

**MINUTES
PLANNING COMMISSION MEETING
CITY OF NASSAU BAY
JULY 6, 2021
6:00 PM**

MEMBERS OF PLANNING COMMISSION PRESENT: Chairman Roscoe Lee, Commissioners Omar Abotteen, Angela Braun, Jeff Horton, Louis Nguyen, John Nugent, and Arlene Phillips.

ABSENT: None

OTHER CITY OFFICIALS PRESENT: Assistant City Manager Mary Chambers

PRESIDING: Roscoe Lee.

CALL TO ORDER AND ROLL CALL OF MEMBERS

Chairman Lee called the meeting to order at 6:00 pm and announced that all Commissioners were present.

APPROVAL OF MINUTES

The minutes of the meeting of March 2, 2021 were presented for approval. Commissioner Horton made the motion to approve the minutes and it was seconded by Commissioner Braun.

Motion passed 7 – 0

CITIZENS REQUEST FOR HEARING BEFORE PLANNING COMMISSION

There was no citizen's request.

NEW BUSINESS

- A. Hold a Public Hearing and take action on an request to replate 18806 Point Lookout and property adjacent described as a 0.601 acre tract in the Sarah Deel League, Abstract 13 in Harris County.

Chairman Lee explained that the homeowners were trying to incorporate the second purchase of land from Nassau Bay. The first purchase was incorporated earlier. He also explained that it makes sense to have one single property for tax purposes.

Chairman Lee introduced Mary Chambers, Assistant City Manager and asked that she go over the checklist. She said everything was straightforward in the

checklist. She wanted to point out that some items were missing from the packet because they needed to be cleared up with the applicants. The applicants agreed. When the mylar is submitted to the Chairman it will have those items in the packet. This will include the following corrections:

1. The plats in the packet are mislabeled. Plot 3 is shown as plot 1. The City is going to accept this since the replat does create a new lot as per state law.
2. The plat in the packet also does not show the 25 foot front building line. They will fix this and they will also add the topographical contours.
3. The City also asked the owners to put the overhead powerlines located on the property on the mylar, although it is not required. They agreed.
4. Public works also requested the 16 foot utility easement to extend across to the additional lot for access be shown on the mylar.

The City will make sure all these corrections are made before asking the Chairman to sign it.

At this time Ms. Chambers wanted to inform the Commission that state law had changed with regards to platting. According to House bill 31.67, we have to approve this plat within 30 days from submittal and we are beyond that time period. A lot of that has to do with our ordinance that still states that we have to notify within 15 days before we can meet. This is one of the items that the City will be clearing up when it has the Unified Development Code. The City will start cleaning up the subdivision ordinances and bring it up to compliance with state law. It also talks about not being able to disapprove a plat if it meets all the states requirements. It is for this reason the City recommends to the Commission that the plat be approved, with the agreed-to updates due to the state requirements.

Chairman Lee said on item 9 setbacks he was unable to make out the notes in this section in the checklists. Did you mention setbacks? Mary said it will remain the same.

At 6:08 Chairman opened the floor for public comment. No one spoke

Chairman closed the public hearing at 6:08 p.m.

Chairman Opened the floor to fellow Commissioners.

Commissioner Phillips asked for clarification on the location of the house. Chairman Lee told her it was the Currants house which is the very last house going into the cul-de-sac on Point Lookout.

Commissioner Abotteen asked if they had any additional plans for the lot such as adding a building to the lot. Mary said at this time the homeowners had not submitted any plans. It will remain residential.

Chairman Lee opened the floor for a motion. Commissioner Nguyen motioned to approve the plat and was seconded by Commissioner Nugent.

Motion passed 7 - 0

OLD BUSINESS

None

COMMENTS FROM PLANNING COMMISSION CHAIRMAN

The hospital has completed the construction and have added an extension to Space Park. They also added a new sign at the esplanade and added vegetation.

Moody will have their ground breaking ceremony this month. McDonalds is moving along and plans to open August 9th. Mediteraneo Cafe is now open for business as well as the Java Owl. The property between Wendy's and Five Guys has been sold to an outlet that plans to make retail space with office space as well.

COMMENTS FROM ASSISTANT CITY MANAGER

Moody has invited all Commissioners to the ground breaking ceremony on Wednesday August 11th at 10:00 – 11:00 at 1275 Space Park. There is a pre-development meeting on Thursday morning (August 12th at 10:00) with the owners of the space between Wendy's and Five Guys.

At this time Mary Chambers stated effective September 30th she was retiring but effective October 1 she will be serving as a contractor.

ADJOURNMENT

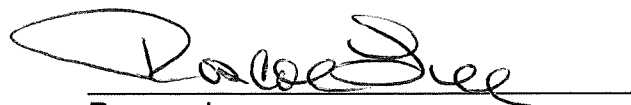
Chairman Lee asked for a motion to adjourn. Commissioner Nugent made the motion to adjourn and Commissioner Horton seconded the motion.

Motion passed 7 – 0

There being no further discussion, the meeting adjourned at 6:29 p.m.

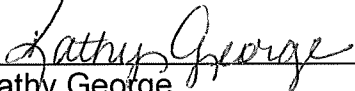
Minutes approved as submitted and/or corrected this 21 day of September, A.D., 2021.

CITY OF NASSAU BAY, TEXAS


Roscoe Lee

Planning Commission Chairman

ATTEST:



Kathy George
Planning Commission Secretary