

NOTICE: ANY SUBJECT APPEARING ON THIS AGENDA, REGARDLESS OF HOW THE MATTER IS STATED, MAY BE ACTED UPON BY THE BOARD OF DIRECTORS OF TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

AGENDA

AUGUST 20, 2025 - 3:00 P.M.

CITY HALL COUNCIL ROOM
1801 9th 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. DECLARATION OF QUORUM
2. ROLL CALL
3. CONFLICT OF INTEREST DECLARATION
4. PUBLIC COMMENTS
5. Consider Approval of the July 23, 2025, Meeting Minutes.
6. NEW BUSINESS
 - a. Discussion and possible action on Resolution No. 2025-20, approve Business Improvement Grant (BIG Grant) to James Kelly II for property located at 917 and 921 5th Avenue N. in an amount not to exceed \$15,000.
 - b. Discussion and possible action on Resolution No. 2025-21, approval of an easement on Texas City Economic Development Corporation-owned property adjacent to 1025 5th Avenue North.
 - c. Discussion and possible action on Resolution No. 2025-22, approval to purchase property located at GCAD 224867 (.19 acres) immediately adjacent to 6th Street Community Plaza for an amount not to exceed \$100,000.

7. UPDATES AND REPORTS

- a. Small Business Development Center Update
Texas City-La Marque Chamber of Commerce Update
Texas City ISD Update
Dickinson ISD Update
- b. City of Texas City Staff Update

8. REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

9. ADJOURNMENT

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON AUGUST 14, 2025, PRIOR 3:00 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Texas City Economic Development Corporation

TCEDC Agenda

5.

Meeting Date: 08/20/2025

Submitted By: Renee Edgar, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider Approval of the July 23, 2025, Meeting Minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

July 23, 205 Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

JULY 23, 2025 - 3:00 P.M.

CITY HALL CONFERENCE ROOM

The Texas City Economic Development Corporation Board of Directors met July 23, 2025, at 3:00 P.M., in the City Hall Conference Room, 1801 9th Avenue North, in Texas City, Texas. A quorum having been met, the meeting was called to order at 3:02 P.M. by Randy Dietel with the following in attendance:

(1) DECLARATION OF QUORUM

(2) ROLL CALL

Present: Randy Dietel, Vice-Chairperson
Dedrick D. Johnson, Mayor/ Director
Phil Roberts, Director

Absent: Mark Ciavaglia, Chairperson
Brandon Brooks, Director
Cynthia Rushing, Ex-Officio Member / Treasurer

Staff Present: Jon Branson, Executive Director of Management Services
Kristin Edwards, Economic Development Director
Rhomari Leigh, City Secretary
Renee Edgar, Alternate Board Secretary
George Fuller, Director of Municipal Services
Ariel Callis, Economic Project Manager
Jade Jones, Community Events and Tourism Manager
Brianna Galicia, Administrative Assistant
Kaitlyn Allen, Intern for Economic Development

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) Consider Approval of the June 4, 2025, TCEDC Meeting Minutes.

Motion by Director Phil Roberts, Seconded by Mayor/ Director Dedrick D. Johnson, after correcting the titles of Dedrick D. Johnson, Brandon Brooks, and Phil Roberts from Chairperson to Director.

Vote: 3 - 0 CARRIED

(5) PUBLIC COMMENTS

There were none.

(6) NEW BUSINESS

- (a)** Discussion and possible action on Resolution No. 2025-16, approving the purchase of property located within the Industrial Business District owned by Albert Pepin - 2622 1st Avenue South. (GCAD ID# 187923).

Kristin Edwards, Economic Development Director, recommends the approval of the purchase of property located within the Industrial Business District (IBD), for a total purchase price of \$17,772.48.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Phil Roberts

Vote: 3 - 0 CARRIED

- (b)** Discussion and possible action on Resolution No. 2025-17, approving the purchase of four properties located within the Industrial Business District owned by Hacienda Services, Inc.

Kristin Edwards, Economic Development Director, recommends the approval of the purchase of four properties located within the Industrial Business District (IBD), for a total purchase price of \$65,226.45.

Motion by Director Phil Roberts, Seconded by Mayor/ Director Dedrick D. Johnson

Vote: 3 - 0 CARRIED

- (c)** Discussion and possible action on Resolution No. 2025-18, authorizing a TCLM Chamber Membership Grant for Strand Hair & Beauty Bar in an amount not to exceed \$500.

Kristin Edwards, Economic Development Director, recommends the approval of the TCLM Chamber Membership Grant for Strand Hair & Beauty Bar in an amount not to exceed \$500.

Motion by Director Phil Roberts, Seconded by Mayor/ Director Dedrick D. Johnson

Vote: 3 - 0 CARRIED

- (d)** Discussion and possible action on Resolution No. 2025-19, approve a Business Improvement Grant (BIG Grant) to Georgia Meyer Barzilay for her property located at 811 6th Street North for an amount not to exceed \$15,000.

Kristin Edwards, Economic Development Director, recommends the approval of the Business Improvement Grant (BIG Grant) for repairs to 811 6th Street. Per the attached estimates, the total cost of these repairs is estimated to be \$19,748.40. If the EDC chooses to reimburse at 50%, the total amount of the grant would be \$9,874.20. Funds are available in the City of Texas City's FY2024-25 annual budget from the Texas City Economic Development Corporation, Fund 801.

Motion by Mayor/ Director Dedrick D. Johnson, Seconded by Director Phil Roberts

Vote: 3 - 0 CARRIED

(7) UPDATES AND REPORTS

(a) Small Business Development Center Update

Kristin Edwards, Economic Development Director, commended Amy Reid for the success of the Small Business Success Series located at the Moore Memorial Public Library.

Texas City -La Marque Chamber of Commerce Update

Texas City ISD Update

Dickinson ISD Update

(b) City of Texas City Staff Update

Kristin Edwards, Economic Development Director, discussed the postponement of the Community Plaza's grand opening due to a power outage. The possible grand opening is for mid-August. Air Products is looking to exit its lease early; the space has attracted attention from other industrial companies, prompting them to enter into a new lease for the space. The Pipeline Project, in collaboration with Texas City, La Marque, and Dickinson ISD, is creating more pathways for students to earn a degree or certificate from one of the five post-secondary institutions within the Texas City workforce development ecosystem. Higher Up is requesting \$25,000 for a future fundraising event. In the future, Hillary Gram with Higher Up will present the corporation with a presentation on what the funds would help with. Tapestry, a Real Estate Developer, is considering a parcel of land in Texas City for the development of single-family homes. There is a possibility of more business coming to 6th Street, such as a bike shop.

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

There were none.

(9) ADJOURNMENT

Having no further business, Randy Dietel, Vice-Chairperson, adjourned the meeting at 3:51 P.M.

Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda

6. a.

Meeting Date: 08/20/2025

Approve Business Improvement Grant (BIG Grant) in an amount not to exceed \$15,000.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Approve Business Improvement Grant (BIG Grant) in an amount not to exceed \$15,000.

BACKGROUND

In October 2023, the Texas City Economic Development Corporation established the Business Improvement Grant (BIG Grant) to assist local businesses with a range of improvements. Staff has received a completed application from James Kelly II for his property located at 917 and 921 5th Avenue N. The applicant is requesting assistance for exterior renovations to the two buildings, including installation of impact-resistant windows, replacement of exterior brick, metal awnings, exterior lighting, fencing, façade preparation/painting/sealing, and more.

Per the attached estimates, the total cost of these exterior repairs is estimated to be \$81,000. As this amount exceeds \$30,000, Mr. Kelly would request the full \$15,000 match per the program guidelines.

Funds are available in the City of Texas City's FY2024-25 annual budget from the Texas City Economic Development Corporation, Fund 801.

ANALYSIS

Approve the Business Improvement Grant (BIG Grant) for repairs to 917 and 921 5th Avenue N in an amount not to exceed \$15,000.

ALTERNATIVES CONSIDERED

Attachments

BIG application and materials
Resolution

Texas City Economic Development Corporation

Business Incentive Grant Program

The TCEDC Business Incentive Grant Program aims to provide existing businesses within the City of Texas City with up to \$15,000 in grant assistance. Eligible businesses must provide proof of operation of at least one (1) year, as well as demonstrate the need for assistance and meet eligibility requirements listed below.

Business Name: Community Roots Holding LLC

Business Address: 921 5th Ave North, Texas City, TX 77590

Business Contact: James Kelly II - ceo@crh-llc.org

Number of full-time or part-time employees: 4 Employees

Annual operating budget: _____

Eligibility requirements:

Is your property located within the City limits of Texas City? ☒ Yes [] No

Is your property in a non-residential zone? ☒ Yes [] No

Have all owed property taxes been paid for this property? ☒ Yes [] No

Is the property subject to any liens held by the City? [] Yes [] No

Can you provide sufficient proof of ownership of the property? ☒ Yes [] No

Is the property in violation of any provisions of the Texas City Code of Ordinances?

[] Yes ☒ No

Have you received a grant for this property within the last 12 months? [] Yes ☒ No

Application continues on Page 2.

Program Tiers: Applicants shall identify the desired incentive level based on the proposed project/improvement type for their property. Tier 1 projects will be eligible to receive up to \$5,000 in assistance, and Tier 2 projects will be eligible to receive up to \$15,000 in assistance.

The following is not an exhaustive list, but examples of Tier 1 and Tier 2 Improvements.

Tier 1 Improvement examples	Tier 2 Improvement examples
Interior Lighting	Landscaping (Shrubs/trees, Irrigation)
Pedestrian (Exterior) Lighting	Fencing
Accent (Exterior) Lighting	Parking/Driveway reconstruction/resurfacing
Paving/Pavers	Demolition
Seating Areas	Code Compliance (City/IBC/Energy)
Awning/shade structures	Fire Suppression Systems
Trash Receptacles	Exterior/Façade Materials

Please describe the project/effort or expansion to be supported by this grant:

SEE DOCUMENT: TCDEC Big Grant Appendix A

Please provide a summary of the costs/expenses associated with this event:

SEE DOCUMENT: TCDEC Big Grant Appendix A

Amount approved per TCEDC: _____

*The TCEDC reserves the right to limit grant assistance depending on need and available funds. Application for grant assistance does not guarantee that funds will be issued.

**Recipient businesses cannot be affiliated with any political party.

Please describe the project/effort or expansion to be supported by this grant:

CRH LLC will undertake a comprehensive renovation of the building’s exterior and interior to modernize its appearance and ensure compliance with current building codes.

The exterior front façade, which retains a design dating back over 60 years, will receive a modern facelift. This includes the demolition of the existing front awning and the replacement of the current four small entrance doors with a set of grand, decorative wrought iron doors. Elegant impact-resistant windows will be installed to enhance both aesthetics and safety. The outdated brick exterior will be replaced with a clean, contemporary white brick finish. Additionally, new exterior lighting fixtures and custom metal awnings will be added above the entrances to improve both curb appeal and functionality.

At the rear of the property, fencing will be installed to enhance security and define the property boundary.

Interior renovations will include upgrades to all major systems—electrical, mechanical, and plumbing—which will be brought into full compliance with the International Building Code (IBC). The flooring throughout the building will feature white marble epoxy with black metallic veining, providing a high-end, polished look. Energy-efficient LED lighting will be installed, and the ceiling will feature Roman-style 2x2 PVC tiles, combining elegance with durability.

These improvements will not only revitalize the structure but also support CRH LLC's commitment to enhancing the community’s architectural and economic landscape.

Please provide a summary of the costs/expenses associated with this event:

Exterior Renovation – \$81,000

<u>Item Description</u>	<u>Estimated Cost</u>
Demolition of front awning and small door entrances	\$6,000
Installation of grand wrought iron entrance doors (decorative, impact-rated)	\$12,000
Impact-resistant windows (front façade)	\$10,000
Replacement of exterior brick with white modern brick	\$18,000
Custom metal awnings over entrances	\$7,000
Exterior decorative lighting	\$5,000
Rear property fencing (materials and installation)	\$8,000
Façade preparation, painting, and sealing	\$5,000
Permit fees and inspections for exterior work	\$5,000

Interior Renovation – \$61,000

<u>Item Description</u>	<u>Estimated Cost</u>
Electrical system upgrade to IBC compliance	\$10,000
Plumbing system upgrade to IBC compliance	\$9,000
HVAC/mechanical system improvements	\$8,000
Marble epoxy flooring with black metallic accents	\$12,000
LED lighting installation throughout	\$6,000
Installation of Roman-style 2x2 PVC ceiling tiles	\$6,000
Interior finishing (trim, patching, painting)	\$5,000
Permit fees and inspections for interior work	\$5,000

Total Project Cost: \$142,000



INVOICE

Contractor: JMC Remodeling and repairs – William Casanova

Phone: 281-763-4343

Email: Jmcremodlingandrepairs@gmail.com

Invoice #: 7470

Date Issued: 5/15/2025

Client: COMMUNITY ROOTS HOLDINGS LLC

[12413 Bondi Ln](#)

[Texas City, Texas 77568](#)

921 Building

Suite A/B – Hair Salon (Suite A) & Office Center (Suite B)

Project Description

Exterior and Interior Remodeling – Suites A (Hair Salon) & B (Office Center)

Scope of Work Includes:

1. Demolition:

- Interior: Complete removal of interior walls, false ceilings, lighting, and baseboards (HVAC closet walls to remain).
- Exterior: Demolition of brick façade and front roof decking.

2. HVAC Installation:

- 5-ton condenser and closet evaporator electric unit for event center.
- 3-ton condenser unit for hair salon and bathrooms.
- Duct relocations for both zones.



3. Framing:

- New interior framing for both the office center and hair salon using 2x4 wood.
- Exterior framing for electrical modifications.
- Masonry work: Cement blocks to close old exterior doorways and create new openings for iron doors and windows.

4. Electrical:

- Relocation and installation of plugs, fluorescent lights, and switch wiring on new interior walls.
- Installation of two (2) 120V tankless water heaters.
- Replacement of all 2'x2' recessed ceiling lights.
- Rewiring and installation of 4–5 new exterior lights.
- Main exterior breaker panel: ground wire replacement.

5. Plumbing:

- Replacement of all old 4" cast iron pipes with 4" PVC up to 4' outside the building.
- Hair Salon: Add 3 sinks, new drain and water service, 2 Hair washing bowls plumbing (PEX), washer/dryer plumbing (PEX).
- Office Center: Reconfigure to 1 toilet, 3 sinks, drain and water systems (PEX), kitchen plumbing.
- Main valve repipe from CPVC to PEX.

6. Drywall & Paint:

- Full drywall installation on all new framed walls.
- Tape, float, and apply orange peel texture.
- Full interior paint (walls, doors, trims, and baseboards – two colors or all white).
- Full exterior paint (white and black), including crack/detail repairs on sides and back.

7. Additional Features:

- Installation of stone veneer (front façade).
- Reframe and install new false ceiling tiles with new plastic HVAC vents.
- Metallic epoxy marble-look flooring throughout.
- Exterior rain covers.
- Installation of new exterior windows.



Payment Schedule:

Payment Stage	Amount	Date / Milestone
Initial Deposit (Part 1)	\$50,000.00	Prior to Start Date
Initial Deposit (Part 2)	\$20,000.00	On or before Start Date
Progress Payment #1	\$30,000.00	At 50% Completion & All Inspections Pass
Progress Payment #2	\$30,000.00	At 85% Project Completion
Progress Payment #3	\$10,000.00	At 95% Project Completion
Final Payment	\$2,000.00	At 100% Completion
Total Contract Amount	\$142,000.00	

Note:

- Price includes all demolition, debris removal, remodeling materials, labor, and delivery.
- **Permits are not included** in the above pricing, this will be different invoice.

Thank You for Your Business!

Please contact us if you have any questions regarding this invoice or the scope of work.


Contractor signature: _____

Client signature: _____



917 & 921 5th Ave N. Commercial Building Plans

Presented by: James Kelly – Managing Partner of Community Roots Holdings LLC



Guidelines of the Project

Scope & Design

1. Purchase and redevelop vacant buildings in Texas City
2. Bring to the community businesses that ushers in the redevelopment of the area into an entertainment/retail district.
3. Modernize and meet the latest Texas City building standards in accordance too the adopted codes in blueprints and permits submission.
4. Ensure it meets the Zoning & Purpose requirements of District E-1, Central Business District Area

Architect & Structural Drafting:

J Hannah Design Group LLC

Exterior Grand Remodel

Current Façade on 917 & 921 - Abandoned



Future Concept Artistic Drawing from CRH LLC

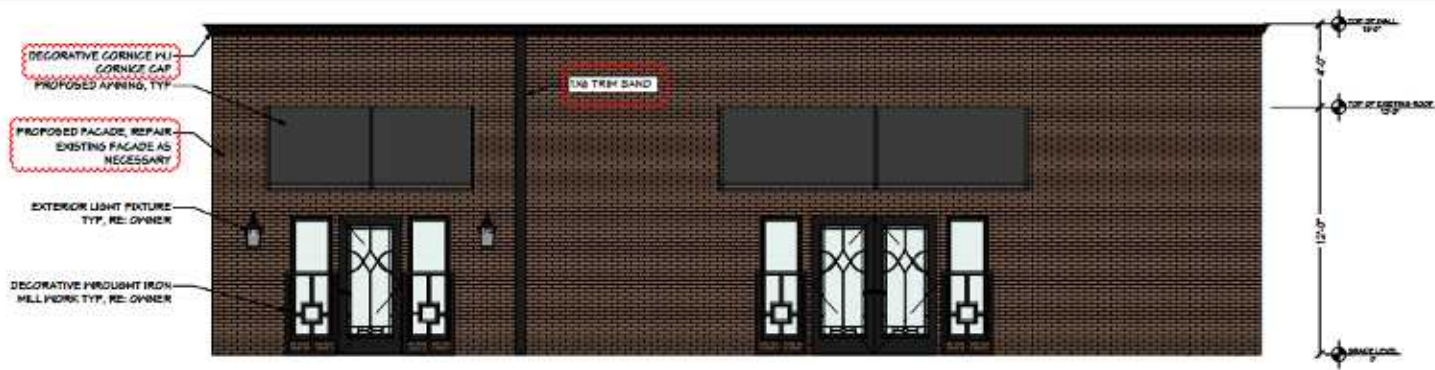
Decisions:

- Stone or **Brick** (thick need to be the same as regular brick)
- Type of Brick – **Weatherford – Red Brick**
- Mortar color - **White**
- Pattern of Stone or Brick (Around Windows, Doors or Face)
- Type of Awning – Black Metal (Armour Clad)

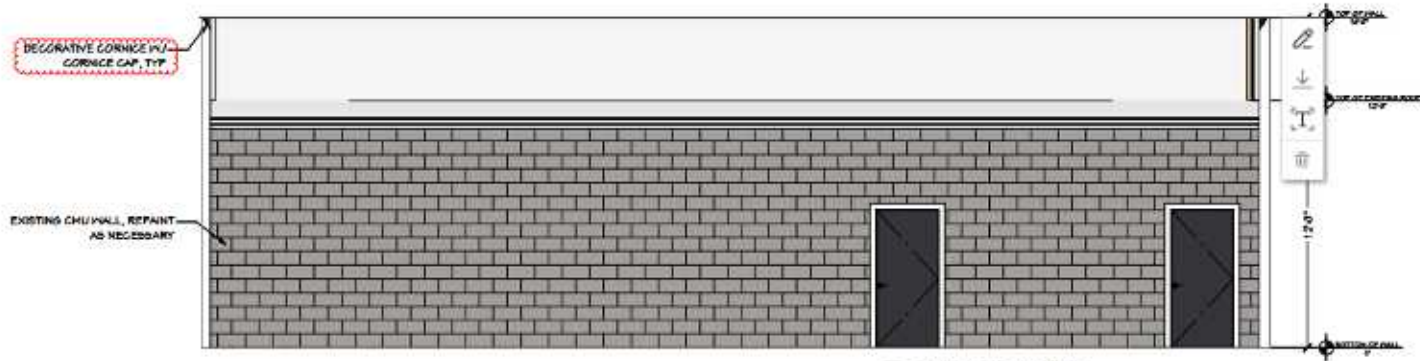


Architect Blueprint Drawing

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS AND DRAWINGS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. ALL REASONABLE ATTEMPTS HAVE BEEN MADE TO THE PREPARATION OF DRAWINGS AND SPECIFICATIONS TO AVOID ANY AND ALL CONFLICTS. THE USER SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS BEFORE CONSTRUCTION BEGINS.



E1 FRONT ELEVATION
SCALE: 3/8"=1'-0"



E3 REAR ELEVATION
SCALE: 3/8"=1'-0"

J H A N N A H
DESIGN BUILD GROUP
1000 BAY AREA BLVD # 1000
HOUSTON, TX 77054
(281) 548-8888 (832) 344-2542
info@jannahgroup.com

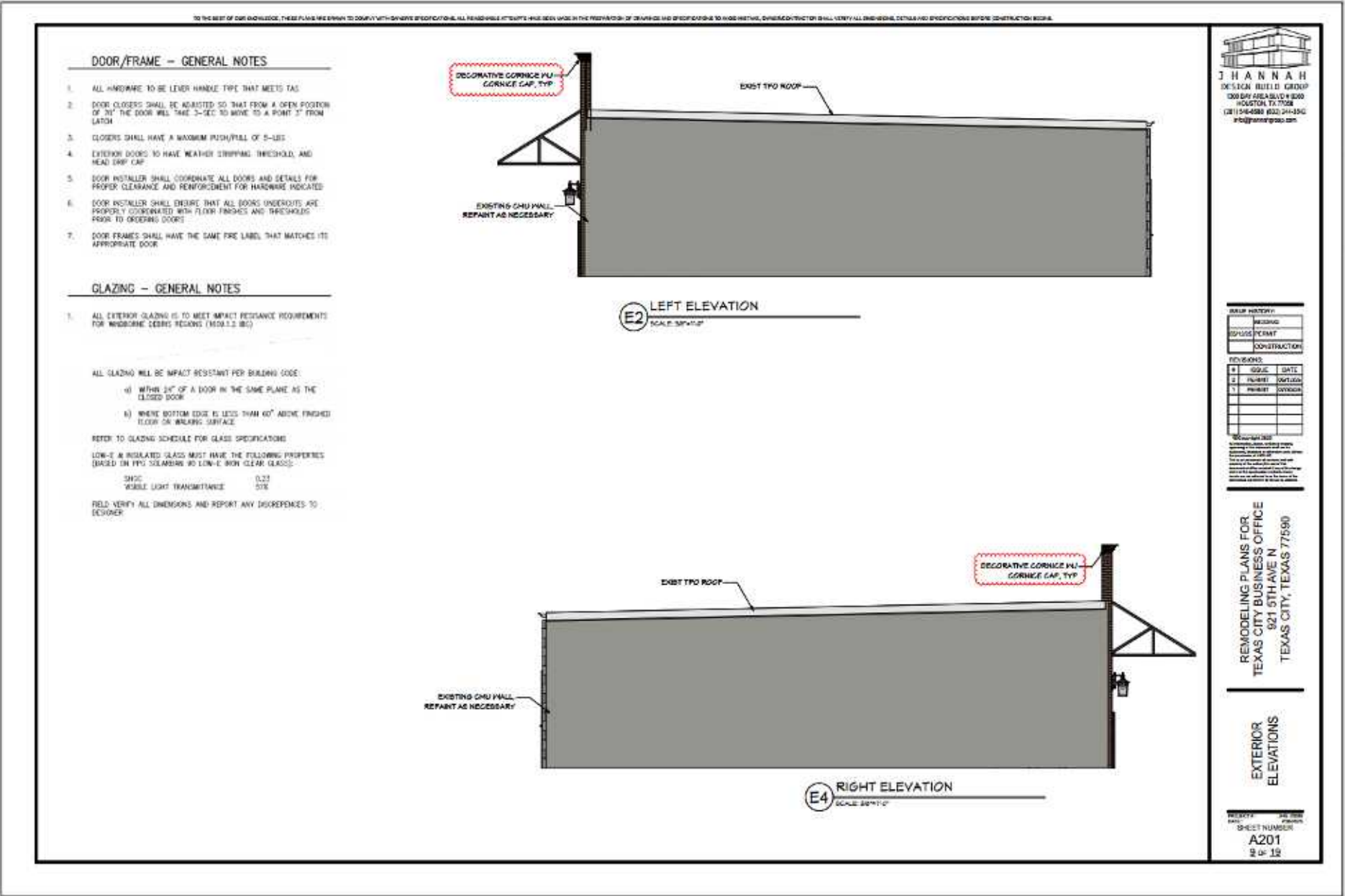
REVISION HISTORY		
1	ISSUE	DATE
1	ISSUE	DATE
1	ISSUE	DATE
1	ISSUE	DATE
1	ISSUE	DATE
1	ISSUE	DATE
1	ISSUE	DATE
1	ISSUE	DATE
1	ISSUE	DATE
1	ISSUE	DATE

REMODELING PLANS FOR
TEXAS CITY BUSINESS OFFICE
821 5TH AVE N
TEXAS CITY, TEXAS 77590

EXTERIOR
ELEVATIONS

DATE: 8/12/20
SHEET NUMBER:
A200
8 of 18

Architect Blueprint Drawing



Exterior Façade on 917 & 921- Materials (Upgrade to Elevate Area)

Exterior Structural Changes:

Doors Removed and Replaced – Wrought Iron Doors, Windows Removed and Replaced - Impact Windows

Brick Removed and Replace with Weatherford Red Brick

Old Awning Removed and New Modern Awning Installed, New Cornice Added.



Interior

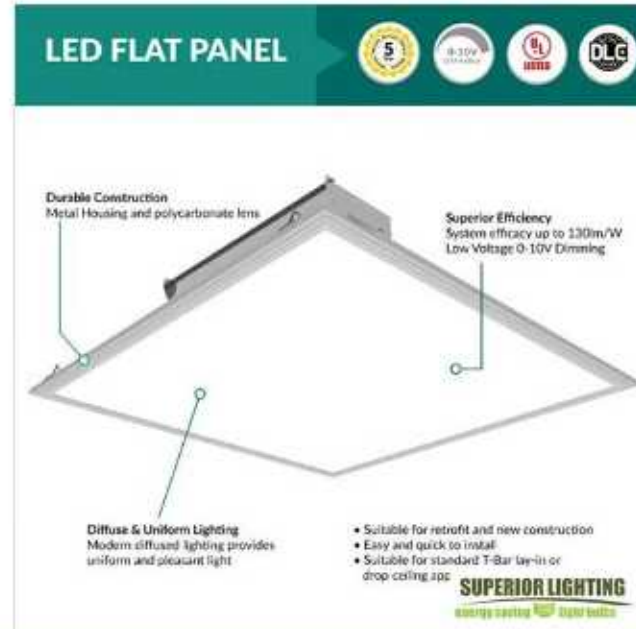
917 5th Ave North

Elevated Interior Materials

Flooring – White Epoxy with Black Metallic



2x2 LED Flat Panel - 42 Watt - 4000 Lumens - Color Selectable
30K/40K/50K - 120-277V - 0-10V Dimmable - For Recessed Drop



White PVC Ceiling Tiles, 24"x24" Decorative Plastic Panels,



Bring Building Up to Code: Full Remodel

Replacing Electrical

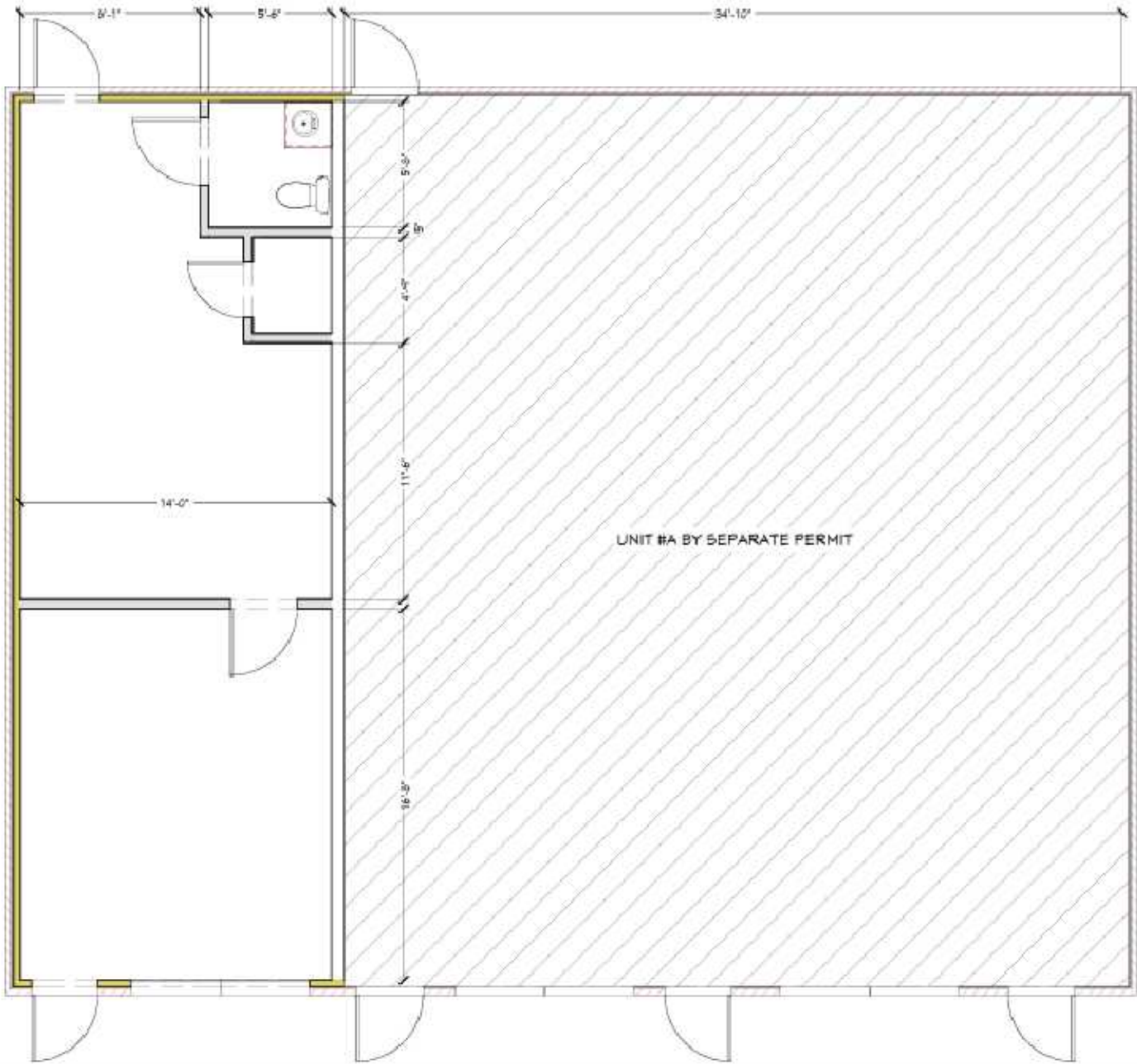
Replacing Lighting

Replacing HVAC

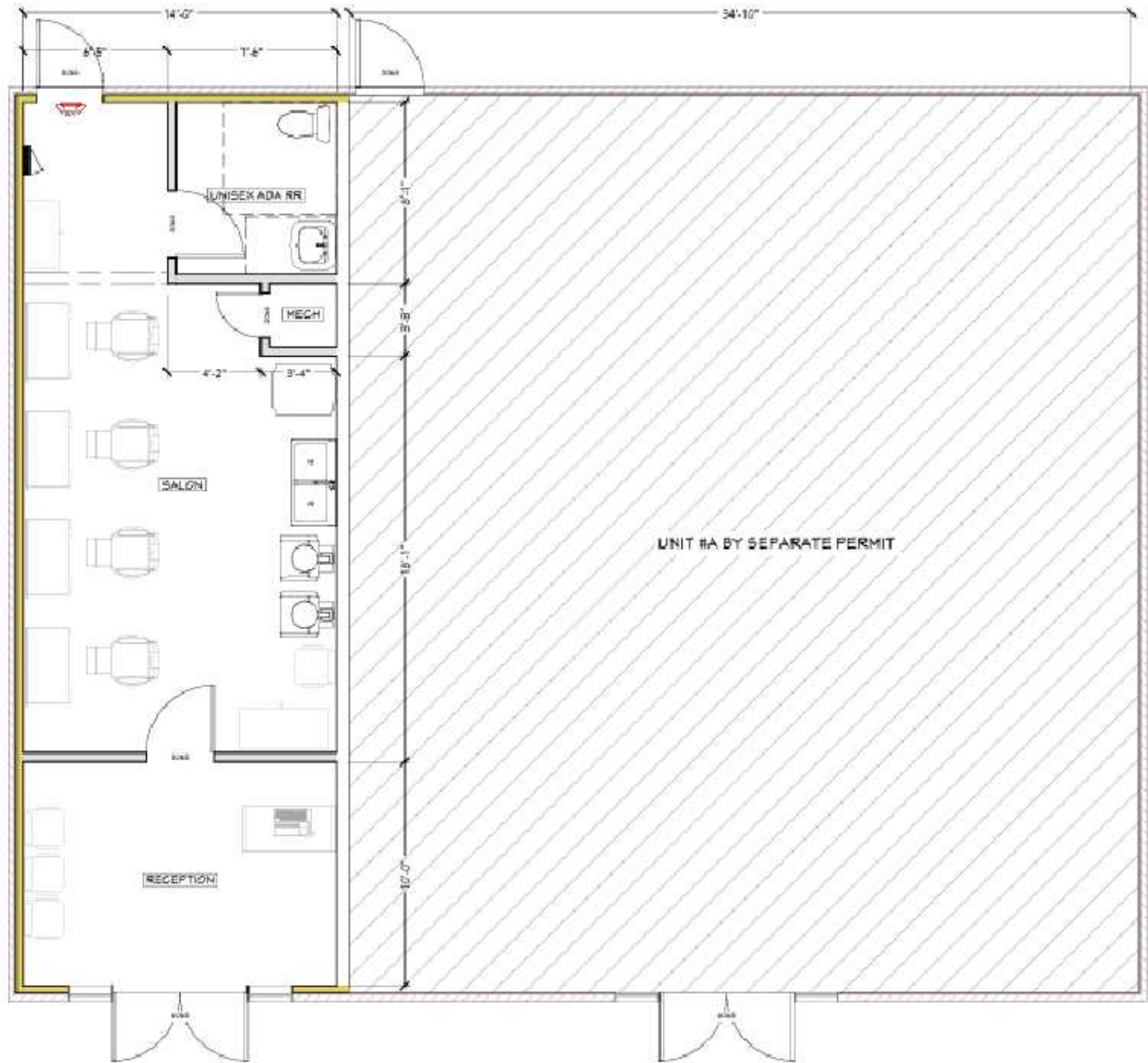
Replacing Sewer and Plumbing

Current Approx Layout of
917 5th Ave. North

560 SQFT
14' X 40'



Proposed Layout of
917 5th Ave. North
as a “Hair Salon” / Spa



Interior

921 5th Ave North

Elevated Interior Materials

Flooring – White Epoxy with Black Metallic



2x2 LED Flat Panel - 42 Watt - 4000 Lumens - Color Selectable
30K/40K/50K - 120-277V - 0-10V Dimmable - For Recessed Drop

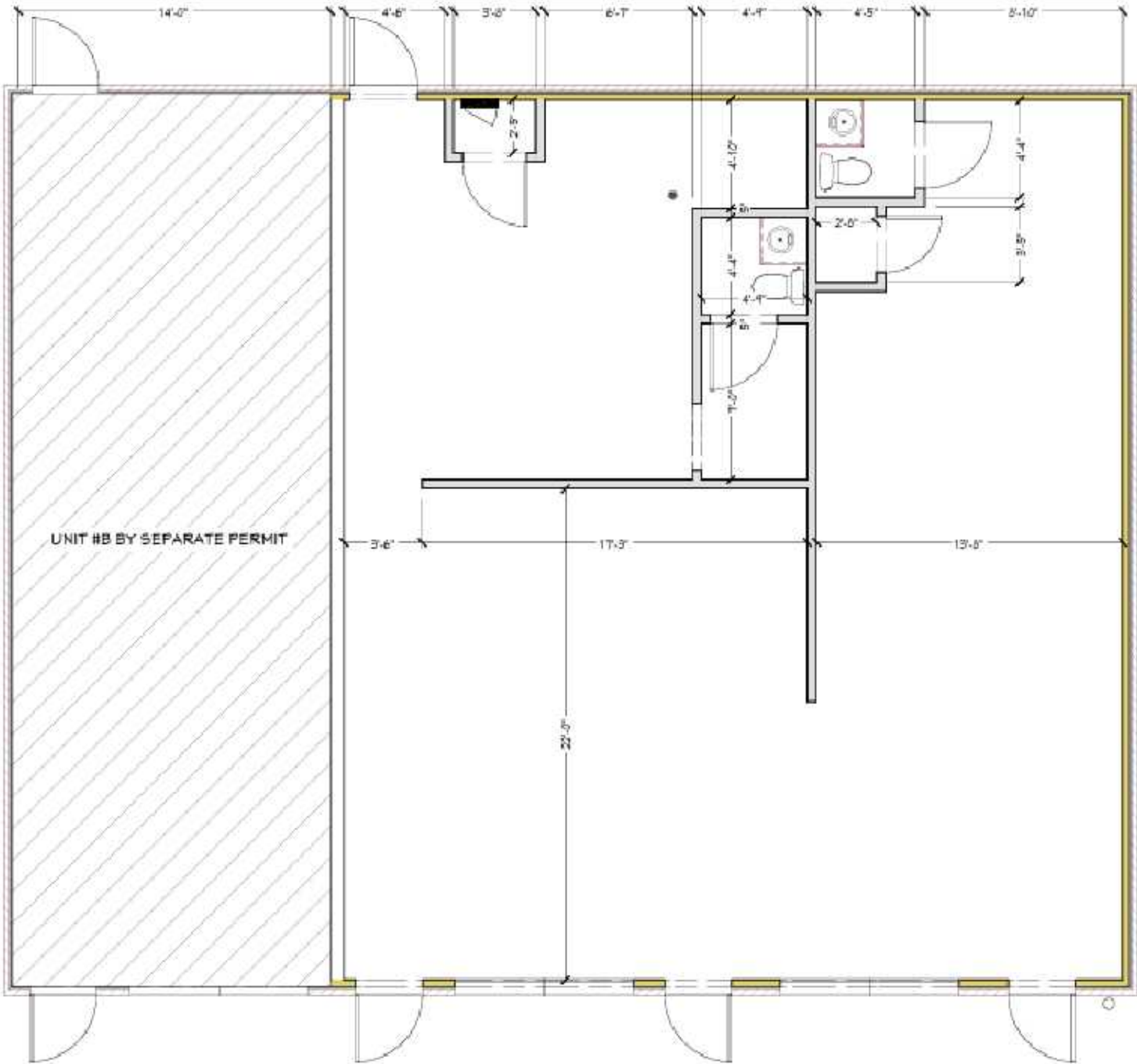


White PVC Ceiling Tiles, 24"x24" Decorative Plastic Panels,



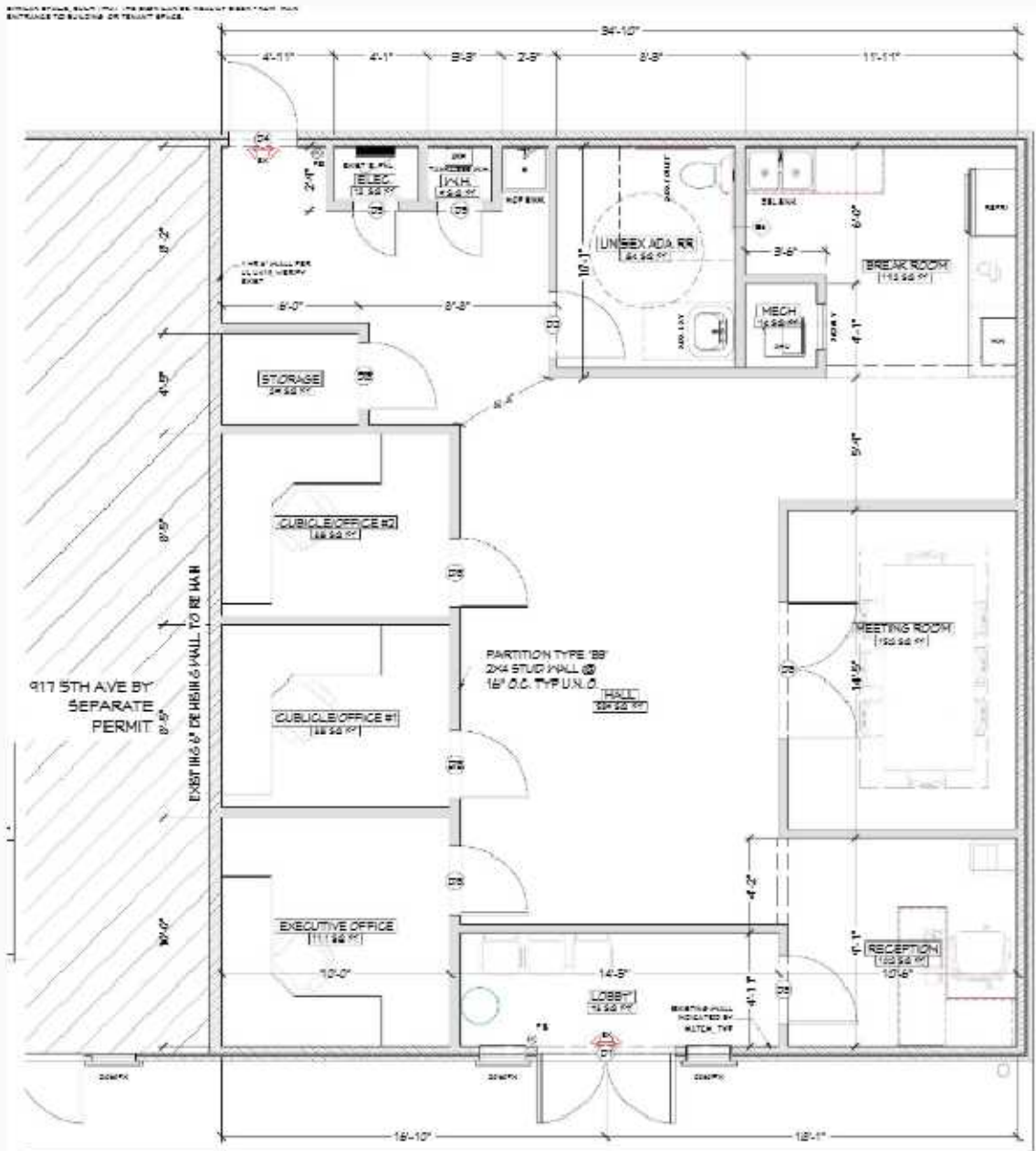
**Current Approx Layout of
921 5th Ave. North**

**1440 SQFT
36' X 40'**



Proposed Layout of
921 5th Ave. North
as an "Office Suite"

TOTAL AREA
1440 SQFT
36' X 40'



TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-20

A RESOLUTION AUTHORIZING A BUSINESS IMPROVEMENT GRANT (BIG GRANT) TO JAMES KELLY II; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, at a meeting of the Board of Directors of the Texas City Economic Development Corporation duly held on August 20, 2025, a general discussion was held concerning the application of a Business Improvement Grant (BIG Grant) to James Kelly II for an amount not to exceed \$15,000.00; and

WHEREAS, staff received a completed application for the BIG Grant from James Kelly II, for his property located at 917 and 921 5th Avenue North, Texas City, TX 77590. The applicant requesting assistance for exterior renovations to the two buildings, including installation of impact-resistant windows, replacement of exterior brick, metal awnings, exterior lighting, fencing, façade preparation/painting/sealing, and more; and

WHEREAS, staff is proposing an allocation of funds not to exceed \$15,000.00. Funds from the Texas City Economic Development Corporation, Fund 801, are available in the City of Texas City's FY2024-25 annual budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1: The Texas City Economic Development Corporation hereby approves a Business Improvement Grant (BIG Grant) to James Kelly II, for his property located at 917 and 921 5th Avenue North, Texas City, TX 77590, for a maximum allocation not to exceed \$15,000.00.

SECTION 2: The Chairman of Texas City Economic Development Corporation or designee is hereby authorized to execute the documents necessary for said grant on behalf of the Texas City Economic Development Corporation.

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

PASSED AND ADOPTED this 20th day of August 2025.

CHAIRMAN/PRESIDENT
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. b.

Meeting Date: 08/20/2025

Consider approval of easement on TCEDC-owned property adjacent to 1025 5th Avenue North.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Consider approval of an easement on Texas City Economic Development Corporation-owned property adjacent to 1025 5th Avenue North.

BACKGROUND

The Engineering and Planning Department recently received a development plan application for Paks Food Store, located at 1025 5th Avenue N, the former location of Tiger Mart.

The new owner – Saeed Gaddi – seeks to remodel the existing building as a convenience store and fuel station, compliant with all applicable codes including the Zoning Ordinance.

Part of the Development Plan includes an easement for the installation of a new driveway, to be located on Texas City Economic Development Corporation-owned property to the east of the convenience store location, GCAD 614547. This piece of property is 4.2 acres in size, with the majority utilized by the Texas City Public Works Department as a material storage yard. The necessary easement of 50 feet squared would not impact this use by Public Works. On Monday, August 4, the Planning Board approved the Development Plan and made a recommendation to approve a requested zoning change from District “F” (Light Industrial) to District “D” (Neighborhood Service) to the Zoning Commission. This approval was conditional upon the applicant obtaining the above-referenced easement from the TCEDC.

Staff recommends approval of the easement on the basis that the new driveway contributes to compliant use of the property, and the easement does not negatively impact City operations.

ANALYSIS

Approve easement of TCEDC-owned property (2,500 square feet, 50’ by 50’) adjacent to 1025 5th Avenue North to allow for the construction of a new driveway for Paks Food Store.

ALTERNATIVES CONSIDERED

Attachments

Planning Board item (background)

Graphics and insight

Resolution

STAFF REPORT

TO: Planning Board – Regular Meeting – August 4, 2025

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

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

Date: July 28, 2025

RE: Development Plan and Zoning Change - 1025 5th Ave N – Paks Food Store
(former Tiger Mart)

Background: The applicant is Nasser Zia for the owner Saeed Gaddi. This project began as a code enforcement case for the removal of leaking underground tanks and other code violations. Enforcement progressed through the court and an abatement order was entered to compel removal of the tanks and demolition of the building. The property was sold, and the new owner negotiated a forbearance agreement to avoid demolition of the building. In accordance with the forbearance agreement, the leaking underground tanks and fuel station have been removed. The new owner now seeks to remodel the existing building as a convenience store and fuel station with new underground tanks and fuel pumps and to make the property complaint with all applicable codes including the Zoning Ordinance.

Requested Action: (i) approval of a Development Plan for the issuance of a building permit to remodel the existing building and install new fuel tanks and pumps as a convenience store and fuel station. (ii) recommendation to approve the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service).

Staff Analysis: The site is a 0.502-acre lot with an existing building which has been vacant and unoccupied for several years. The underground fuel tanks, fuel pump and canopy have been removed.

DEVELOPMENT PLAN - The proposed project will install new underground fuel tanks and fuel pumps on the vacant property east of the existing building; it will close the southwest driveway on 11th Street N and add a new driveway to 5th Ave N on an easement adjacent to the east property line to be acquired from the Texas City Economic Development Corporation. The site plan shows the relocation and enclosure of the dumpster with a masonry screening wall and metal doors, add a parapet wall to the roof to screen the rooftop unit and add landscaping as required by the zoning ordinance.

The addition of the new driveway on 5th Ave N is necessary to allow onsite access for the fuel trucks to fill the new relocated tanks. The tanks cannot be reinstalled to the location of the previous tanks because the canopy and fuel station would not meet the applicable setbacks.

"the place where COMMUNITY MATTERS"

REZONING APPLICATION - Applicant also has a zoning change application pending. The property is currently zoned District "F" (Light Industrial) which is not compliant with the use as a convenience store with fuel station. Convenience stores with fuel stations are allowable uses in the District "E" (General Business) zoning district. The property north and west of the site is currently zoned District "B" (Single Family Attached Duplex Residential) and is currently developed with existing single-family dwellings. The property south and east of the site is currently zoned District "F" (Light Industrial). The adjacent property south of the site is occupied with warehousing for CR Ventures Global LLC. The adjacent property to the east is owned by the TCEDC and used by the City of Texas City Public Works Department as a material storage yard. The property east of 10th Street N is zoned District "E" (General Business).

The abatement of the dangerous and unsightly code violations is a betterment for the neighborhood. The reopening of a convenience store will also be a benefit to the neighborhood which does not have ready access to convenient retail. It will also support a revitalization of the commercial corridor along 5th Ave N which is a convenient access point for the Sixth Street Revitalization District.

The zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) is also an improvement for the area. The property is bounded on the north and west by property zoned District "B" (Single Family Attached Duplex Residential) which actually has existing single-family residences. The property is bounded on the south by an existing warehouse installation and on the east by the Texas City Public Works material storage yard. The warehouse and storage yard uses are both consistent with the District "F" (Light Industrial) zoning district. The District "F" (Light Industrial) seems to date from the existence of the TCT Railroad which is no longer active and has transferred its right of way to Texas City. 10th St N appears to be located in the former railroad right of way.

The existing abutment of the District "B" (Single Family Attached Duplex Residential) to the District "F" (Light Industrial) district is inherently incompatible. The zoning change of the site from District "F" (Light Industrial) to District "D" (Neighborhood Service) will help buffer and provide a transition between the incompatible zones.

Recommendation: The Applicant has addressed all comments from staff and Staff have no objection to approval of the Development Plan **conditioned upon Applicant obtaining the additional easement from TCEDC upon terms acceptable to the TCEDC.**

Staff also have no objection to the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service) which is an improvement for the neighborhood and reduces the degree of incompatibility with the existing residential uses and zoning designation.

SAEED GADDI
P.O. BOX 2554
STAFFORD, TX 77497
832.277.6699

NASSER ZIA
NZ CONSTRUCTION CORP.
4450 S. WAYSIDE DR., STE. 101,
HOUSTON, TX 77087

175'x125' = 21,875 SQ. FT.
TOTAL TRACT: 21,875 SQ. FT.
21,875 / 43,560 = 0.502 ACRE GROSS ACREAGE

0.502 ACRES OUT OF PART OF TRACT 27 OF
THE JAMES B. WELLS SURVEY, ABSTRACT 205,
IN TEXAS CITY, GALVESTON COUNTY, TEXAS

REQUIRED - 5%
21,875 SQ. FT. x 5% = 1,094SQ. FT.

TREES REQUIRED
1/500 SQ. FT.
 $1,094/500 = 2$ TREES REQUIRED

TREES PROVIDED = 5 TREES

REQUIRED - 1/200 SQ. FT. ENCLOSED SPACE
2,478 SQ. FT. / 200 SQ. FT. = 13 SPACES

ADA PARKING 1/25 SPACES PROVIDED
14/25 = 1 ADA PARKING PROVIDED

PROVIDED PARKING:	
REGULAR SPACES:	12 SPACES
<u>ADA SPACES:</u>	<u>1 SPACES</u>
TOTAL	13 SPACES

PROPERTY IS ZONED "F" - LIGHT INDUSTRIAL
ADJOINING PROPERTIES ARE ZONED "F" - LIGHT
INDUSTRIAL

01	EDGE OF PAVEMENT
02	EXISTING CONCRETE PAVING
03	EXISTING CONC. DRIVEWAY APPROACH
04	EXISTING SIDEWALK
05	HATCHED INDICATES NEW CONCRETE PAVEMENT, RE: CIVIL DRAWINGS
06	NEW CONCRETE SIDEWALK, RE: CIVIL DRAWINGS
07	WHEEL STOP, RE: CIVIL DRAWINGS
08	6" CONCRETE CURB, RE: CIVIL DRAWINGS
09	4" WIDE PAINTED CROSS-STRIPING AT 18" O.C. WITH BORDER WHITE TRAFFIC PAINT
10	4" WIDE PARKING STALL STRIPING - TRAFFIC WHITE
11	NATURAL GREEN
12	FUEL CANOPY, FUEL DISPENSER, UNDERGROUND TANK, AND CANOPY FOOTING BY OTHERS
13	EMERGENCY PUMP SHUT-OFF. THE DEVICES SHALL BE DISTINCTLY LABELED AS: EMERGENCY FUEL SHUTOFF. SIGNS SHALL BE PROVIDED IN APPROVED LOCATIONS. PER IFC 2303.2. RE: ELECTRICAL DRAWINGS.
14	NEW LANDSCAPE, RE: LANDSCAPE DRAWINGS
15	SITE LIGHTING, RE: ELECTRICAL DRAWINGS
16	DASHED LINE INDICATES OVERHEAD ABOVE
17	SIGNAGE BY OTHERS
18	DUMPSTER ENCLOSURE (CMU), RE: 01/A01.2 FOR DETAILS
19	EXISTING DRIVEWAY TO DEMOLISHED AND REPLACED WITH SOD/LANDSCAPING.



Irving Gonzalez
832.836.6030
irving@imgdesign.co

[illegible]

SPEED FUEL C-STORE REMODEL

1025 5TH AVENUE NORTH,
TEXAS CITY, GALVESTON COUNTY, TEXAS 77590

C.2417

DETAILED SITE PLAN

A01.0

Copyright 2024 All Rights Reserved



Pictured above: 222846 – owned by Mr. Gaddi – is the proposed location for the new Paks Food Store.

GCAD ID 614547 – TCEDC-owned property – is the site of the proposed 50’ by 50’ easement for the creation of a new driveway for the convenience store.

Below, a full photo of GCAD 614547, showing the use of the property as a material storage yard by Texas City Public Works. The proposed easement area does NOT impact the use of GCAD 614547 by the City department.



The requested easement on the top portion of TCEDC-owned property (GCAD 615547).

Southern portion of property is utilized as material storage yard by Texas City Public Works Department.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-21

A RESOLUTION APPROVING AN EASEMENT ON PROPERTY OWNED BY THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION ADJACENT TO 1025 5TH AVENUE NORTH; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, at a meeting of the Board of Directors of the Texas City Economic Development Corporation duly held on August 20, 2025, a general discussion was held to approve an easement on property owned by the Texas City Economic Development Corporation, which is adjacent to 1025 5th Avenue North, the former location of Tiger Mart; and

WHEREAS, Saeed Gaddi, the owner of Paks Food Store, submitted a development plan application to remodel the existing building as a convenience store and fuel station, compliant with all applicable codes including the Zoning Ordinance; and

WHEREAS, Part of the Development Plan includes an easement for the installation of a new driveway, to be located on Texas City Economic Development Corporation-owned property to the east of the convenience store location, GCAD 614547. This piece of property is 4.2 acres in size, with the majority utilized by the Texas City Public Works Department as a material storage yard. The necessary easement of 50 feet squared would not impact this use by Public Works.

On Monday, August 4, the Planning Board approved the Development Plan and made a recommendation to approve a requested zoning change from District “F” (Light Industrial) to District “D” (Neighborhood Service) to the Zoning Commission. This approval was conditional upon the applicant obtaining the above-referenced easement from the TCEDC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1: The Board of Directors of the Texas City Economic Development Corporation hereby approves an easement on property owned by the Texas City Economic Development Corporation, which is adjacent to 1025 5th Avenue North, the former location of Tiger Mart.

SECTION 2: That this Resolution shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 20th day of August 2023.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

ALTERNATE BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda

6. c.

Meeting Date: 08/20/2025

Consider approval of property purchase immediately adjacent to 6th Street Community Plaza in an amount not to exceed \$100,000.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Consider approval of property purchase immediately adjacent to 6th Street Community Plaza for an amount not to exceed \$100,000.

BACKGROUND

The Texas City Economic Development Corporation has invested nearly \$7 million in the 6th Street Community Plaza, located at 718 6th Street.

An adjacent property owner, Mr. Bruce Luerson, had previously discussed the sale of his property – GCAD 224867, approximately .19 acres – to the TCEDC, but his asking price was not feasible at the time. Recently, Mr. Luerson approached EDC staff with a proposed purchase price of \$100,000 for the property.

Staff supports this purchase as it will open up additional green space for attendees to the 6th Street Community Plaza to enjoy. While the amenity already includes a food truck park, water play area, performance stage and dog park, this additional space will allow for open play.

After internal discussion, staff communicated a conditional offer to purchase the property for the cost above, contingent upon approval by the EDC. Mr. Luerson has indicated that he is fully prepared to accept the offer. Of note, the property is currently listed under the name of his daughter, Hadley Ann Luerson. Upon receipt of an updated Power of Attorney form from her, Mr. Luerson will have the documentation required to complete the sale.

Funds are available in the City of Texas City's FY2024-25 annual budget from the Texas City Economic Development Corporation, Fund 801.

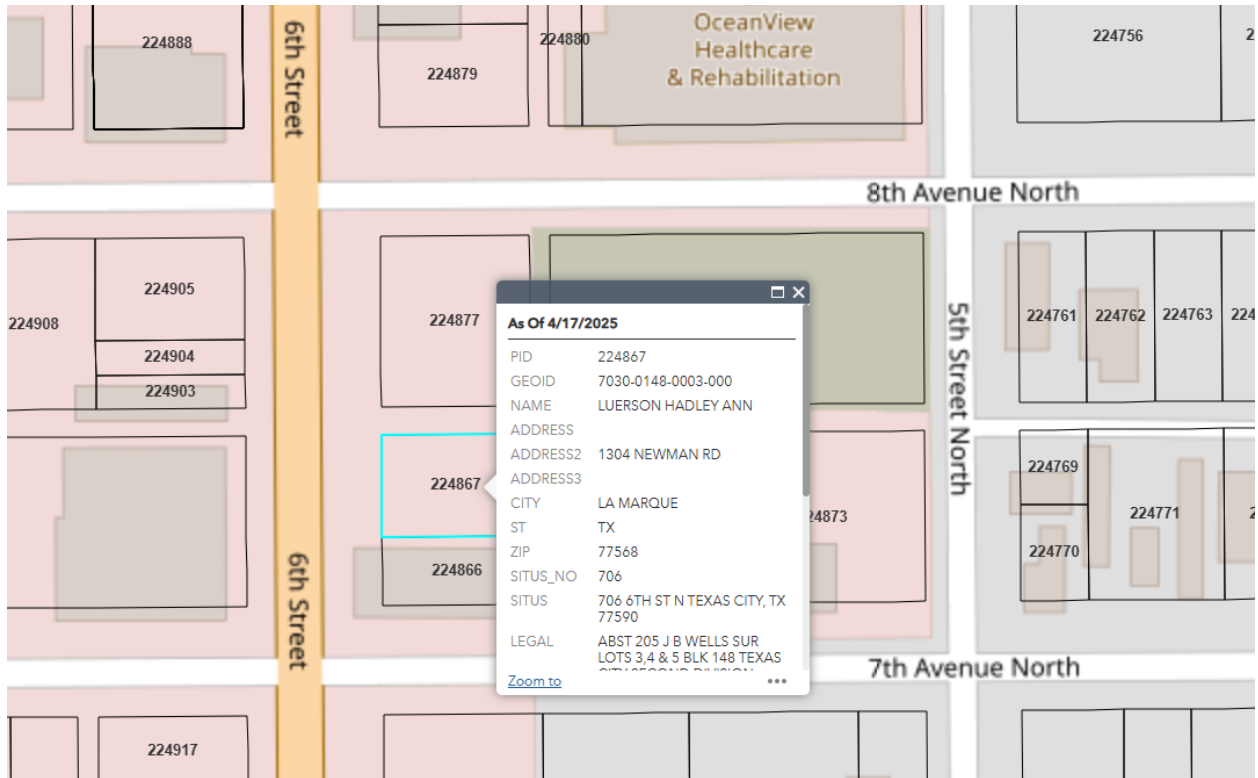
ANALYSIS

Approve property purchase of GCAD 224867 (.19 acres) immediately adjacent to 6th Street Community Plaza for an amount not to exceed \$100,000.

ALTERNATIVES CONSIDERED

Attachments

Luerson property info
Resolution





TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-22

A RESOLUTION APPROVING THE PURCHASE OF PROPERTY LOCATED IMMEDIATELY ADJACENT TO 6TH STREET COMMUNITY PLAZA AND IDENTIFIED AS GALVESTON COUNTY APPRAISAL DISTRICT AS ID NO. 224867; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on August 20, 2025, a general discussion was held concerning the purchase of property immediately adjacent to 6th Street Community Plaza and identified as Galveston County Appraisal District as ID No. 224867 (.19 acres).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1: The Board of Directors of the Texas City Economic Development Corporation hereby approves the purchase of property immediately adjacent to 6th Street Community Plaza and identified as Galveston County Appraisal District as ID No. 224867 (.19 acres) for an amount not to exceed \$100,000.00.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the purchase of the above-described property.

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

PASSED AND ADOPTED this 20th day of August 2025.

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

ALTERNATE BOARD SECRETARY
Texas City Economic Development Corporation