
CITY OF BAY CITY

MINUTES • JULY 28, 2022

**COUNCIL
CHAMBERS | 1901
5th Street**

Planning Commission Meeting

5:00 PM

**1901 5TH STREET
BAY CITY TX, 77414**



Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

CALL TO ORDER

The meeting was called to order by Chairperson Jessica Russell at 5:02 pm.

PRESENT

Chairperson Jessica Russell
Commissioner Zeinab Ghais
Commissioner Marion Garcia
Commissioner Carolyn Barclay

ABSENT

Commissioner Erik Frankson
Commissioner Joshua Fortenberry
Commissioner Raihan Khondker

APPROVAL OF AGENDA

Motion made by Commissioner Ghais to approve the agenda, Seconded by Commissioner Barclay. Voting Yea: Chairperson Russell, Commissioner Ghais, Commissioner Garcia, Commissioner Barclay. Motion carried.

APPROVAL OF MINUTES

- 1. Meeting Minutes of April 21, 2022**

Motion made by Commissioner Ghais to approve the minutes of Planning Commission meeting of April 21, 2022, Seconded by Commissioner Garcia. Voting Yea: Chairperson Russell, Commissioner Ghais, Commissioner Garcia, Commissioner Barclay. Motion carried.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

2. **Discuss, consider, and/or approve a variance to City Code of Ordinance, Chapter 98 "Subdivisions", Section 98-100 "Building Lines" of a proposed re-plat of Lots 3-6 of Block 67 of Layton Moore's Subdivision of Moore Park (1913 and 1915 Park Ave) with variance to building lines.** Alyssa Dibbern, City Engineering Tech/Genard Campos

Alyssa Dibbern, City Engineering Tech, introduced the variance and explained the need to variance of the re-plat as they are building a duplex on the property line which separates the two homes. Chairperson Jessica Russell asked if there were any neighbor concerns and Ms. Dibbern replied there were not. Commissioner Garcia asked about inspections and reply was the property was vacant and had been in foreclosure.

Motion made by Chairperson Russell to approve the variance to the building lines, Seconded by Commissioner Ghais. Voting Yea: Chairperson Russell, Commissioner Ghais, Commissioner Garcia, Commissioner Barclay. Motion carried.

3. **Discuss upcoming/preliminary developments: TIRZ #1, TIRZ #1a, TIRZ #2, TIRZ #4, and Grace Street 55 acres.** Alyssa Dibbern, City Engineering Tech

Alyssa Dibbern, City Engineering Tech, provided updates to developments. TIRZ #1 Downtown, there are no updates. TIRZ #1a, Valor Park, has submitted their preliminary plat. TIRZ #2, Bold Box has started corresponding with the Drainage District. TIRZ #3 Marguerite Meadows has 9 lots sold. TIRZ #4, a Maddox development, has received a participation agreement from County, waiting on Hospital and Port Authority. Another development by Maddox is going in near the former Legacy nursing home, between Grace and 12th street. Ms. Dibbern also added that we received a grant to do sidewalk pavers in downtown area and we received a GLO grant for the diversion channel.

ITEMS / COMMENTS FROM BOARD MEMBERS

Chairperson Jessica Russell, thanked City staff in their assistance and time working with developers.

Tim Riggs, Building Official, stated that construction activities have Marguerite residents concerned about large trucks going in and out. Mr. Riggs also stated that he has been in contact with the Spruce Street developer to keep debris down.

Shawna Burkhart, City Manager, stated that the city is working with BCCDC, County, BCISD, and Wellness Matagorda on a proposed TIRZ #5 and waterpark.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

Motion made by Commissioner Barclay, Seconded by Commissioner Garcia. Voting Yea: Chairperson Russell, Commissioner Ghais, Commissioner Garcia, Commissioner Barclay. Motion carried and the meeting adjourned at 5:20 pm.

PASSED AND APPROVED, this ____ day of _____, 20____.

JESSICA RUSSELL

CHAIRMAN