

TEXAS CITY PUD APPLICATION

Submitted by
EHRA ENGINEERING, INC.

February 28, 2022

Texas City PUD Application

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

Project

Beazer Homes Texas, LP, (the “Developer”) intends to develop a 55.58-acre tract located west of 23rd Street North, south of 34th Avenue North, and north of 28th Avenue North and Godard Park in Texas City (the “City”). The aforementioned tract is located within a predominantly single-family residential area, with parks and vacant land being the only other land uses in the area. Upon completion, the community will consist of a mix of approximately 137 single-family detached homes ranging in base price from (\$264,990 – \$343,990) with lot sizes ranging from 50’x120’, 60’x120’ and 70’x120’. Multiple housing types will increase options for homebuyers and enhance the viability of the project. An all-weather access road and crash gate will be located at 19th Street North to provide access for emergency vehicles. Benefits to the City include important traffic circulation improvements, parkland dedication, and providing a compatible land use with the surrounding community. Developer is submitting this application to establish the parameters of development for the community and the obligations of both Developer and the City.

Project Details

1. The site is located west of 23rd Street North, south of 34th Avenue North, and north of 28th Avenue North and Godard Park (see attached survey “Exhibit A” and zoning exhibit “Exhibit B”).
2. The development will consist of a mix of approximately 137 single-family detached lots, ranging from 6,000 square feet to over 20,000 square feet, upon which built homes are expected to range in base price from (\$264,990-\$343,990). Typical lot sizes include 50’x120’, 60’x120’ and 70’x120’ (see attached land plan “Exhibit C”). The community will incorporate walking/jogging trails (see attached amenities plan “Exhibit D”), as well as a 0.8 acre park/green space with playground equipment and seating areas, and landscaped entry reserves. Decorative fencing will be required for the rear and side lot lines adjacent to the amenity pond, 23rd St. North, and the entryway from 23rd St. North. Multiple housing types will increase options for homebuyers and enhance the viability of the project. An all-weather access road and crash gate will be located at 19th Street North to provide access for emergency vehicles. Benefits to the City include important traffic circulation improvements, parkland dedication, and providing a compatible land use with the surrounding community.

3. The density will be approximately 2.5 units per acre.
4. There will be no non-residential uses.
5. All home construction will be standard one- and two-story dimensions, not exceeding 36 feet in height.
6. The property will drain to the east, into an amenity pond which will then drain into the drainage ditch to the east of that.
7. No portion of this tract lies within the floodplain as it is levee-protected and there are no jurisdictional wetlands (there are isolated wetlands but not jurisdictional) within the property boundaries.

Developer Obligations

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

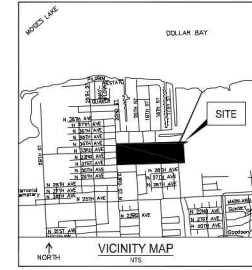
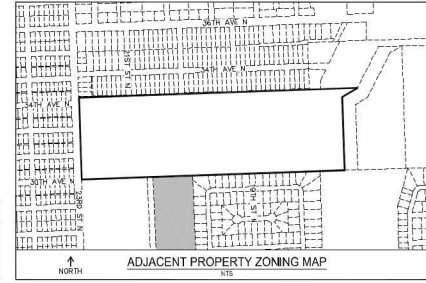
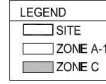
1. The property will be developed under the general time frame presented in "Exhibit E."
2. At a minimum Developer will provide green space/trails as delineated in "Exhibit D."
3. Before any housing units are constructed, Developer will form a homeowners association ("HOA") covering all residential units in the PUD. The HOA will be responsible for all subdivision and common area maintenance.
4. Developer will commit that development and buildout will follow all Texas City ordinances and regulations.
5. Developer will abandon and remove the existing water mains which traverse the property. Developer will relocate water mains into platted right-of-way within the property. Developer will also add isolation valves as required by the City upon review of the infrastructure improvement plans.
6. Developer will construct a 24' wide all-weather access road from 19th Street North. The all-weather access road will have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO). Developer will also construct a Knox box and crash gate at connection from 19th street.

Exhibit 'B' - Zoning Exhibit

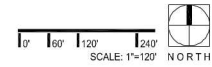
GENERAL NOTES:

- G.C.C.F. indicates "Galveston County Clerk's File"
G.C.M.R. indicates "Galveston County Map Record"
NO. indicates "Number"
PG. indicates "Page"
R.O.W. indicates "Right-of-Way"
VOL. indicates "Volume"
* Indicates change in street name
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Gnd Coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor: 0.999923865510.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- Proposed lot sizes include 50' x 120' (Typ.), 60' x 120' (Typ.), and 70' x 120' (Typ.)
- Proposed zoning: Planned Unit Development
- Zoning of adjacent property: A-1 (Single Family Residential) and C (Multi-Family Residential)
- Land use of adjacent property: multi-family dwellings, single-family detached residential dwellings, public parks, and vacant land
- No portion of this tract lies within the floodplain.
- The proposed density is 2.5 dwelling units per acre.
- Parkland required: 0.7 acres
Parkland provided: 0.9 acres

LOT WIDTH DATA		
LOT WIDTH	NUMBER OF LOTS	PERCENTAGE
50'-60'	73	53%
60'-70'	40	29%
>70'	24	18%
TOTAL	137	100%



OWNER CONTACT INFORMATION
 GILLBROS, LLC
 23 BURKICK STREET
 SUGAR LAND, TEXAS 77479
 281-565-3823

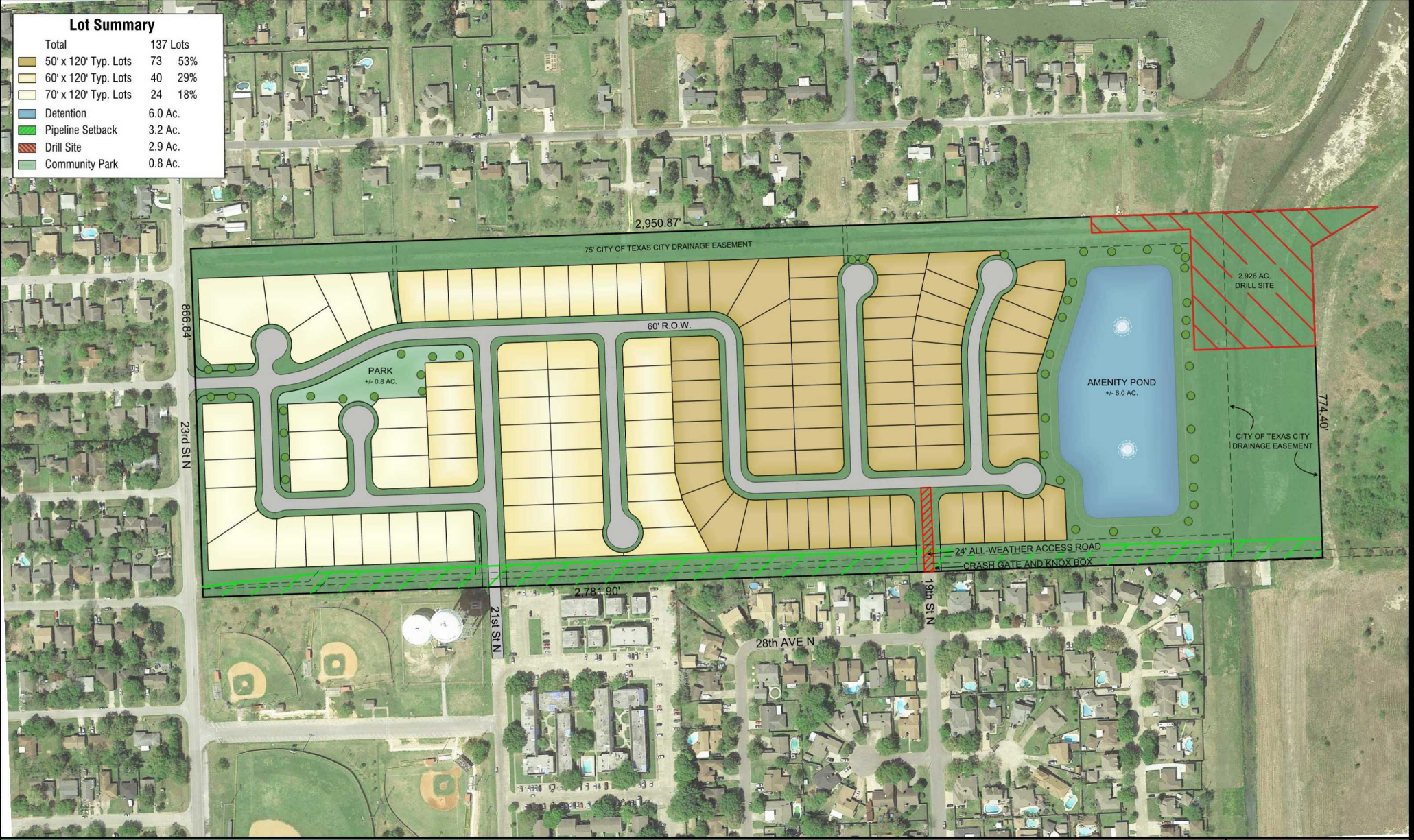


Moses Lake Tract: Zoning Exhibit
 A Subdivision of 55.58 acres out of the D.L. Richardson Survey, A-167, City of Texas City, Galveston County, Texas.
 137 Lots and 4 Blocks
 Developer: Beazer Homes, LP, 10235 West Little York, Suite 200, Houston, TX 77040. (281) 686-1916



February 28, 2022

Exhibit 'C' - Land Plan



Moses Lake Tract - 137 Lots

A 55.58 Acre Community located in Galveston County, Texas.

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0' 50' 100' 200' SCALE: 1"=100'

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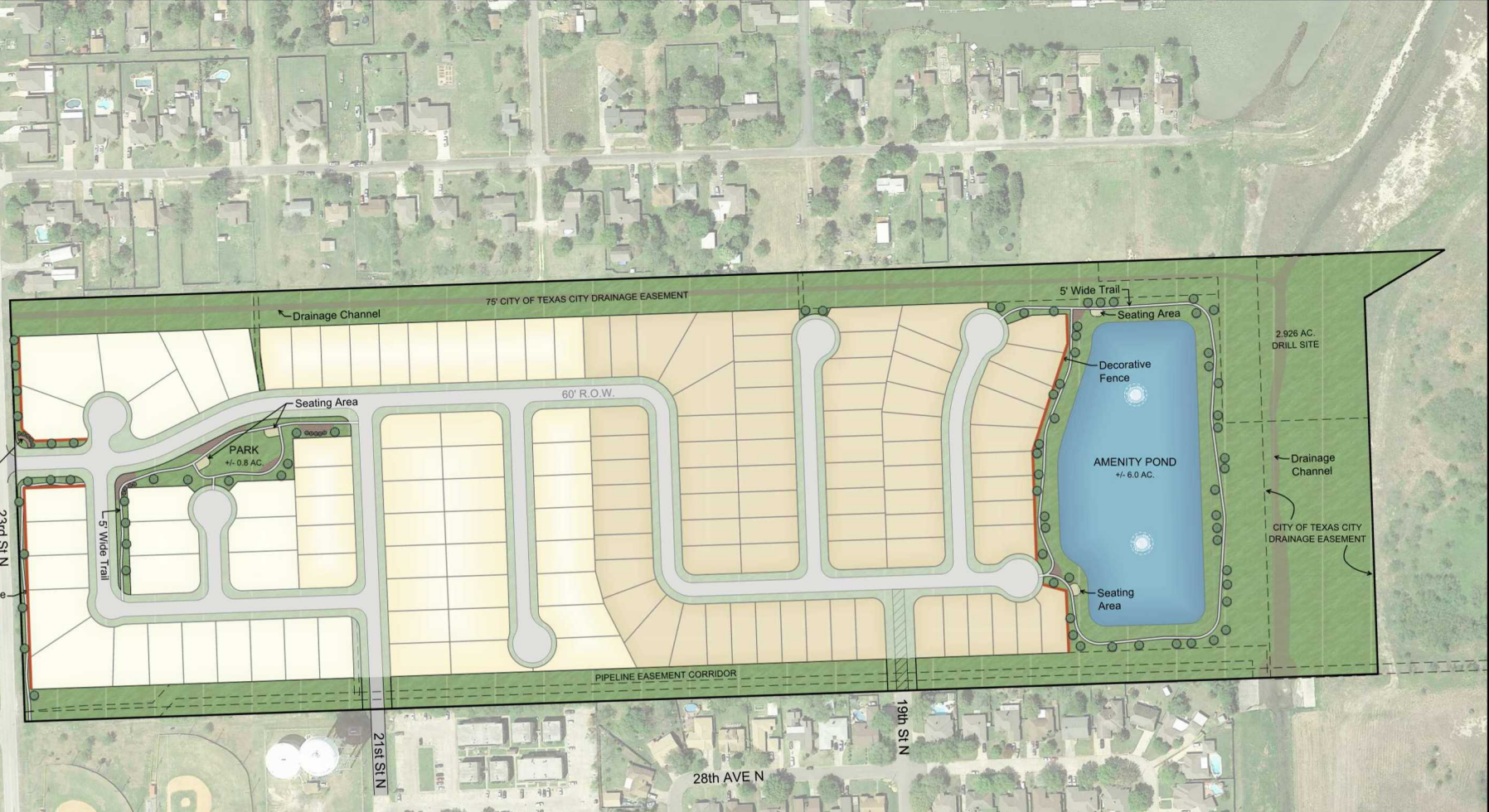
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.5500
EHR@INC.COM
TEPE No. F-726
TSPS No. 10055300

EHRA JOB NO. 171-048-02

No warranty or representation of intended use, design or project development is made unless the Plans are used as intended, and subject to change without notice.

Exhibit 'D' - Open Space Amenities Plan

- Legend**
- Decorative Fence
 - 5' Wide Trail
 - Flower Bed
 - Seating Area



Moses Lake Tract: Open Space Amenities Plan

A 55.58 Acre Community located in Texas City, Texas.

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TEP# No. F-726
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EHRA JOB NO.
171-048-02

No warranty or representation of intended use, design or project requirements are made unless the Plans are used in accordance with the contract documents.

Exhibit E
Development Timeline

Original PUD Application Submission	December 8, 2021
PUD Approval	April 2022
Property Closing	May 1, 2022 (pending PUD approval)
Construction Begins	February 2023 (first home start)
Buildout of All Homes	December 2026 (last home closing)