



PLANNING COMMISSION

CITY OF BAY CITY

Tuesday, February 21, 2023 at 5:00 PM
COUNCIL CHAMBERS | 1901 5th Street

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

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Meeting minutes of December 15, 2022
2. Meeting minutes of February 9, 2023

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

ITEMS / COMMENTS FROM BOARD MEMBERS

PUBLIC COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff places the item on an agenda for a subsequent meeting.

ADJOURNMENT

CERTIFICATION OF NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, February 17, 2023 before 5:00 p.m.**

Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

AGENDA NOTICES:

Bay City Planning Commission:

The Bay City Planning Commission serves as an advisory body to City Council and the Mayor. Therefore, although the Board does not fall under the purview of the Texas Open Meetings Act, its meetings shall be open to members of the public.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, jthompson@cityofbaycity.org for further information.

Jeanna Thompson

City Secretary

CITY OF BAY CITY
MINUTES • DECEMBER 15, 2022

**COUNCIL
CHAMBERS | 1901
5th Street**

Planning Commission Meeting

5:00 PM

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



CALL TO ORDER

Meeting was called to order by Chairperson Jessica Russell at 5:00 pm.

PRESENT

Commissioner Joshua Fortenberry
Chairperson Jessica Russell
Commissioner Zeinab Ghais
Commissioner Marion Garcia

ABSENT

Commissioner Erik Frankson
Commissioner Raihan Khondker
Commissioner Carolyn Barclay

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Meeting Minutes of September 15, 2022

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

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

2. **Review, discuss, and/or approve preliminary or final plat of Valor Park, Section 1 Subdivision Development, being a 6.492 acre tract of land in the I&GNRR Co Survey 4, Block 4, Abstract 268, in the City of Bay City, Matagorda County, Texas which is located east of Avenue M, north of 16th Street and Carey Smith Blvd.**

Krystal Mason, Planning Manager, presented the final plat that is contingent on Drainage District final approval.

Motion made by Commissioner Garcia to approve the plat, Seconded by Commissioner Fortenberry.

Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried.

3. **Review, discuss, and/or approve preliminary or final plat of Russell Ranch Subdivision, being a 49.71 acre tract of land in the I&GNRR Co Survey, Abstract No. 270 & 271, in the City of Bay City, Matagorda County, Texas which is located south of Doris St., north of 7th St. and west of Old Van Vleck Road.**

Krystal Mason, Planning Manager, presented the plat that is contingent on Drainage District final approval. There will be 4 drainage ponds and only east exit.

Motion made by Commissioner Fortenberry to approve the plat, Seconded by Commissioner Ghais.

Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried.

4. **Review of minor plats recently reviewed and approved by Public Works: Bay City Cottages (1901 Merlin); Union Pacific RR (2617 & 2619 Ave E and 2612 & 2614 Ave F); Marino Galgo re-plat (3207 & 3215 Ave I)**

Krystal Mason, gave summary and description of minor plats that have been approved.

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

Krystal Mason, Planning Manager, presented the subdivisions currently in development and provided updates.

6. **Review of upcoming residential subdivision developments: 12th St northwest of Moore Ave; Skelly Road; Misty Lane; CR 102.**

Krystal Mason, Planning Manager, reviewed upcoming developments and annexations.

ITEMS / COMMENTS FROM BOARD MEMBERS

There were no items.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

Motion made by Commissioner Fortenberry to adjourn, Seconded by Commissioner Garcia. Voting Yea: Commissioner Fortenberry, Chairperson Russell, Commissioner Ghais, Commissioner Garcia. Motion carried and the meeting adjourned at 5:24 pm.

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

JESSICA RUSSELL
CHAIRMAN

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.

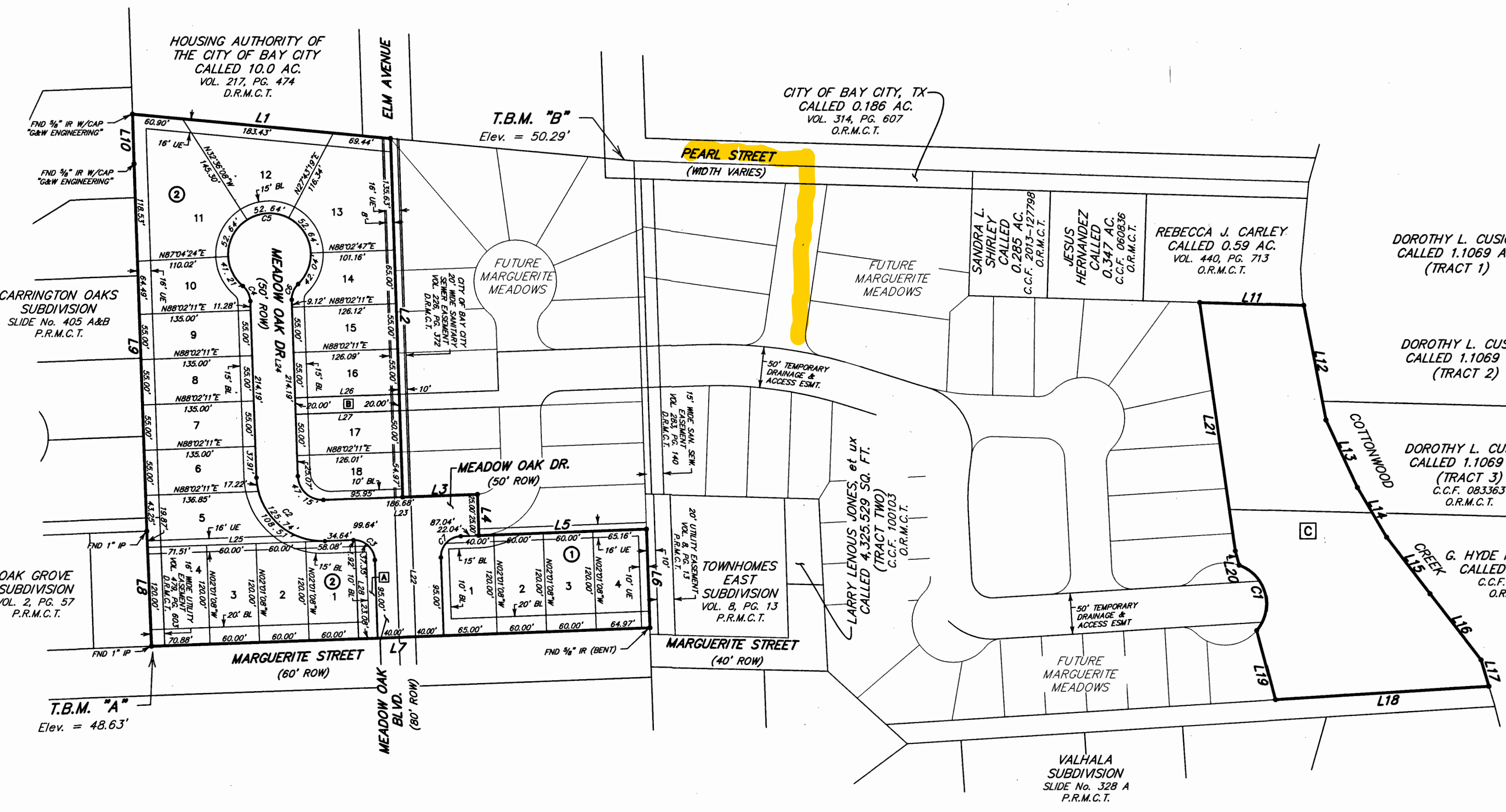
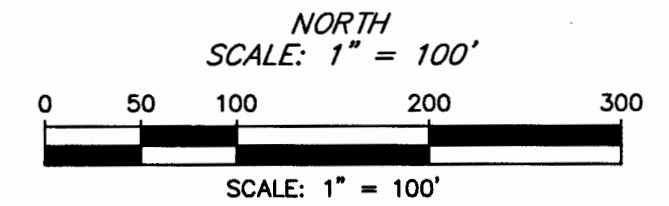
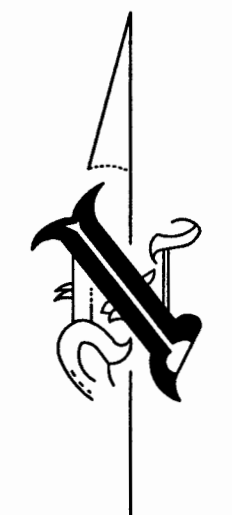
ADJOURNMENT

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



- A** RESTRICTED RESERVE "A"
Restricted to
Landscape/Open Space
Purposes Only
0.061 AC.
2,636 Sq. Ft.
- B** RESTRICTED RESERVE "B"
Restricted to
Landscape/Drainage
Purposes Only
0.058 AC.
2,521 Sq. Ft.
- C** RESTRICTED RESERVE "C"
Restricted to Detention
Purposes Only
1.91 AC.
83,144 Sq. Ft.

LEGEND


- D.R.M.C.T. - DEED RECORDS MATAGORDA COUNTY, TEXAS
- P.R.M.C.T. - PLAT RECORDS MATAGORDA COUNTY, TEXAS
- PG. - PAGE
- VOL. - VOLUME
- ⊙ - SET 3/4" IR W/CAP "JONES|CARTER"

FINAL PLAT
MEADOW OAKS
PHASE 1 SUBDIVISION
 22 LOTS, 2 BLOCKS, 3 RESERVES
 BEING 7.29 ACRES IN THE
 ELISHA HALL LEAGUE, ABSTRACT 45
 CITY OF BAY CITY
 MATAGORDA COUNTY, TEXAS
 NOVEMBER 29, 2017

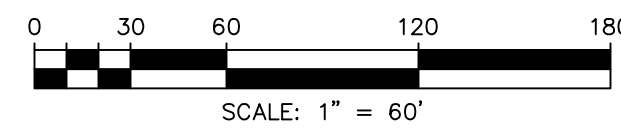
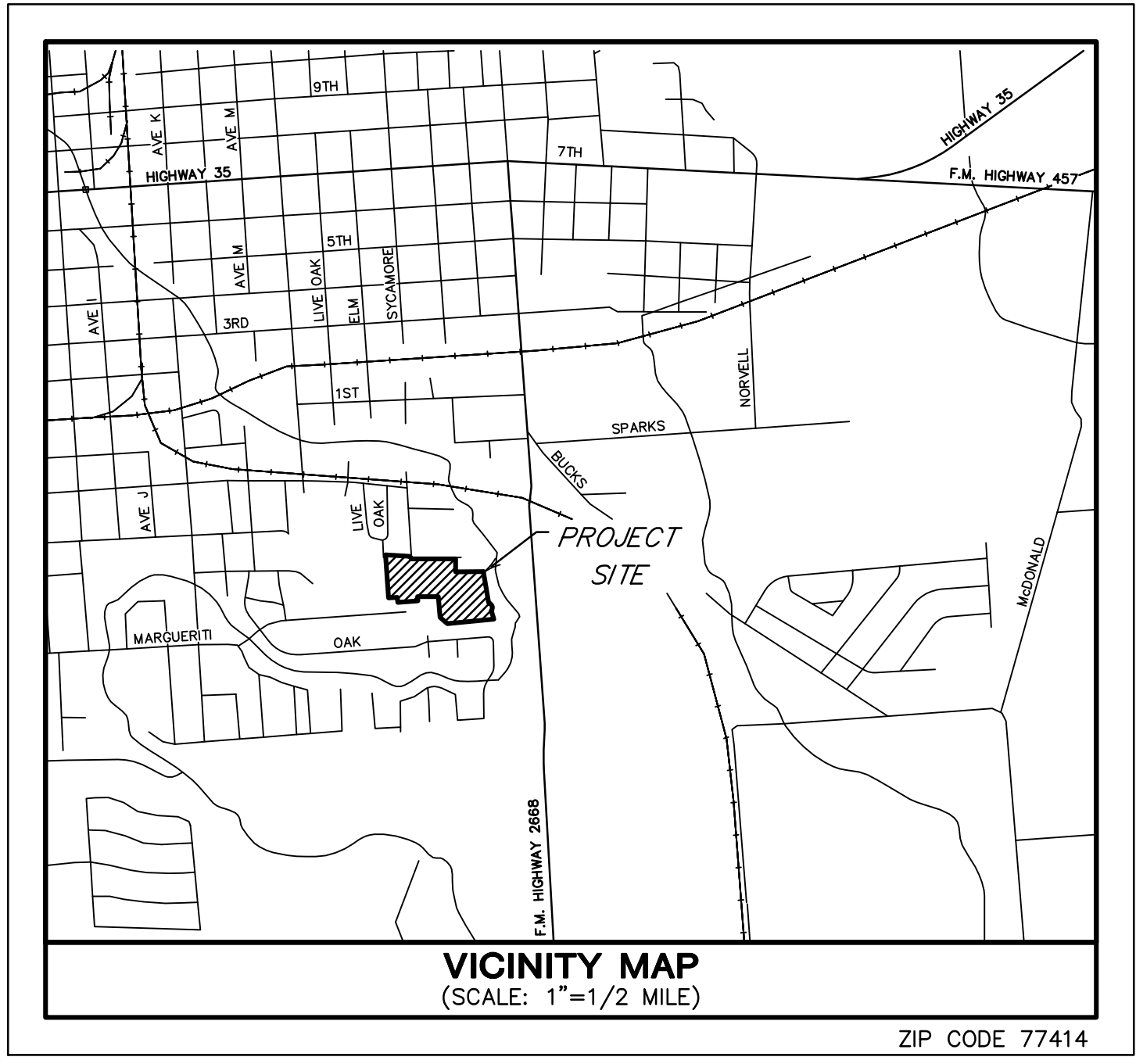
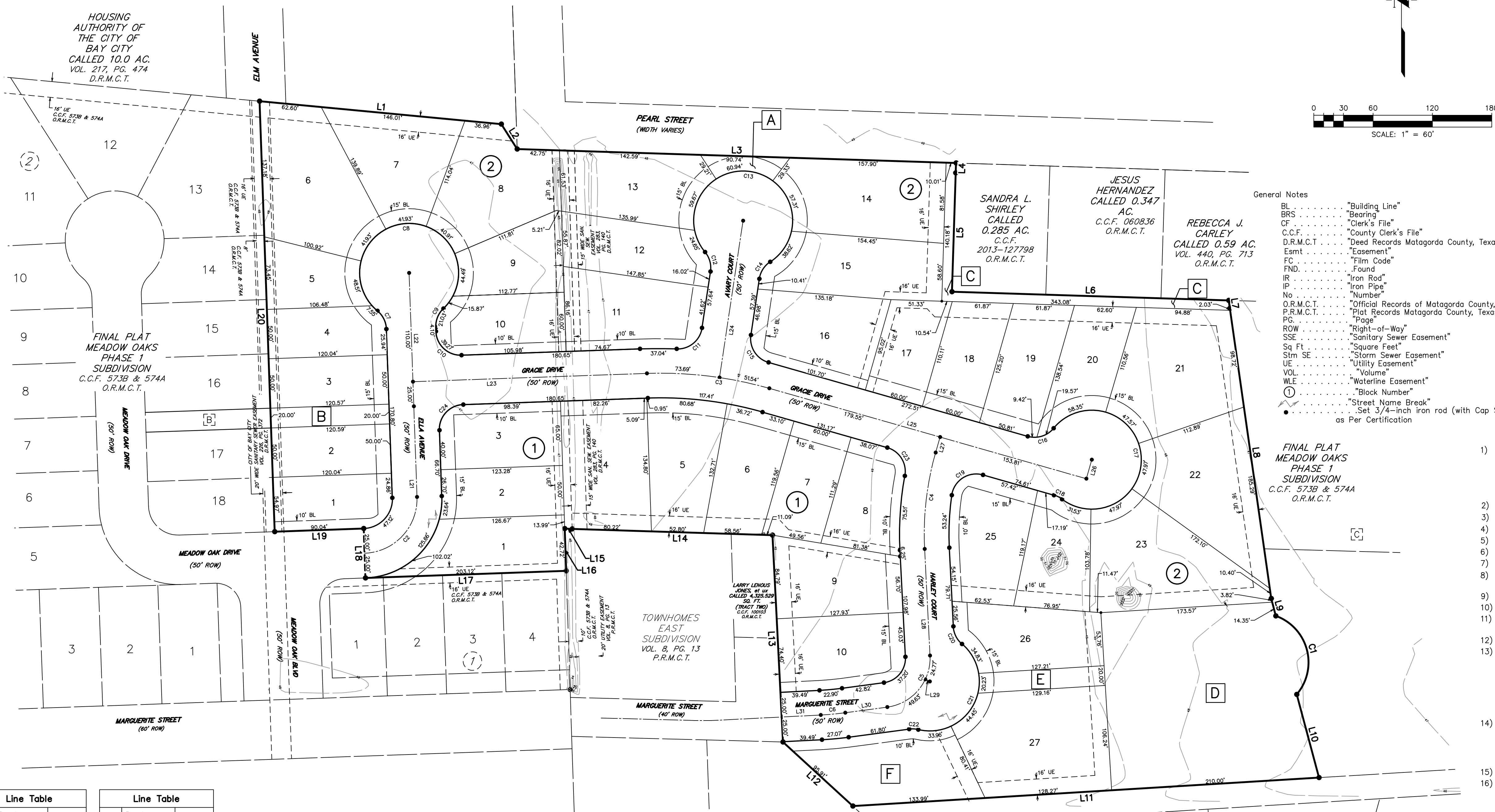
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	110°36'16"	96.52'	N14°55'55"W	82.22'	72.22'
C2	55.00'	90°03'19"	86.45'	N46°59'28"W	77.82'	55.05'
C3	25.00'	90°00'00"	39.27'	N47°01'08"W	35.36'	25.00'
C4	25.00'	48°11'23"	21.03'	N26°03'30"W	20.41'	11.18'
C5	50.00'	276°22'46"	241.19'	N88°02'11"E	66.67'	44.72'
C6	25.00'	48°11'23"	21.03'	N22°07'53"E	20.41'	11.18'
C7	25.00'	90°00'00"	39.27'	S42°58'52"W	35.36'	25.00'

LINE	BEARING	DISTANCE
L1	S84°35'41"E	313.77'
L2	S01°55'40"E	435.60'
L3	N87°58'52"E	90.73'
L4	S02°01'08"E	50.00'
L5	N87°58'52"E	203.12'
L6	S01°55'40"E	120.00'
L7	S87°58'52"W	603.93'
L8	N02°19'10"W	139.87'
L9	N01°57'49"W	446.27'
L10	N01°53'53"W	60.01'
L11	S88°10'05"E	125.58'
L12	S10°55'35"E	141.71'
L13	S24°56'42"E	90.45'
L14	S30°19'32"E	70.11'
L15	S37°23'42"E	86.69'
L16	S37°38'35"E	101.32'
L17	S16°33'53"E	33.49'
L18	S86°30'30"W	259.23'
L19	N14°55'55"W	87.08'
L20	N14°55'55"W	18.17'
L21	N08°06'14"W	304.57'
L22	N02°01'08"W	145.00'
L23	N87°58'52"E	186.68'
L24	N01°57'49"W	270.09'
L25	N87°58'52"E	214.95'
L26	N88°02'11"E	126.05'
L27	N88°02'11"E	126.04'
L28	N02°01'08"W	119.93'

OWNER:
MARGUERITE MEADOW, LLC
 142 CR 222
 BAY CITY, TEXAS 77414
 979-245-2245

ENGINEER/SURVEYOR:
 **JONES|CARTER**
Texas Board of Professional Land Surveying Registration No. F-439
 Texas Board of Professional Land Surveying Registration No. 100463-00
 6330 West Loop South, Suite 150 - Bellaire, TX 77401 - 713.777.5337

- A RESTRICTED RESERVE "A"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.03 AC
1,425 Sq. Feet
- B RESTRICTED RESERVE "B"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.05 AC
2,400 Sq. Feet
- C RESTRICTED RESERVE "C"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.10 AC
4,210 Sq. Feet
- D RESTRICTED RESERVE "D"**
BLOCK 2
Restricted to Drainage Purposes Only
0.82 AC
35,764 Sq. Feet
- E RESTRICTED RESERVE "E"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.05 AC
2,550 Sq. Feet
- F RESTRICTED RESERVE "F"**
BLOCK 2
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.25 AC
10,923 Sq. Feet



- General Notes
- BL "Building Line"
 - BRS "Bearing"
 - CF "Clerk's File"
 - C.C.F. "County Clerk's File"
 - D.R.M.C.T. "Deed Records Matagorda County, Texas"
 - Esmt "Easement"
 - FD "Found"
 - IR "Iron Rod"
 - IP "Iron Pipe"
 - No "Number"
 - O.R.M.C.T. "Official Records of Matagorda County, Texas"
 - P.R.M.C.T. "Plat Records Matagorda County, Texas"
 - PG "Page"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Strm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - VOL "Volume"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Street Name Break"
 - Set 3/4-inch iron rod (with Cap Stamped "Quiddity" Property Corner) as Per Certification

- Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- All street right-of-way widths are fifty feet (50') wide unless otherwise noted.
- All utility easements are sixteen feet (16') wide unless otherwise noted.
- The Coordinates shown hereon are Texas South Central Zone no. 4202 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99998524.
- This plat lies within the City of Bay City full purpose jurisdiction.
- No improvements including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement.
- The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
- All drainage easements on private property shall be maintained by the property owner or his/her assigns.
- This tract lies within Zones "B" and "C" of the Flood Insurance Rate Map, Community-Panel No. 4854550005, Suffix "C" dated June 5, 1985, for Bay City, Texas. Zone "A" is defined as Special Flood Hazard Areas inundated by 100-year flood elevations determined.
Zone "C" is defined as areas of minimal flooding.
Zone "B" is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding within average depths of less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from base flood.
- No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions. The driveway shall be joined at the boundary lines of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- All property to drain into the drainage easement only through an approved drainage structure.
- Ownership and maintenance of the detention facilities shall be with the Meadow Oaks Subdivision Property Owners Association.

Line	Bearing	Distance
L1	N84°35'41"W	245.57'
L2	N32°32'29"W	29.88'
L3	N88°10'13"W	443.99'
L4	N01°49'47"E	10.00'
L5	N01°48'04"E	120.18'
L6	N88°11'56"W	280.01'
L7	S08°06'14"E	8.12'
L8	S08°06'14"E	296.45'
L9	S14°55'55"E	18.17'
L10	N14°55'55"W	87.08'
L11	N86°30'29"E	472.26'
L12	S47°27'51"E	95.91'
L13	S02°52'55"E	209.46'
L14	S88°13'14"E	202.67'
L15	S88°14'20"E	7.52'
L16	N01°56'23"W	42.72'
L17	N87°58'52"E	203.12'
L18	S02°01'10"E	50.00'
L19	N87°58'52"E	90.04'
L20	S02°01'08"E	435.60'
L21	S02°01'09"E	91.70'
L22	S02°01'09"E	135.00'
L23	S87°58'51"W	236.69'
L24	S08°32'09"W	160.58'
L25	N74°04'51"W	333.36'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	110°37'07"	96.52'	S14°55'55"E	82.22'	72.23'
C2	55.00'	90°00'01"	86.39'	N42°58'52"E	77.78'	55.00'
C3	400.00'	17°56'17"	125.23'	N83°03'00"W	124.72'	63.13'
C4	300.00'	18°49'53"	98.60'	S06°30'12"W	98.16'	49.75'
C5	50.00'	85°15'32"	74.40'	N39°43'01"E	67.73'	46.02'
C6	300.00'	4°46'17"	24.98'	S84°43'56"W	24.98'	12.50'
C7	25.00'	48°11'23"	21.03'	N26°06'50"W	20.41'	11.18'
C8	50.00'	276°22'45"	241.19'	S87°58'51"W	66.67'	44.72'
C9	25.00'	48°11'22"	21.03'	S22°04'32"W	20.41'	11.18'
C10	25.00'	90°00'00"	39.27'	S47°01'09"E	35.36'	25.00'
C11	25.00'	83°29'16"	36.43'	N50°16'47"E	33.29'	22.31'
C12	25.00'	48°11'23"	21.03'	N15°33'32"W	20.41'	11.18'
C13	50.00'	276°22'46"	241.19'	N81°27'51"W	66.67'	44.72'
C14	25.00'	48°11'23"	21.03'	S32°37'51"W	20.41'	11.18'
C15	25.00'	82°37'01"	36.05'	S32°46'21"E	33.01'	21.97'
C16	25.00'	66°25'19"	28.98'	N72°42'29"E	27.39'	16.37'
C17	50.00'	267°27'41"	233.40'	N06°46'20"W	72.26'	52.27'
C18	25.00'	21°02'22"	9.18'	N63°33'40"W	9.13'	4.64'
C19	25.00'	97°44'20"	42.65'	S57°02'59"W	37.66'	28.63'
C20	25.00'	46°30'53"	20.30'	S26°10'11"E	19.74'	10.74'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C21	50.00'	152°56'03"	133.46'	N27°02'24"E	97.22'	207.74'
C22	25.00'	21°09'38"	9.23'	N87°04'24"W	9.18'	4.67'
C23	25.00'	84°28'50"	36.86'	N31°50'26"W	33.61'	22.70'
C24	25.00'	90°00'00"	39.27'	S42°58'51"W	35.36'	25.00'

MEADOW OAKS

PHASE 2 SUBDIVISION

BEING 11.23 ACRES IN THE
ELISHA HALL LEAGUE, A-45
CITY OF BAY CITY
MATAGORDA COUNTY, TEXAS

37 LOTS 2 BLOCKS 6 RESERVES

DECEMBER 2022

OWNER:
MARGUERITE MEADOW, LLC
142 CR 222
BAY CITY, TEXAS 77414
979-245-2245

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. 2-23295 & 10046100
81229 Corporate Drive, Rosenberg, Texas 77471 • 281.342.2033