

PLANNING BOARD MINUTES

April 6, 2026

The Planning Board of the City of Texas City met in a regular meeting on Monday, April 6, 2026, at 5:00 p.m. Staff members present: Kimberly Golden, P.E. (City Engineer, Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Lauren Atkinson (Plans Examiner), Veronica Carreon (Planning & Zoning Technician), Curt Kelly (E&P Administrator) and Danica Vaughan (E&P Administrative Assistant). Guests were Ashley Jenkins, John White, Eric Johnson, Alisha Johnson, David Zacherl, Marina Sanchez, Rafael Sanchez, Sherri McElwee and Soliman Khowaja.

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

(1) ROLL CALL

The following members answered roll call: Commissioner Jami Clark, Co-Chairman Perry O'Brien, Chairman Dickey Campbell, Commissioner Thelma Bowie, and Alternate Ginger Bond.

(2) PUBLIC COMMENTS

There were no public comments.

(3) APPROVAL OF MINUTES- March 16, 2026

A motion to approve the minutes of March 16, 2026, was made by Commissioner Thelma Bowie/ Alternate Ginger Bond. All other members present voted aye.

(4) APPROVAL OF FIRST AMENDED MINUTES- March 2, 2026 (to indicate Ginger Bond in attendance as guest)

A motion to approve the first amended minutes of March 2, 2026 (to indicate Ginger Bond in attendance as guest), was made by Commissioner Jami Clark/ Commissioner Thelma Bowie. All other members present voted aye.

(5) REGULAR AGENDA

- a. **Tabled from the March 16, 2026, meeting - Consider and take action on the Development Plan for The Hype Spot. – a perfume and gift retail shop. Located at 2000 9th Avenue North, Unit #905, Texas City.**

Ms. Kimberly Golden informed the Board this matter, which was tabled at the previous meeting, is a gift shop that will be selling tobacco-related products and tobacco products. The shop is going into an existing building on Palmer Highway across from City Hall.

She mentioned that at the last meeting on March 2, 2026, the Board and staff learned the Applicant planned to sell tobacco products which was new information and had not been indicated in the application. The application referred to the selling of tobacco related products, not actual tobacco. The state law prohibiting advertising within 1,000ft from schools and churches was also new information which required additional review because the proposed name of the shop had the word "smoke" in the title.

Ms. Golden stated the Applicant has amended their application which now includes all the information they provided during the last meeting and staff do not see anything that shows them to be out of compliance. Due to the amended application, it is now back in front of the Board for approval.

Ms. Golden pointed out to the Board members that the Applicant has also changed their hours of operation. In the original package they had indicated they may operate 24 hours because that is the way shops in Houston operate. They stated since we do not operate 24 hours here in Texas City, they have reduced their hours of operation down to 15 – 18 hours a day.

Chairman Dickey Campbell asked if there were any other questions, there were no questions.

A motion was made by Co-Chairman Perry O'Brien/ Commissioner Thelma Bowie to approve the Development Plan for The Hype Spot. – a perfume and gift retail shop. Located at 2000 9th Avenue North, Unit #905, Texas City.

All other members present voted aye.

Motion carried 5-0.

b. Consider and take action on the Development Plan for EJ's Liquor and More. Located south of Foodarama Grocery Store at 615 9th Avenue North.

Ms. Golden had an exhibit of the site on the screen and mentioned to the Board they may recognize the location across from Foodarama on 9th Avenue North. She stated that the building is currently vacant and the Applicant is planning to use the existing building as a retail establishment to sell liquor, beer, wine, tobacco products, cigarettes, cigars, electronic cigarettes, fishing rods, fishing equipment, custom fishing rod construction and repair, and to sell fishing licenses through the Texas Parks and Wildlife Department. They will also offer tax preparation services out of the establishment.

Ms. Golden stated this building is in the Gateway Overlay District and in the 6th Street Revitalization area so they will have to meet the requirements of both districts. The area is zoned District "E-1" (Central Business) which is proper for the type of services they are providing out of the establishment. It is masonry construction, and they do have a green area at the front and landscaping. It may not be to the 15% requirement, but it is all that they can do where they are located.

The requirements of the 6th Street Revitalization District to be considered are whether the intended use is in line with the guidelines for the building out of that district. The concept is to redevelop that area into an entertainment retail district. There is an aesthetic theme for making the area an attractive place to come. If the Board determines the proposed use is in line with the guidelines for the 6th Street Revitalization District, then they would be compliant with all the ordinances and there would be no reason to not approve the development plan.

Chairman Campbell asked if there was a representative in attendance to which Mr. Eric Johnson introduced himself as well as his wife Alisha Johnson.

Alternate Ginger Bond stated she did not see anything on the rendering of the inside of the building that indicated where fishing equipment & licenses for fishing would be in the building. She stated all she can see in the rendering is liquor, wine, beer tobacco and an office. Mr. Johnson pointed out the administrative office in the rendering and stated that it is where the fishing licenses and things would be done. He also stated he will be working on the fishing rods, and custom fishing rods in the back area of the building. The rods will then be placed throughout the store and outside of the store for sale.

Alternate Bond stated she was thinking the fishing area should be more prominent as opposed to having a large tobacco area and an even larger wine and beer area. She mentioned she understood the shop was small but was hoping for more fishing related space. Ms. Johnson stated they want to have a designated area in the entry of the store to place the fishing poles so when customers walk in, they will see them first and then the set up for the fishing licenses. Ms. Bond stated she understood but it wasn't demonstrated on the rendering of the layout given in the application.

Chairman Campbell asked if there were any other questions, there were no more questions.

A motion was made by Commissioner Thelma Bowie/ Commissioner Jami Clark to approve the Development Plan for EJ's Liquor and More. Located south of Foodarama Grocery Store at 615 9th Avenue North.

All other members present voted aye.

Motion carried 5-0.

c. Consider and take action on the Development Plan for Taqueria Los Sanchez. Located at 2716 Palmer Hwy (f/k/a Bahama Bucks).

Ms. Golden noted the location was formerly known as Bahama Bucks, which was a snow cone restaurant. The Applicant is now wanting to make it an authentic high quality Mexican street food restaurant with a warm welcoming environment. They plan to open as a drive-through service only from 5am to 2pm and then as the business grows add the dine in experience in the future.

She notes this establishment is in the Gateway Overlay District and showed it is a little short on the landscaping. During the building permitting process staff will see what they can do to help make the building more compliant with the landscaping requirement, which is what the Applicants were planning to do.

Ms. Golden stated the building has 3,900sf of dining space and when it was circulated through staff there were no objections to it.

Commissioner Thelma Bowie stated there is a lot of concrete to which Ms. Golden stated since the business has plenty of parking for the establishment it will not be a problem to turn some of the concrete into some green space. She stated the establishment has more parking than is required.

Chairman Campbell asked if there were any other questions, there were no more questions.

A motion was made by Commissioner Jami Clark /Commissioner Thelma Bowie to approve the Development Plan for Taqueria Los Sanchez. Located at 2716 Palmer Hwy (f/k/a Bahama Bucks).

All other members present voted aye.

Motion carried 5-0.

d. Consider and take action on the Development Plan Beacon Point at Lago Mar – Phase 3B Amenity Area. Located at Beacon Point Blvd and Nicolet Bend Drive, north of Section 1 and west of Section 3.

Ms. Golden indicated the Beacon Point area to the Board and stated build-out of the area is moving quickly. Home construction is active in three sections, and infrastructure construction is in progress in four other sections. The matter at hand is the signature park amenity area where there will be a pool and other amenities. The Developer is building the amenity area early in the development of the subdivision to help marketing.

Ms. Golden presented renderings and a site plan for the amenity area. She stated the area has a lot of good landscaping, and the Phase 3B features include a lap pool and a shallow play pool for small children. She also pointed out the community center with a patio area that includes restrooms. There will also be a play structure, pickleball court, and a dog park in the area next to the pool area during a future phase. The only scope before the Board is Phase 3B which is the pool area with community center and patio including landscaping and fencing. The rest will come later.

Ms. Golden stated the PUD requires resort-like amenities, which based off the renderings the project appears to be providing. She also mentioned there are no conditions for this item and it is ready for approval. She informed the Board that the fence is shown as a metal fence with masonry columns because under the PUD there is a masonry requirement along the thoroughfare. There are also landscaping requirements which they are complying with.

Chairman Campbell asked if there were any questions for staff or the representative. There were no questions.

A motion was made by Commissioner Jami Clark/ Co-Chairman Perry O'Brien to approve the Development Plan Beacon Point at Lago Mar – Phase 3B Amenity Area. Located at Beacon Point Blvd and Nicolet Bend Drive, north of Section 1 and west of Section 3.

All other members present voted aye.

Motion carried 5-0.

- e. Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Amenity Pond No. 4. A subdivision of 21.01 acres of land out of the Alexander Farmer Survey, A-11, Texas City. Located south of Beacon Point Blvd. and east of the 1-45 northbound frontage road and containing 3 reserves and 1 block.**

Ms. Golden noted the amenity pond is another detention pond that will be located on the right as you enter Beacon Point from the frontage road and cross the pipeline area. She stated it will be a nice retention pond amenity area at the entry into the residential area.

The pond is being added as the development moves into phase two construction of the residential development and will be enough capacity to take them through phase three of the build out. The Preliminary Plat approval is the next step to allow them to move forward.

Ms. Golden stated the Developers are right on schedule and are keeping everything current. They are following the Master Plan, and everything is falling into place nicely. Staff have no objections to the approval of this Preliminary Plat.

Chairman Campbell recognized Ms. Sherri McElwee, P.E., Quiddity Engineering, as the representative for this item and asked her to provide a Lot Mix Table for this side [the east side] of the highway like she did for the other side. She stated there was one previously brought to the Board, but she can get him another.

Ms. Golden stated Sections 1, 2 and 3 are building 243 homes. Sections 4, 5, 6, 7 and 9 are adding an additional 317 homes.

Ms. McElwee stated Section 1 will contain 90 - 50ft lots, Section 2 was 120 - 45ft lots, Section 3 was 33 - 60ft lots and Section 9 is an additional 38 - 60 ft lots. There is a mix of 50ft, 45ft, and 60ft lots in the area. She also mentions Phase 2 will contain 95 - 55ft lots, 11 - 65ft lots, 32 - 70ft lots and 78 - 50ft lots. These numbers are in line with the lot mix required in the PUD. Ms. Golden stated they are building the area out with the proper balance of lot sizes.

Chairman Campbell asked if there were any questions for staff or the representative. There were no questions.

A motion was made by Co-Chairman Perry O'Brien/ Commissioner Jami Clark to approve the Preliminary Plat for Beacon Point at Lago Mar Amenity Pond No. 4. A subdivision of 21.01 acres of land out of the Alexander Farmer Survey, A-11, Texas City. Located south of Beacon Point Blvd. and east of the 1-45 northbound frontage road and containing 3 reserves and 1 block.

All other members present voted aye.

Motion carried 5-0.

- f. Consider and take action on the Development Plan for Market at Lago Mar – Buildings A, B and C. Located at the 3200 Block of I-45 southbound frontage road, east of the Boterra at Lago Mar Apartments, and north of Seacrest Lane.**

Ms. Golden stated the Board has been provided with an updated aerial rendering of the site which was just received from the Developer that afternoon and therefore not included in the agenda packet. The updated aerial shows the correct location of a single driveway along the south property line. This is in the commercial area just north of Seacrest Boulevard on the west side.

Chairman Campbell asked if items F & G should be considered together or if he needed to read them out separately. Ms. Golden stated she wrote the staff report on them together, but the Board will need to take separate action on each item.

Ms. Golden noted Phase One will be Buildings A, B and C. She stated in the future there will be a Building D added, but that building is not before the Board at this time.

Ms. Golden explained connectivity has been an issue to work through with the Developer to allow for flow across the section and access for each building while retaining the most available parking. To optimize connectivity the through path will encroach into the setback of the Boterra Apartments, but the building separation is being maintained. Staff notes this is a good trade-off because there is a nice buffer area remaining in between.

Ms. Golden noted another issue was addressed with the location of the single driveway at Seacrest Drive. There is only one driveway because there is an existing median that would restrict them from having a driveway close to the frontage road. There is also a reserve area that belongs to the Homeowners Association which made it difficult to get access to Seacrest at the southwest corner of the property. The final driveway location is north of an existing school bus stop.

She noted the developers have not yet disclosed any specific tenants but are planning a mix of 50% retail and 50% restaurants.

Ms. Golden explained to the Board that staff are accommodating the developer's schedule by allowing an early review and processing of the Development Plan. Typically, the infrastructure is completed and a plat recorded before the Development Plan application is accepted. In this instance the plat has not yet been recorded because the infrastructure is still under construction. Once it is completed the developer will be responsible for connecting it. The sewer on the site is going to be privately owned; water is already existing. This early processing of the Development Plan allows the tenants to move directly into building permitting as soon as the plats are recorded.

The only condition staff recommend is for the Final Plat to be recorded before any building permit or certificate of occupancy can be issued for the buildings.

Chairman Campbell asked Ms. Golden to talk about the private sewer. Ms. Golden stated it is not an unusual circumstance. She showed that the lots are not broken into separate lots, it is all being managed by one company. Ms. McElwee explained that the sewer is public up until the entry road into the Boterra Apartments, which that sewer is under construction now. The storm sewer is public and is already in the ground as well as the water line already being constructed. They make a loop around the frontage road and down Seacrest into all the other utilities. They are making a stub-out to connect the public line to service the facilities.

Chairman Campbell asked if there were other areas in Texas City that were like this. Ms. McElwee stated yes, it mostly happens when you do a commercial site, the sewer is always private. It is only public if it serves more than one entity. The sewer that is coming across is public because it will serve the HEB tract as well as another small tract which has seven separate lots just to the west.

Chairman Campbell then asked if there was only one owner for all the area, and if they decided they wanted to sell and break the property up in the future what will happen. Ms. Golden explained they would have to come in and subdivide the property, which would be tricky because everything would then have to meet setbacks. Also, while subdividing, the sewer would then have to become public. She mentioned that even though the sewer will be private, it is being built to Texas City standards to allow for future public dedication required by the City.

Chairman Dickey Campbell asked if there were any questions. There were no questions.

A motion was made by Commissioner Jami Clark/ Commissioner Thelma Bowie to approve the Development Plan for Market at Lago Mar – Buildings A, B and C. Located at the 3200 Block of I-45 southbound frontage road, east of the Boterra at Lago Mar Apartments, and north of Seacrest Lane upon condition that the Final Plat must be recorded before a building permit or certificate of occupancy can be issued for any of the buildings shown on the site plan.

All other members present voted aye.

Motion carried 5-0.

- g. Consider and take action on the Preliminary Plat for Market at Lago Mar (f/k/a Lago Mar Commercial Replat No. 2). Being a portion of unrestricted Reserve "B", Block 2 Lago Mar Commercial, Doc. No. 2016044734, G. C. M. R. situated in the Alexander Farmer League Survey, Abstract 11, City of Texas City, Galveston County, Texas. Located at the 3200 Block of 1-45 southbound frontage road and north of Seacrest Lane.**

Ms. Golden reiterated to the Board the staff report on this matter was combined with the staff report from Item F, the Development Plan, so the Board just needed to make a motion on this matter.

A motion was made by Alternate Ginger Bond/Commissioner Thelma Bowie to approve the Preliminary Plat for Market at Lago Mar (f/k/a Lago Mar Commercial Replat No. 2). Being a portion of unrestricted Reserve "B", Block 2 Lago Mar Commercial, Doc. No. 2016044734, G. C. M. R. situated in the Alexander Farmer League Survey, Abstract 11, City of Texas City, Galveston County, Texas. Located at the 3200 Block of 1-45 southbound frontage road and north of Seacrest Lane.

All other members present voted aye.

Motion carried 5-0.

- h. Consider and take action on the Preliminary Plat for KDK Estates of Texas City (Replat of Block 373 Texas City Fourth Division). 1.148 acres of land located in the James B Wells Survey, Abstract No. 205, Being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 373, of Texas City Fourth Addition, a subdivision in Texas City, Galveston County, Texas according to the map or plat thereof recorded in Volume 8, Page 94, of the Plat Records of Galveston County, Texas. Located on the south side of 15th Avenue North, west of 7th Street North and east of 8th Street North (f/k/a Texas City Girl Scout House).**

Ms. Golden noted the Board members probably know exactly where this property is located, being the former Girl Scouts meeting center. The building has been demolished and the property is vacant. She explained that the Developer is subdividing the property for the construction of single-family homes. The plat is consolidating the existing lots which are too narrow and resubdividing to the currently applicable standard in District "A" (Single Family Residential). The typical width will be 54ft which exceeds the minimum of 50ft.

The Developers will be extending water and sewer to each lot from the existing sewer mains. They have provided approved one-lines for the connections to show how they will be doing that. Due to the required extension for sewer and water, the plat could not be approved administratively and is being referred to the Board as a Preliminary Plat.

Ms. Golden stated this is an example of how balanced the development in Texas City is. The city has new development, and infill development inside the legacy sections of Texas City. She stated not a lot of other cities have that and this is something special to Texas City. Texas City is developing comprehensively in all different areas. It has a variety of different housing options, which is something you want to see. She mentioned this adds a lot of resilience in the community.

Chairman Campbell asked if this is being broken up into eight or ten lots. Ms. Golden stated it was originally ten lots, and they are asking to turn it into eight lots because the ten lots were too narrow.

Ms. Golden had an exhibit pulled up for the Board to see. She explained that there is an existing drainage easement along the front of the lots for an existing box culvert in place. She stated the building line is a

45ft building line which aligns with the boundary of the drainage easement for the box culvert. The building line will be 45ft due to the drainage easement which has a box culvert existing.

Alternate Bond asked if the area was zoned residential. Ms. Golden stated it is currently zoned residential and will not have to be changed.

A motion was made by Co-Chairman Perry O'Brien/Commissioner Jami Clark to approve the Preliminary Plat for KDK Estates of Texas City (Replat of Block 373 Texas City Fourth Division). 1.148 acres of land located in the James B Wells Survey, Abstract No. 205, Being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 373, of Texas City Fourth Addition, a subdivision in Texas City, Galveston County, Texas according to the map or plat thereof recorded in Volume 8, Page 94, of the Plat Records of Galveston County, Texas. Located on the south side of 15th Avenue North, west of 7th Street North and east of 8th Street North (f/k/a Texas City Girl Scout House).

All other members present voted aye.

Motion carried 5-0.

- i. Consider and take action on the Final Plat for KDK Estates of Texas City (Replat of Block 373 Texas City Fourth Division). 1.148 acres of land located in the James B Wells Survey, Abstract No. 205, Being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 373, of Texas City Fourth Addition, A subdivision in Texas city, Galveston County, Texas according to the map or plat thereof recorded in Volume 8, Page 94, of the Plat Records of Galveston County, Texas. Located on the south side of 15th Avenue North, west of 7th Street North and east of 8th Street North (f/k/a Texas City Girl Scout House).**

Ms. Golden explained to the Board that the Preliminary Plat had all the comments addressed before the last meeting but not soon enough to get it on the agenda for the previous meeting. Staff gave the Applicants their comments and asked them to submit the Final Plat which is why the Board is seeing both the Preliminary Plat and the Final Plat at the same meeting.

Chairman Campbell asked if the houses that are going to be built on these lots will have masonry requirements. Ms. Golden explained this property is not part of a PUD and is not part of the Gateway Overlay District so there is no enforceable requirement for masonry construction. Chairman Campbell asked about the 75% masonry requirement in the zoning ordinance which Ms. Golden acknowledged and explained it is in Texas City's ordinance but there is a state law that supersedes that unless it is a part of a development agreement or a comprehensive plan like the Gateway Overlay District that pre-dates the state law.

Commissioner Jami Clark asked what the state law was. Ms. Golden explained that the state law states that you cannot specify material to be used when building. What the state law meant to say was you can specify the brand of the material being used but it has been misinterpreted. The intent of the law was to prohibit municipalities from specifying materials by brand, but it is being interpreted as a prohibition on specifying the type of material unless an exception applies. Texas City makes the masonry content requirement apply through the PUDs and Development Agreements and the Gateway Overlay District which predates the state law.

A motion was made by Co-Chairman Perry O'Brien/Commissioner Jami Clark to approve the Final Plat for KDK Estates of Texas City (Replat of Block 373 Texas City Fourth Division). 1.148 acres of land located in the James B Wells Survey, Abstract No. 205, Being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 373, of Texas City Fourth Addition, a subdivision in Texas city, Galveston County, Texas according to the map or plat thereof recorded in Volume 8, Page 94, of the Plat Records of Galveston County, Texas. Located on the south side of 15th Avenue North, west of 7th Street North and east of 8th Street North (f/k/a Texas City Girl Scout House).

All other members present voted aye.

Motion carried 5-0.

- j. Consider and take action on the Final Plat for GCMUD 57 Lift Station No. 2. A subdivision of 3.544 acres of land out of the Alexander Farmer Survey, A-11, Galveston County, Texas. Located east of I-45, south of Central Park Blvd and west of the new Dickinson Junior High School.**

Ms. Golden stated this is 3.54 acres that includes a detention pond and the lift station. This will serve the rest of the southeast side of the commercial area east of I-45. All comments have been addressed and there was no objection. The construction plans have already been signed & have been advertised. Quiddity Engineering has requested a preconstruction meeting.

Chairman Campbell asked if there were any questions. There were no questions.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Final Plat for GCMUD 57 Lift Station No. 2. A subdivision of 3.544 acres of land out of the Alexander Farmer Survey, A-11, Galveston County, Texas. Located east of I-45, south of Central Park Blvd and west of the new Dickinson Junior High School.

All other members present voted aye.

Motion carried 5-0.

- k. Consider and take action on the Final Plat for the Vic at Lago Mar. A subdivision of 17.22 acres of land out of the Alexander Farmer Survey, A-11, Galveston County, Texas. Located at P12130 Central Park Blvd, northwest of the new Dickinson Junior High School.**

Ms. Golden indicated the location of the site on a map and stated the Vic at Lago Mar is the last set of apartments allowed in the Lago Mar PUD. When the PUD was created it set a specified number of apartments to be built on the east side and on the west side. She then reminded the Board that this item went through a discussion of how tall it can be and how wide the easement is from the single-family development in the nearby Cobblestone subdivision.

There is a detention pond as well as a driveway into the water plant that is there. There is about a 120ft separation between the property lines. There is also a setback from the property line to the apartment complex.

Ms. Golden explained the Developer will have to get the lift station built and on Central Park Blvd they will be putting left-hand turn lanes due to the amount of people coming in and out of the area going to the school.

Chairman Campbell asked if they will be taking out the median on Central Park Blvd. Ms. Golden explained they are not taking out the median; they will be doing median cuts and adding turn lanes in the median area.

Commissioner Bowie asked if this was the Development Plan approved in October 2025. Ms. Golden stated this was that Development Plan. She explained the Development Plan has been completed for a while and back in October 2025 the Board approved the Preliminary Plat. This is now the Final Plat.

Ms. Golden stated there will be a total of 348 multi-family units in the apartment complex, 30 efficiency units, 210 1-bedroom apartments, and 108 2-bedroom apartments. The apartments will be market rate units, and they do have masonry content specified in the PUD. The open space has a meaningful use. There will be things such as a beer garden, a dog park and a pool.

Chairman Campbell asked if the apartment complex was rated, and if they were Class A. Ms. Golden stated they are market rate as opposed to those that have a subsidy based upon income qualifications and rent limitations.

