Texas City
EST. 1911
ENGINEERING & PLANNING

STAFF REPORT

TO: Planning Board – Regular Meeting on August 3, 2026

FROM: Doug Kneupper, P.E.

DATE: July 28, 2026

RE: Development Plan - ALWAYS MARKET #8 Fuel Station and Convenience Store – P2608 FM 2004 (PID 304741)

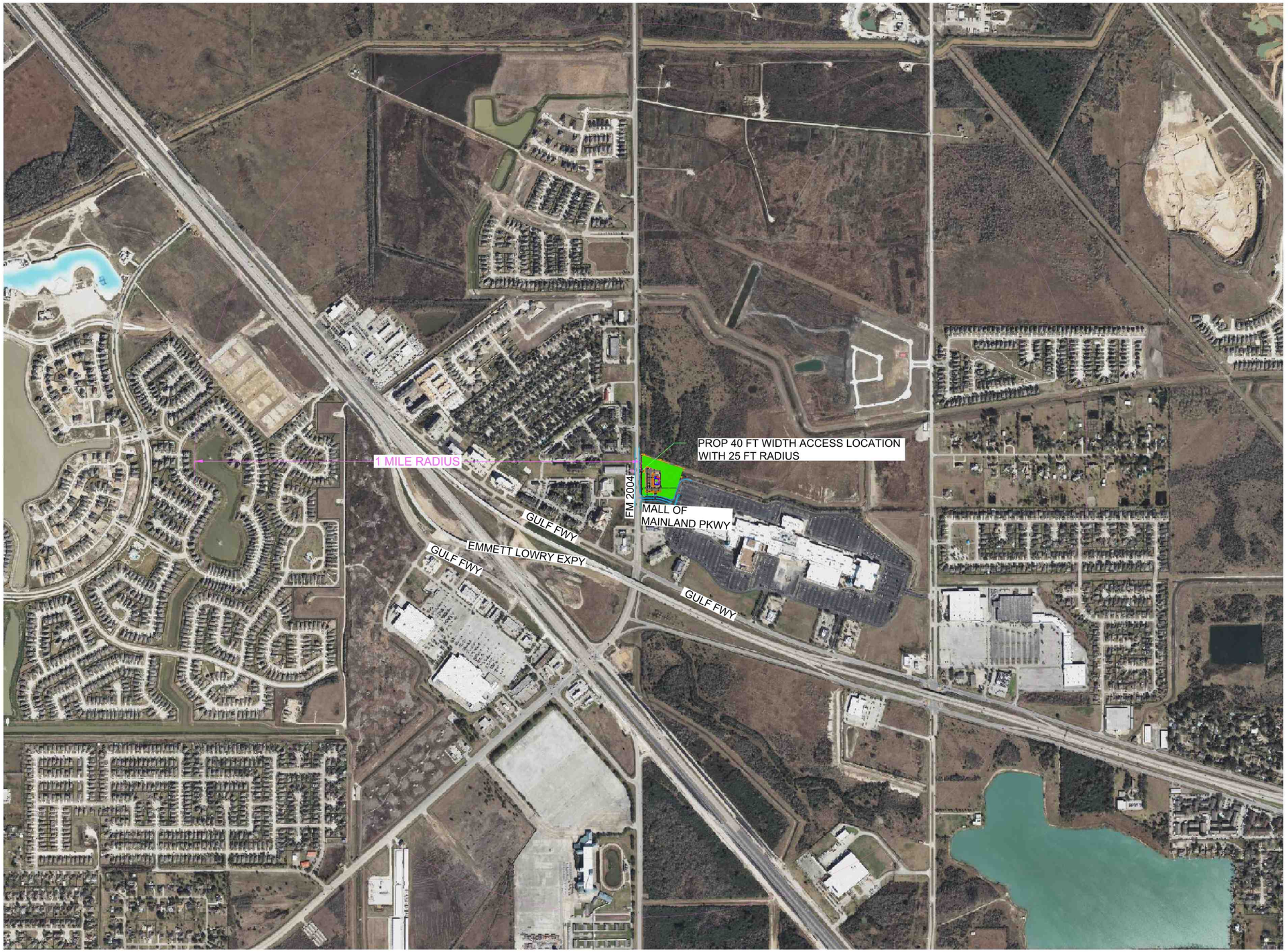
BACKGROUND: The proposed project will be on 2.171 acres of undeveloped land located on the east side of FM 2004 and north of the entry into the Mainland City Centre (f/k/a Mall of the Mainland). The site is being subdivided by replat from an existing reserve of 4.026 acres. The project is located at the hard corner. The site is bounded on the north by the Galveston County Drainage District No. 2 (GCDD#2) drainage canal. The subject property is currently zoned District "E" (General Business) which is appropriate for the proposed development. In addition, the location falls within the Gateway Overlay District and requires masonry building facades and enhanced landscaping among other items.

REQUESTED ACTION: The Applicant, Golam Mostofa, representing Midstream & Terminal Services, LLC, on behalf of the owner, Saiyad Ali, FMMS, Inc., seeks approval of a Development Plan for the construction of a 5,900 sft new convenience store with fuel station with five (5) fuel dispensers. The new building will also include 1,500 sft lease space. The total building space will be approximately 7,400sft.

STAFF REVIEW AND RECOMMENDATION: The proposed site improvements include a new 7,400 sft single-story building with associated concrete paving, private drive and parking areas, landscaping and site drainage to the adjacent GCDD#2 drainage canal. Additional access is being dedicated by plat to GCDD#2. There will be a canopy with five fuel dispensers. Water is available to the site, and sewer will be extended to serve the site and make provision for adjacent Lot 2 as part of the associated replat. Parking will be developed with 49 new spaces, which exceeds the required number of 36 spaces. Two of the parking spaces will be designated as accessible.

Regarding adherence to the Gateway Overlay District, materials of construction are reviewed for compliance with these requirements by building officials during the building permitting process. Dumpsters must also be screened with masonry walls. The proposed plans appear to be compliant with the required 15% landscaping requirements. Trees and shrubs are to be installed in accordance with requirements of the zoning ordinance.

The Development Plan satisfies the requirements of applicable ordinances and is recommended for approval.



1 C003 **PROJECT LOCATION MAP**
SCALE: 1"=600'-0"

DWG #	REFERENCE DRAWINGS	REV	DATE:	DESCRIPTION	BY:	CHK	APR
		0	10/18/2025	ISSUED FOR PERMIT	SK	MM	GM

DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	MTS PROJECT NO.:
SK	MM	GM	10/18/2025	25052

SCALE:	DRAWING TITLE:	DRAWING NUMBER:	REV.
1"=600'-0"	PROJECT LOCATION MAP	C003	0

GLAN MOSTA 93051 LICENSED PROFESSIONAL ENGINEER
03/16/2026

ALWAYS MARKET # 8
FM 2004,
TEXAS CITY, TX 77590

MTS ARCHITECTS & ENGINEERS
MOBILITY TRANSPARENCY SUSTAINABILITY

MTS ENGINEERING & DESIGN
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FIRM NO. 18844

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BENCHMARK INFORMATION

AW5499
ELEVATION = 12.3', NAVD 1988, 2001 ADJ.

TBM "A"

CUT BOX ON INLET
ELEVATION = 19.97' NAVD 1988, 2001 ADJ.

FLOOD NOTE

FIRM NO.48167C PANEL 0245G EFFECTIVE DATE 08/15/19 ZONE "X" FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS.

SITE DATA TABLE

PROPERTY ZONED: COMMERCIAL ZONE

SETBACKS: FRONT = 25 FT BUILDING LINE
REAR = N/A
RIGHT = N/A
LEFT = N/A

1.	SITE AREA	=	175355.00 SFT	= 4.026 ACRES	
2.	DEVELOPMENT AREA	=	73641.00 SFT	= 1.691 ACRES	
3.	C-STORE	=	5900.00 SFT		
4.	LEASE SPACE	=	1500.00 SFT		
5.	GASOLINE CANOPY AREA	=	3360.00 SFT		
6.	PARKING REQUIRED	=	36 SPACES		
7.	PARKING PROVIDED	=	49 SPACES		
8.	EXISTING IMPERVIOUS AREA	=	0 SFT	= 0 ACRES	= 0 %
9.	EXISTING PERVIOUS AREA	=	73641.00 SFT	= 1.691 ACRES	= 100 %
10.	PROP TOTAL IMPERVIOUS AREA	=	50151.00 SFT	= 1.192 ACRES	= 65.72 %
11.	PROP TOTAL PERVIOUS AREA	=	23470.00 SFT	= 0.498 ACRES	= 34.28 %

COORDINATE

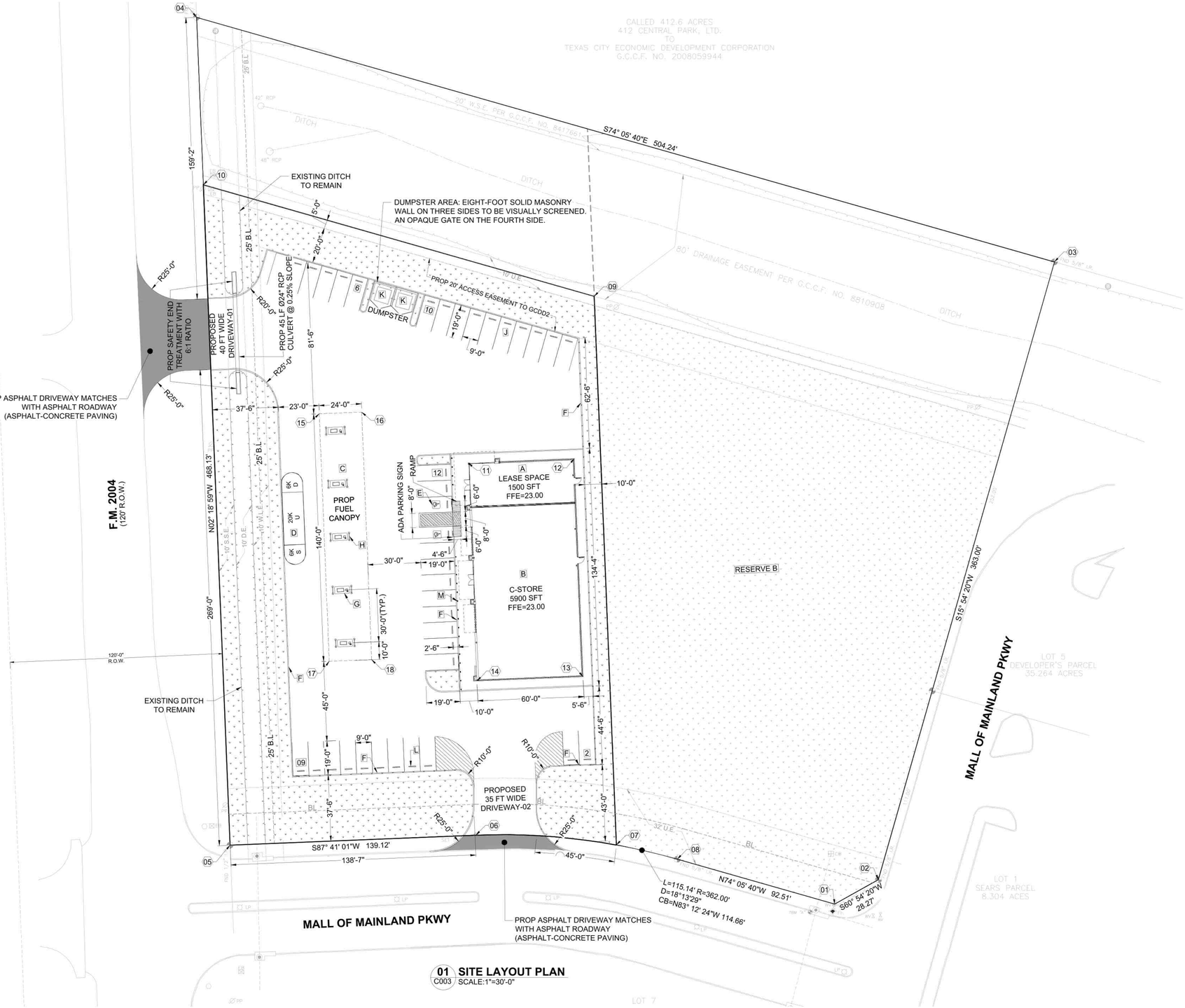
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02	3232270.78	13717316.86
03	3232370.28	13717665.96
04	3231885.34	13717804.17
05	3231904.24	13717336.42
06	3232043.27	13717342.04
07	3232122.66	13717336.49
08	3232157.11	13717328.47
09	3232110.14	13717646.52
10	3231889.17	13717709.50
11	3232038.88	13717552.40
12	3232098.83	13717554.82
13	3232103.81	13717431.59
14	3232043.86	13717429.16
15	3231978.67	13717581.14
16	3231954.68	13717580.17
17	3231960.33	13717440.29
18	3231984.32	13717441.25

PARKING SYNOPSIS

OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROVIDED
C-STORE	5,900/1000 x 5	29.5 ≈ 30	39
LEASE SPACE (RETAIL)	1,500/1000 x 4	6	
GAS CANOPY	10		10
TOTAL		36	49

LEGEND

- PROPERTY LINE
- PROPOSED GREEN AREA
- A PROPOSED LEASE SPACE
- B PROPOSED C-STORE
- C PROPOSED FUEL CANOPY
- D PROPOSED UNDERGROUND FUEL TANK
- E PROPOSED HANDICAP PARKING
- F PROPOSED 6" MONOLITHIC CONCRETE CURB
- G PROPOSED FUEL PUMP
- H PROPOSED U BOLLARD
- J PROP PARKING SPACES (9.0' X 19.0' TYP)
- K PROPOSED DUMPSTER
- L PROPOSED 6"X6"X5'-3" WHEEL STOP-BOLTED INTO PAVING
- M PROPOSED SAFETY BOLLARD
- ACCESS AISLE
- NO PARKING ZONE



01 C003 SITE LAYOUT PLAN
SCALE:1"=30'-0"

DWG #	REFERENCE DRAWINGS	REV	DATE:	DESCRIPTION	BY:	CHK	APR
		0	06/27/2026	ISSUED FOR PERMIT	MS	MM	GM

DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	MTS PROJECT NO.:
MS	MM	GM	06/27/2026	25052

SCALE:	DRAWING TITLE:	DRAWING NUMBER:	REV.
1"=30'-0"	SITE LAYOUT PLAN	C003	0

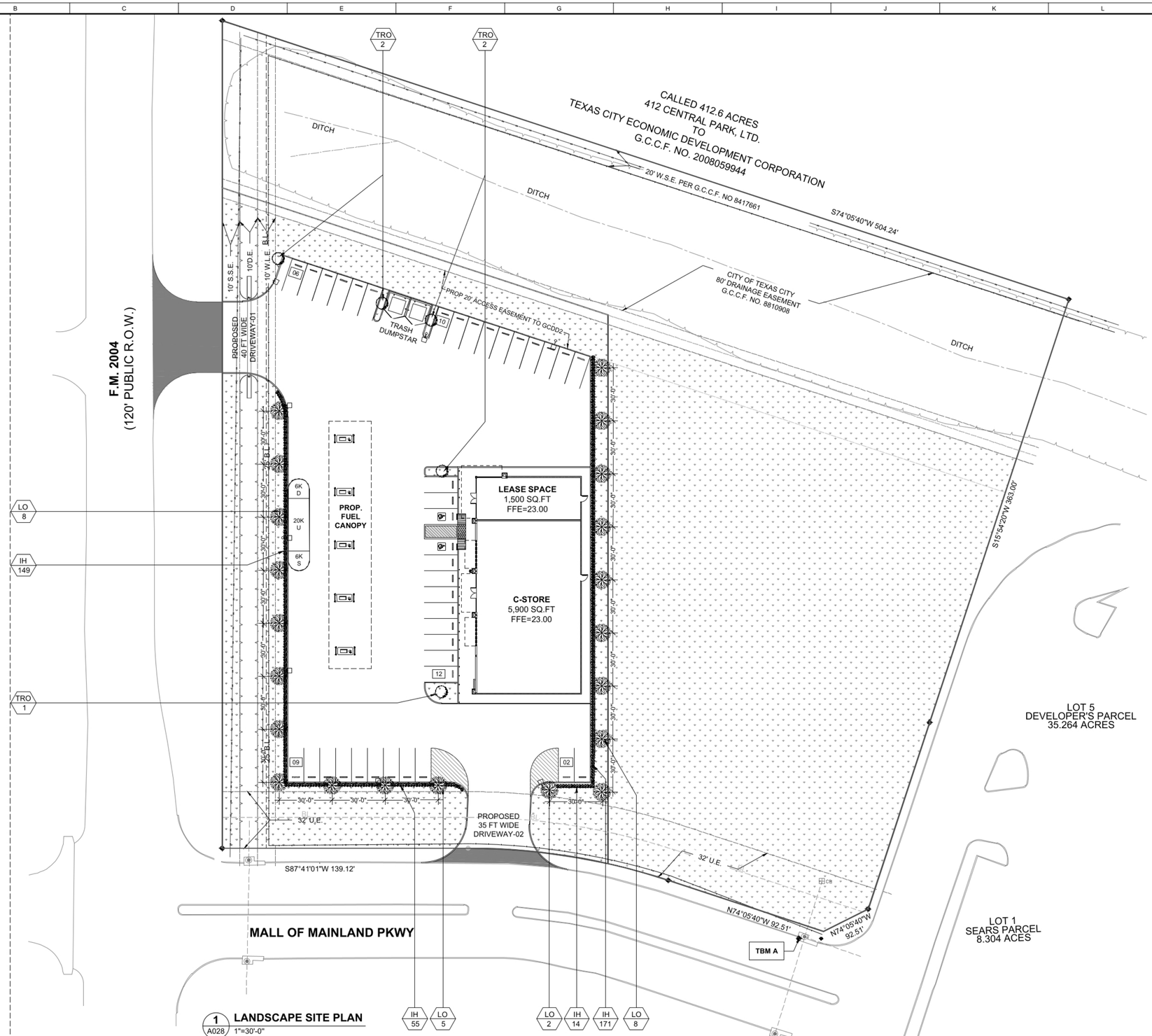
06/27/2026

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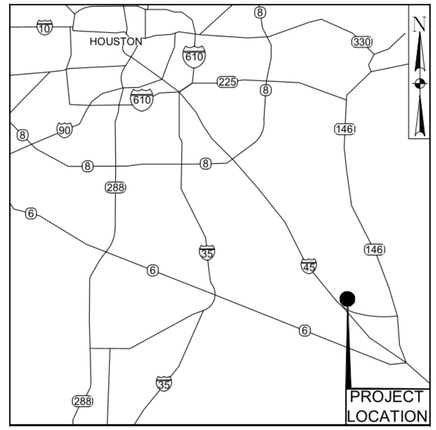
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1 A028 **LANDSCAPE SITE PLAN**
1"=30'-0"



LOCATION MAP
SCALE: NTS

PARKING SYNOPSIS

OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROVIDED
C-STORE	5,900/1000 x 5	29.5 ≈ 30	39
LEASE SPACE (RETAIL)	1,500/1000 x 4	6	
FUEL CANOPY	10		10
TOTAL		36	**49**

PLANT LEGEND

SYM.	BOTANICAL NAME/COMMON NAME	PLANT SYM.
LO	LIVE OAK	
TRO	TEXAS RED OAK	
IH	INDIAN HAWTHORN	

LANDSCAPE NOTE:

PROPERTY AREA = 73,876 SQ.FT

C-STORE = 5,900 SQ.FT ; 8% OF PROPERTY AREA

LEASE AREA = 1,500 SQ.FT ; 2% OF PROPERTY AREA

LANDSCAPE AREA = 21,881 SQ.FT ; 30% OF PROPERTY AREA

CONCRETE AREA = 44,595 SQ.FT ; 60% OF PROPERTY AREA

DWG #	REFERENCE DRAWINGS	REV	DATE:	DESCRIPTION	BY:	CHK	APR
		0	06/27/2026	ISSUED FOR PERMIT	YA	HZ	GM

DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	MTS PROJECT NO.:
YA	HZ	GM	06/27/2026	25052

SCALE:	DRAWING TITLE:	DRAWING NUMBER:	REV.
1"=30'-0"	LANDSCAPE SITE PLAN	A028	0

06/27/2026

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