

**CITY OF BAY CITY**  
**MINUTES • APRIL 21, 2022**

**COUNCIL  
CHAMBERS | 1901  
5th Street**

**Planning Commission Meeting**

**5:00 PM**

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



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

**CALL TO ORDER**

Joshua Fortenberry was selected to preside and called the meeting to order at 5:02 pm. Quorum certified.

**PRESENT**

- Commissioner Erik Frankson
- Commissioner Joshua Fortenberry
- Commissioner Marion Garcia
- Commissioner Carolyn Barclay

**ABSENT**

- Chairperson Jessica Russell
- Commissioner Zeinab Ghais
- Commissioner Raihan Khondker

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**1. Meeting minutes of September 21, 2021**

Motion made by Commissioner Frankson to approve the minutes of September 21, 2021, Seconded by Commissioner Garcia. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Commissioner Garcia, Commissioner Barclay. Motion carried.

**REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:****2. Discuss, consider, and/or approve a variance to City Code of Ordinance, Chapter 98 "Subdivisions", Section 98-98 "Lots" of a proposed plat of a 1.03 Acre Subdivision described in General Warranty Deed recorded in file no. 2021-6196 of the M.C.O.R. Elesa Hall League, Abstract No. 45 with variance to Lot 1 and 2. Alyssa Dibbern, Engineering Tech**

Variance to lot size to allow city access easement was presented by Alyssa Dibbern, Engineering Tech.

Motion made by Commissioner Frankson to approve the variance to lot size, Seconded by Commissioner Barclay. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Commissioner Garcia, Commissioner Barclay. Motion carried.

**3. Report and update on open requests for land use: Battery Energy Storage Facility (BESS), Popeyes, Palm Village Boat Storage, Other past minor plats.**

Alyssa Dibbern, Engineering Tech, provided an update on various upcoming projects. Commissioners had concerns with fire hazards and environmental hazards in regards to the battery storage facility. Ms. Dibbern stated that she would reach out to BESS with the commissioners concerns and provide BESS response to the commissioners.

**4. Upcoming Developments - Preliminary: TIRZ #1, TIRZ #1a, TIRZ #2, and TIRZ #4**

Shawna Burkhart, City Manager, gave an update on the TIRZ developments, stating that the TIRZ #3 has already sold 3 lots.

**ITEMS / COMMENTS FROM BOARD MEMBERS**

There were no items or comments from the board members.

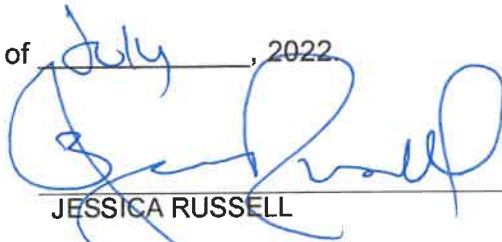
**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

Motion made by Commissioner Frankson to adjourn, Seconded by Commissioner Barclay. Voting Yea: Commissioner Frankson, Commissioner Fortenberry, Commissioner Garcia, Commissioner Barclay. Motion carried and the meeting adjourned at 5:26 pm.

**PASSED AND APPROVED**, this 28 day of July, 2022

  
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JESSICA RUSSELL  
CHAIRMAN

