
CITY OF BAY CITY

MINUTES • JULY 19, 2023

**COUNCIL
CHAMBERS | 1901
5th Street**

Planning Commission Meeting

5:00 PM

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



CALL TO ORDER

The meeting was called to order by Board Chairperson, Jessica Russell at 5:00 pm.

PRESENT

Commissioner Erik Frankson
Commissioner Joshua Fortenberry
Chairperson Jessica Russell
Commissioner Zeinab Ghais
Commissioner Carolyn Barclay
Commissioner Patti McKelvy

ABSENT

Commissioner Marion Garcia

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Meeting minutes of March 7, 2023

Motion made by Commissioner Frankson to approve the minutes, Seconded by Commissioner Barclay. Voting Yea: Commissioner Frankson, Commissioner

Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Barclay, Commissioner McKelvy. Motion carried.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

2. **Variance ~ Discuss, consider, and/or approve a variance to the Municipal Code of Ordinances, Sec. 54-29 through 54-83, Sec. 54-110 through 54-201, Sec. 54-203, Sec. 54-240 through 54-259 at East Heights S/D, Block 8, Lot 7 & 8 (2600 Sycamore).** Malanie Patterson/Herbert Hawkins Jr.

Krystal Mason, Assistant Public Works Director, provided background and previous commissioner's decision. Mr. Hawkins stated that Ms. Patterson would like 5 trailers. The commissioners discussed the health and safety issues of allowing 5 trailers and their close proximity to each other.

Motion made by Commissioner Ghais to grant another 180 day extension, Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Barclay, Commissioner McKelvy. Motion carried.

3. **Review, discuss, and/or approve preliminary and/or final plat of D.P. Moore's First Addition commercial development of 1.033 acres out of the P.T. Ruben Stone Survey, Abstract No. 92, located at 1221 Avenue F, Dollar General.**

Commissioner Frankson recused himself. Krystal Mason, Assistant Public Works Director, reviewed the re-plat consolidating six (6) lots to one (1) for commercial development. Ms. Mason stated that they have not yet received the letter from the Drainage District approving the variance.

Motion made by Commissioner McKelvy to approve the plat contingent on the Drainage Districts approval, Seconded by Commissioner Ghais. Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Barclay, Commissioner McKelvy. Voting Abstaining: Commissioner Frankson. Motion carried.

4. **Review of minor plats recently reviewed and approved by Public Works: Chick-fil-A (5512 7th St), Speedy Stop parking lot expansion (3107 7th St), SRMA Nichols (NW corner of Hamman & Nichols), SRMA 7th (NW corner of 12th St & Hwy 35).**

Krystal Mason, Assistant Public Works Director, reviewed the the minor plats and status of each.

5. **Update of subdivisions currently in development process: TIRZ #1A – Valor Park Sec. 1; TIRZ #2 – Sandhill LLC (Bay City 35, LLC) Sec. 1; TIRZ #3 – Meadow Oaks Phase 2; TIRZ #4 – Russell Ranch.**

Krystal Mason, Assistant Public Works Director, reviewed the subdivision projects and gave a status of each.

ITEMS / COMMENTS FROM BOARD MEMBERS - none

PUBLIC COMMENTS

Shawna Burkhart, City Manager, stated that the city is moving forward with TIRZ developments and PID's requested.

ADJOURNMENT

Motion made by Commissioner Ghais to adjourn, Seconded by Commissioner McKelvy. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Barclay, Commissioner McKelvy. Motion carried and the meeting adjourned at 5:30 pm.

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

JESSICA RUSSELL, CHAIRMAN