

**TEXAS CITY PUD APPLICATION
MARLOW LAKE NORTH DEVELOPMENT**

**Submitted by
SSLT, Inc.**

January 2022

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Texas City PUD Application

The following application is submitted under Section 160.050 District I, Planned Unit Development (PUD)

1. Introduction

Purpose

This application has been prepared on behalf of SSLT, Inc. ("Owner"), pursuant to the City of Texas City's ("City") ordinances related to a Planned Unit Development ("PUD"). The purpose of the PUD is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive development. This PUD will establish development regulations and standards that will ensure a quality development, consistent with the intent of the Texas City Subdivision and Zoning Ordinances.

2. Project Description

Project Overview

The Owner intends to develop an approximately 68.4-acre tract on SH 3, immediately north of the Marlow Lake development. Upon completion, the community will consist of approximately 158 single family lots, ranging from 6,000 square feet to approximately 16,000 square feet, upon which home values are expected to range from \$200,000 to over \$300,000, with lot sizes ranging from 50' to 70' front width. Approximately 22.4 acres of the 68.4 acres is anticipated to be used as a detention basin and amenity lake. The project will be part of Galveston County Municipal Utility District No. 79 ("The District"). The Owner is submitting this application to establish the parameters of development for the community and the obligations of both the Owner and the City.

Existing Conditions

As previously stated, the site is located west of SH 3, south of Gulf Coast Water Authority Drainage Canal, and north of the Marlow Lake Development. (see attached aerial map "Exhibit A" and property survey "Exhibit B"). There is an existing sand mining operation on the eastern side of the property that is planned to be converted to an amenity lake to serve the proposed community. A 30' wide pipeline easement runs along the western boundary of the property and the northwest portion of the property is adjacent by a 135' wide Gulf Coast Water Authority Drainage Canal ROW.

The majority of land immediately surrounding the development is residential or undeveloped.

Area Mobility

SH 3 provides access to the proposed development site. A local street will be developed within the property to provide circulation in and through the development. The local street will connect from SH 3 to the existing Central Park Drive in Marlow Lake. This road will be built in phases as the project develops.

3. Roadways and Circulation

Neighborhood Collector

As mentioned, the neighborhood collector will connect from SH 3 to the existing Central Park Drive in Marlow Lake. This will have a 60-foot wide right of way and 30-foot paving section. Lots will have direct access to the collector street.

Local Streets

There will be local streets that are internal roadways providing access to residential lots. Local Streets will have a 60-foot right of way and 30-foot paving section. Sidewalks will be installed by the homebuilder, according to Texas City Requirements, at the time each home is constructed. Within the local streets there will be several cul-de-sac streets. Cul-de-sac streets more than 600-feet will be limited to a maximum of 30 lots.

4. Project Details

1. The site is located west of SH 3, south of Gulf Coast Water Authority Drainage Canal, west of the existing sand mining operation, and north of the Marlow Lake Development. (see attached aerial map "Exhibit A" and property survey "Exhibit B").
2. The development will consist of approximately 158 single family lots. The lots will range from an average size of 6,000 square feet to approximately 16,000 square feet, upon which home values are expected to range from \$200,000 to over \$300,000. Typical lot sizes for interior lots will be 50'x120', 60'x120', and 70'x120', with the 70' wide lots being adjacent to the proposed amenity lake (see attached land plan "Exhibit C"). The community will include a 1.4-acre park/green space, and landscaped entry reserves.
3. The existing sand mining operation will be converted to an amenity lake to serve the community. The amenity will feature walking trails, open space, and gathering areas along the trail.
4. The density is approximately 2.0 units per acre, a decrease compared to the standard subdivision densities due to the on-site detention and amenity basin called Marlow Lake.
5. The existing sand mining operation is a non-residential use, which is to be converted to an amenity lake. There are no proposed non-residential uses included in the planned land-use development plan.
6. All home construction will be standard one-story and two-story dimensions, not exceeding 36 feet in height.

The property has slight elevation changes, which will be slightly modified during the development process. The property will drain to the east, into the existing amenity lake.

Development Agreement

It is acknowledged that the land within the PUD is subject to a proposed Development Agreement with the City. The Owner's agreement includes detailed information as it relates to housing requirements,

landscape maintenance, HOA, and the standards and conditions that will govern the development of the property.

Owner Obligations

Upon adoption of the PUD, Owner will commit to the following:

1. The property will be developed under the general schedule presented in “Exhibit E” in one or two sections. Due to market conditions, one large section of development may be the most economical option for construction and lot delivery purposes. The potential section division line is shown on “Exhibit C”.
2. At a minimum Owner will provide green space and amenities, similar to those delineated in “Exhibit C” and “Exhibit D”.
3. Before any housing units are constructed, Owner will form a homeowner’s association (“HOA”) covering all residential units in the PUD. The HOA will be responsible for all subdivision and common area maintenance.
4. Owner will commit that development and buildout will follow all Texas City ordinances and regulations.

City Obligations

Upon adoption of the PUD, the City will approve the following:

1. The City will not object unreasonably or without cause to the annexation of the property into Galveston County Municipal Utility District No. 79.
2. The PUD will incorporate provisions to prohibit drilling for any natural resources within the boundaries of the PUD, to the extent allowed by law.
3. The City will consent to vehicular and pedestrian access from SH 3 through the property.

5. Proposed Land Use

The proposed Conceptual Land Plan for the Marlow Lakes North development, as illustrated in Exhibit C, shows the preliminary location of all residential and open space/recreational areas. The density is approximately 2.0 units per acre, a decrease compared to the standard subdivision densities due to the on-site detention and amenity basin called Marlow Lake.

Upon completion, the community will consist of approximately 158 single family lots, ranging from 6,000 square feet to approximately 16,000 square feet. The community will include a 1.4-acre park/green space, and landscaped entry reserves (See the Open Space plan “Exhibit D”), and a 22.4-acre amenity lake with walking trail and gathering areas. According to the proposed land plan, there will be no non-residential uses and all home construction will be standard one-story and two-story dimensions, not exceeding 36 feet in height.

The stormwater detention is located along the eastern portion of the tract, adjacent to SH 3. The proposed infrastructure will create on-site storm water detention utilizing a permanent lake that will also allow for recreational amenities and open space features.

In conjunction with the standards established within the PUD, the Owner intends to create a quality development with cohesive design standards and deed restrictions that will result in a strong sense of community and consistent architectural theme within the project.

Table 1 below illustrates the composition of land uses proposed for the development.

Table 1: Composition of Land Usage

Land Use	Total Acres (Approximate)	Percentage (Approximate)
Single Family Residential	31.74	46.4%
Drainage, Detention, Amenity Lake	22.4	32.7%
Open/Green space	2.5	3.7%
Other (including Road, ROW, Easements, etc.)	11.76	17.2%
Total	68.4	100%

Open Space / Parkland Dedication

Significant recreational space, landscape and open space will be included within Marlow Lake North PUD. In total, approximately 36 percent of the overall land is planned to be developed into stormwater detention, parks and/or other open spaces. This includes an approximately 22.4-acre lake that provides stormwater detention in the eastern portion of the community.

The City of Texas City parks and open space requirements states that one half acre for every 100 proposed dwelling units to be dedicated to the City for the use of parks. Based on the estimated number of single-family residences, which is approximately 158 lots, one acre is required to be dedicated to parkland. Compliance with the parks and open space requirements for land dedication will be accomplished with the reserves between the lots, which provide access to the amenity lake, as well as the area between the back of lots and top bank of the detention basin/amenity lake.

Pipeline easements, drainage easements and other areas not already dedicated as open space 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 HOA of the development.

Land Use and Zoning

The Marlow Lakes North PUD will be developed in one or two sections, depending on market conditions, and use will be single-family residential.

Lot Size (Zoning Designation)	% of Total Residential Lots
50' x 120' (A)	44%
60' x 120' (A)	42%
70' x 120' (A-1)	14%

6. Utilities

Water & Wastewater

All water and wastewater utilities for the development will be provided by the City. It is assumed the City has adequate wastewater collection and treatment capacity for the project. Any upgrades and/or improvements will be addressed in the Development Agreement, or the Utility Service Agreement entered between the Owner, the City, and the District as applicable, for the project to be approved concurrently with this PUD.

The current plan is to pump the wastewater from a proposed, on-site lift station, through a force main, to the existing gravity sewer line in Lone Trail Village. The proposed force main will go through Marlow Lake Section 4 and parallel an existing force main that serves Marlow Lake. Detailed design calculations will be provided prior to construction plans being approved by the City.

Detention

It is contemplated that on-site storm water detention will be provided throughout the project utilizing a permanent lake. A drainage report or memorandum will be presented to Galveston County Drainage District No. 2 for review and approval prior to the City's approval. The District shall maintain the detention areas and may enter into a maintenance agreement with the HOA or appropriate entity for their portion of the maintenance expense. The reserves within the development and amenity portions of the lake will be maintained by the HOA or appropriate entity at a higher level of service so the amenity areas of the lake are a usable greenspace for the community.

The permanent lake, known as Marlow Lake, will be converted from the existing sand mining operation. This process may include bringing in clay to act as a liner for the lake to help it retain water and adding aeration features to prevent stagnant water. Conversion of the sandpit to the lake including construction of the amenity package shall occur once the 75th building permit in Marlow Lake North is requested for the conversion and construction of the amenity package.

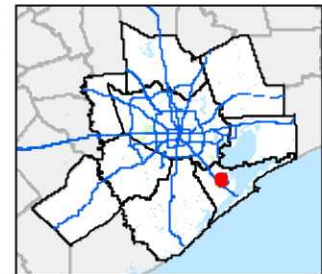
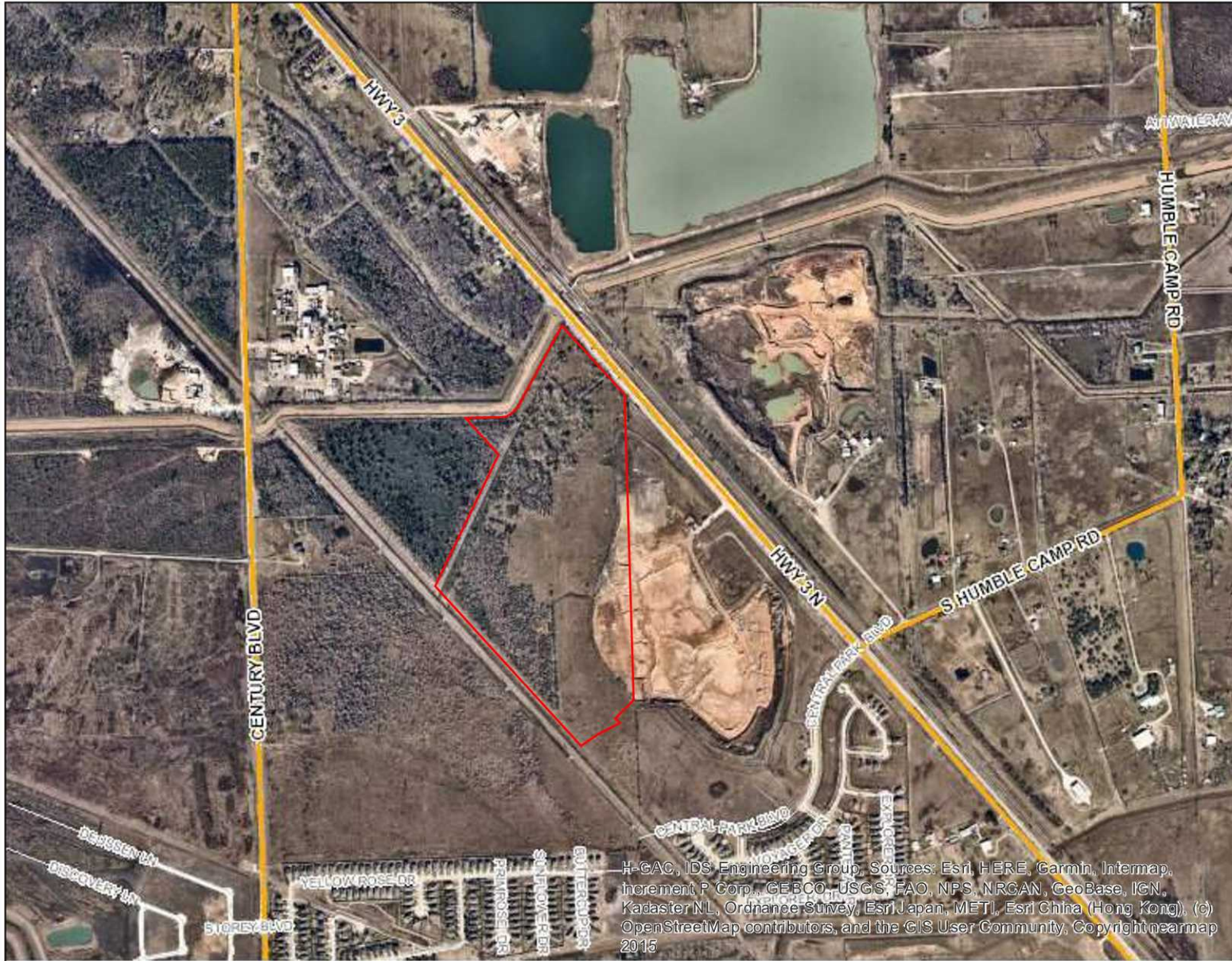
Storm Drainage

The project will utilize a series of swales, culverts and roadway conveyance systems that will move storm water runoff to the basin through several outfall locations, subject to the City and Galveston County Drainage District No. 2's review and approval. The property has slight elevation changes, which will be modified during the development process. The property will drain south and east, into Marlow Lake.

Flood Levels and Potential Flooding

The property is above the 100-year floodplain.

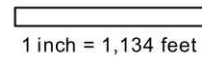
Exhibit A
Aerial Map



H-GAC, IDS Engineering Group, Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Copyright nearmap 2015

MARLOW LAKES NORTH AERIAL EXHIBIT

Print Date: 5/5/2021 4:12:03 PM IDS Engineering Group



Disclaimer: This web site represents the information that has been made available for the use of this system and does not necessarily include the most complete and/or accurate data. IDS Engineering Group does not warrant its accuracy or completeness. Verification should be done as necessary.

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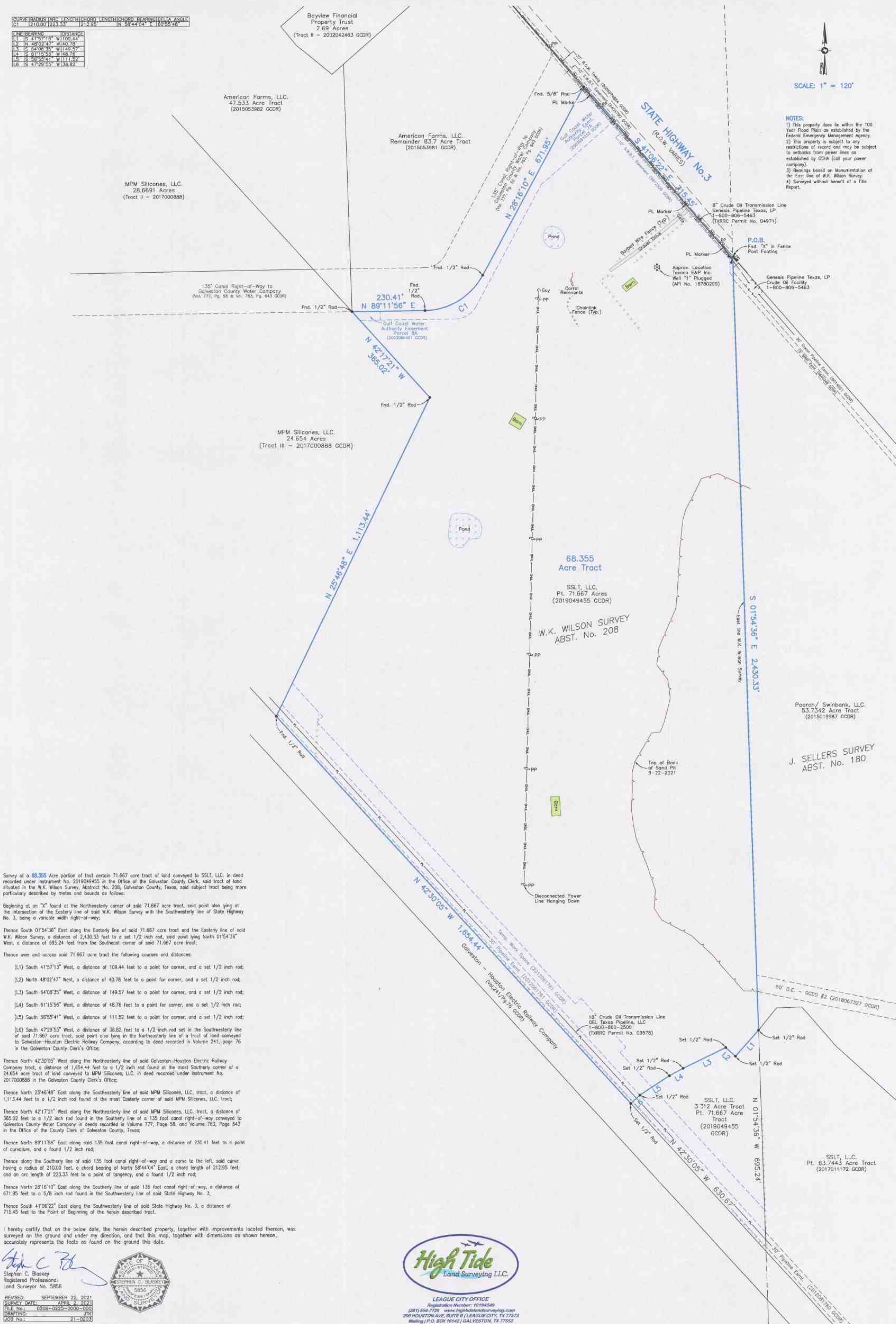
Exhibit B Survey

CURVE	RADIUS (ARC LENGTH)	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	210.00 (223.33)	212.95	N 58°44'04" E	18°05'48"

LINE	BEARING	DISTANCE
1	S 41°57'13" W	109.44
2	N 48°02'47" W	40.78
3	S 64°08'35" W	149.57
4	S 61°15'56" W	48.76
5	S 96°55'41" W	111.52
6	S 47°29'55" W	38.82

SCALE: 1" = 120'

NOTES:
 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 3) Bearings based on Monumentation of the East line of W.K. Wilson Survey.
 4) Surveyed without benefit of a Title Report.



Survey of a 68.355 Acre portion of that certain 71.667 acre tract of land conveyed to SSLT, LLC, in deed recorded under Instrument No. 2019049455 in the Office of the Galveston County Clerk, said tract of land situated in the W.K. Wilson Survey, Abstract No. 208, Galveston County, Texas, said subject tract being more particularly described by metes and bounds as follows:

Beginning at an "X" found at the Northeast corner of said 71.667 acre tract, said point also lying at the intersection of the Easterly line of said W.K. Wilson Survey with the Southwesterly line of State Highway No. 3, being a variable width right-of-way;

Thence South 01°54'36" East along the Easterly line of said 71.667 acre tract and the Easterly line of said W.K. Wilson Survey, a distance of 2,430.33 feet to a set 1/2 inch rod, said point lying North 01°54'36" West, a distance of 695.24 feet from the Southeast corner of said 71.667 acre tract;

Thence over and across said 71.667 acre tract the following courses and distances:

- (L1) South 41°57'13" West, a distance of 109.44 feet to a point for corner, and a set 1/2 inch rod;
- (L2) North 48°02'47" West, a distance of 40.78 feet to a point for corner, and a set 1/2 inch rod;
- (L3) South 64°08'35" West, a distance of 149.57 feet to a point for corner, and a set 1/2 inch rod;
- (L4) South 61°15'56" West, a distance of 48.76 feet to a point for corner, and a set 1/2 inch rod;
- (L5) South 96°55'41" West, a distance of 111.52 feet to a point for corner, and a set 1/2 inch rod;
- (L6) South 47°29'55" West, a distance of 38.82 feet to a 1/2 inch rod set in the Southwesterly line of said 71.667 acre tract, said point also lying in the Northeast corner of a tract of land conveyed to Galveston-Houston Electric Railway Company, according to deed recorded in Volume 241, page 76 in the Galveston County Clerk's Office;

Thence North 42°30'05" West along the Northeast corner of said Galveston-Houston Electric Railway Company tract, a distance of 1,654.44 feet to a 1/2 inch rod found at the most Southerly corner of a 24.654 acre tract of land conveyed to MPM Silicones, LLC, in deed recorded under Instrument No. 2017000888 in the Galveston County Clerk's Office;

Thence North 25°46'48" East along the Southwesterly line of said MPM Silicones, LLC, tract, a distance of 1,113.44 feet to a 1/2 inch rod found at the most Easterly corner of said MPM Silicones, LLC, tract;

Thence North 42°17'21" West along the Northeast corner of said MPM Silicones, LLC, tract, a distance of 365.02 feet to a 1/2 inch rod found in the Southerly line of a 135 foot canal right-of-way conveyed to Galveston County Water Company in deeds recorded in Volume 777, Page 58, and Volume 763, Page 843 in the Office of the County Clerk of Galveston County, Texas;

Thence North 89°11'56" East along said 135 foot canal right-of-way, a distance of 230.41 feet to a point of curvature, and a found 1/2 inch rod;

Thence along the Southerly line of said 135 foot canal right-of-way and a curve to the left, said curve having a radius of 210.00 feet, a chord bearing of North 58°44'04" East, a chord length of 212.95 feet, and an arc length of 223.33 feet to a point of tangency, and a found 1/2 inch rod;

Thence North 28°16'10" East along the Southerly line of said 135 foot canal right-of-way, a distance of 671.95 feet to a 5/8 inch rod found in the Southwesterly line of said State Highway No. 3;

Thence South 41°06'22" East along the Southwesterly line of said State Highway No. 3, a distance of 715.45 feet to the Point of Beginning of the herein described tract.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

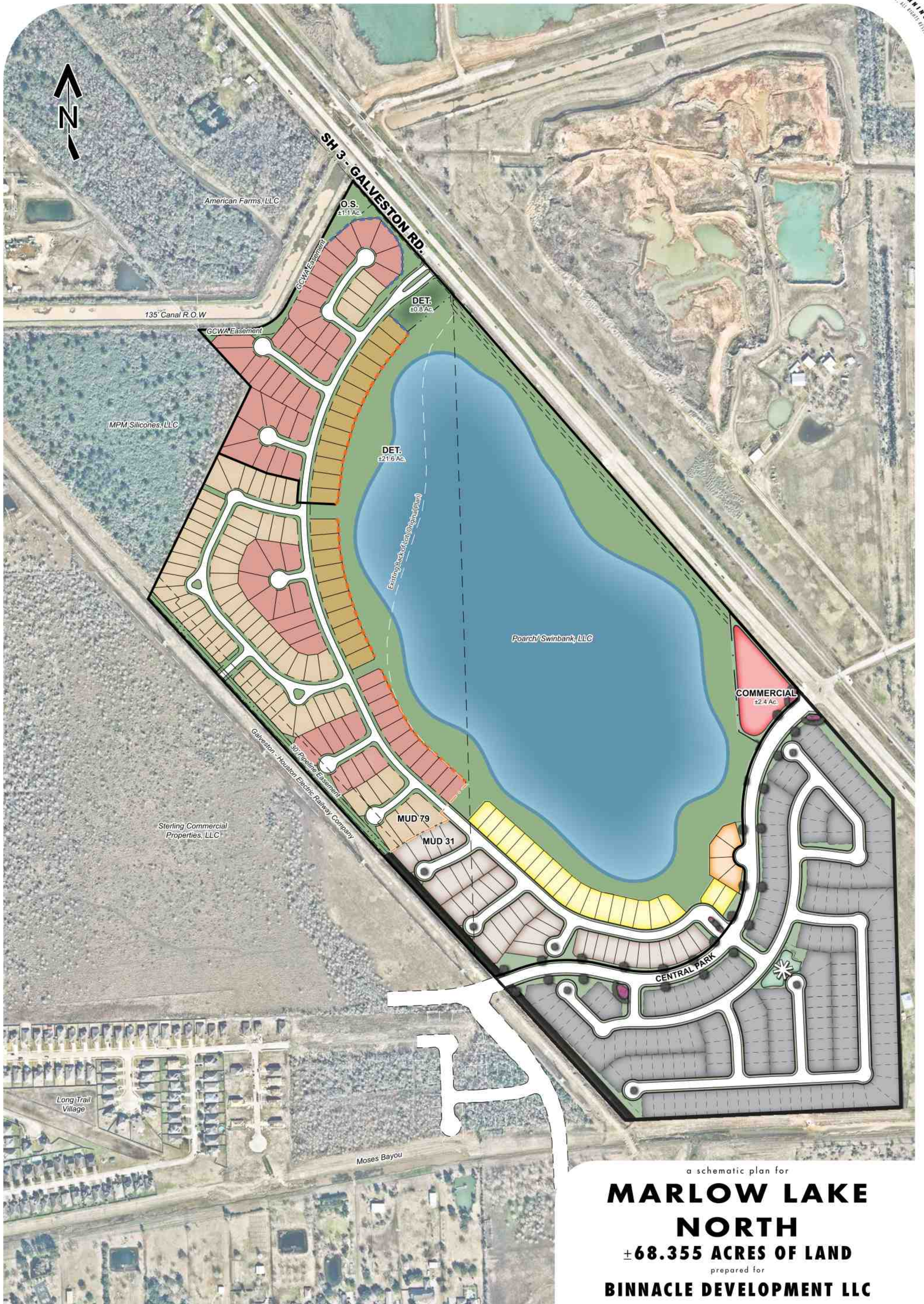
Stephen C. Blaskey
 Registered Professional
 Land Surveyor No. 5856



LEAGUE CITY OFFICE
 Registration Number: 10194549
 (281) 554-7739 www.hightidesurveying.com
 200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77574
 Mailing / P.O. BOX 16142 | GALVESTON, TX 77552

REVISED:	SEPTEMBER 22, 2021
SURVEY DATE:	APRIL 2, 2021
FILE No.:	0208-0225-0006-030
DRAWING:	JTK
JOB No.:	21-0203

Exhibit C
Land Plan

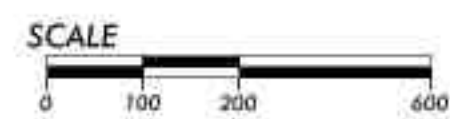


a schematic plan for
**MARLOW LAKE
 NORTH**
 ±68.355 ACRES OF LAND

prepared for
BINNACLE DEVELOPMENT LLC



24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422



MTA-I-543
 DECEMBER 16, 2021

LOT SUMMARY (MUD 79)		
50'x120'	69 LOTS	44%
60'x120'	66 LOTS	42%
70'x120'	23 LOTS	14%

TOTAL 158 LOTS

LEGEND	
	Masonry Fence
	Tubular Steel Fence

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Exhibit D
Amenity Exhibit



FENCING



PICNIC PAVILLION



LAKE EDGE/TRAIL



LAKE EDGE/TRAIL



FISHING PIER



PLAYGROUND

a park and open space character for
**MARLOW LAKES
NORTH**
±71.7 ACRES OF LAND

prepared for
BINNACLE DEVELOPMENT LLC



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE: NTS

MTA-I-543
OCTOBER 13, 2021



LAKE EDGE/TRAIL



GAZEBO

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Exhibit E
Schedule

Exhibit E
Anticipated Development Timeline

PUD Application Submission	November 2021
PUD Application Approval	December 2021
Section 1 Construction Plan Submittal	February 2022
Section 1 Construction Plan Approval	March 2022
Section 1 Construction Begins	May 2022
Section 2 Construction Plan Submittal	June 2022
Section 2 Construction Plan Approval	July 2022
Delivery of Section 1 Lots and Building Permits	September 2022
Section 2 Construction Begins	September 2022
Delivery of Section 2 Lots and Building Permits	January 2023

Exhibit F
Sanitary Sewer Calculations

Marlow North PUD

Calculated Sanitary Sewer Capacity in Lone Trail Village

Q, Flow (CFS)	1.098
n, Manning's Coefficient	0.013
Diameter (FT)	0.833
Slope of Pipe (FT/FT)	0.0025
Pipe Size (IN)	10
Peak Factor	4
Assumed GPD/Connection	275
Q, Flow (Gallon per Second)	8.213
Q, Flow (Gallon per Day)	709631
Calculated Capacity (ESFC)	645
Gallon Per Day	177,408

Summary of Development to be served (ESFC)

Lone Trail Village Sec 6 (Proposed)	25
Lone Trail Village (Existing)	202
Marlow North (Proposed)	158
Marlow Lake (Existing and Proposed)	236
Total Development (ESFC)	621
Total Capacity Calculated (ESFC)	645
Capacity Remaining (ESFC)	24