

**MINUTES
PLANNING COMMISSION
CITY OF NASSAU BAY
NOVEMBER 5, 2013
6:00 PM**

MEMBERS OF PLANNING COMMISSION PRESENT: Chairman Roscoe Lee and Commissioners Arlene Phillips, John Nugent, Louis Nguyen, and Miguel Zamora.

MEMBERS OF PLANNING COMMISSION ABSENT: Commissioners Kirk Walker and Don Johnson.

OTHER CITY OFFICIALS PRESENT: Building Official Larry Boles, Community Development Director Mary Chambers, and Planning Commission Secretary Kathy George.

Also in attendance was Cody Christoph of CST, Lead Real Estate Representative for Big Diamond, LLC and Laurie Young, Weisser Engineering Company.

PRESIDING: Roscoe Lee.

CALL TO ORDER AND ROLL CALL OF MEMBERS

Chairman Lee called the meeting to order at 6:00 pm.

Mr. Lee announced a quorum of the Commission was present.

APPROVAL OF MINUTES

The minutes of regular meeting of October 16, 2013 were presented for approval. It was moved by Commissioner Nugent, seconded by Commissioner Zamora, that the minutes be approved.

Motion passed 5 – 0.

PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARING

Public Hearing on Request to Rezone 2000 NASA Parkway from Urban (U) to Commercial (C)

Chairman Lee explained the basis for the request for rezoning is to enable development of a future gas station and store on the property. This area was rezoned to U in the recent zoning ordinance update. Table 15-400.A of the updated zoning ordinance does not allow a gas station in the U district, but allows a gas station in the C district.

Public hearing was opened for residents wishing to comment. No one spoke.
Action by the Planning Commission's Recommendation to City Council Regarding Rezoning of Property Located at 2000 NASA Parkway.

It was moved by Commissioner Nugent, seconded by Commissioner Phillips that the Planning Commission recommend to City Council to approve the request made by Kay Taylor Burnett to rezone 2000 NASA Parkway from Urban (U) to Commercial (C).

Motion passed 5 – 0.

Factors in Favor of Granting the Zoning Change

1. The property is at the northern end of the Urban district, which would not preclude Urban development on the remainder of the property.
2. The proposed gas station has almost twice the number of pumping station as the current Valero station in the City and the store size is almost twice the size of the current station. The current station is a high income-producing property and it is expected that a larger facility will significantly increase sales tax revenues to the City.
3. The property has been vacant for about two years and not producing sales tax revenue for the City.
4. NASA Parkway frontage will be a positive factor in business for the gas station and store.
5. The current curb cuts will be retained, which will mitigate changes in traffic flow through the property.

Factors Against Granting the Zoning Change

1. Removal of a portion of a tract which had been proposed for Urban development.

Public Hearing on Request for a Specific Use Permit (SUP) for a Car Wash as a Part of a Future Gas Station at 2000 NASA Parkway

Chairman Lee explained the basis for the request for a SUP for a car wash is that Table 15-400.A of the updated zoning ordinance requires an SUP for a car wash in the Commercial district.

Public hearing was opened for residents wishing to comment. No one spoke.

Action by the Planning Commission's Recommendation to City Council on Specific Use Permit for a Vehicle Car Wash.

It was moved by Commissioner Zamora, seconded by Commissioner Nguyen to recommend to City Council to approve the request for a Specific Use Permit

(SUP) with regards to the car wash as an accessory to the gas station at 2000 NASA Parkway.

Motion passed 5 – 0.

Factors in Favor of Granting the Specific Use Permit

1. An automated car wash is a reasonable accessory use to a gas station.
2. An automated car wash will increase revenues and associated sales tax revenues to the City.
3. The traffic lane through the car wash will be consistent with current curb cuts and will not impede the traffic flow through the property.
4. The water use will not adversely impact the City's water supply and the wastewater will not adversely impact the City's sanitary water treatment system.

Factors Against Granting the Specific Use Permit

1. Since an approved SUP stays with the property, the Planning Commission limited the SUP to a car wash as an accessory use to a gas station to preclude possible future redevelopment with only a car wash facility, which is not desirable.

ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:37 pm.

Minutes approved as submitted and/or corrected this ___ day of _____, A.D., 2013.

CITY OF NASSAU BAY, TEXAS

Roscoe Lee
Planning Commission Chairman

ATTEST:

Kathy George
Planning Commission Secretary