



NOTICE OF MEETING

The Planning Board of the City of Texas City will meet in a regular meeting to consider and decide upon applications received to date and other business that will come before it in **Conference Room #2 at the Engineering & Planning Building, 7800 Emmett F. Lowry Expressway, on Monday, April 17, 2023, at 5:00 p.m.**

PLEASE NOTE: Public comments and matters from the floor are generally limited to 3 minutes in length. If you would like to request to speak, please make your request in advance of the meeting by filling out a Request to Address Planning Board form and providing it to Ms. Veronica Carreon, Administrative Assistant.

AGENDA

- (1) APPROVAL OF MINUTES – April 3, 2023**
- (2) PUBLIC COMMENTS**
- (3) Consider and take action on the Preliminary Plat for Marlow Lake Section 5. Being a replat of a 17.876 tract of land situated in the W.K. Wilson Survey, Abstract No. 208, Texas City.**
- (4) Consider and take action on the Final Plat for Sunrise Cove Section 1. A subdivision of 26.403 acres of land situated in the D.L. Richards Survey, Abstract 167, Texas City.**
- (5) Consider and take action on the Preliminary Plat for Sunrise Cove Section 2. A subdivision of 29.20 acres of land situated in the D.L. Richards Survey, Abstract 167, Texas City.**
- (6) Consider and take action regarding denial of the Henderson Block replat. Located at 308 and 312 Crockett Street, Texas City.**
- (7) Consider and take action regarding denial of the Development Plan for Juniper Landing. Located at 7720 Emmett F. Lowry Expy., west of the Gatsby Condominiums.**

(8) GENERAL UPDATES

(9) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON APRIL 14, 2023, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Kimberly Golden, Secretary

PLANNING BOARD MINUTES APRIL 3, 2023

The Planning Board of the City of Texas City met in a regular meeting on Monday, April 3, 2023, at 5:00 p.m. Planning Board members present: Chairman Dickey Campbell, Co-Chairman Perry O'Brien, Commissioner Jami Clark, Commissioner Thelma Bowie, and Jayla Weatherspoon. Alternate Member Jose Boix was present but not participating as a board member because all regular members were present. Staff members present were: Kimberly Golden, Veronica Carreon, Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Michele McCoy (Inspections) and Jennifer Monroe (Engineering & Planning). Guests were: Randal Meyer and Sherri McElwee (Quiddity Engineering), Jerry LeBlanc (Binnacle Development).

Chairman Dickey Campbell indicated a quorum was present and called the meeting to order.

ITEM NO. 1 APPROVAL OF MINUTES

A motion to approve the minutes of March 20, 2023, was made by Commissioner Jami Clark/Jayla Weatherspoon. All other members present voted aye.

ITEM NO. 2 PUBLIC COMMENTS

Mr. Jerry LeBlanc, Binnacle Development stated that last April Marlow Lake Section 4 was approved, and part of that approval process was to provide an amenity plan on what amenities were being installed. Marlow Lake Section 4 is essentially complete, and he is wanting to begin Marlow Lake Section 5 to keep development rolling. The preliminary plat for Marlow Lake Section 5 has been ready to be presented to the Planning Board for a long time now and his understanding is that he needs a different or new amenity plan. He is present to ask the Planning Board to please put this item on the agenda so that Marlow Lake Section 5 can be discussed. The amenity plan has not changed. It follows the PUD and unless the Planning Board wants to change it, he will do whatever the Board wants him to do, but he needs to keep these developments rolling.

ITEM NO. 3 Consider and take action on the Preliminary Plat for Beacon Point Blvd. A subdivision of 3.49 acres of land out of the Alexander Farmer League, A-11, Texas City. An entry road to be constructed east of the Gulf Freeway (I-45) frontage road.

Ms. Kimberly Golden stated she is presenting the preliminary plat for Beacon Point Blvd. It will be located in Beacon Point at Lago Mar, which is the first approved Master Plan in the Lago Mar PUD on the east side of the Gulf Freeway. The Master Plan was approved by City Commission on December 7, 2022. This is the boulevard that will connect the areas being platted as the next three agenda items to the Gulf Freeway (I-45) frontage road. This plat also includes a Reserve which will eventually be dedicated as the site for the Sewer Lift Station for this subdivision. The plat is in line with the Master Plan as approved by the City Commission. This is also the right of way for extension of the water main and the sewer main for the residential sections. The storm sewer will be

underground and discharge into the detention pond in Section 3 which eventually discharges into Dickinson Bayou.

The preliminary plat for Beacon Point Blvd has been through the staff review process and the applicant has addressed all comments. Staff recommends a condition that the road must be fully constructed and accepted by the City before the filing of any final plats for the residential lots in Sections 1, 2 and/or 3 because it will be the only access to the residential lots.

Chairman Campbell asked if there were any more questions. There were none.

After presentation, a motion was made by Jayla Weatherspoon/Commissioner Jami Clark to approve the Preliminary Plat for Beacon Point Blvd. All other members present voted aye.

Chairman Campbell then read Items 4, 5 and 6 to discuss together as one item.

ITEM NO. 4 Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 1. A subdivision of 42.27 acres of land out of the Alexander Farmer League, A-11, Texas City. Located east of the Gulf Freeway (I-45).

Ms. Golden stated the Master Plan for Beacon Point at Lago Mar was presented and approved by the Planning Board at a meeting on December 5, 2022. It was then presented and approved by the City Commission on December 7, 2022. The applicant is now coming forward with the first three preliminary plats – Sections 1, 2 and 3. They are within the 12 months of the Master Plan approval, so their submittal is timely. The first three sections constitute as Phase 1.

Ms. Golden then indicated the table on her memo that summarizes the acreage and the number of lots and type of lots. All three sections are a little over 82 acres, 243 lots, and taken together the developer is providing 45' lots, 50' lots and 60' lots. The PUD contemplates a lot mix, so by building the three different size lots at the same time they are moving in that direction, but they are not building in exactly this proportion right now. They are actually building the smaller lots first. Staff discussed this with them when the applicant was speaking of the phasing and the next phase is going to be the larger lots. Basically, they will build all of the 45' lots and some of the 50' and 60' lots. In their next phase they will build the bigger lots and won't build any undersize lots until the last phase.

In Section 3 the applicant shows the community park site (3.3-acres). They have provided an awesome schedule that they will expect to start building that park within six months of selling houses, which means staff expects to have some plans to review for that park before the first plat will be filed.

The applicant has been through the review process with staff and has responded to their comments. The only item staff is recommending is that this be treated as a phase that way all three sections are being built at the same time.

Ms. Golden reminded the Board that the PUD does require resort quality amenities to be built so when plans are received staff will be looking for those items. She added that this is going to be a very nice subdivision.

Chairman Campbell asked if there were any more questions. There were none.

After presentation, a motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Preliminary Plats for Beacon Point at Lago Mar Sections 1, 2 and 3, with the condition that all three sections be developed together. All other members present voted aye.

ITEM NO. 5 Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 2. A subdivision of 22.04 acres of land out of the Alexander Farmer League, A-11, Texas City. Located east of Beacon Point at Lago Mar Section 1.

Item No. 5 was discussed and approved with Item No. 4.

ITEM NO. 6 Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 3. A subdivision of 13.38 acres of land out of the Alexander Farmer League, A-11, Texas City. Located north of Beacon Point at Lago Mar Section 1 and west of Beacon Point at Lago Mar Section 2.

Item No. 6 was discussed and approved with Item No. 4.

ITEM NO. 7 GENERAL UPDATES

(a) Sara's Café Mobile Food Unit – to be located in the 6th Street Revitalization District – Texas City Food Truck Park at 718 6th Street North, Texas City

Ms. Golden reminded the Board it has approved the location of the Texas City Food Truck Park at 718 6th Street North for the permitting of Mobile Food Units and is allowing staff to handle applications for mobile food unit permits administratively. She advised the Board that Sara's Café had submitted an application and been approved through the administrative process for a permit to locate at the Texas City Food Truck Park.

ITEM NO. 8 Other business. (Any conceptual development proposal requesting to come before the Planning Board)

Chairman Campbell asked Ms. Golden if it would be appropriate to discuss Mr. LeBlanc's request under this item, to which Ms. Golden stated she would be glad to.

Ms. Golden stated she provided Mr. LeBlanc with the minutes of the previous Planning Board meeting [May 2, 2022] and the staff memo regarding the approval of the final plat for Marlow Lake Section 4. At that previous meeting the Planning Board approved the final plat for Marlow Lake Section 4 upon condition that the submittal of any subsequent plats for future sections would provide an update showing progress toward development of the amenities in accordance with the concept plan. The amenity plan presented by the developer to support approval of the final plat for Marlow Lake Section 4 was only a conceptual plan and general milestone schedule, which was all the developer could provide at the time. The Board's purpose for the condition was to require the developer to show progress toward construction of the amenities as the platting of the subdivision moved forward. It was anticipated the developer would satisfy this condition by showing what had actually been done toward construction of the amenities, such as showing more

refined details about their plan, progress on design, and updates about actual preparation of the sites for the amenities. That was the context of the discussion and of that condition when imposed by the Board.

In acting upon the Board's condition, staff asked the developer to provide an update about progress on the amenity plan for presentation to the Board with the preliminary plat for Marlow Lake Section 5. Staff did not request a revision of the plan as stated by Mr. LeBlanc. Staff requested a written update about the progress on the amenities plan as the only outstanding requirement for the plat of the next section to be presented to the Planning Board.

Chairman Campbell recalled some discussion about not going to do any work until the dry utilities ran. But the Board was not asking for that [construction progress], the Board was asking for an update about progress on the plan. Ms. Golden replied that she believes the contractor has actually started doing some grating in the park area which the developer could have included in its update. The only request from staff, per the Board's condition, was for a report from the developer about the progress being made toward building out the amenities.

Co-Chairman Perry O'Brien stated his understanding of an update is basically what is the current status. He asked Ms. Golden if that is the same definition. Ms. Golden replied it was, somewhat, but not completely. The idea is that the developer had presented a very broad concept plan which would become more refined as things moved along. There would be updates about design drawings, construction plans, equipment selection, etc. Something to show progress being made from a concept plan toward having a complete set of construction plans ready to submit for approval. Staff is not expecting the developer to have a plan set ready to present, but to show the Board what progress has been made in design.

Chairman Campbell asked Mr. LeBlanc if there have been any changes to the plan, to which Mr. LeBlanc replied the fencing, sidewalk and a few limited items are currently in the permitting process. Chairman Campbell asked again if the plan has changed, to which Mr. LeBlanc replied no. Ms. Golden stated that the fence is not part of the amenities, to which Chairman Campbell replied he understands that, but basically Mr. LeBlanc has stated the plans have not changed and asked is that an appropriate enough update.

Ms. Golden stated no, that what the condition of approval sought was for the developer to show some progress from the conceptual plan toward an actual buildable set of construction plans. To show refinement of the very broad conceptual plan which Mr. LeBlanc had previously provided.

Chairman Campbell asked Mr. LeBlanc if he had further refined the plan, to which Mr. LeBlanc replied he could send in the plan that the landscape architect has been working on. Mr. LeBlanc added that they could not start building the amenity package until the underground utilities are complete because that job will just tear up the ground. Ms. Golden stated that was understood, but that they could be refining their conceptual plans and having their landscape architect actually put a preliminary package together.

Chairman Campbell asked Mr. LeBlanc if he could provide that information to staff for review and if it is brought to the Planning Board in two weeks, they will look at it. Mr. LeBlanc replied he will do that.

Co-Chairman O'Brien asked if there was any other business to which there was none. **A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to adjourn. All members present voted aye.**

Kimberly Golden, Secretary

Date

Minutes approved by the Planning Board at its meeting on _____.

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, Engineering & Planning 

CC: Doug Kneupper, P.E.

Date: April 14, 2023

Re: Marlow Lake, Section 5 – Preliminary Plat

Background: Marlow Lake, Sec 5 is the first section of a 68.355-acre master-planned residential development presented to the Planning Board, Zoning Commission and City Commission as Marlow Lake North that will ultimately contain 158 single family residential lots with lot widths ranging from 50ft to 70ft. The Planning Board recommended the PUD rezoning to the Zoning Commission and City Commission at its meeting on February 7, 2022, upon condition that **“the designation of specific park amenities with submission of the preliminary plat and the designation of a construction schedule for all amenities with submission of the final plat”**. **This quote is from the minutes of the February 7, 2022 meeting.** The Zoning Commission held a public hearing and approved the rezoning to District I – Planned Unit Development at its meeting on February 22, 2022. The City Commission held a public hearing and gave the PUD re-zoning preliminary approval at its meeting on March 16, 2022.

Requested Action: The applicant is requesting approval of the preliminary plat for a section to be designated as Section 5 of Marlow Lake Subdivision, although it is the first section of a proposed subdivision previously referred to as Marlow Lake North or North Lake during the rezoning process. The preliminary plat subdivides a 17.876-acre tract into 56 lots and 3 reserves. One of the reserves is a site for the future construction of the lift station to serve the subdivision previously referred to as Marlow Lake North. Approval of the Preliminary Plat authorizes the developer to prepare the final construction drawings for the public infrastructure along with submitting the Final Plat for this section of the project.

Staff Review / Analysis: The preliminary plat is intended to be an opportunity to review the lot configuration, utility layout, and street patterns. The lots here are a combination of 50 ft, 60 ft and approximate 70ft lot widths with some of the corner lots and cul-de-sac lots being wider. The lot layout includes nineteen (19) lots with rear lot lines separated from the adjacent active mining site by Reserve “A” of unmarked width. When mining operations are concluded, the mining pit is slated to eventually become

“QPS – Quality Public Service”

an amenity lake. It is also noted Reserve "B" along the west boundary is encumbered with a pre-existing pipeline easement to which the 25ft setback requirement of 160.091(H) will apply. Preliminary "one-line" construction drawings showing the locations of utility lines, drainage, and the street patterns, have been reviewed and approved. GCDD No. 2 has provided conditional approval of the drainage plan subject to receiving signed and sealed final construction drawings.

The preliminary plat should follow the master plan with regard to arrangement of lots, layout and alignment of streets, parks, and open spaces. The preliminary plat for Marlow Lake Sec 5 does generally conform to the arrangement provided for Marlow Lake North.

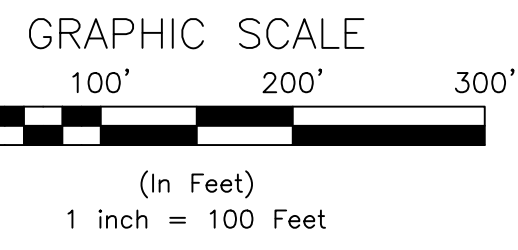
A conceptual plan for the introduction of park and landscaping amenities was previously provided to the Planning Board at its meeting on May 2, 2022, as a condition of final plat approval for Marlow Lake Section 4. Approval of that final plat was conditioned upon the Developer providing updates showing progress toward a final plan and schedule for construction of the amenities with each subsequent plat submittal. The Planning Board affirmed this condition in response to Developer's public comments at the Planning Board meeting on April 3, 2022. Developer provides the following update regarding progress toward the construction of amenities: The landscape architect, KGA DeForest Design, LLC, through its president Corey Laughner, advises "the plans for sidewalks, landscape and irrigation for Marlow Lake Section 4 are complete and ready to bid so that we can have a contractor ready to start the moment the dry utilities are finished." The developer advises the plans for sidewalks, landscape and irrigation have not been submitted for review because they did not want the permit to expire. It could be noted that submitting for a courtesy pre-permit review would not be a submittal for permit and would not trigger the permit period. It would save the developer some time by allowing for an expedited permitting process when the decision was made to apply for a permit.

As an additional update, the fence permit has been issued for construction of the decorative metal fence with brick columns to be installed by the Developer along the rear property lines of the lots in Section 4 which are adjacent to the reserve around the active mining site. The developer advises the contractor has been authorized to proceed with the work upon receipt of the permit. This was a condition for the filing and recording of the final plat for Section 4.

Staff has reviewed the Preliminary Plat for Marlow Lake Sec 5 and offers no objections to approval. **Staff recommend approval be conditioned upon the continued submittal of updates showing progress toward a final plan and schedule for construction of the amenities around the lake and along SH3.**

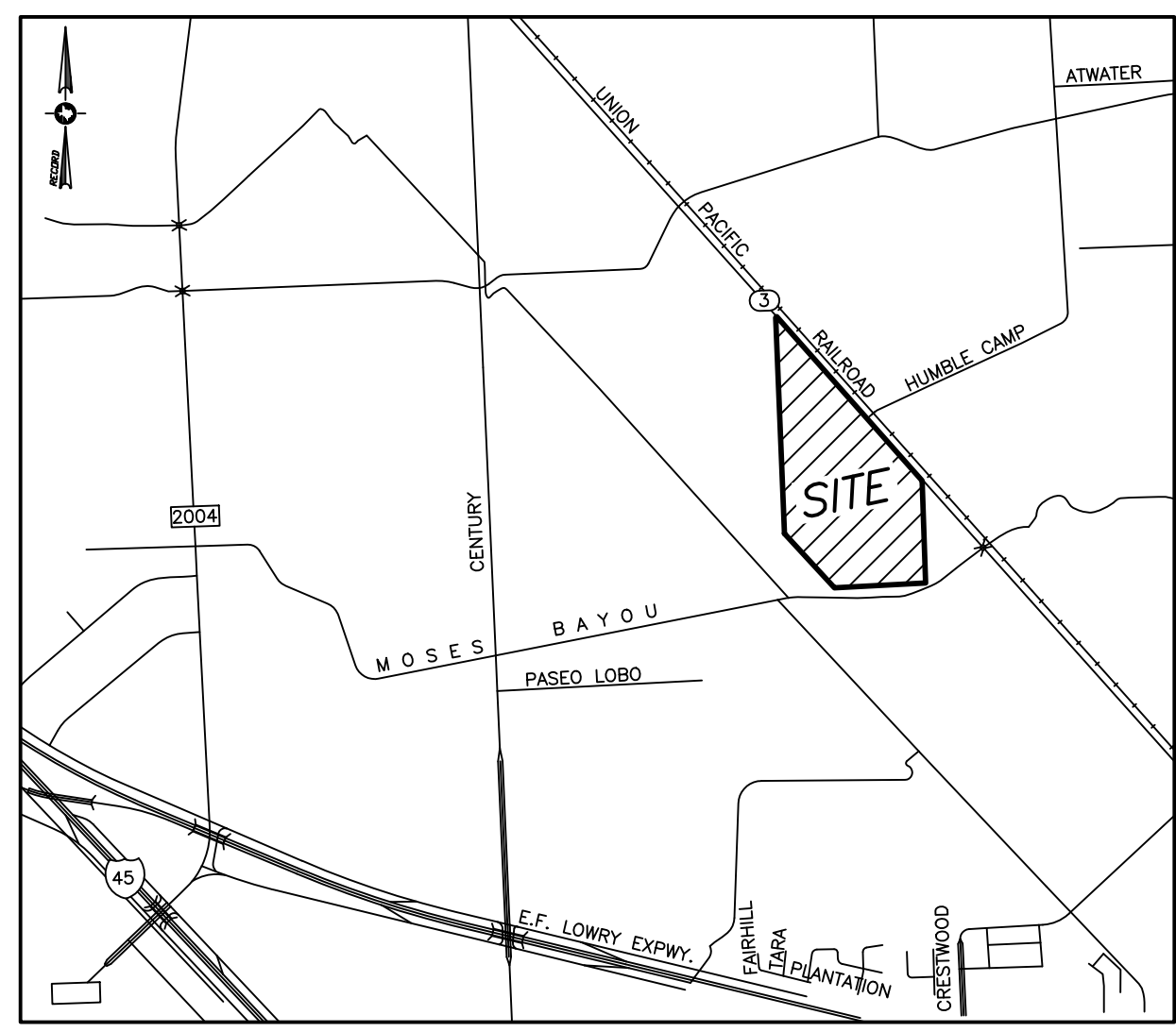
MPM Silicones, LLC.
24.654 Acres
(Tract III - 2017000888 GCDR)

FUTURE SECTION
6



LINE	BEARING	DISTANCE
L1	N 34°43'35" E	160.00'
L2	N 27°24'29" E	120.00'
L3	N 53°43'09" W	46.89'
L4	N 02°17'55" E	87.81'
L5	N 04°17'55" E	87.81'
L6	N 23°31'57" E	97.72'
L7	N 51°28'36" E	149.38'
L8	N 81°00'00" E	160.00'
L9	N 79°41'44" E	160.00'
L10	S 88°02'38" W	79.42'
L11	S 38°58'33" W	190.07'
L12	S 41°57'13" W	109.44'
L13	N 48°02'47" W	40.78'
L14	N 61°15'56" W	48.78'
L15	S 65°55'41" W	111.52'
L16	S 47°29'55" W	38.82'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	59.33'	58.94'	N 46°03'56" W	22°39'38"
C2	330.00'	12.22'	12.22'	N 56°20'05" W	2°07'19"
C3	270.00'	14.49'	14.46'	S 58°55'58" E	7°19'05"
C4	1455.00'	87.43'	87.41'	S 07°16'43" E	3°26'34"
C5	1395.00'	31.75'	31.75'	S 09°39'08" E	1°18'15"
C6	1235.00'	328.70'	327.73'	S 17°55'43" E	15°14'58"
C7	610.00'	239.47'	237.93'	S 36°48'00" E	22°29'53"



J. SELLERS SURVEY
ABST. No. 180

W.K. WILSON SURVEY
ABST. No. 208

SSLT, LLC.
Pt. 71.660 Acre Tract
(2019049455 GCDR)

Poarch/ Swinbank, LLC.
53.734 Acre Tract
(2015019987 GCDR)

Poarch/ Swinbank, LLC.
53.734 Acre Tract
(2015019987 GCDR)

MARLOW LAKE
SECTION 1B
(2018050778 GCDR)

SSLT, LLC. Pt. 63.743 Acre Tract
(2017011172 GCD)
Houston Lighting & Power Company
(Vol. 24, Page 88 GCDR)

AREA TABLE	
Lot 1 - 9,271 SF	Lot 34 - 13,005 SF
Lot 2 - 11,208 SF	Lot 35 - 17,024 SF
Lot 3 - 9,776 SF	Lot 36 - 11,323 SF
Lot 4 - 10,750 SF	Lot 37 - 10,161 SF
Lot 5 - 9,877 SF	Lot 38 - 9,319 SF
Lot 6 - 7,292 SF	Lot 39 - 9,335 SF
Lot 7 - 8,358 SF	Lot 40 - 9,335 SF
Lot 8 - 9,273 SF	Lot 41 - 9,335 SF
Lot 9 - 8,812 SF	Lot 42 - 10,006 SF
Lot 10 - 7,684 SF	Lot 43 - 7,800 SF
Lot 11 - 7,826 SF	Lot 44 - 8,450 SF
Lot 12 - 10,190 SF	Lot 45 - 8,450 SF
Lot 13 - 9,911 SF	Lot 46 - 7,800 SF
Lot 14 - 9,377 SF	Lot 47 - 7,800 SF
Lot 15 - 8,674 SF	Lot 48 - 7,974 SF
Lot 16 - 8,246 SF	Lot 49 - 8,179 SF
Lot 17 - 9,263 SF	Lot 50 - 8,719 SF
Lot 18 - 7,585 SF	Lot 51 - 8,153 SF
Lot 19 - 6,574 SF	Lot 52 - 8,142 SF
Lot 20 - 6,948 SF	Lot 53 - 7,800 SF
Lot 21 - 6,674 SF	Lot 54 - 7,800 SF
Lot 22 - 10,421 SF	Lot 55 - 7,800 SF
Lot 23 - 12,376 SF	Lot 56 - 8,450 SF
Lot 24 - 6,991 SF	Reserve A - 56,580 SF
Lot 25 - 8,015 SF	Reserve B - 35,245 SF
Lot 26 - 8,213 SF	Lift Station
Lot 27 - 9,593 SF	Reserve - 5,536 SF
Lot 28 - 11,632 SF	R.O.W. - 164,195 SF
Lot 29 - 10,951 SF	
Lot 30 - 13,789 SF	
Lot 31 - 10,794 SF	
Lot 32 - 9,924 SF	
Lot 33 - 13,221 SF	
TOTAL SITE - 782,676 SF	

LEGAL DESCRIPTION
BEING A 17.968 ACRE TRACT OF LAND SITUATED IN THE W.K. WILSON SURVEY, ABSTRACT No. 208, IN GALVESTON COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF THAT CERTAIN 71.660 ACRE TRACT CONVEYED TO SSLT, LLC., ACCORDING TO DEED RECORDED UNDER FILE No. 2019049455, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the most Westerly corner of Marlow Lake, Section 4, a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded under Instrument No. _____ in the Office of the County Clerk of Galveston County, Texas, said point also lying in the Northeastly line of a 100 foot right-of-way granted to Galveston-Houston Electric Railway Company in deed recorded in Volume 241, Page 76 in the Office of the County Clerk of Galveston County, Texas;

THENCE North 42°30'05" West along the Northeastly line of said 100 foot right-of-way, a distance of 894.73 feet to a point for corner;

THENCE North 47°26'38" East over and across said 71.660 acre tract, a distance of 177.58 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 150.00 feet, a chord bearing of North 46°03'56" West, a chord length of 58.94 feet, and an arc length of 59.33 feet to a point of reverse curvature;

THENCE along a curve to the right, said curve having a radius of 330.00 feet, a chord bearing of North 56°20'05" West, a chord length of 12.22 feet, and an arc length of 12.22 feet to a point for corner;

THENCE North 34°43'35" East, a distance of 60.00 feet to a point for corner;

THENCE along a curve to the left, said curve having a radius of 270.00 feet, a chord bearing of South 58°55'58" East, a chord length of 34.46 feet, and an arc length of 34.49 feet to a point for corner;

THENCE North 27°24'29" East, a distance of 120.00 feet to a point for corner;

THENCE North 53°43'09" West, a distance of 46.89 feet to a point for corner;

THENCE North 42°33'22" West, a distance of 299.64 feet to a point for corner;

THENCE North 30°13'20" West, a distance of 93.08 feet to a point for corner;

THENCE North 04°17'55" East, a distance of 87.81 feet to a point for corner;

THENCE North 23°31'57" East, a distance of 97.72 feet to a point for corner;

THENCE North 51°28'36" East, a distance of 49.38 feet to a point for corner;

THENCE South 81°53'15" East, a distance of 206.39 feet to a point for corner, said point marking the beginning of a curve to the left, said curve having a radius of 1,455.00 feet, a chord bearing of South 07°16'43" East, and a chord length of 87.41 feet;

THENCE along said curve to the left, a distance of 87.43 feet to a point for corner;

THENCE North 81°00'00" East, a distance of 60.00 feet to a point for corner, said point marking the beginning of a curve to the left, said curve having a radius of 1,395.00 feet, a chord bearing of South 09°39'08" East, and a chord length of 31.75 feet;

THENCE along a curve to the left, a distance of 31.75 feet to a point for corner;

THENCE North 79°54'08" East, a distance of 160.00 feet to a point for corner, said point marking the beginning of a curve to the left, said curve having a radius of 1,235.00 feet, a chord bearing of South 17°55'43" East, and a chord length of 327.73 feet;

THENCE along said curve to the left, a distance of 328.70 feet to a point of tangency;

THENCE South 25°33'14" East, a distance of 414.70 feet to a point for curvature to the left, said curve having a radius of 610.00 feet, a chord bearing of South 36°48'00" East, and a chord distance of 237.93 feet;

THENCE along said curve to the left, a distance of 239.47 feet to a point of tangency;

THENCE South 48°02'47" East, a distance of 199.74 feet to a point for corner;

THENCE South 60°17'30" East, a distance of 162.51 feet to a point for corner, said point lying in the Northwestly line of said Marlow Lake Section 4;

THENCE South 88°02'38" West along the Northwestly line of said Marlow Lake Section 4, a distance of 79.42 feet to a point for corner;

THENCE South 38°58'33" West, a distance of 90.07 feet to a point for corner;

THENCE South 41°57'13" West, a distance of 109.44 feet to a point for corner;

THENCE North 48°02'47" West, a distance of 40.78 feet to a point for corner;

THENCE South 64°08'35" West, a distance of 149.57 feet to a point for corner;

THENCE South 61°15'56" West, a distance 48.76 feet to a point for corner;

THENCE South 56°55'41" West, a distance of 111.52 feet to a point for corner;

THENCE South 47°29'55" West, a distance of 38.82 feet to the POINT OF BEGINNING of the herein described tract, and containing 17.968 acres (782,676 square feet) of land, more or less.

That SSLT, LLC., action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **MARLOW LAKE - SECTION 5**, in addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purpose indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except shown hereon. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

SSLT, LLC. does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS _____ DAY OF _____ 2022.

Jerry W. Leblanc, Jr. - Member
SSLT, LLC.

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Jerry W. Leblanc, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas
My commission expires: _____

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2022, at _____ o'clock, _____ M., and duly recorded on _____, 2022, at _____ o'clock, _____ M., in _____.

Instrument Number _____ Galveston County Map Records.
Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

DWIGHT D. SULLIVAN, County Clerk,
Galveston County, Texas
By _____ Deputy

Approval of this Preliminary Plat by the Planning Board and City Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of streets, water, sewer and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sell lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Texas City have been complied with. It shall be the responsibility of the subdivider to ensure that all applicable requirements of the City of Texas City relative to the subdividing and development of property have been met.

On the _____ day of _____, 2022, this plat was duly approved by the Planning Board of the City of Texas City.

Secretary of the City of Texas City Planning Board

Chairman of the City of Texas City Planning Board

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Stephen C. Blaskey, A Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

REVISED: NOVEMBER 30, 2022
SURVEY DATE: MARCH 28, 2022
FILE No.: 0208-0225-0000-0001
DRAFTING: [Signature]
JOB No.: 22-0175

NOTES

- This property lies entirely within Shaded Zone X, defined as an area having a 0.2% annual chance of flooding, according to FIRM No. 4816702A50 published August 15, 2019, as established by the Federal Emergency Management Agency.
- The Bearings, Coordinates, and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCSD 57 (AW5499). All units are expressed in U.S. Survey Feet.
- This property is Zoned as "A-1" (Single Family Residential), according to the City of Texas City's Zoning Ordinance Map.
- All lots shall have 5 foot side building lines, unless shown otherwise hereon.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- Lots labeled as future are shown for reference purposes only and are subject to change.
- Lots 2, 4, 10, 11, 14, and 18 shall be restricted such that the driveway for home construction shall be on the left side when facing the lot from the right-of-way.

ABBREVIATIONS

- B.L. Building Line
- D.E. Drainage Easement
- Esm. Easement
- GCD Galveston County Drainage District
- GCDR Galveston County Dead Records
- GCMR Galveston County Map Records
- Pg. Page
- Res. Reserve
- R.O.W. Right of Way
- Vol. Volume

OWNER/DEVELOPER

SSLT, LLC.
Jerry W. Leblanc, Jr. - Member
1041 Conrad Sauer Drive
Houston, Texas 77043
281-520-4045



LEAGUE CITY OFFICE
Registration Number: 01036655
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE. SUITE B LEAGUE CITY, TX 77573
Mailing / P.O. BOX 16142 GALVESTON, TX 77552

**PRELIMINARY PLAT
MARLOW LAKE - SECTION 5**

BEING A REPLAT OF

A 17.968 ACRE TRACT OF LAND SITUATED IN THE W.K. WILSON SURVEY, ABSTRACT No. 208, IN GALVESTON COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF THAT CERTAIN 71.660 ACRE TRACT CONVEYED TO SSLT, LLC., ACCORDING TO DEED RECORDED UNDER FILE No. 2019049455, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

TEXAS CITY, GALVESTON COUNTY, TEXAS
17.968 ACRES (782,676 SQ.FT.)
NOVEMBER, 2022

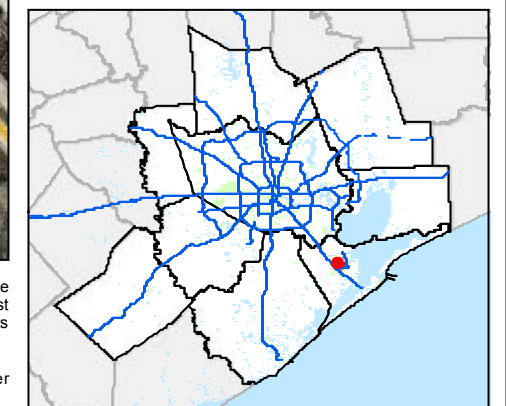
56 LOTS, 3 RESERVES

Legend

- IDS MUDs
- Low Resolution
15m Imagery
- High Resolution
60cm Imagery
- High Resolution
30cm Imagery
- Citations
- 1.2m Resolution
Metadata



Marlow Lake Section 5 Plat Boudnary

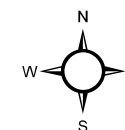


Marlow Lake Section 5 Aerial

Print Date: 4/14/2023 9:17:16 AM IDS Engineering Group



1 inch = 334 feet



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.

This GIS Exhibit may include copyrighted material (aerial photos) by either NearMap or H-GAC. All Rights Reserved.



a schematic plan for
Exhibit D - Conceptual Land Use Plan

NORTH LAKE

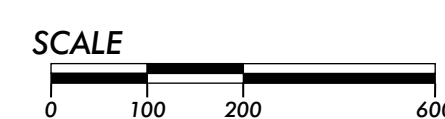
± 71.7 ACRES OF LAND

prepared for

BINNACLE DEVELOPMENT LLC



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



MTA-1-543
MARCH 02, 2021

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.

LOT SUMMARY (MUD 79)

	50'x120'	69 LOTS	44%
	60'x120'	66 LOTS	42%
	70'x120'	23 LOTS	14%

TOTAL 158 LOTS



MARLOW LAKE DR. & MODEL HOMES
 4 LOTS
 (50'X120')
 ±3.2 Ac.

COM
 ±1.7 Ac.

SF-2
 23 LOTS (60'X120')
 9 LOTS (70'X130')
 ±14.7 Ac.

LIFT STATION
 (50'X50')

PARK
 ±0.5 Ac.

SF-1B
 103 LOTS
 (50'X120')
 ±24.0 Ac.

SF-3
 ±4.3 Ac.

SECTION 1
 63 LOTS
 (50'X120')
 ±14.9 Ac.

a master plan for
MARLOW LAKE
 BEING ±121.8 ACRES OF LAND
 OUT OF THE
J. SELLERS LEAGUE SURVEY, ABSTRACT A-180
 CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS
 OWNER:
POARCH/SWINBANK, LLC

PLANNER:



— Land Planning Consultants —
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 Tel: 281-579-0340

THIS MASTER PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE MARLOW LAKE PLANNED UNIT DEVELOPMENT ORDINANCE IN EFFECT AT THE TIME THIS MASTER PLAN WAS PREPARED, ALONG WITH ANY VARIANCES TO THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE TEXAS CITY PLANNING & ZONING COMMISSION. THIS MASTER PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT AND ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY OR CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER AND UNDER THE PREMISES INDICATED IN THE MASTER PLAN.



OCTOBER 2016
 KGA #10302


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, Engineering & Planning 
CC: Doug Kneupper, P.E.
Date: April 14, 2023
Re: Sunrise Cove (f/k/a Benson Trails f/k/a Moses Lake Tract) - Section 1 – Final Plat

Background: Sunrise Cove Subdivision, Sec 1, is part of a master-planned residential development of 55.58 acres that will ultimately contain approximately 137 single family detached residential lots. The PUD rezoning and overall Masterplan was approved by the City Commission on June 15, 2022, with the working name of Moses Lake Tract. The Preliminary Plat for Section 1 was approved with the name of Benson Trails Subdivision and then subsequently changed by the City Commission at the developer's request to Sunrise Cove Subdivision. The subdivision has been annexed into Galveston County Municipal Utility District No. 66.

Requested Action: The applicant is requesting final plat approval of a 26.403-acre section with 76 lots known as Sunrise Cove Subdivision Section 1. The lots are being developed in various sizes to provide a variety of housing products in accordance with the terms of the PUD. The lot mix being developed in Section 1 is 24 – 70ft lots; 24 - 60ft lots, and 28 - 50ft lots. Unlike other developers who choose to overbuild the smaller lots in preference to larger lots during the early stages of development, this developer is providing all of the larger 70ft lots and 60% of the 60ft lots in Section 1. In addition to the lots and internal street dedications, there will be 8 reserves totaling 5.291 acres, including Reserves A, B and F along existing drainage channels. Approval of the Final Plat authorizes the developer to begin construction of the required public improvements. Upon completion of the public infrastructure, the final plat can be filed with the Galveston County Clerk's office and home construction can begin.

Staff Review / Analysis: A major component of the final plat approval process is City staff review of the construction drawings for water, sewer, streets, and drainage. This is the public infrastructure that will serve all the lots in this particular section. The plans include replacing and relocating two existing water mains which cross the property. The existing rights of way will be abandoned with the final plat. The engineered plans have been reviewed and are in accordance with all City policies and standards regarding public water, sewer, streets, and drainage.

"QPS – Quality Public Service"

The final plat should follow the preliminary plat with regard to arrangement of lots, layout and alignment of streets, parks, and open spaces. The final plat for Sunrise Cove Section 1 does this, but there have been several adjustments to the land plan. The adjustments were necessary to provide a sufficient easement and maintenance berm for the existing drainage channel along the north boundary of the project. The total number of lots has not changed since approval of the preliminary plat. A recap of the changes is provided as an exhibit to this memo.

Staff has reviewed the Final Plat and construction drawings for Sunrise Cove Section 1 and offers no objection to approval.

Sunrise Cove



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 – April 17, 2023 Regular Meeting

From: Kim Golden, P. E., Engineering & Planning 

CC: Doug Kneupper, P.E.

Date: April 14, 2023

Re: Sunrise Cove – Section 2 - Preliminary Plat

Background: Sunrise Cove Section 2 is part of a master-planned residential development 55.58 acres in size that will ultimately contain approximately 137 single family detached residential lots. The overall Masterplan for Sunrise Cove Subdivision f/k/a Benson Trails Subdivision was approved by City Commission on June 15, 2022, with the working name of Moses Lake Tract. The subdivision has been annexed into Galveston County Municipal Utility District No. 66.

Requested Action: The applicant is requesting approval of the preliminary plat for Sunrise Cove, Section 2. This 29.20-acre section contains 61 lots and five reserves totaling 16.69 acres for drainage, landscape, open space and utility purposes, together with one-foot reserves identified as a buffer separation between the side or end of streets where such streets abut adjacent undeveloped property. This section includes the 6.17-acre Reserve D for the amenity lake/detention. Reserve C is 4.69 acres and includes a drill site. Approval of the Preliminary Plat authorizes the developer to prepare the final construction drawings for the public infrastructure along with submitting the Final Plat for this section of the project.

Staff Review / Analysis: The preliminary plat is intended to be an opportunity to review the lot configuration, utility layout, and street patterns. The lots here are a combination of 50ft and 60ft typical width product, with some variation of the corner lots and cul-de-sac lots. The approved master plan requires a final lot mix as follows:

50' – 60' lot width - 53%; 60' – 70' lot width 29%; Over 70' width - 18%

"QPS – Quality Public Service"

Section 2 will complete the buildout of the approved lot mix as follows:

	70s	60s	50s	Totals
S1	24	24	28	76
S2	0	16	45	61
Totals	24	40	73	137 lots

Preliminary "one-line" construction drawings showing the locations of utility lines, drainage, and the street patterns, have also been submitted for review and approved by staff.

The preliminary plat should follow the master plan with regard to arrangement of lots, layout and alignment of streets, parks, and open spaces. This preliminary plat for Sunrise Cove Subdivision Section 2 conforms to the arrangement of the approved Masterplan.

Staff has reviewed the Preliminary Plat for Sunrise Cover Subdivision Section 2 and offers no objection to approval.

GENERAL NOTES

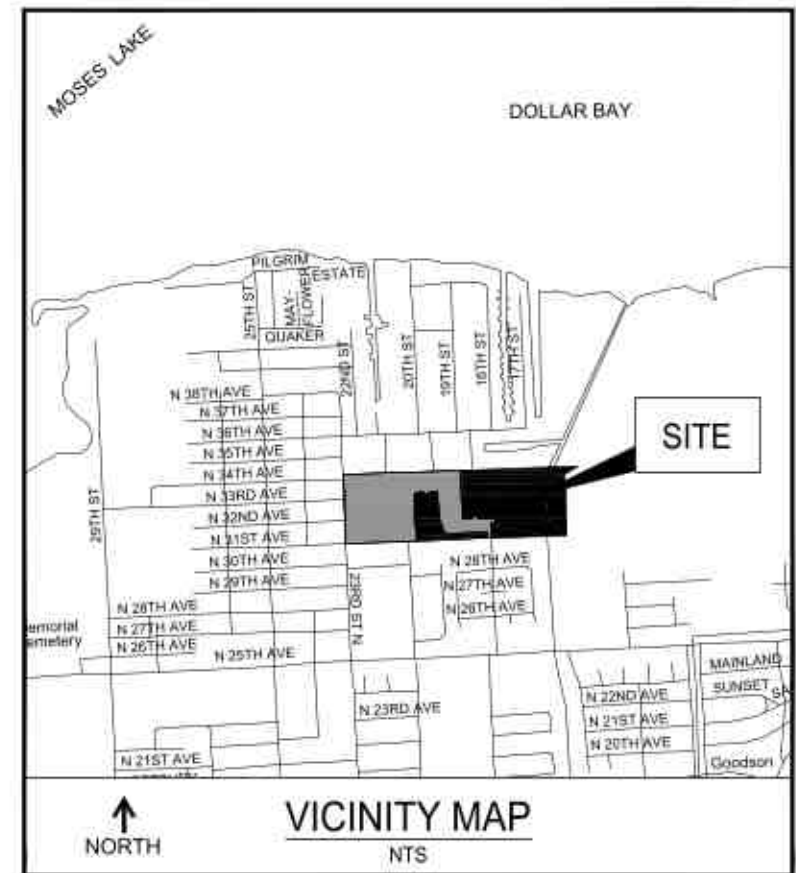
- (1) B.L. indicates Building Line
D.E. indicates Drainage Easement
ESMT. indicates Easement
G.B.L. indicates Garage Building Line
G.C.C.F. indicates Galveston County Clerk Files
G.C.D.R. indicates Galveston County Deed Records
G.C.M.R. indicates Galveston County Map Records
NO. indicates Number
P.A.E. indicates Permanent Access Easement
P.G. indicates Page
P.U.E. indicates Public Utility Easement
P.V.T. indicates Private Street
R.O.W. indicates Right-Of-Way
R= indicates Radius
S.S.E. indicates Sanitary Sewer Easement
S.T.M.S.E. indicates Storm Sewer Easement
(S) indicates Set 3/4" Iron Rod with cap stamped E.H.R.A. 713-784-4500
U.E. indicates Utility Easement
VOL. indicates Volume
W.L.E. indicates Waterline Easement
X indicates change in street name
- (2) All easements extend equidistant from either side of the property lines unless otherwise noted.
- (3) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (4) The following lot lines are not perpendicular or radial to street frontage:
 - Block 1, Lot 7
 - Block 1, Lot 8
 - Block 2, Lot 9
 - Block 2, Lot 10
 - Block 2, Lot 11
 - Block 2, Lot 12
 - Block 2, Lot 41
 - Block 2, Lot 42
- (5) The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- (6) A minimum setback of 25 feet of all buildings and accessory buildings from any underground, high-pressure, gas pipeline easement or any other hazardous pipeline is required, as per Texas City Ordinance 160.091(H).

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	59,165.05	1.36
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,400.00	0.06
C	DRILL SITE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	204,507.64	4.69
D	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	268,718.17	6.17
E	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	191,952.42	4.41
TOTAL		726,743.27	16.69

LINE	ANGLE	DISTANCE
BLOCK 1		
L1	N 87°58'41" E	100.43
L2	N 88°19'30" E	60.00
L3	N 87°58'41" E	94.82
L4	S 33°03'59" E	94.25
L5	S 02°28'19" E	66.20
BLOCK 2		
L6	N 02°28'19" W	167.80
L7	N 87°58'07" E	19.73
L8	N 02°01'53" E	60.00
L9	S 87°58'07" E	190.00
L10	S 88°19'37" W	60.01
L11	S 87°58'07" E	94.82
L12	N 10°18'37" W	90.61

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
BLOCK 1				
C1	25.00'	39.09'	S 47°13'40" E	35.23'
C2	25.00'	39.45'	N 42°46'11" E	35.48'
BLOCK 2				
C3	25.00'	39.45'	N 42°45'54" E	35.48'
C4	25.00'	39.09'	N 47°14'08" W	35.23'
C5	25.00'	39.45'	S 42°45'54" W	35.48'

LOT WIDTH	TOTAL
≥50' - <60'	43
≥60' - <70'	13
≥70'	5
TOTAL	61



APPROVAL OF THIS PRELIMINARY PLAT BY THE PLANNING BOARD AND CITY COMMISSION SHALL BE DEEMED AN EXPRESSION OF APPROVAL OF THE LAYOUT SUBMITTED ON THE PRELIMINARY PLAT AS A GUIDE TO THE FINAL ENGINEERING OF STREETS, WATER, SEWER, AND OTHER REQUIRED IMPROVEMENTS AND UTILITIES AND TO THE PREPARATION OF THE FINAL PLAT. APPROVAL OF THIS PRELIMINARY PLAT SHALL NOT CONSTITUTE AUTOMATIC APPROVAL OF THE FINAL PLAT. NOR BE CONSIDERED AUTHORIZATION TO BEGIN CONSTRUCTION OR SELL LOTS. APPROVAL OF THE PRELIMINARY PLAT SHALL NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER IMPLIED OR OTHERWISE THAT ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF TEXAS CITY HAVE BEEN COMPLIED WITH. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT ALL APPLICABLE REQUIREMENTS OF THE CITY OF TEXAS CITY RELATIVE TO THE SUBDIVISIONS AND DEVELOPMENT OF PROPERTY HAVE BEEN MET.

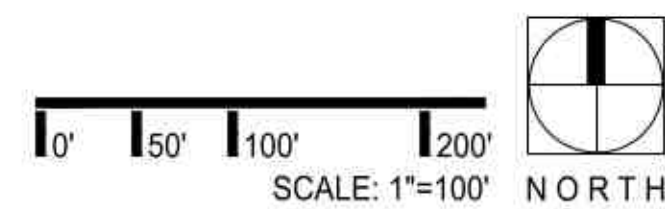
ON THE _____ DAY OF _____, 20____, THIS PRELIMINARY PLAT WAS DULY APPROVED BY THE PLANNING BOARD OF THE CITY OF TEXAS CITY.

SIGNED: _____
SECRETARY OF THE CITY OF TEXAS CITY PLANNING BOARD

SIGNED: _____
CHAIRMAN OF THE CITY OF TEXAS CITY PLANNING BOARD



OWNER INFORMATION
GILLBROS L.L.C., 23 BURWICK STREET
SUGAR LAND, TX 77493



Sunrise Cove Section 2 Preliminary Plat

A subdivision of 29.20 acres out of the D.L. Richardson Survey, A-167, City of Texas City, Galveston County, Texas.

61 Lots, 3 Blocks and 5 Reserves

Developer: Beazer Homes, LP, 10235 West Little York, Suite 200, Houston, TX 77040. (281) 888-1916

March, 2023



ENGINEERING THE FUTURE
SINCE 1856

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBP# No. F-726
TBP#S No. 10072500

No warranty or representation of intended use, design or construction is made by this plat. It is intended to be used only for the purposes stated herein and is subject to change without notice.

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 – April 17, 2023 Regular Meeting

From: Kim Golden, P. E., Engineering & Planning 

CC: Doug Kneupper, P.E.

Date: April 14, 2023

Re: 308 & 312 Crockett Street, Texas City, TX 77591 – Denial of request for replat for failure to meet the minimum width, depth and area requirements of the applicable zoning district

Background - The Applicant requested the replat of two existing lots of an unrecorded subdivision as an administrative minor plat. The City Engineer denied the replat because if approved it would create a non-compliant lot from a compliant lot, and reduce a compliant side set back to a non-compliant setback for an existing residential structure.

The records of Galveston County CAD show applicant acquired 308 Crockett by Sheriff's Deed dated 3/15/2021 and 312 Crockett by Trustee's Deed from Texas City dated 9/22/2011. The property was adjudicated to Texas City as Trustee by Sheriff's Deed dated 3/10/2010.

Applicable Ordinances: The recommendation to deny administrative minor plats is referred to the Planning Board in accordance with 159.027(B)(4).

The role of the Planning Board is to review all of the information provided by the applicant and by staff and either approve or deny the request for replat.

Staff analysis: The subject lots are located in District A, Single Family Residential. The purpose of District A is to "be comprised of single-family detached residential dwellings located on lots with a minimum of 6,000 sq. ft." 160.024(A). The Area and Height requirements are listed in 160.024(D) include the following:

Minimum lot area per dwelling unit – 6,000 sq ft.

Minimum lot depth – 100 ft

Minimum lot width – 50ft

Minimum rear yard – 20ft

"QPS – Quality Public Service"

Minimum side yard – minimum 5 ft

Minimum side yard corner lot – 15ft on street side.

The existing 308 Crockett has dimensions of 52.50 ft x 130.00 ft with an existing structure which is located 9.1 feet from the common side property line with 312 Crockett. The existing 308 Crockett is compliant with the area and height requirements of the Zoning Ordinance.

The existing 312 Crockett is vacant with dimensions 45 ft x 130.00 ft. The survey shows an existing driveway which indicates the lot may have previously had a building located upon it. The existing 312 Crockett is not compliant with the minimum width or minimum area requirements of the Zoning Ordinance.

Crockett Street has a 20ft right of way. The Texas City Subdivision Ordinance requires minor streets to have a minimum right of way width of 60ft. 159.046(K)(3). Replats are made compliant with the applicable Subdivision Ordinance by dedicating the right of way necessary to meet current standards. In this case, the additional dedication would be 20ft from the front of the lot adjacent to the existing street.

The underlying subdivision is not filed or recorded. Therefore, it is unclear whether Applicant's application is properly classified as a replat.

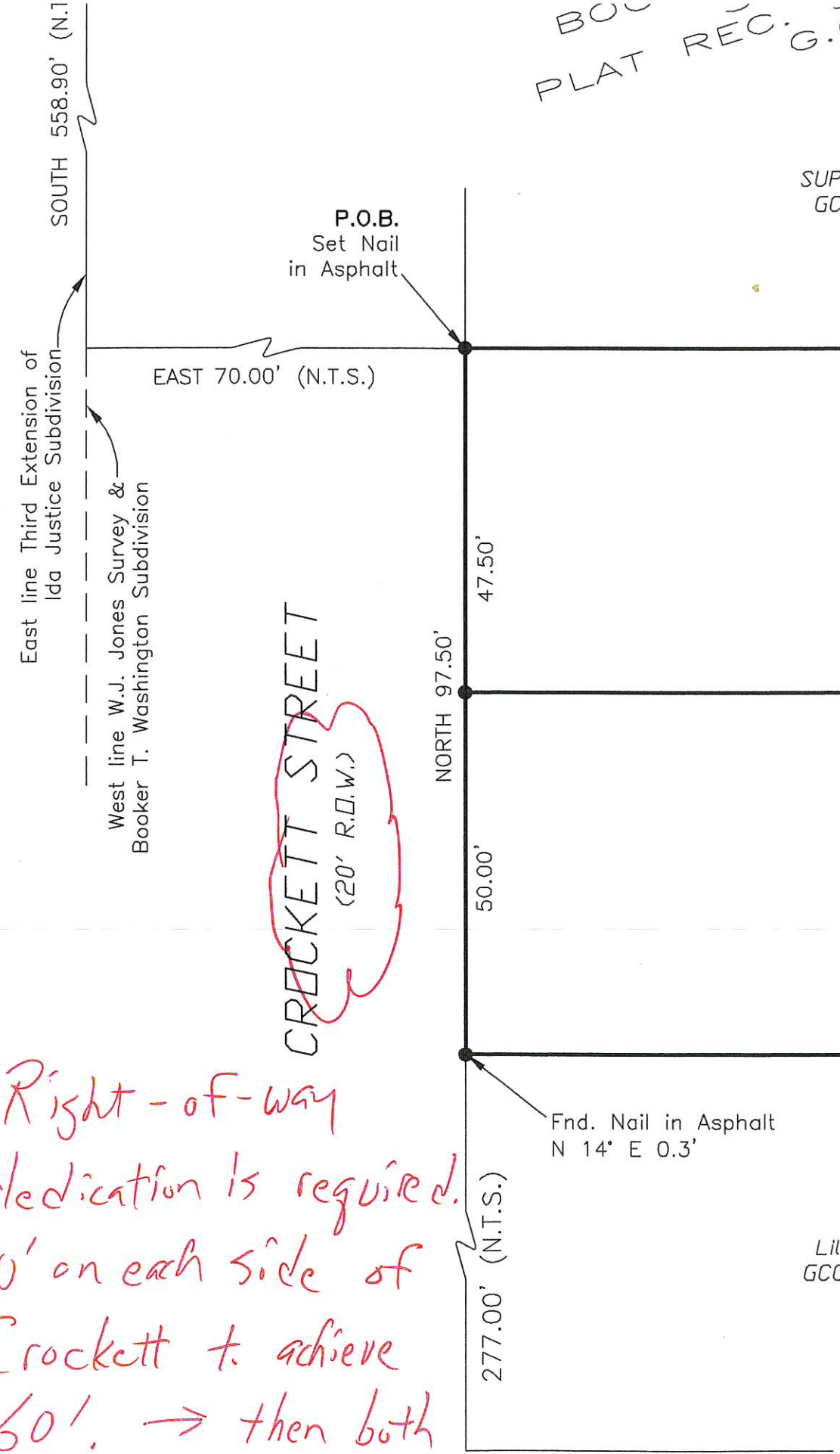
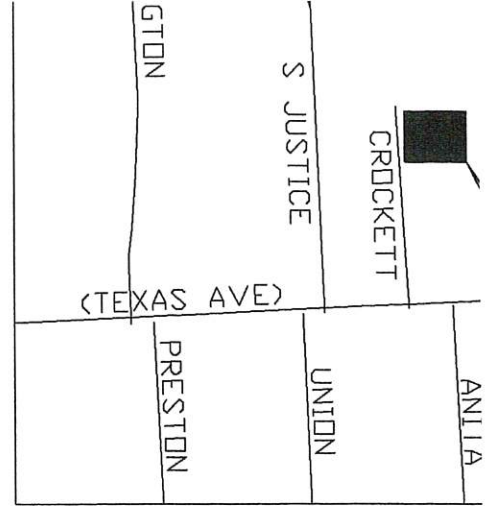
Applicant seeks to replat 308 Crockett as 47.50 ft x 130.00 ft. which would not meet the minimum width requirements of the zoning ordinance. It would also reduce the existing side yard from 9.1ft to 4.1ft, which would not be compliant with the zoning ordinance. Adjusting the front lot line for the additional street right of way would reduce the front setback to 17.6ft which would not be compliant with the zoning ordinance. It would also reduce the lot area to less than 6,000 sf. The replating would change the lot from being compliant to being non-compliant with 4 requirements of the zoning ordinance.

Applicant seeks to replat 312 Crockett as 50.00 ft x 110.00 ft. Adjusting the front lot line for the additional street right of way would reduce the lot area to less than 6,000sf. The replating would not make 312 Crockett a compliant lot.

The City Engineer declined to approve the replat/plat as a minor administrative plat because it failed to satisfy the minimum area and height requirements of the Zoning Ordinance.

Recommendation: Deny the application for replat/plat as non-compliant with the Zoning Ordinance.

BOOK PLAT REC. G.C.M.



Pt. Lot 6
SUP Interests LLC
GCCFN 2021018146
DPRGCTX

Lot 1
0.142 Acres
(6,175 Sq. Ft.)

Lot 2
0.149 Acres
(6,500 Sq. Ft.)

Pt. Lot 6
Lillie Henderson
GCCFN 2019039426
DPRGCTX

Lot 9
Harris T &
Joann Aldridge
(Deed not found)

Lot 8
Harris T Aldridge
GCCFN 9632819
DPRGCTX

Lot 8
Harris T Aldridge
GCCFN 9632819
DPRGCTX

All lots have to be a minimum
30' in width and a minimum
6000 sf in area.

Right-of-way
dedication is required.
20' on each side of
Crockett to achieve
60'. → then both
lots will be undersized.

FM 1765
(R.O.W. Width Varies)

AR
Lot 1
Lot 2

- NOTES:
- 1) This property is subject to the building and zoning
 - 2) This property lies within "other flood areas" Zone 48167C0265, Dated August 15, 2019.
 - 3) This property lies within the incorporated boundary
 - 4) This property is subject to any restrictions of record
 - 5) All utilities shall be relocated as needed to avoid

P.O.C.
Northwest corner Lot 6
W.J. Jones Survey
Northwest corner Lot 25
Booker T. Washington Subdivision

BOOKER T. WASHINGTON
SUBDIVISION
PLAT REC. 9. MAP NO. 52
G.C.M.R.

Pt. Lot 6
SUP Interests LLC
GCCFN 2021018146
DPRGCTX

P.O.B.
Set Nail
in Asphalt

Set 1/2" Rod

EAST 130.00'

EAST 70.00' (N.T.S.)

Lot 1
0.142 Acres
(6,175 Sq. Ft.)

Lot 9
Harris T &
Joann Aldridge
(Deed not found)

EAST 130.00'

47.50'
SOUTH 97.50'

Lot 2
0.149 Acres
(6,500 Sq. Ft.)

Lot 8
Harris T Aldridge
GCCFN 9632819
DPRGCTX

WEST 130.00'

Fnd. Nail in Asphalt
N 14° E 0.3'

Set 1/2" Rod

Lot 8
Harris T Aldridge
GCCFN 9632819
DPRGCTX

Pt. Lot 6
Lillie Henderson
GCCFN 2019039426
DPRGCTX

NORTH 97.50'

50.00'

277.00' (N.T.S.)

FM 1765
(R.O.W. Width Varies)

PROPERTY DESCRIPTION:

Being that certain tract or parcel of land out of the South 544.4 feet to the West 200 feet of Lot 6 of a subdivision of the W.J. Jones Survey, Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 6, same being the Northwest corner of Lot 25 of Booker T. Washington Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254 A, Page 43 in the Office of the County Clerk of Galveston County, Texas;

THENCE South along the West line of said Lot 6 and the West line of said Washington Subdivision, same being the East line of the Third Extension of Ida Justice Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 43, in the Office of the County Clerk of Galveston County, Texas, a distance of 558.90 feet to a point for corner;

THENCE East parallel to the North line of said Lot 6, a distance of 70.00 feet to the PLACE OF BEGINNING, same being the Northwest corner of the herein described tract, a set nail in asphalt;

THENCE continuing East parallel to the North line of said Lot 6, a distance of 130.00 feet to the West line of said Washington Subdivision, and being the Northeast corner of the herein described tract, a set 1/2 inch rod;

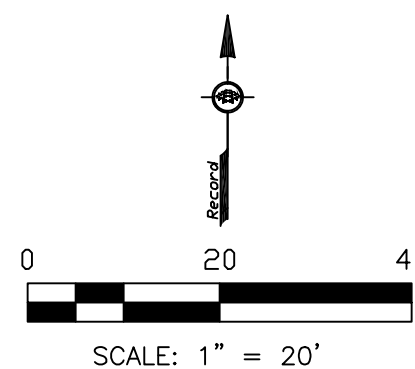
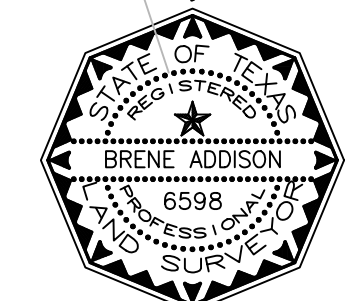
THENCE South parallel to the West line of said Lot 6 and along the West line of said Washington Subdivision, a distance of 97.50 feet to the Southeast corner of the herein described tract, a set 1/2 inch rod;

THENCE West, parallel to the North line of said Lot 6 a distance of 130.00 feet to the East right-of-way line of Crockett Street (20' R.O.W.), and being the Southwest corner of the herein described tract, a found nail in asphalt bearing N 14° E a distance of 0.3 feet;

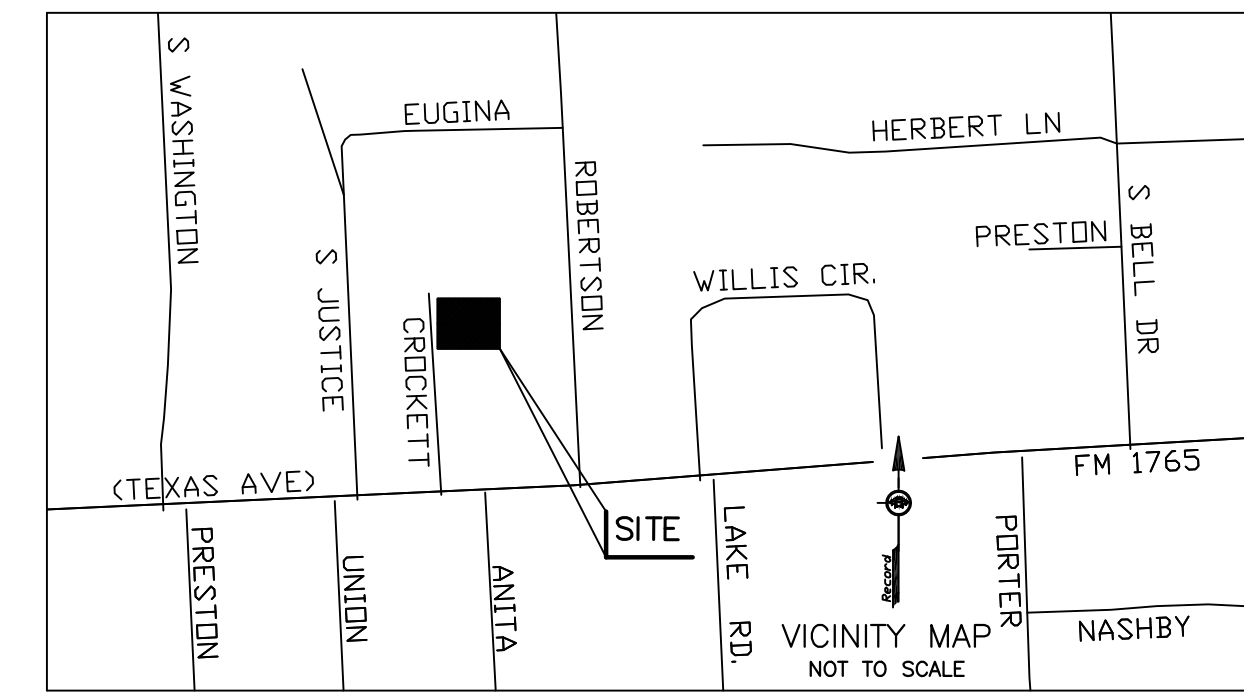
THENCE North parallel to the West line of Lot 6 and along the East right-of-way line of said Crockett Street, a distance of 97.50 feet to the PLACE OF BEGINNING, and containing 0.291 acres (12,675 square feet) of land, more or less.

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have platted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Brene Addison
Registered Professional
Land Surveyor No. 6598



TRICON
LAND
SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
T.L.S. 23-0040



AREA TABLE

	Sq. Ft.	Acre
Lot 1	6,175	0.142
Lot 2	6,500	0.149

NOTES:

- 1) This property is subject to the building and zoning ordinances of the City of Texas City.
- 2) This property lies within "other flood areas" Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0265, Dated August 15, 2019.
- 3) This property lies within the incorporated boundaries of the City of Texas City.
- 4) This property is subject to any restrictions of record.
- 5) All utilities shall be relocated as needed to avoid crossing platted property lines.
- 6) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
7. Bearings are based on the found monumentation of Crockett Street.

THE STATE OF TEXAS {} KNOW ALL MEN BY THESE PRESENTS
COUNTY OF GALVESTON {}

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2023, at _____ O'clock, ____m, and duly recorded on _____, 2023, at ____ O'clock, ____m, Instrument # _____, Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date as above written

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By _____ Deputy

On this _____ day of _____, 2023, this administrative minor replat was approved by the City Engineer of the City of Texas City.

City Engineer of the City of Texas City

That We, Lillie Henderson, Torrick Henderson, James Henderson and Clay Moore, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as HENDERSON BLOCK, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat use the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by the public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Lillie Henderson, Torrick Henderson, James E. Henderson and Clay Moore, do hereby bind themselves, their successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Texas City.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

Lillie Henderson

Torrick Henderson

James E Henderson

Clay Moore, Partner
SUP Interests, LLC

To the best of my knowledge, there are no liens against this property.

Lillie Henderson

Torrick Henderson

James E Henderson

Clay Moore, Partner
SUP Interests, LLC

THE STATE OF TEXAS {} KNOW ALL MEN BY THESE PRESENTS
COUNTY OF GALVESTON {}

BEFORE ME, the undersigned authority, on this day personally appeared Lillie Henderson, Torrick Henderson and James E. Henderson known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public for the
State of _____
My Commission Expires _____

THE STATE OF TEXAS {} KNOW ALL MEN BY THESE PRESENTS
COUNTY OF GALVESTON {}

BEFORE ME, the undersigned authority, on this day personally appeared Clay Moore known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public for the
State of _____
My Commission Expires _____

HENDERSON BLOCK

A REPLAT OF LOT 6
W.J. JONES SURVEY
GCCFN #####
TEXAS CITY, GALVESTON COUNTY, TEXAS

2 LOTS - 0.291 ACRES

February 9, 2023

Owner:
Clay Moore, Partner
SUP Interests LLC
5500 Katy Freeway
Suite 100
Houston, TX 77007
713-396-2077

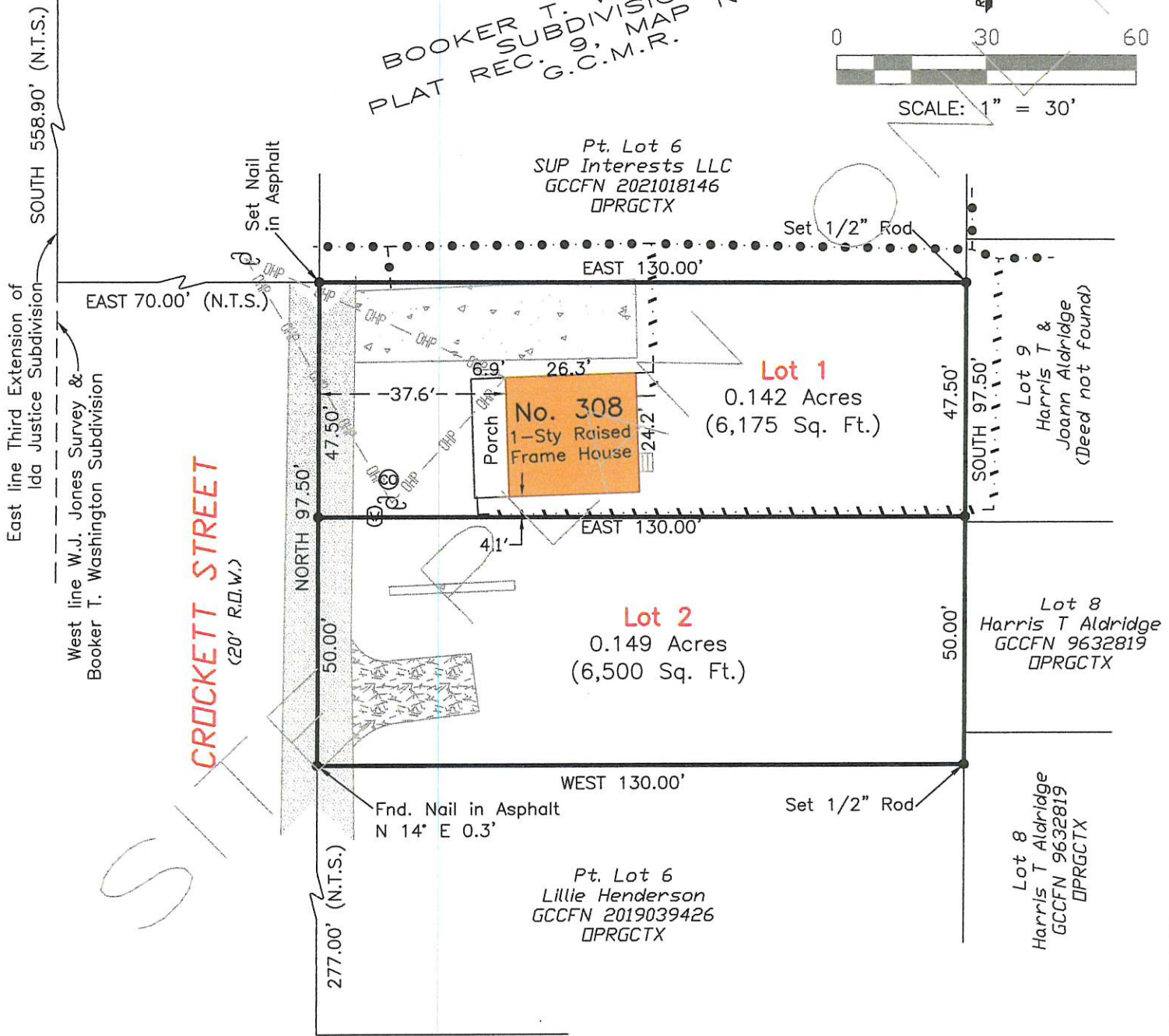
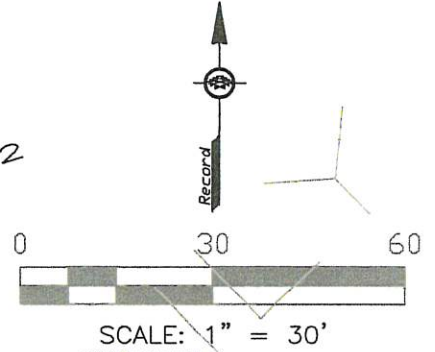
Owner:
Lillie Henderson
Torrick Henderson
James E. Henderson
4902 Stone Harbor
Friendswood, TX. 77546
832-723-9039

Surveyor: Brene Addison
Registered Professional
Land Surveyor No. 6598

PROPOSED

Northwest corner Lot 6
W.J. Jones Survey
Northwest corner Lot 25
Booker T. Washington Subdivision

BOOKER T. WASHINGTON
SUBDIVISION
PLAT REC. G.C.M.R. 9, MAP NO. 52



CROCKETT STREET
(20' R.D.W.)

FM 1765
(R.D.W. Width Varies)

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



I hereby certify that on the above 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.

SITE PLAN/PROPOSED REPLAT



- NOTES:**
- 1) This property is subject to the zoning ordinances and/or building regulations of the City of Texas City.
 - 2) This property lies within "other flood areas" Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0265G, dated August 15, 2019.
 - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
 - 4) Bearings are based on the monumentation of Crockett Street.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Legend:

- OHP — Overhead Power
- ▭ Concrete
- ▭ Asphalt
- ⊙ Power Pole
- (N.T.S.) Not to Scale
- ⊙ Clean-out
- ⊙ Water Meter

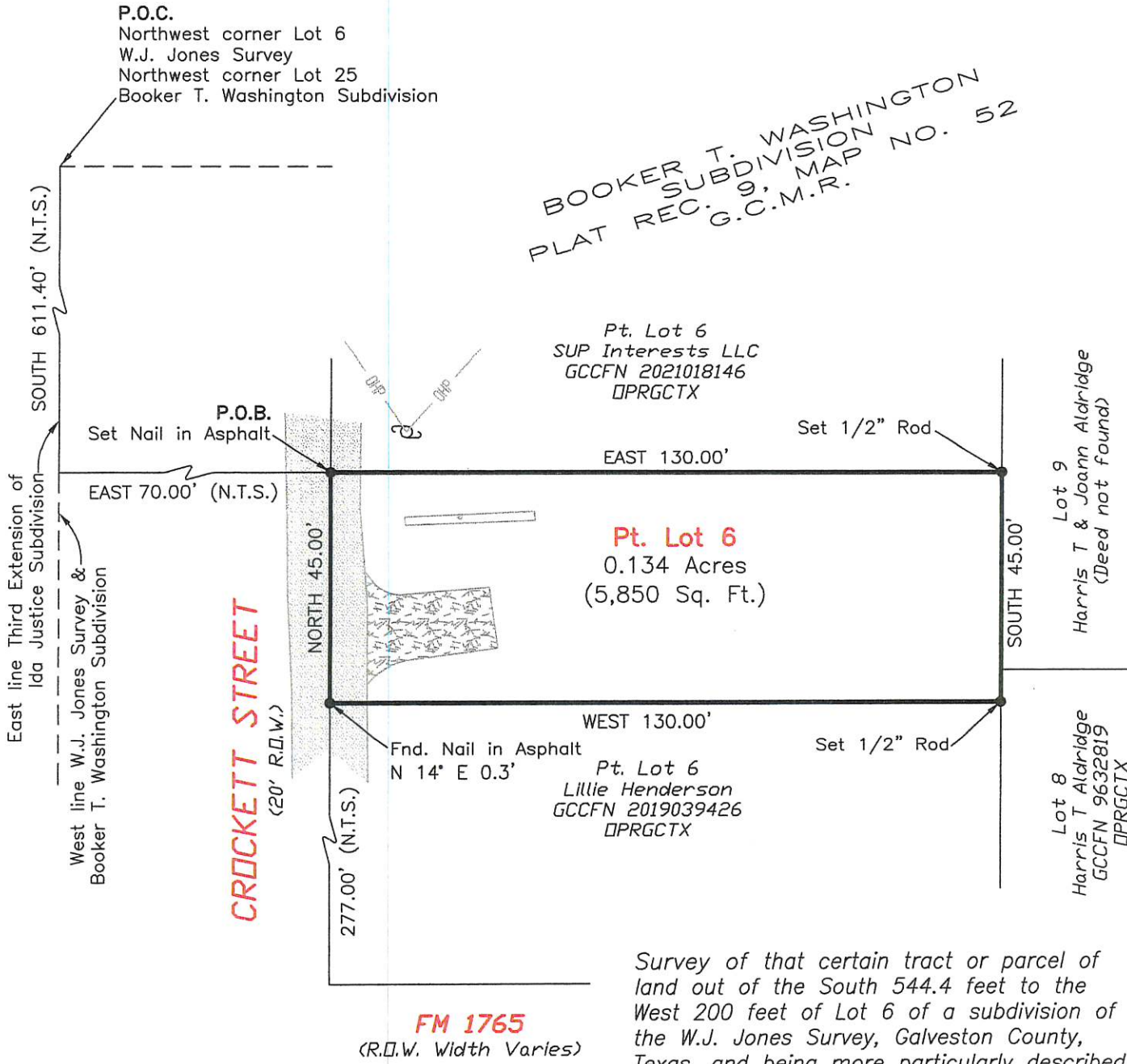
TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

Drafting: LP

Parcel ID: 220172

Surveyed for: Torrick Henderson

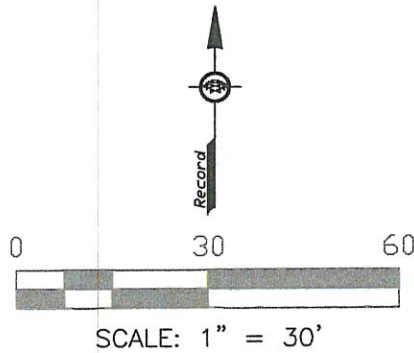
CURRENT



Survey of that certain tract or parcel of land out of the South 544.4 feet to the West 200 feet of Lot 6 of a subdivision of the W.J. Jones Survey, Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

I hereby certify that on the above 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.

Bre Addison
 Brene Addison
 Registered Professional
 Land Surveyor No. 6598



- NOTES:
- 1) This property is subject to the zoning ordinances and/or building regulations of the City of Texas City.
 - 2) This property lies within "other flood areas" Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0265G, dated August 15, 2019.
 - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
 - 4) Bearings are based on the monumentation of Crockett Street.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Legend: 		 Mailing: 6341 Stewart Rd. #251 Physical: 2011 59th Street Galveston, TX 77551 409-497-2772 TriconLandSurveying.com T.B.P.E.L.S. Firm No. 10194309
Drafting: LP		
Surveyed for: Torrick Henderson		

TRICON
LAND
SURVEYING, LLC

Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Exhibit "A"

Being that certain tract or parcel of land out of the South 544.4 feet to the West 200 feet of Lot 6 of a subdivision of the W.J. Jones Survey, Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 6, same being the Northwest corner of Lot 25 of Booker T. Washington Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254 A, Page 43 in the Office of the County Clerk of Galveston County, Texas;

THENCE South along the West line of said Lot 6 and the West line of said Washington Subdivision, same being the East line of the Third Extension of Ida Justice Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 43, in the Office of the County Clerk of Galveston County, Texas, a distance of 611.40 feet to a point for corner;

THENCE East parallel to the North line of said Lot 6, a distance of 70.00 feet to the PLACE OF BEGINNING, same being the Northwest corner of the herein described tract, a set nail in asphalt;

THENCE continuing East parallel to the North line of said Lot 6, a distance of 130.00 feet to the West line of said Washington Subdivision, and being the Northeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South parallel to the West line of said Lot 6 and along the West line of said Washington Subdivision, a distance of 45.00 feet to the Southeast corner of the herein described tract, a set 1/2 inch rod;

THENCE West, parallel to the North line of said Lot 6 a distance of 130.00 feet to the East right-of-way line of Crockett Street (20' R.O.W.), and being the Southwest corner of the herein described tract, a found nail in asphalt;

THENCE North parallel to the West line of Lot 6 and along the East right-of-way line of said Crockett Street, a distance of 45.00 feet to the PLACE OF BEGINNING, and containing 0.134 acres (5,850 square feet) of land, more or less.

CURRENT

P.O.C.
Northwest corner Lot 6
W.J. Jones Survey
Northwest corner Lot 25
Booker T. Washington Subdivision

BOOKER T. WASHINGTON
SUBDIVISION
PLAT REC. 9, MAP NO. 52
G.C.M.R.

Pt. Lot 6
SUP Interests LLC
GCCFN 2021018146
DPRGCTX

Set 1/2" Rod

EAST 130.00'

P.O.B.
Set Nail in Asphalt

EAST 70.00' (N.T.S.)

Pt. Lot 6
0.157 Acres
(6,825 Sq. Ft.)

No. 308
1-Story Raised
Frame House

WEST 130.00'

Fnd. Nail in Asphalt
N 14° E 0.3'

Fnd. 1/2" Rod

Pt. Lot 6
Lillie Henderson
GCCFN 2019039426
DPRGCTX

Lot 9
Harris T &
Joann Aldridge
(Deed not found)

Lot 8
Harris T Aldridge
GCCFN 9632819
DPRGCTX

CROCKETT STREET
(20' R.D.W.)

NORTH 52.50'

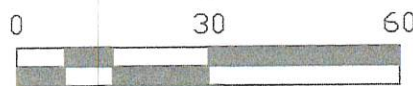
277.00' (N.T.S.)

FM 1765
(R.D.W. Width Varies)

Survey of that certain tract or parcel of land out of the South 544.4 feet to the West 200 feet of Lot 6 of a subdivision of the W.J. Jones Survey, Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

I hereby certify that on the above 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.

Brene Addison
Registered Professional
Land Surveyor No. 6598



SCALE: 1" = 30'



- NOTES:
- 1) This property is subject to the zoning ordinances and/or building regulations of the City of Texas City.
 - 2) This property lies within "other flood areas" Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0265G, dated August 15, 2019.
 - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
 - 4) Bearings are based on the monumentation of Crockett Street.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Legend:

- Overhead Power
- Concrete
- Asphalt
- Power Pole
- (N.T.S.) Not to Scale
- Clean-out
- Water Meter

TRICON
LAND
SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

Drafting: LP

Parcel ID: 220172

Surveyed for: Torrick Henderson

TRICON
LAND
SURVEYING, LLC

Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Exhibit "A"

Being that certain tract or parcel of land out of the South 544.4 feet to the West 200 feet of Lot 6 of a subdivision of the W.J. Jones Survey, Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 6, same being the Northwest corner of Lot 25 of Booker T. Washington Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254 A, Page 43 in the Office of the County Clerk of Galveston County, Texas;

THENCE South along the West line of said Lot 6 and the West line of said Washington Subdivision, same being the East line of the Third Extension of Ida Justice Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 43, in the Office of the County Clerk of Galveston County, Texas, a distance of 558.90 feet to a point for corner;

THENCE East parallel to the North line of said Lot 6, a distance of 70.00 feet to the PLACE OF BEGINNING, same being the Northwest corner of the herein described tract, a set nail in asphalt;

THENCE continuing East parallel to the North line of said Lot 6, a distance of 130.00 feet to the West line of said Washington Subdivision, and being the Northeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South parallel to the West line of said Lot 6 and along the West line of said Washington Subdivision, a distance of 52.50 feet to the Southeast corner of the herein described tract, a found 1/2 inch rod;

THENCE West, parallel to the North line of said Lot 6 a distance of 130.00 feet to the East right-of-way line of Crockett Street (20' R.O.W.), and being the Southwest corner of the herein described tract, a found nail in asphalt bearing N 14° E a distance of 0.3 feet;

THENCE North parallel to the West line of Lot 6 and along the East right-of-way line of said Crockett Street, a distance of 52.50 feet to the PLACE OF BEGINNING, and containing 0.157 acres (6,825 square feet) of land, more or less.

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

April 4, 2023

Lindsey Polk
6341 Stewart Road #251
Galveston, TX 77551

RE: Henderson Block Minor Plat (308 & 312 Crockett, Texas City, TX 77591)

Dear Lindsey,

The referenced application for minor replat is not approved and will be recommended to the Planning Board for denial at its regular meeting on Monday, April 17, 2023. The application is recommended for denial because it fails to meet the minimum width, depth and area requirements for District A, Single Family Residential Section 160.024.

Additionally, there appears to be an existing structure at 308 Crockett which the survey shows is an existing 52.50 width lot. The survey shows the existing structure as 9.1ft from the existing lot line. If the lot were replatted to a 47.50ft width, the side setback would be 4.1ft which would be less than the minimum side yard requirement of 5.0ft. The replat is also recommended for denial based upon this non-compliance.

The Planning Board of the City of Texas City will meet in a regular meeting to consider and decide upon applications received to date and other business that will come before it in **Conference Room #2 at the Engineering & Planning Building, 7800 Emmett F. Lowry Expressway, on Monday, April 17, 2023, at 5:00 p.m.**

Sincerely,

A handwritten signature in blue ink that reads 'Kim Golden'.

Kim Golden, P.E.
City Engineer, Director of Engineering & Planning

"QPS – Quality Public Service"

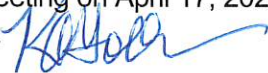
CITY OF TEXAS CITY, TEXAS

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.

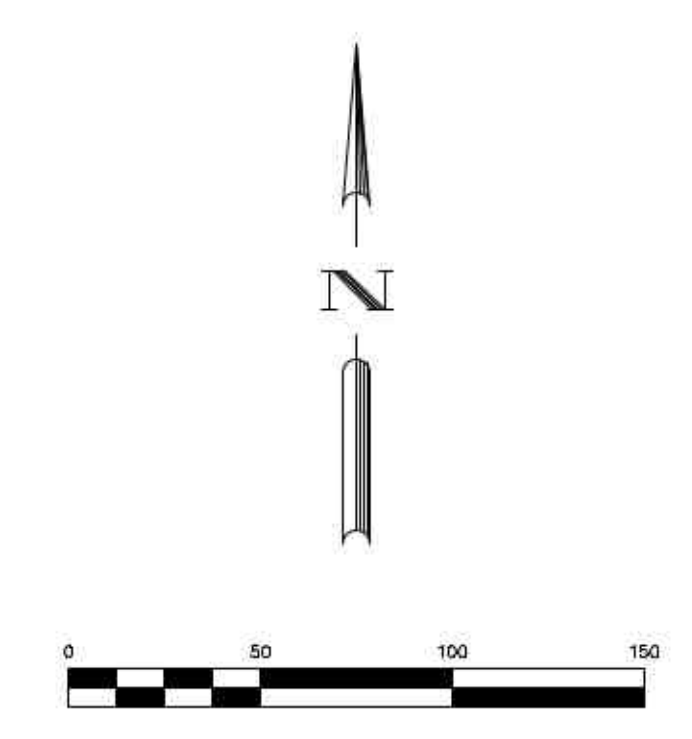
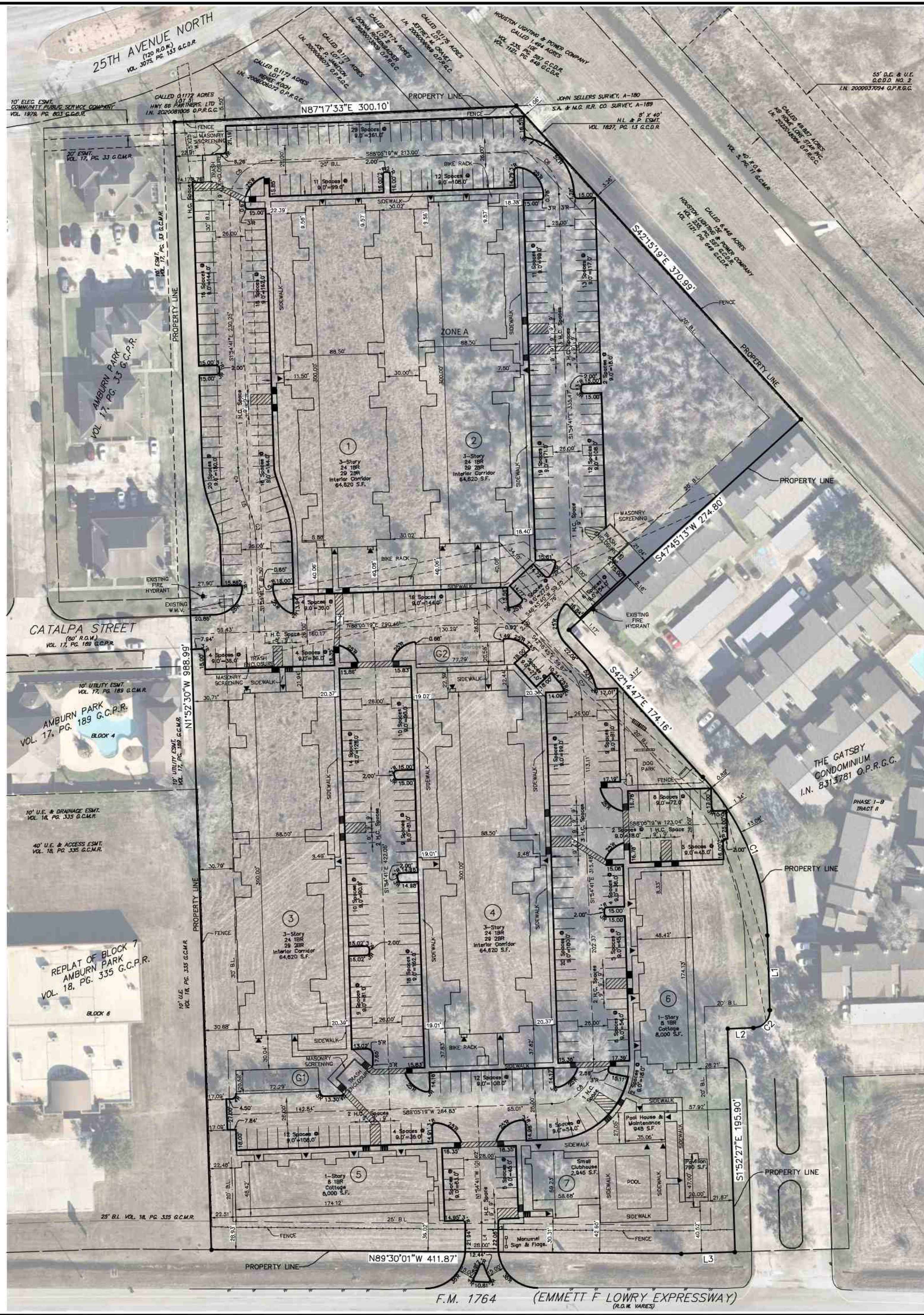
Anecdotal information from the newest existing multifamily development in Lago Mar, the Boterra Apartments, has been showing occupancies at 50% over the past 12 months. More established apartments are reporting occupancies of 80%. This information indicates quality apartments are available in Texas City.

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.



PRELIMINARY

BGE, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-556-8700 • www.bgeinc.com
 TBPE Registration No. F-1046

**JUNIPER LANDING
 AERIAL EXHIBIT**

Scale:	Job No.:	Date:	Exhibit:
1:50	11336-00	04/14/23	1

G:\TYP\Projects\01116_Prelim\Drawings\11336-00_Landing_Prelim\11336-00_Aerial_Exhibit.dwg, 1:50