


Memo

To: Zoning Commission
From: Doug Kneupper, City Engineer 
CC:
Date: September 16, 2021
Re: Lago Mar PUD Amendment – Crystal Lagoon

Background: The original concept plan that is associated with the Planned-Unit-Development (PUD) zoning for Lago Mar, shows most of the area south of the GCWA canal to be single-family residential, with Commercial areas adjacent to I-45. In late 2017, Land Tejas approached the City regarding their desire to develop approximately 120 acres of the single-family and adjacent commercial area as a “Crystal Lagoon District”. There would be a variety of uses centered around the 12-acre lagoon. Some of the uses may include event venues, office / professional, personal services, lagoon / water oriented recreation, restaurants / entertainment, retail, and some limited higher density residential (i.e. townhomes and possibly condos / multi-family). The facilities already constructed in the “Crystal Lagoon District” are the lagoon and a private clubhouse and recreation facility for the Lago Mar residents. To be able to move forward with the variety of uses associated with the crystal lagoon, an amendment to the PUD will be required.

Requested Action: The applicant, Land Tejas, is requesting the City consider an amendment to the PUD zoning for a portion of Lago Mar. The amendment would create about seven (7) sub-areas of varying, but compatible uses. The commercial sub-areas will stay closer to I-45, but the remaining sub-areas will be more directly associated with the lagoon as an attraction and amenity. There are exhibits that more clearly show the arrangement of the sub-areas, and the document goes into more detail regarding the uses and restrictions to ensure a high-quality, compatible development.

Staff Review / Analysis: Representatives from Land Tejas and Crystal Lagoon will make a presentation to the Zoning Commission; similar to the presentation made to the Planning Board at their August 23rd meeting. There will be ample opportunities for questions, answers, dialogue, etc. Following this presentation and consideration of the Zoning Commission, the recommendations of Planning Board and Zoning Commission will be presented to the Mayor and City Commission for their final decision on this amendment.

EXHIBIT B

Crystal Lagoon District Lago Mar Plan Unit Development Partial Amendment no. 1

A. Contents. This PUD amendment includes the following sections:

- B. General Provisions
- C. Land Uses
- D. Development Regulations
- E. General Conditions

B. General Provisions.

1. The PUD approved herein will be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in the Lago Mar PUD, Mixed Use District is not contained in this ordinance, all the regulations contained in the Development Code applicable to the Lago Mar PUD, Mixed Use District in effect on the effective date of this ordinance will apply to this partial amendment as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Areas in the PUD outside the Crystal Lagoon District will be constructed, developed, and maintained in compliance with the Approved Lago Mar PUD, the Master Plan, [Exhibit B-3, Lago Mar Single Family West Master Plan](#) and other applicable ordinances of the City.
3. Screening walls: where residential lots are platted adjacent to major roadways a minimum 8' tall masonry wall shall be built along the back or side lot line adjacent to major thoroughfares such as, Lago Mar Boulevard, and Hughes Road and internal collector streets such as, Lago Crossing, Crystal View Boulevard, Lago Front Drive and Sea Breeze Drive, and as shown on [Exhibit B-4: Lago Mar Fence Exhibit](#).
4. Except as otherwise provided herein, the words used in this PUD Amendment have the meaning established by the Development Code. In this ordinance:

Open Space means the portion of all land contained within the Crystal Lagoon District that is the Crystal Lagoon including the water, beach areas, paved plazas, walkways, club buildings and amenity areas adjacent to the Crystal Lagoon and all other areas not covered by buildings, parking lots, driveways, improved pedestrian areas (outside of publicly accessible plazas), or other impermeable material.

Approved PUD means the Planned Unit Development district created by ordinance, dated 12/18/06.

5. The following exhibits are attached to and made part of this PUD amendment:

- Exhibit A: *Location Map*
- Exhibit B: *PUD Amendment*
- Exhibit B-1: *General Development Plan-Crystal Lagoon District*
- Exhibit B-2: *GreenboLT Trail Plan*
- Exhibit B-3: *Lago Mar Single Family West Master Plan*
- Exhibit B-4: *Lago Mar Fence Exhibit*

6. As shown on *Exhibit A, Location Map*, the PUD amendment encompasses 121.52 acres, west of Interstate 45, south of the GCWA canal.

C. Purpose of the District:

The proposed Crystal Lagoon District in Lago Mar is envisioned as the heart of the development and should be crafted to create a unique identity for Lago Mar and the City of Texas City. The district is intended to permit an extensive variety of uses, built around the Crystal Lagoon that will serve as a regional destination and a local amenity. Intended to create large areas of compatible and mutually supportive activities the Crystal Lagoon District in Lago Mar will be appropriately landscaped, and requires the allowed uses to demonstrate adherence to higher development performance standards listed below and in the Developer’s land use covenants and design guidelines.

Sub-Areas

The District is divided into seven (7) sub-areas:

1. Sub-area 1: Commercial. Sub-area 1 is intended to allow a mix of commercial uses that will orient both to the interstate highway and to the Crystal Lagoon. It is intended that this will be the least restrictive area and will be similar to the City’s District E-2, Freeway Commercial zone.
2. Sub-area 2: Boardwalk. Sub-area 2 is intended to allow commercial retail, entertainment venues and other high activity destination use, including restaurants, bars and mobile vendors that will orient to the Crystal Lagoon and its beach areas.
3. Sub-area 3: Beach Club. The beach club area will feature a club house, including restaurants and bars, multi-purpose venue, rental bungalows, wedding and meeting center and beach concessions.
4. Sub-area 4: Hotel / Townhouse. Sub-area 4 will feature boutique style hotel uses and townhouses.
5. Sub-area 5: Condo / Multi-Family. Sub-area 6 will include high-density, maximum six-story residential units.

6. Sub-area 6: Townhome. Sub-area 6 is located on the west side of the District and is a transitional use, transitioning from the more intense water recreational uses adjacent to the Crystal Lagoon to the single family lots farther away from the lagoon. Uses will be mid-density residential, permitting attached and detached single-family residential use.
7. Sub-area 7: Lagoon and Beach. Sub-area 7 includes the resident HOA club building, the Crystal Lagoon and its beach and lawn areas. Uses will be primarily recreation, but will also include entertainment venues, and mobile vendors.

D. Land Uses.

1. Permitted land uses are listed below in [Table 1.0: Permitted Uses](#). Any use that is not expressly listed below and cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by Texas City Planning Board as a Conditional Use or Specific Use. When considering the suitability of an unlisted use, Texas City Planning Board shall have regard to the permissibility of similar land uses, the vision and objectives of the District, the potential amenity impacts associated with the use and whether allowing the use (with or without special conditions) is in the public interest.
2. Permitted land uses may be mixed horizontally or vertically on a single property in accordance with the [Table 1.0: Permitted Uses](#).
3. Permitted Uses: The following table presents the permitted uses within the Crystal Lagoon District. Certain land uses are permitted when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses](#).

Table 1.0 – Permitted Uses:

Land Uses Permitted	1.Comm.	2.Boardwalk	3.Beach Club	4.Hotel/ Townhouse	5.Condo/ MF	6.Townhouse	7.Lagoon/Beach	Notes
Residential Land Uses								
Dwelling, Multifamily/ Condominium	X				X			Note 1
Dwelling, Single-Family Attached				X	X	X		
Dwelling, Single Family Detached				X		X		
Public and Civil Land Uses								
Wedding Venue	X	X	X	X			X	
Outdoor Stage, Performance Venue	X	X	X				X	

Community Center/ HOA amenities and club buildings							X	
Parking Garage	X	X	X					
Recreation and Entertainment								
Amusement and Recreational Services	X	X	X	X			X	
Other Spectator Sports, incl. rental concessions	X	X	X	X			X	
Other Reservation Services	X	X	X	X			X	
Auditorium/ Indoor performance Venue	X	X	X	X				
Performance Venue, Outdoor	X	X	X	X			X	
Membership Sports and Recreation Club	X	X	X	X			X	
Medical Land Uses								
Clinic	X							
Medical, Dental & Optical Retail Sales	X	X						
Medical, Dental Office	X	X						
Optician Shop	X	X						
Motor Vehicle/Transportation								
Auto Service Station	X							
Bicycle Sales, Repairs & Hire	X							
Recreational Vehicle Rental	X							
Recreation Vehicle and Boat Sales	X	X						
Professional Services								
Accessory Banking	X	X						Note 2
Bank, Savings and Loan Association, Financial Institution	X	X						
Office, Business	X	X						
Office, Professional	X	X						
Office, Real Estate Development Tract or Field Office	X	X						

Commercial, Retail, Personal Services								
Antique Shop	X	X						
Apparel Alteration and Retail or Tailor Shop	X	X						
Art Gallery	X	X						
Arts, Crafts and Hobby Shop	X	X						
Bakery, Retail Confectionery	X	X	X	X				Note 3
Barbershop, Beauty Salon, other Personal Shop	X	X						
Catering Service	X	X						
Convenience Store, without Fuel Sales	X							
Convenience Store, with Fuel Sales	X							Note 10
Department Store	X							Note 5
Farmers' Market, Outdoor	X	X					X	
Furniture, Fixture & Appliance Store	X	X						
Gift Shop including Florist	X	X						
Grocery Store	X	X						
Grocery Store, with Fuel Sales	X							Note 10
Health Club	X	X						
Hobby Studio, Private	X	X						
Hotel, Motel	X			X				Note 11
Kiosk	X	X	X				X	
Laundry, Dry Cleaning Pickup & Receiving Station	X	X						Note 6
Liquor Store, Packaging Sales	X	X						
Meat Market (includes Seafood)	X							
Mobile Food Unit	X	X	X	X			X	
Music Store	X	X						
Office Supply Store	X	X						
Pet Shop	X	X						

Pharmacy	X							
Restaurant	X	X	X	X				
Restaurant, Drive-in/Drive-thru	X							
Restaurant, Refreshment Stand (temporary or Seasonal)	X	X	X	X				
Tanning Studio	X	X						
Tavern, Bars & Nightclubs	X	X	X	X				Note 7
Tobacco Shop	X	X						
Manufacturing and Industrial								
Art & Craft Production	X							
Craft Brewery, Distillery or Winery	X	X	X					Note 9
Accessory Use								
Accessory Building	X	x	x	x	x	x	X	Note 12

Notes: Uses within the PD must be developed in compliance with the following conditions:

1. Condominium / Multi Family uses within the Commercial Sub-area 1 is limited to vertically integrated units with residential units located above retail.
2. Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code).
3. Subject to a maximum of 10,000 square feet gross leasable area per establishment.
4. Subject to a maximum of 20,000 square feet gross leasable area per establishment.
5. Subject to a maximum of 35,000 square feet of gross leasable area per establishment.
6. For Laundry, Dry Cleaning Pickup & Receiving Station, rear doors must be screened by masonry screening walls that are a minimum 6 feet in height.

7. Conditions for Tavern, Bars & Nightclubs - Drinking Places other than Micro-Brewery or BrewPub):
 - (a) Use not permitted within 300 feet of any Single-Family Lot Line.
 - (b) No Drinking Place shall be greater than 12,500 square feet per establishment.
8. Limited to office with no outdoor storage on site or overnight parking.
9. Conditions for Micro-Brewery, Brewpub:
 - (a) Use not permitted within 300 feet of any existing Single Family Lot Line.
 - (b) No Micro-Brewery or Brewpub shall be greater than 15,000 square feet per establishment.
10. Conditions for Gasoline Sales:
 - (a) Recessed lighting under the pump station canopy and in fixtures throughout the site.
 - (b) There shall be no outdoor speakers, except those required by law at pump stations.
 - (c) Fueling canopy columns shall be 100% of the following two materials; brick and/or stone.
 - (d) Canopy roofs over the pump dispensers shall have a pitched roof.
 - (e) Minimum landscaping buffering to include:
 - i. Hedges of at least three feet in height at time of planting screening the entire parking lot perimeter.
 - ii. Trees of at least three inches in diameter and eight feet in height at the time of planting for every 50 feet of parking lot perimeter, except street trees.
11. Conditions for Hotel/Motel:
 - (a) Entrance through exterior doors must be secured and accessible only to guests and employees;
 - (b) Hotel management must be on-site 24 hours each day;
 - (d) Prohibit overnight parking of trucks with more than two axles and recreational vehicles in the hotel's parking lot and parking garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property;

- (e) Delivery service areas must be screened from the view of any right-of-way or residential area by masonry walls.
 - (f) Must comply with City of Texas City zoning ordinance for District E-2.
12. Accessory uses, include uses which are subordinate to and incidental to the principal uses, including:
- (a) Private garage;
 - (b) Swimming pool;
 - (c) One storage building per residence, not exceeding 225 square feet in floor area or 12 feet in height;
 - (d) Registered family home;
 - (e) Home occupation;
 - (f) Cabana, pavilion or roofed area;
 - (g) Meeting, party and/or social rooms; and
 - (h) Tennis courts and other recreational facilities, as an accessory to the principal use.
 - (i) Paved automobile parking lots incidental to the principal use

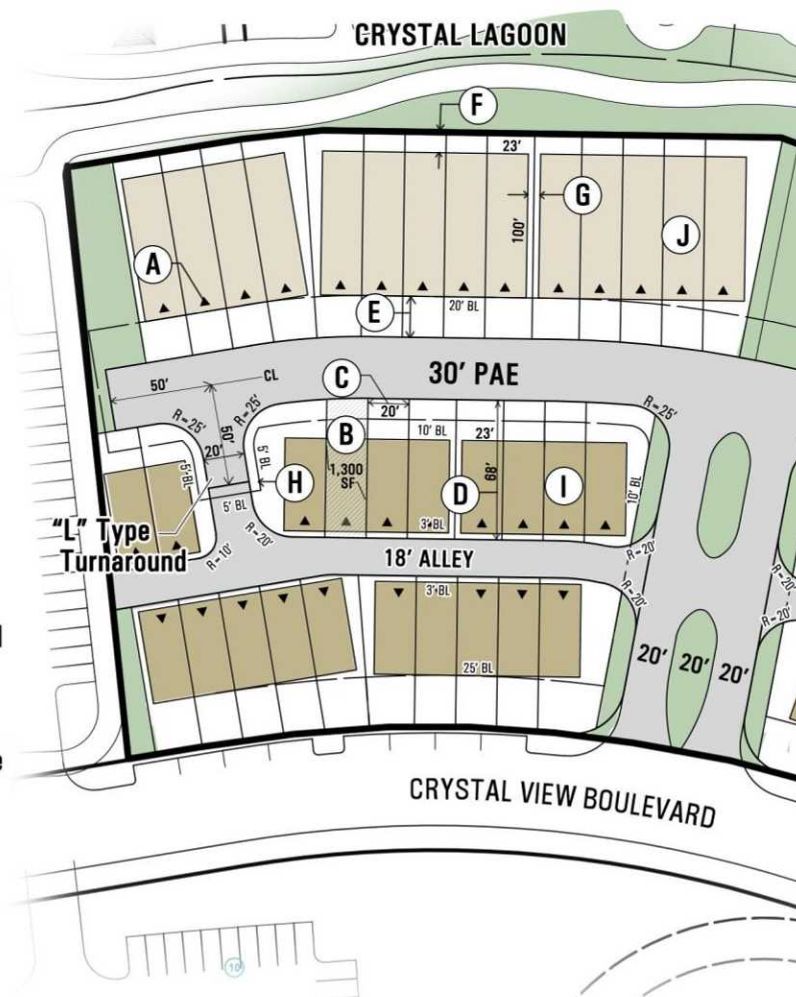
D. Development Regulations – Land within the boundaries of the Crystal Lagoon District, PUD amendment as shown on [Exhibit B-1 General Development Plan-Crystal Lagoon District](#), shall be developed in accordance with the following development regulations:

1. Townhouse Residential:

a.	The total number of units shall not exceed.	275 units
	The maximum permitted density	17 units per acre
b.	The minimum lot area	1,300 sq. ft.
c.	The minimum lot width	20 feet
d.	The minimum lot depth	65 feet
e.	The minimum front yard setback	20 feet / 10 feet if vehicular access is from a rear alley/shared driveway.
f.	The minimum rear yard setback	10 feet / 3 feet if vehicular access is from a rear alley.
g.	The minimum side yard setback	0 feet between units; 6 feet at the end of each building complex
h.	The minimum side yard of corner lots	10 feet on street side/ 5' if siding on "T" type or "L" Type turnaround (see below)
i.	The maximum lot coverage by structures	80 percent
j.	The maximum lot coverage by structures, driveways and parking	85 percent

k.	The maximum height.	40 feet
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- A. ▲ Indicates Driveway Access
- B. 1,300 SF Minimum Lot Area
- C. 20' Minimum Lot Width
- D. 65' Minimum Lot Depth
- E. 20'/ 10' Minimum Front Yard Setback
- F. 10' Minimum Rear Yard Setback
- G. 0' / 6' Between Units/ Buildings
- H. 10' Side Yard Setback/ 5' Side Yard Setback Siding "T" or "L" Type Turnaround
- I. 70% Maximum Lot Coverage
- J. 85% Maximum Permeable Lot Coverage



I. Lot access: Access to lots may be from either a public or private street, or from a permanent access easement (PAE). Lots may take driveway access from a private alley provided the lots also have adequate minimum frontage on either a public or private street, or from a permanent access easement.

- i. The minimum right-of-way required for permanent access easement is 30 feet. The right-of-way width of a permanent access easement is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- ii. Sidewalks are not required adjacent or along a permanent access easement.

- iii. Intersections along permanent access easements shall be spaced a minimum of 65 feet apart and shall not intersect at less than an 80-degree angle.
- iv. When a permanent access easement intersects with another permanent access easement at a 90-degree angle, the permanent access easement shall provide a 25-foot radius at the intersection.
- v. When a permanent access easement intersects with another permanent access easement at an angle of between 80 and 90 degrees each acute angle shall have a 25-foot radius at the intersection.
- vi. A permanent access easement may not be a direct straight-line extension of a public street.
- vii. Curves along a permanent access easement may have any centerline radius except that the centerline radius of a reverse curve shall not be less than 65 feet. Reverse curves shall be separated by a tangent of not less than 25 feet.
- viii. Dead end permanent access easements shall not exceed 100 feet or must provide an "L" type, or "T" type turn around.
- ix. The minimum right-of-way requirement for a private alley is 18'. The right-of-way width of a private alley is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- x. When a private alley intersects with a permanent access easement, or public street the alley shall provide a 20' radius at the intersection.
- xi. When a private alley intersects with another private alley the minimum radius shall be 10'.
- xii. An alley may not be a direct straight-line extension of a public street.
- xiii. Dead end alleys may not exceed 100'

m. Parking for Townhouse Residential Use.

- i. Each subdivision providing for a townhouse residential use shall provide at least two off-street parking spaces per dwelling unit on each lot.

- ii. Each subdivision plat providing for a townhouse residential use on a permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. Each additional guest parking space shall conform to the following requirements:
 - a. The guest parking space shall be placed within the boundaries of the subdivision plat, unless the guest parking space abuts a continuous curb along a public or private street that is adjacent to or within the plat boundary and that is not a major thoroughfare;
 - b. For a subdivision plat where the lots abut a permanent access easement and take vehicular access only from a private alley, a guest parking space may be included within the permanent access easement;
 - c. The guest parking space shall not be placed within a lot;
 - d. The guest parking space shall not be placed where parking is prohibited by law; and
 - e. The guest parking space shall be accessible to all residents of each dwelling unit of the subdivision plat.

2. Condominium/Multi-Family Residential:

a.	The total number of units shall not exceed.	350 units
b.	The maximum Residential Density	N/A
c.	The minimum lot width	80 feet
d.	The minimum lot depth	100 feet
e.	The minimum front yard setback	25 feet from public street?
f.	The minimum rear yard setback	20 feet
g.	The minimum side yard setback	20 feet
h.	The minimum distance between structures	20 feet
i.	The maximum lot coverage by structures	75 percent
j.	The maximum lot coverage by structures, driveways and parking	87.5 percent
k.	The maximum height.	75 feet or 6 stories (see l.)

- l. Ornamental features, including but not limited to the following elements may be constructed up to 15 feet above the maximum height allowed:
 - Chimneys,
 - Ornamental tower spires,

- Cooling towers,
- Elevator bulkheads,
- Roof gables,
- Parapet walls, and
- Mechanical equipment.

- m. Multi-family developments larger than 1 acre are required to have more than one point of access to the development from public streets adjacent to the boundaries of the development.
- n. Except as otherwise provided in this section, each multi-family residential development shall provide paved pedestrian access to the Crystal Lagoon amenity.

3. Commercial and non-residential uses:

a.	The minimum lot area	None
b.	The minimum lot width	None
c.	The minimum lot depth	None
d.	The minimum front yard setback	50 feet from Interstate 45, 25 feet from any other public or private street.
e.	The minimum rear yard setback	30 feet if adjacent to any Residential Zone
f.	The minimum side yard setback	50 feet from Interstate 45, 25 feet from any other public street, 30 feet if adjacent to any Residential Zone.
g.	The minimum distance between detached structures	12 feet
h.	The maximum lot coverage by structures	65 percent
i.	The maximum lot coverage by structures, driveways and parking	90 percent
j.	The Maximum height.	No requirement

k. Parking requirements. All development within the Crystal Lagoon District will meet or exceed the minimum parking requirements specified in the City's Zoning Ordinance, Section 160.081. In calculating the required number of parking spaces for each land use, the **Director** may give credit for shared parking utilizing the Shared Parking criteria published by the Urban Land Institute. The Director shall determine and establish the parking requirements for each building in the PUD as part of the building permit issued for each building, in accordance with the requirements of the section.

l. Screening requirements. A minimum building setback of 50 feet will be provided adjacent to Interstate 45. A 30-foot wide landscape reserve will

parallel the freeway and will feature palm trees planted 75 feet on center interspersed with a minimum of 2 hardwood or other decorative trees with a 4" caliper trunk, and a 12- foot wide planting band containing a variety of seasonal and perennial plant materials. Parking areas will be screened from view of the interstate with a minimum 3' high evergreen shrub.

In order to promote a pedestrian oriented development in the Crystal Lagoon District, uses will be encouraged to be vertically or horizontally integrated, and as such, screening or buffering between uses will not be required.

m. Landscape requirements. All development within the Crystal Lagoon District will exceed the minimum landscape requirements specified in the City's Zoning Ordinance, **Section 160.088** and shall meet the landscape requirements specified in the developer's commercial deed restrictions and development covenants. In addition, all parking lots shall have at least one tree planted within 50 feet of each parking space and the minimum size of parking lot trees shall be 3-inch caliper and 10 feet high or a reasonable substitute.

n. Open Space. The Crystal Lagoon will be provided for open space. Pipeline easements, drainage easements and other areas not included as open space or suitable for development will, when possible, be incorporated into the community open space plan for use as pedestrian corridors and greenbelts. These areas will then be maintained by the owner associations and will not become a potential "no-mans" land.

o. Freeway Frontage Road Access. Driveways to Interstate 45 shall be located in accordance with the most recent version of the *Access Management Manual*, as administered by the Texas Department of Transportation, (TXDOT). The total number of driveways and their location may be limited due to the location of freeway access ramps and other denial of access criteria. In addition, all development tracts oriented to the freeway with less than 400 feet of frontage shall be required to provide a joint use private access easement between adjacent tracts fronting the freeway to minimize the total number of access points along the freeway and to facilitate traffic flow between the tracts.

p. Signage. Excluding project entry signs identifying the Lago Mar Development, tracts in Lago Mar are limited to building signs and monument signs and must otherwise comply with the City's Sign Ordinance, **Chapter 155**.

- E. GreenboLT and Pedestrian Circulation Regulations** – As shown on **Exhibit B-2, GreenboLT, Trail Plan**, in addition to sidewalks required by the City's current regulations, a 12' wide multi-use trail for use by electric (only) golf carts and other vehicles, like scooters, Segway scooters, etc. may be provided along one side only of Lago Mar Boulevard and/or other collector streets in lieu of the standard sidewalks on both sides of the street.

F. Building Regulations – Buildings within the Crystal Lagoon District shall be developed in accordance with the following regulations:

1. Building façade design criteria:

- (a) Building facades shall include offsets, or changes in building materials, colors and textures, or other methods to break up the horizontal and vertical building planes.
- (b) Building facades shall incorporate architectural details that create shade and cast shadows to provide visual relief.
- (c) Facades greater than 100 feet in length that face Crystal View Drive or Lago Mar Boulevard shall incorporate offsets having a minimum depth of at least 2 feet, and extending at least 20% of the length of the façade.
- (d) No uninterrupted length of a façade shall exceed 100 feet.

2. Building façade finishes:

- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), stucco and glass.
- (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding.
- (c) Primary Finishes shall comprise at least 70% of each facade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish. No single primary building finish material shall cover more than 80% of the front of any building.
- (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
- (e) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
- (f) The Director may approve alternative Primary or Secondary Finishes not specified herein if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
- (g) The following building materials shall not be used for a Primary or Secondary Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or untextured concrete surfaces.
 - (iv) Exterior Insulated Finish Systems (E.I.F.S.)

3. Building façade features:

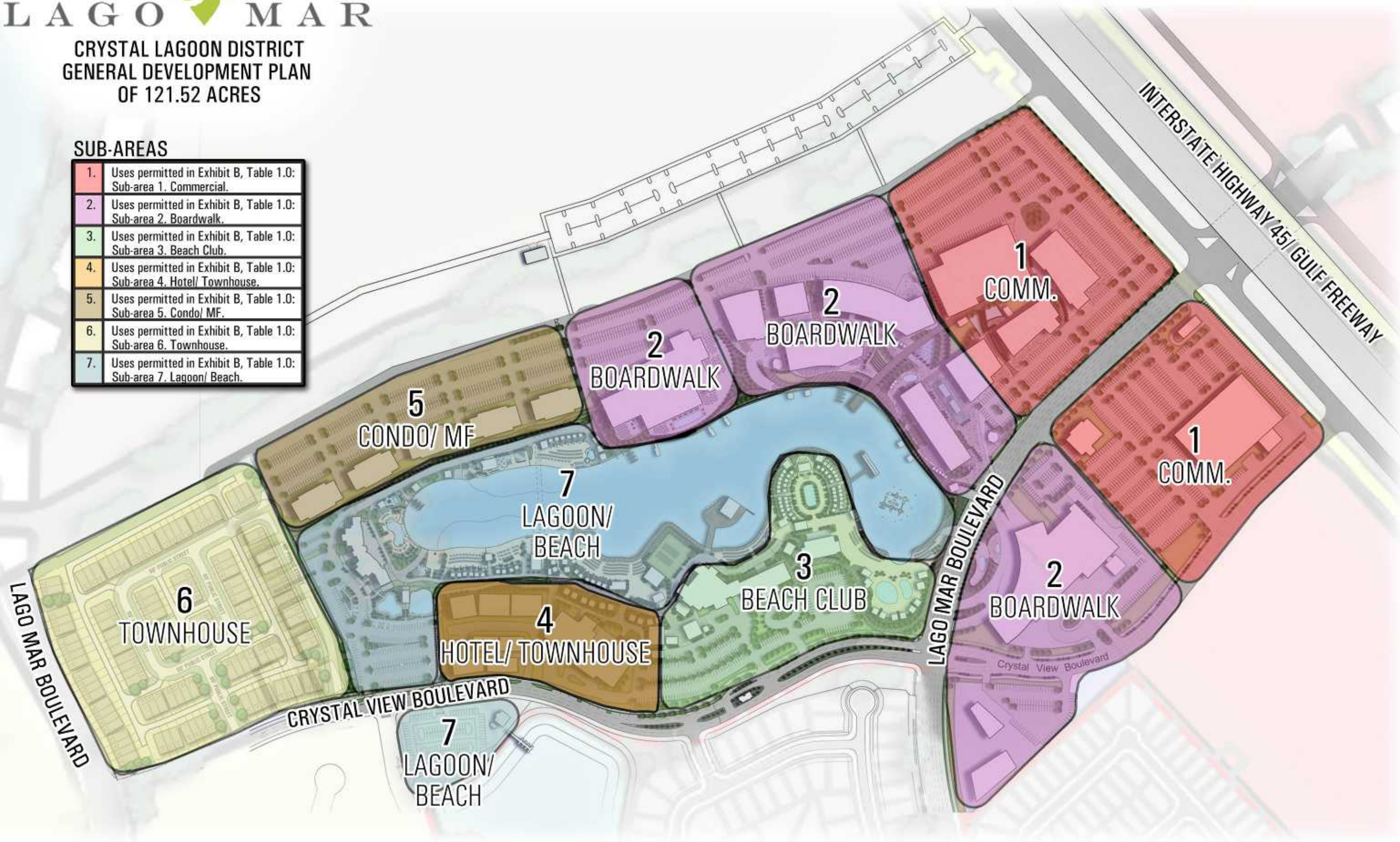
- (a) Canopies shall be provided at all building entrances facing Lago Mar Boulevard or Crystal View Drive. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
 - (b) The front façade (the side of the building facing the street or internal access easement) of the first floor of a retail building, within 50 feet of the Lago Mar Boulevard or Crystal View Drive, shall be at least 60% transparent to permit visibility between the building occupants and outdoor pedestrians and motor vehicle drivers.
 - (c) Ground floor façades for retail buildings that face Lago Mar Boulevard or Crystal View Drive shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
 - (d) The **Director** may approve alternative canopy or façade treatments not specified herein if the Director determines that the alternative canopy or façade treatment is substantially equal to or better than a specified requirement in quality, durability, and appearance and the use thereof will not violate any provision of this article.
4. All façades of an individual building and the façades of multiple buildings within a single reserve shall be of similar architectural design, color and materials where facing or siding to a public street or pedestrian walkway.
5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.
6. Building canopies:
- (a) Canopies shall be provided at all street facing building entrances intended for pedestrians.
 - (b) Canopies may be structural extensions of the building or constructed of fabric attached to the building.
 - (c) An individual canopy shall cover a ground area of at least 20 square feet.
 - (d) The **Director** may approve alternative canopy or façade treatments not specified herein if the Director determines that the alternative canopy or façade treatment is substantially equal to or better than a specified requirement in quality, durability, and appearance and the use thereof will not violate any provision of this article.

LAGO MAR

CRYSTAL LAGOON DISTRICT GENERAL DEVELOPMENT PLAN OF 121.52 ACRES

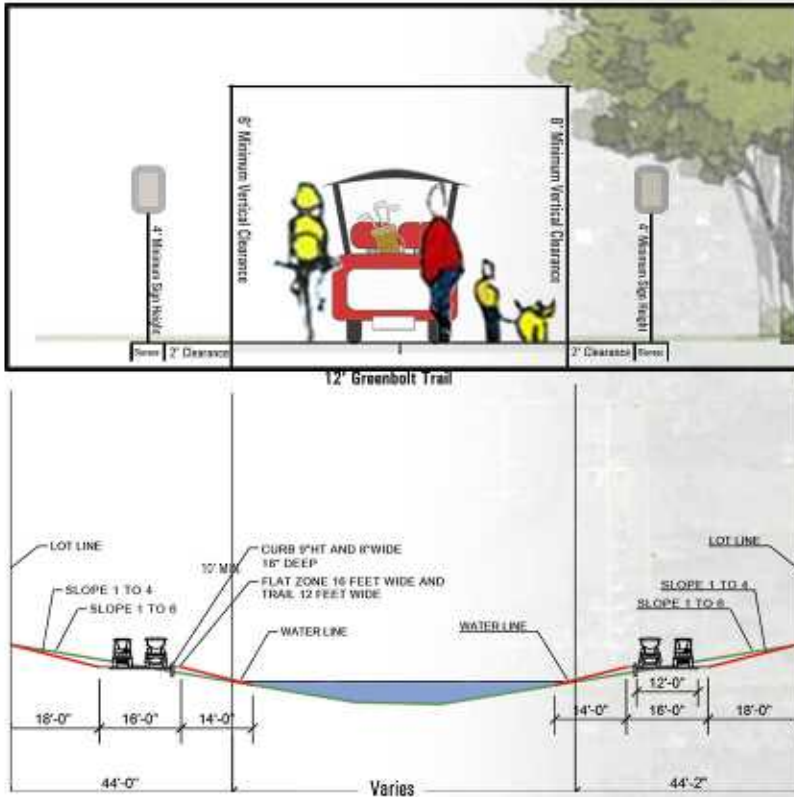
SUB-AREAS


1.	Uses permitted in Exhibit B, Table 1.0: Sub-area 1. Commercial.
2.	Uses permitted in Exhibit B, Table 1.0: Sub-area 2. Boardwalk.
3.	Uses permitted in Exhibit B, Table 1.0: Sub-area 3. Beach Club.
4.	Uses permitted in Exhibit B, Table 1.0: Sub-area 4. Hotel/ Townhouse.
5.	Uses permitted in Exhibit B, Table 1.0: Sub-area 5. Condo/ MF.
6.	Uses permitted in Exhibit B, Table 1.0: Sub-area 6. Townhouse.
7.	Uses permitted in Exhibit B, Table 1.0: Sub-area 7. Lagoon/ Beach.

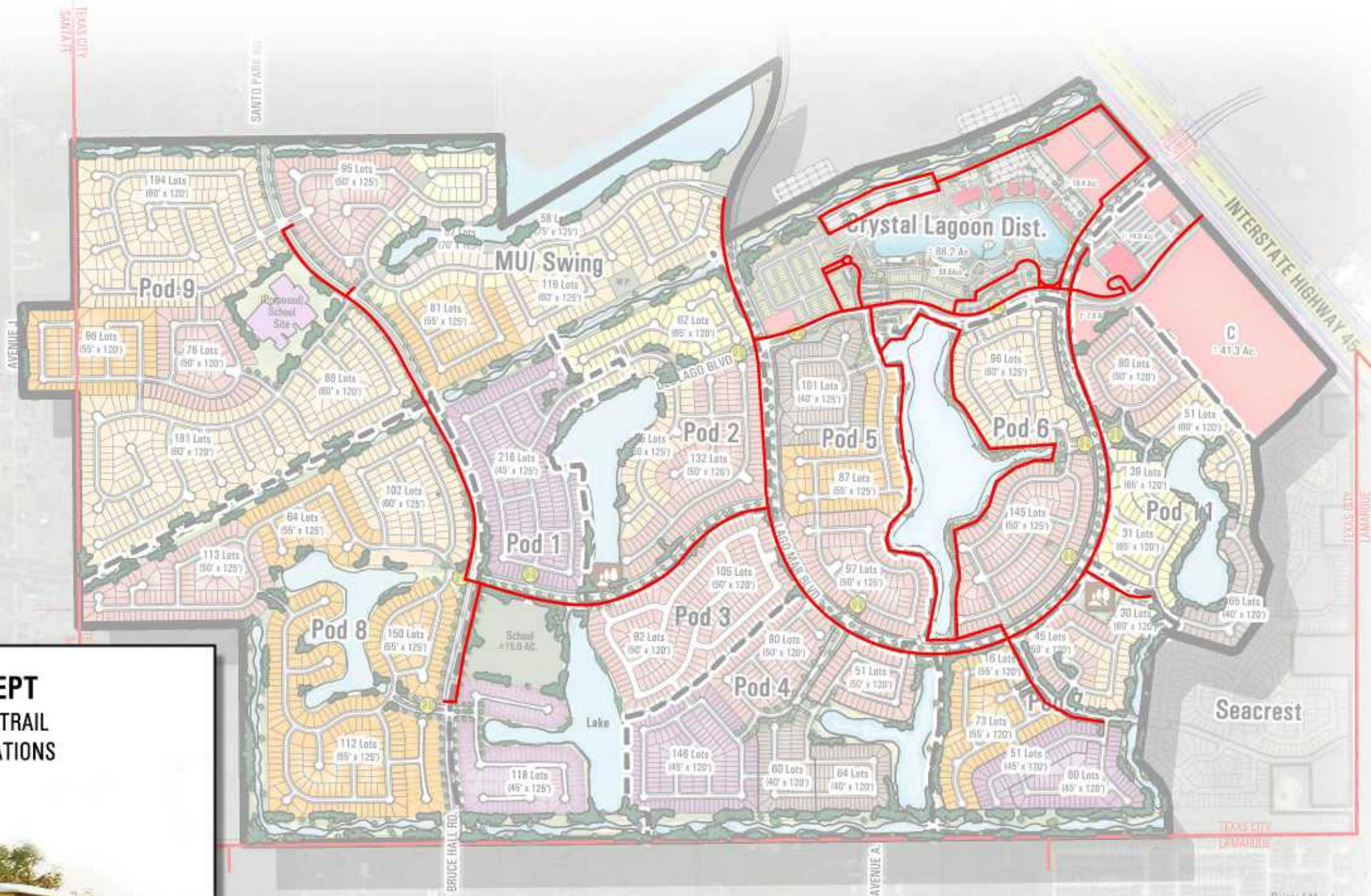


LAGO MAR

GREENBOLT TRAIL



 **INDICATES GREENBOLT TRAIL CONCEPT**
 ADDITIONAL TRAIL SEGMENTS MAY BE ADDED OR TRAIL
 LOCATIONS, INTERSECTIONS, AND CROSSING LOCATIONS
 MAY BE RELOCATED.



LAGO MAR



A Master Plan
of
±1,540 Acres
Texas City, Texas



LEGEND

- COMMERCIAL/MFR
- CIVIC
- GATED ENTRY
- NEIGHBORHOOD PLAYGROUND

LOT TABLE

	40's	45's	Total <50'	50's	55's	60's	65's	70's	75's	TOTAL
Developing Lots:										
POD 7		111	111	45	89	30				275
POD 11	65		65	80		51	70			266
Seacrest		79	79	265						344
POD 3		73	133	198						331
POD 4	123	145	268	80	51					399
POD 5	101		101	97	88					286
POD 6				145		95				240
Future Lots:										
POD 1		206	206							206
POD 2				126		61	60			247
POD 8	68		68	172	214	102				556
POD 9				87	44	470				601
TOTAL	289	682	971	1,295	486	809	130			3,691
	431 MAX		971 MAX	1,295	1,295	1,295	1,295			4,330 MAX TOTAL LOTS
POD 10	24			142		68		40		274
	47 MAX		106 MAX	142	142	142	142	142	142	474 MAX TOTAL LOTS
Crystal Lagoon District Townhouse Lots										
										194
TOTAL	289	706	995	1,437	486	877	130	40		3,965

NORTH

0' 250' 500' 1000'

SCALE: 1"=500'

DATE: 06.17.2021

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

