

RESOLUTION NO. 2024-086

A RESOLUTION APPROVING A MASTER PLAN AND DEVELOPMENT AGREEMENT CONSISTENT WITH THE HEREINBEFORE APPROVAL/DENIAL OF VARIANCES FOR THE MEMORIAL VILLAGE SUBDIVISION; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS Luton Development Company, on behalf of the owner Robbi Langley, Riff Ram Investments, LLC, proposes to develop a 99-lot subdivision on 32 acres of land situated south of Memorial Drive and east of Westward St and the Simms Elementary School. The property is located north and east of the Westward Church of Christ, being separated by a powerline and an unopened street right of way from Westward Street. The site is NOT being developed as planned unit development (PUD) and will NOT be annexed into the adjacent municipal utility district (GC MUD 66). As such, this infill development is governed by the minimums and standards of the Texas City Subdivision Ordinance Chapter 159. The 32-acre property is currently zoned District A – Single Family Residential. City water and sewer infrastructure exists in the area, but no details have been provided for developer’s connections; and

WHEREAS, the Master Plan as presented incorporates a centralized wet-bottom amenity pond with walking trail and a second detention pond at the entrance from and south of Memorial Drive. A reserve along the community's perimeter is planned to assist with transitional grading and collection of offsite drainage.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission hereby approves the Master Plan as submitted by Luton Development Company and attached hereto as **“Exhibit A.”**

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 3rd day of July 2024.

Dedrick Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney