

CITY OF BAY CITY
MINUTES • FEBRUARY 9, 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 Chairperson Jessica Russell at 5:01 pm.

PRESENT

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

ABSENT

- Commissioner Marion Garcia
- Commissioner Raihan Khondker

APPROVAL OF AGENDA

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

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

1. **Variance ~ Discuss, consider, and/or approve a variance to Chapter 22 set back requirements at Misty Meadows Subdivision Sec 3 Lot 8 (8 Holly Lane). (Jose Vargas)**

Krystal Mason, Planning Manager, stated that the city did not have issue allowing the variance.

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

2. Variance ~ Discuss, consider and/or approve a variance to Section 114-70 and Section 114-111 of the Code of Ordinance and allowing variance and permitting of new septic system installation at 1508 North Dr. (Fortenberry/Pennington).

Motion made by Commissioner Ghais to approve the variance with a County recorded agreement providing that if property owner should build in the future than they will need to connect to city services, Seconded by Commissioner Fortenberry. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Barclay. Motion carried.

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

Shawna Burkhart, City Manager, stated that the city believes taht 2 exits on Marguerite is not sufficient, that the development is adding traffice to the street and concern about Fire and Police response as well. Commissioner Ghais stated that she has spoken to residents on Marguerite and they are not happy with a single entrance. Commissioner Ghais does not agree with both entrances on Marguerite and prefer Pearl or Nichols. Krystal Mason, Planning Manger, added that in 2018 the Planning Commissioner Chairman Bill Bell stated that the second entrance was needed. Chairperson Russell suggested polling the neighborhood. Quiddity Engineering representative stated that the developer is open to an access to Pearl, but gated and emergency use only.

Commission requested input from the Fire and Police department and a poll of residents. Commission will meet again to review February 21st at 5:00 pm.

ITEMS / COMMENTS FROM BOARD MEMBERS

There were no items from the board.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

Motion made by Commissioner Fortenberry to adjourn the meeting, Seconded by Commissioner Frankson. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Barclay. Motion carried and the meeting adjourned at 5:32 pm.

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

JESSICA RUSSELL

CHAIRMAN