

# CITY OF TEXAS CITY, TEXAS

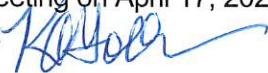
---

ENGINEERING & PLANNING DEPARTMENT • OFFICE (409) 643-5936



Mayor:  
Dedrick Johnson

Commissioners:  
Thelma Bowie  
Abel Garza Jr.  
DeAndre' Knoxson  
Felix Herrera  
Dorthea Jones Pointer  
Jami Clark

To: Planning Board – for Regular Meeting on April 17, 2023  
From: Kim Golden, P.E., City Engineer   
CC: Doug Kneupper, P.E., Consulting Engineer  
Date: April 14, 2023  
Re: Juniper Landing – 228 Multifamily (Kittle Group)  
Development Plan/Detailed Site Plan

---

**Background:** The applicant proposes a 228-unit age-restricted multifamily complex located on 10.12 acres of land at 7720 Emmett F. Lowry Expressway, adjacent to the Texas City Public Works/Engineering & Planning offices. The majority of the units will be traditional one- and two-bedroom apartments in four (4) three-story buildings along with 8 single story cottage units. The property is currently zoned District C Multi-Family Residential. Higher density multi-family uses, up to 25 units per acre, are allowable for this zoning district. This project will be subject to current City zoning and development requirements along with Gateway Overlay District requirements.

**Requested Action:** The applicant is requesting approval of a Development Plan/Detailed Site Plan for development of a 228-unit apartment project. Approval of the Detailed Site Plan authorizes the developer to submit the full architectural, structural, engineered plan set for construction permitting.

**Staff Review and Recommendation:** Staff have not yet fully reviewed the project with regard to the development standards of the city primarily found in the zoning ordinance. Such review would include a look at on-site landscaping and open space requirements, building setbacks, building façade, parking; number of spaces and overall layout and providing garage and carport areas, driveway access, fire protection, dumpster location, screening requirements, and perimeter fencing.

Water, and sanitary sewer are readily available to this site although the adequacy of main sizes have not yet been confirmed. Drainage has not yet been reviewed. Primary roadway access from the Emmett F. Lowry Expressway has not yet been confirmed. It is acknowledged by the applicant that the driveway access requested does not conform to TxDOT access control standards due to the close proximity of existing driveways on each side of the project. The applicant has an access permit application pending with TxDOT. Secondary access is proposed as being by Catalpa Street through the existing Amburn Park neighborhood.

*"QPS – Quality Public Service"*

For reasons explained hereinbelow, staff is not recommending approval of the development plan. **Staff recommends DENIAL of the Juniper Landing multifamily project based upon 160.053(D)(3)(j) in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare of the citizens and residents of Texas City, TX.**

**Basis for Recommendation to Deny approval of the Development Plan.**

Texas City is experiencing remarkable and sustained growth in population and in residential and commercial development.

Population:

2010 – 45,099

2020 – 51,898

2022 – 55,688

The residential development has been primarily through planned unit developments which take into consideration and provide for the increases required in municipal utility services such as water, sewer, drainage, traffic control AND in public safety services, such as police and fire and emergency medical services and response. The master plan for the Lago Mar Planned Unit Development provides for the development of approximately 4,000 new homes and includes the addition of a new police and fire substation. Station No. 4 is currently under construction with a schedule to be open and in service by year end. Station No. 4 represents the first expansion of Fire and EMS services since 2006 when the TCFD took over emergency medical services (EMS) and began operating ambulances from each of its three firestations.

Consistent with the growth in population, the calls for service to police and fire have increased. The demand upon Fire/EMS warrants attention. TCFD continues to operate with three ambulances. Responding to a fire, a motor vehicle accident and one emergency call for services such as a heart attack or stroke quickly consumes all available resources for EMS response. When this happens, standby agreements with neighboring jurisdictions provides for emergency response services to Texas City residents.

Another factor to consider is the availability of hospital emergency room capacity. It has been advised that upon having as few as five active cases, the local hospital emergency room will be placed on diversion meaning all ambulances are diverted to hospitals elsewhere such as Galveston, League City or further north.

Because of this challenge on public safety resources, the City has carefully managed the development of additional multifamily complexes for a number of years. The number of multifamily units relative to single family units has been tracked. Preference has been given to multifamily developments within planned communities where additional public safety resources have been funded by the development.

Even so, with such managed growth, Texas City continues to be blessed with the bounty of good quality and balanced growth across all sectors. Unlike multifamily development which may place 200 units in service immediately, single family developments tend to be absorbed over time. Data tracking shows a monthly high of approximately 50 new residential certificates of occupancy over the last 5 years. Typical recent absorption is 25-30 per month. However, based upon the current pace of permitting and inspections, we expect Texas City to meet or exceed its previous pace for occupancies of new single-family residences.

Anecdotal information from the newest existing multifamily development in Lago Mar, the Boterra Apartments, has been showing occupancies at 50% over the past 12 months. More established apartments are reporting occupancies of 80%. This information indicates quality apartments are available in Texas City.

Planned community developments continue to show interest in coming to Texas City. Master planning and predevelopment is in progress for an additional 5,000 units. The September 2022 update to the City's Land Use Assumptions and Capital Improvement Plan projected additional connections totaling 8,171 to

increase the connections served to 30,404 within 10 years. This is a 36.7% increase over 10 years. Dickinson ISD is estimating a 2% per year increase in its student population over the next 10 years. Dickinson ISD serves the highest growth areas of Texas City.

Having an awareness of this projected growth, Texas City is pro-actively working to assess, plan and develop the additional public safety resources needed to serve the increased population. TCFD is implementing the next steps of its master development plan with sites being located for the next two fire stations. TCPD recently completed a staffing study and growth plan for its next 10 years. However, the systematic development of these resources takes time. Through aggressive project management and proactive staffing development Station No. 4 will be placed in service within two years from having all funding identified. Generous substantial donations of emergency equipment including from industry partners including a new EMS unit also accelerated the timeline for placing the new station in service.

Due to the time necessary to develop additional public safety resources AND in view of the planned single family residential developments which are already in master planning and platting stages, staff is recommending denial of the Juniper Landing Development Plan for the public health, safety, order, convenience, prosperity and general welfare of the citizens and residents of Texas City, TX.