back and forth between houses morning and night. Mr. Jennings stated that with that same group of people they brought in an RV behind his shop, behind the building and were running prostitutes out of the RV. They were then run off by the police.

Mr. Jennings mentioned that he drives around his building every day between 5:30-7:00am before he meets with his employees and there is loitering 24/7 when CAS are occupying 917 8th Avenue North. Mr. Jennings stated he has this on camera and has caught it on camera for years.

Mr. Jennings expressed his frustration that when the occupants get out of wherever they were and are in between getting into the halfway house they sleep in front of his front door, in front of his shop. They use the restroom behind and next to his shop and the buildings around. They use the water from their buildings to shower and trash the area.

He feels that if the area is zoned "Light Industrial" he does not see the reason to make it somewhere people can sleep and stay the night and trash out front.

He stated that there are couches out front of the building, and zero parking in the area regardless of what anyone says. He stated that someone had just moved into the building next door, and it is basically a junk yard now. Mr. Jennings thinks that the city should be working on removing that. He doesn't see any benefit to turning that into a building to house people, he's been in that building, and he thinks there may be another place for this to happen, though he thinks it's great what they are trying to do.

He also stated that traffic has a direct site to the area when driving to the dike and all you see is these people loitering out front and sitting out front. Mr. Jennings has offered to pay people to help pick up trash in the area, but everyone is just looking for a free handout. He feels that it is becoming more of an eye sore than a benefit to the city of Texas City.

Mr. Jennings stated that if we went to the Police Department and pulled records, we would find records of prostitution and drugs in the area. He stated that this may be because of the hotel in the area. Mr. Jennings did mention that the hotel has been updated, cleaned up to where it looks nice, but has still got pictures on his phone of prostitutes there two nights ago. He feels this is not a good place to put people coming out of prison going into a halfway house. He believes that what CAS are doing is a great thing, but he feels this just isn't the place.

Mr. Jennings opposes the rezoning of 917 8th Avenue North.

Commissioner Bowie thanked Mr. Jennings for his comments and then asked if there was anyone who wanted to speak in favor of the zoning change.

Terry Melancon, who is the house manager at CAS is in favor of the rezoning for the building. He stated he differs with the gentleman and denied that there was any trash. Mr. Melancon stated that there is a NA (Narcotics Anonymous) next to their building and the entire building has no trash around it and doesn't know about the couches he is talking about. There are no prostitution and no drugs. None of the men can leave the program house without being accompanied by someone else as an accountability partner.

Mr. Melancon stated that every person that comes into the halfway house is always accompanied by another person who is their accountability partner. No man ever leaves the house without one. These men are never left alone. There is always someone with

them, there is always someone at the house and no one other than authorized personnel is allowed into the house. Each person is transported to and from the house by the program.

Mr. Melancon also stated that each occupant that comes into the house has to sign a document that states they are not allowed to have a car or a telephone while at the house for 45 days. This means there are no outgoing calls from the house. He stated that they cannot control the NA (Narcotics Anonymous) personnel who have cars on the streets, but it is not the occupants from his building.

Mr. Melancon mentioned that the trash in the area that Mr. Jennings is talking about is not under their control. He stated that the men from the house pick up their trash and place it in their own trash bin. He also stated that the men in the house sit in their back patio area that was mentioned and shown by Ms. Golden. Mr. Melancon stated that the only time they have trash in the alley way is when they have called the city to remove bulk trash and it is taken out of their water bill.

Commissioner Bowie asked if there was anyone else desiring to speak for or against. There were none.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Pastor Walter Lawson.

A motion was made by Chairman Perry O'Brien/ Member David Zacherl to approve the zoning change request from Pastor Walter Lawson to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for development and operation on Come and See (CAS) friends Men's Discipleship Program House. Located at 917 8th Avenue North, Texas City, TX 77590.

Chairman O'Brien stated he thought it was a good move when he voted for it on the Planning Board and he still thinks it's a good move as a zoning matter. As far as the other things that have been brought up during the public hearing, he thinks that is a police matter and not a zoning board matter. **Three Members voted aye and Member Tello voted nay.**

Motion carried 3 – 1.

(5) Nasser Zia seeks to rezone property from District "F" (Light Industrial) to District "D" (Neighborhood Service) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North.

a. Staff Report

Ms. Golden stated this site is currently zoned "F" (Light Industrial) and they are requesting to be rezoned to "D" (Neighborhood service). This is an existing building on the property which was used as a convenience store with a fuel station. The fuel station and tanks were removed.

This originated as a code enforcement issue years ago which then progressed to the point where there was an order to have it demolished. Pursuant to that order there was an

agreement to forbear from demolition so that the prospective buyer could bring the building back into compliance. The new owner removed the fuel station and tanks and filled them in. The site plan is in compliance with zoning if the rezoning is approved. This is in terms of the current setbacks. They also resolved the code violations which had to do mostly with setback violations.

Ms. Golden informed the Board that the owner worked with Texas City Economic Development Corporation (TCEDC) so they could have an easement to the east for an additional driveway. This allows them to move the tanks to the side of the building which helped them come into compliance with the setbacks. Previously, the tanks were in front of the building and the fuel station canopy was not in compliance. The tanks had to be placed in the front because that was the only way the trucks could get to the tanks. With the additional driveway the trucks can come into the area to the east.

Ms. Golden stated that the Planning Board reviewed the site plan, subject to Applicant completing the transaction with TCEDC to obtain the easement. The site plan was approved, and the rezoning was recommended by the Planning Board and is now before the Zoning Commission for review.

Ms. Golden stated that across 10th Street North, the area is zoned as District "E" (General Business). To the east and north is zoned District "B" (Single Family Attached Duplex Residential) and the area has some single family residential in there. She also stated that District "D" is one step less intensive than General Business. She stated it is not the kind of zoning that draws people into the neighborhood but the kind that serves the neighborhood.

Ms. Golden stated the convenience store is not considered a bad fit for the neighborhood and does provide some buffering for the existing residential from the existing Light Industrial uses to the south. She also advised that the Planning Board voted in support of the rezoning and staff had no objections.

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

At 5:28pm Commissioner Bowie opened the Public Hearing and asked if anyone was present to speak in opposition to the zoning change. She asked if staff had received any written opposition.

Ms. Golden stated that in accordance with state law and city ordinances letters were sent out to the properties around the area and a sign was physically posted on the property giving notice of the public hearing today. The sign has been posted at the site continuously since October 10, 2025. Staff have not received any comments for or against the rezoning.

Commissioner Bowie asked if anyone present would like to speak in support of the zoning change.

Ms. Kristin Edwards, Director of TCEDC, spoke in favor of this rezoning.

Ms. Edwards stated that the TCEDC approved the easement for the driveway. They did take into account that the City of Texas City utilizes the area further south and the piece of property to the right. They made sure they worked with Public Works to make sure there would be no missteps in operations or any impact on them.

She stated the TCEDC is in support of the rezoning.

There were no further questions to which a motion was made by Member David Zacherl/ Member Fernando Tello to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval - Consider and take action on the zoning change request from Nasser Zia.

A motion was made by Member David Zacherl/Member Fernando Tello to approve the zoning change request from Nasser Zia to rezone from District "F" (Light Industrial) to District "D" (Neighborhood Services) for the purpose of remodeling and bringing the existing convenience store and fuel station into compliance. Located at 1025 5th Avenue North. All Members voted aye.

Motion carried 4 – 0.

(6) The City of Texas City Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity seek to rezone property from District "D-1" (Limited Service) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of Lots 6 & 7 and all of Lots 8 thru 16 and abandoned 15 ft alley way.

a. Staff Report

Ms. Golden stated this is one of the things that should have been taken care of back when the property went through the process of an abandonment of the alleys to consolidate the property into four lots.

Ms. Golden stated this was a project with TCEDC where they acquired this property and took it through a process of consolidating several small lots that were not buildable and replatting them so there would be four bigger lots to build on area is currently zoned District "D" (Neighborhood Service) and should have been rezoned to District "A" (Single Family Residential) when the lots were replatted.

Ms. Golden stated that the property around this area is zoned District "C" (Multi-Family Residential (High Density)) but is actually built as single family homes. Across 4th Street is District "A" (Single Family Residential). She noted it is very appropriate for this area to be zoned as single family residential, they just missed bringing it to the board sooner.

Ms. Golden informed the Commission that two of the lots actually have been transacted and had houses built on them and that is why those property owners are also applicants. The other two lots are still owned by the TCEDC and Ms. Edwards was here as a representative for all the applicants.

Ms. Golden stated there were notices sent out and a sign posted at the property to which staff had not received any comments back for or against the rezoning. Staff also agree with the rezoning.

Member Zacherl asked Ms. Golden if the lots meet the minimum square footage to which Ms. Golden responded with "Yes, they do now."

Commissioner Thelma Bowie asked if there were any other questions. There were no other questions.

b. Public Hearing

At 5:33pm Commissioner Bowie opened the Public Hearing and asked if anyone wanted to speak in opposition to the zoning change. No one responded.

Commissioner Bowie asked if anyone wanted to speak in favor of the zoning change.

Ms. Kristin Edwards spoke in favor of the rezoning. She spoke in terms of what TCEDC was able to do with these four lots after the replat. She also stated she was greatly appreciative of the assistance with getting the replat done.

Ms. Edwards stated that one of the four lots was able to have a home built on it and was able to transfer to a wonderful lady as a result of the EDC's Land Swap Program. She stated she is now getting a nice new home on a nice piece of property. The other lot was given to Habitat for Humanity, and they were able to start construction on a new home for a gentleman that may not have been able to afford a home otherwise.

Ms. Edwards then stated one of the remaining two lots that still belong to the TCEDC may possibly go to Habitat for Humanity for another home. Also to be available to the TCEDC's land swap program in general, which will allow them to move individuals out of the Industrial Business District to get them further away from the industrial activity, for their own safety. Ms. Edwards stated the properties are going to very good use and hopes to continue that.

There were no further questions to which a motion was made by Member Fernando Tello/ Member David Zacherl to close the Public Hearing. All other members voted aye.

c. Preliminary Zoning Approval – Consider and take action on the zoning change request from City of Texas City Economic Development.

A motion was made by Member David Zacherl/ Chairman Perry O'Brien to approve the zoning change request from The City of Texas Economic Development Corp., Mae Budwine, and Bay Area Habitat for Humanity to rezone from District "D-1" (Limited Services) to District "A" (Single-Family Residential) for the development of single-family homes. Located at 4th Street North & 6th Avenue North. Being a minor replat of Block 135 Texas City Second Division part of lots 6 & 7 and all lots 8 thru 16 and abandoned 15ft alley way. All Members voted aye.

Motion carried 4 – 0.

(7) GENERAL UPDATES

Ms. Golden informed the board that we have a new board member. Member David Zacherl is now a member of the Zoning Commission, formerly he was an alternate. She also gave us an update on the current members and alternates which is as follows; Chairman Perry O'Brien, Commissioner Thelma Bowie, Member David Zacherl, Member Fernando Tello and member Bruce Clawson. She also stated Alternate Lisa Salinas was a previous alternate and has been reappointed as an Alternate. Ms. Becky McLaughlin is a newly appointed Alternate Member to the Zoning Commission.

Ms. Golden asked the board members to review the current contact information we have on file and to make sure it is correct. She asked that they reach out to Ms. Veronica Carreon if any changes need to be made. She also informed them that on the sheet is our contact information at the bottom of the page.

Ms. Golden stated that the City Attorney is going to prepare a memo for her to provide them about the Open Meetings Act. She informed the board members that as appointed members of a board they are now subject to the restrictions of the Open Meetings Act. As appointed members they are not allowed to have group discussions with each other about anything pertaining to the zoning meetings unless they are in a properly called and noticed Zoning Commission Meeting. A group email sent to all board members may be considered a "walking quorum" and so they cannot send group emails to each other about zoning matters. The only group emails they should be seeing or receiving about zoning matters will be from Ms. Carreon and strictly about the scheduling of the meetings.

Ms. Golden informed the board that they need to elect officers. Chairman Perry O'Brien has been serving as Chair and will do so until he is replaced but they no longer have a Co-Chair and asked if they would like to have an agenda item for the election of officers at the next meeting to convene. All were in favor.

Ms. Golden also stated there are several more things coming through so we should have at least one more meeting before the end of the year.

(8) ADJOURNMENT

A motion was made by Member Fernando Tello/Member David Zacherl to adjourn. All members present voted aye.

 _____
Kimberly Golden, Secretary Date 2/17/2026

Minutes approved by the Zoning Commission at its meeting on 02/17/2026.



Building Inspections Department
 7800 Emmett F Lowry Expressway
 Texas City, TX 77591
 (409) 643-5946

Permit
 Permit NO.: 2025-1268
 Permit Type: Residential
 Work Classification: New Construction Single Family (R)
 Permit Status: Project Closed/Complete
 Issue Date: 10/02/2025 Expiration: 07/13/2026

Location Address: 607 4th St N, Texas City, TX 77590
 Parcel Number:

Contacts

Bay Area Habitat for Humanity 1115 Gemini St Ste 174, Houston TX 77058 Cbroussard@bahfh.org Property Owner	CHARLES BROUSSARD 1115 Gemini St Ste 174, Houston TX 77058 Cbroussard@bahfh.org Applicant
CHARLES BROUSSARD 1115 Gemini St, Houston TX 77058 Cbroussard@bahfh.org Not available Not available Not available Contractor	

Project Description: New Single Family Residential

Valuation: \$0.00
Total Sq Feet: 0.00

Inspection Requests:
 Online:
 Search for the permit online:
<https://www.mgoconnect.org>
 866-957-3764

Fees	Amount
1st Failed Inspection - Utility Inspection	\$0.00
Total:	\$0.00

Payments	Amt Paid
Total Fees:	
Amount Due	\$0.00

Inspections:	
Inspection Type	Priority
Load Accurate Water Meter Form	9
TCI Affidavit	9
Utility Inspection	10
Pre-Final Documents	10
Building Final	11

Code Version:

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Building Inspections Department
 7800 Emmett F Lowry Expressway
 Texas City, TX 77591
 (409) 643-5946

Permit NO.: 2025-427
 Permit Type: Residential

Permit

Work Classification: **New Construction Single Family (R)**

Permit Status: **Permit Issued**

Issue Date: **01/13/2026** Expiration: **08/08/2026**

Location Address	Parcel Number
601 4TH ST N, TEXAS CITY, TX 77590	7030-0135-0008-000

Contacts

TEXAS CITY ECONOMIC DEVELOPMENT CORP Property Owner 1801 9TH AVE N, TEXAS CITY TX 77590	Michael Demian Applicant 810 College Ave, South Houston TX 77587 Michael@scecsolve.com
Vicente Avalos Contractor 2915 Charter Oaks Dr, Houston 77093 vavalos17@yahoo.com Not available Not available Not available	

Project Description: New Construction Single Family	Valuation: \$221,616.00 Total Sq Feet: 0.00	Inspection Requests: Online: Search for the permit online: https://www.mgoconnect.org 866-957-3764
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Fees	Amount
Electrical	\$75.00
HVAC	\$75.00
Plumbing	\$75.00
Residential Building	\$536.72
1st Failed Inspection - Form Survey	\$0.00
1st Failed Inspection - Flatwork	\$0.00
1st Failed Inspection - Foundation	\$0.00
1st Failed Inspection - Plumbing Grounds	\$0.00
Total:	\$761.72

Payments	Amt Paid
Residential Single Family - Electrical	\$75.00
Residential Single Family - HVAC	\$75.00
Residential Single Family - Plumbing	\$75.00
Residential Single Family - Residential Building	\$536.72
Total Fees:	\$761.72
Amount Due	\$0.00

Inspections:	
Inspection Type	Priority
Plumbing Gas Meter Release	9
Electrical Meter Release	9
TCI Affidavit	9
Utility Inspection	10
Pre-Final Documents	10
Building Final	11
Form Survey	7
Load Accurate Water Meter Form	7
Plumbing Grounds	7
Foundation	7

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Building Brick Tie/Lathe	7
Flatwork	9
Gas & Plumbing Cover	9
Mechanical Electrical Framing Cover	9
Shower Pan Inspection	9

Code Version:

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CITY COMMISSION REGULAR MTG

(8) (d)

Meeting Date: 04/01/2026

Traffic Signals at Loop 197/ 9th St and 9th Ave/ 6th St.

Submitted For: Jack Haralson, Public Works **Submitted By:** Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval for installation of two traffic signal projects at 6th Street and 9th Avenue, and at 9th Street North and Loop 197 by Reliable Signal & Lighting Solutions LLC for the amount of \$540,000.00.

BACKGROUND (Brief Summary)

In January 2026, the City of Texas City published Invitation To Bid 2026-013, requesting bids for a Traffic Signal Installation Project to include the construction of two new traffic signal systems at the intersections of 6th Street North and 9th Avenue North, and 9th Street North and 25th Avenue North (Loop 197). Per the attached bid tab, Reliable Signal & Lighting Solutions LLC was the lowest bidder. Both signals are in areas of strong economic growth. The recent grand opening of the 6th Street Community Plaza has brought additional traffic to the downtown area. The intersection at 6th Street and 9th Avenue is currently a four-way controlled stop, and is the main point of entry for the Sixth Street District.

The signal at the intersection of 9th Street and Loop 197 will replace the flashing beacon and is warranted due to poor site angles, a history of crashes, and the growth in the Heron’s Landing area, which is accessed via 9th Street. Of note, the signal at 9th Street and Loop 197 has a 90-day completion deadline. See attached Bid Tab for more details.

RECOMMENDATION

PW and Engineering recommends Commission approval for the installation of two traffic signal projects at 6th Street and 9th Avenue, and at 9th Street North and Loop 197 by Reliable Signal & Lighting Solutions LLC.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$540,000.00

Source of Funds: PW 2026 CIP

Account #: 501703-55270

Fiscal Impact:

Attachments

Bid Tab

Resolution

TRAFFIC SIGNAL INSTALLATION PROJECT

ITB #2026-013

Company / Organization	Phone Number	Contact	Bid Tabulation
Reliable Signal & Lighting Solution, LLC	(281)-997-1111	Enrique Del Cid	793,599.46
Traffic Systems Construction, Inc	(281)-337-1926	Steve M. Kass	924,309.00
Third Coast Services, LLC	(832)-934-0240	Scott Sikes	894,239.85

Based on the tabulated bid, the lowest bidder is Reliable Signal & Lighting Solution, LLC. It is recommended that the contract should be awarded to Reliable Signal & Lighting Solution, LLC.

The following should be noted:

Traffic Signal Installation at 9th Street and 25th Avenue. Total bid **\$303,733.93**

Items 686 DESC CODE 7034 and Item 686 DESC CODE 7042 should not have been part of the bid item and should be removed. Net reduction of \$57,700.00. Hence, the anticipated total bid should be **\$246,033.00**

Traff Data & Associates, Inc.

a

Traffic Engineering Advocacy Group

(713) 446 - 8167

tdaienginees@aol.com

Traffic Sigal at 6th Street and 9th Avenue North: Total bid \$489,865.55

Bid Item: Reflective Pavement Marker LED: Quantity 46 at unit price of \$2200 per unit. Total cost was \$101,200.00. Removal of this bid item will result to net savings of \$101,200.00. Hence, the anticipated total bid for 6th Street at 9th Avenue should be **\$388,665.55**

Respectfully submitted,

A. Ukaegbu
Samson Ukaegbu, P.E.
Principal
TDAI
(713)4468167

RESOLUTION NO. 2026-035

A RESOLUTION AWARDED ITB 2026-013 AND APPROVING A CONTRACT FOR THE INSTALLATION OF TWO TRAFFIC SIGNAL PROJECTS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, in January 2026, the City of Texas City published Invitation to Bid 2026-013, requesting bids for a Traffic Signal Installation Project to include the construction of two new traffic signal systems at the intersections of 6th Street North and 9th Avenue North, and 9th Street North and 25th Avenue North (Loop 197); and

WHEREAS, it is the recommendation of the staff that the proposal be awarded to the lowest bidder, Reliable Signal & Lighting Solutions LLC, for the total bid amount of \$793,599.46.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves awarding ITB 2026-13 and entering into a contract with Reliable Signal & Lighting Solutions LLC, for an approximate price of \$793,599.46, as set out on the quote attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 1st day of April 2026.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney