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# CITY OF BAY CITY

## MINUTES • MARCH 7, 2023

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**COUNCIL  
CHAMBERS | 1901  
5th Street**

**Planning Commission Meeting**

**5:00 PM**

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



### **CALL TO ORDER**

The meeting was called to order by Chairperson Jessica Russell at 5:12 pm.

### **PRESENT**

Commissioner Erik Frankson  
Commissioner Joshua Fortenberry  
Chairperson Jessica Russell  
Commissioner Marion Garcia

### **ABSENT**

Commissioner Zeinab Ghais  
Commissioner Raihan Khondker  
Commissioner Carolyn Barclay

Also in attendance were Shawna Burkhart, City Manager, Councilwoman Becca Sitz, Krystal Mason, Planning Manager, Bruce Grover, Developer, John Peden, Developer, Janet Baccus, Quiddity Engineering, Bill Frohms, resident, and Billy Gray, resident.

### **APPROVAL OF AGENDA**

### **APPROVAL OF MINUTES**

#### **1. Meeting minutes of December 15, 2022**

Motion made by Commissioner Fortenberry to approve the minutes of December 15, 2022, Seconded by Commissioner Frankson. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Garcia. Motion carried.

#### **2. Meeting minutes of February 9, 2023**

Motion made by Commissioner Garcia to approve the minutes of February 9, 2023, Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Garcia. Motion carried.

### **REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:**

**3. Discussion ~ Discuss results of poll and input of emergency services regarding the development of Meadow Oaks subdivision.**

Janet Baccus reviewed their traffic study. John Peden stated that he was frustrated that they only surveyed Marguerite residents and not Pearl Street residents. Chairperson Russell replied that the reason was a prior approval of exit by Planning Commission. Bill Frohms presented a traffic study from 2017 that the residents paid for that projected a traffic impact up 277%. Bruce Grover asked if they were doing anything against code if only on exit. Shawna Burkhart and Krystal Mason both replied that it is in Chapter 98 that anything over 5 acres must have two exits.

Kyrstal Mason presented the results of the poll; 14 pieces of correspondence returned and 2 phone calls. Only 1 voted for Marguerite Street.

**4. Plat ~ Review and consider Meadow Oaks preliminary plat with secondary access road on Marguerite instead of Pearl St. (Bruce Grover)**

Motion made by Commissioner Fortenberry to approve the preliminary plat with changes to include Marguerite Street and Pearl Street entrances, Seconded by Commissioner Garcia. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Garcia. Motion carried.

### **ITEMS / COMMENTS FROM BOARD MEMBERS**

Commission recommends that Chapter 98 of the City Code of Ordinances specify that the two entrances must be on separate roads.

### **ADJOURNMENT**

Motion made by Commissioner Frankson to adjourn, Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Garcia. Motion carried and the meeting adjourned at 5:45 pm.

**PASSED AND APPROVED**, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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JESSICA RUSSELL, CHAIRMAN