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## CITY OF BAY CITY

### MINUTES • DECEMBER 15, 2022

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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**

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.

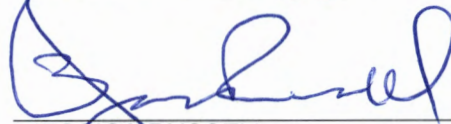
**PUBLIC COMMENTS**

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 7 day of MARCH, 2023.

  
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JESSICA RUSSELL  
CHAIRMAN

