

Growing with...



Engineering & Planning 2024



Texas City
EST. 1911

**ENGINEERING & PLANNING
BUILDING INSPECTIONS
7800 Emmett F. Lowry Expy
Texas City, TX 77591**



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ENGINEERING & PLANNING

Kimberly Golden, P.E., City Engineer

BUILDING & INSPECTIONS

Casey Bennett, Chief Building Official

David Kinchen, Deputy Building Official



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ENGINEERING & PLANNING

Staffing

- **3 Full Time Positions (1 Vacancy)**
- **2 Part Time Contract Positions**
- **1 Temporary Contract Position**



ENGINEERING & PLANNING

Essential Functions

- Administers Zoning Ordinance
- Administers Subdivision Ordinance
- Coordinates and staffs the Zoning Commission, Planning Board and Board of Adjustment
- Reviews and approves Engineering Plans
- Administers the Capital Recovery Program (Impact Fees)
- Coordinates review and approval of Development Plans/Proposals with other Texas City Departments
- Reviews Subdivision Plats & Construction Plans
- Negotiates Development Agreements and Planned Unit Development (PUD) Agreements
- Facilitates the utilization of Special Districts for development – MUDs, PIDs, TIRZ
- City Engineer/Secretary of the Planning Board - signs and records plats
- Conducts Planning Related Studies
- Make recommendations for future Utility, Street, Drainage, and Bond Program Projects
- Coordinates the Streetlight Program
- Administers Pipeline Permits and License Agreements
- Administers Oil & Gas Permitting
- Administers Heavy Load Permitting
- Liaison with other Governmental Agencies
- Liaison with Gulf Coast Water Authority (GCWA)
- Provides technical consultation and support for Mayor, City Commission, all Texas City Departments and Appointed Boards
- Post Disaster – available as needed for damage assessment and recovery activities
- Archive Engineering, Transportation and Planning information for future reference, preserve existing archives



BUILDING PERMITS & INSPECTIONS

Staffing

- **Chief Building Official**
- **Deputy Building Official**
- **5 Combination Inspectors**
 - **2 Plumbing, 1 Electrician, 2 Carpenter**
- **1 Plan Reviewer**
- **3 Permit Technicians**



BUILDING PERMITS & INSPECTIONS

Essential Functions

- **Administers the Issuance of Certificates of Occupancy**
- **Building and Related Permits – 63 permit types**
- **Building and Related Inspections – 119 inspection types**
- **Review Development Plans/Proposals**
- **Reviews Subdivision Plats**
- **Assists with staffing of the Planning Board and Zoning Commission**
- **Presents to the Board of Adjustments**
- **Floodplain Administration**
- **Neighborhood Improvement Services**
- **Post Disaster Response – assists with city wide preliminary damage assessments**
- **Post Disaster Response – expedited return to work to resume permitting for recovery**



ESTIMATED POPULATION

AS OF JULY 1

2020
52,287

2023
56,609

(8.3% increase)



BUILDING & RELATED PERMITTING

10 Most Issued Permit Types within last 12 months

1)	Residential New Construction Single Family	863
2)	Roofing/Siding	314
3)	Plumbing Gas Test	247
4)	Residential Irrigation	189
5)	Electrical Meter Service	163
6)	Residential Mechanical – New Equipment Change-Out	161
7)	Solar Panel Installation	117
8)	Residential Plumbing	76
9)	Residential Driveway & Culvert	73
10)	Commercial Sign	66

TOTAL PERMITS

3,046



BUILDING CONSTRUCTION & RELATED INSPECTIONS

10 Most Requested Inspections within last 12 months



1)	Residential New Construction Single Family	11,128
2)	Plumbing Gas Test	363
3)	Electrical Meter Service	222
4)	Solar Panel Installation	209
5)	Commercial Building New Construction	204
6)	Certificate of Occupancy	203
7)	Residential Generator	184
8)	Commercial Building Remodel	154
9)	Residential Irrigation	137
10)	Residential Shed & Accessories	88

TOTAL INSPECTIONS

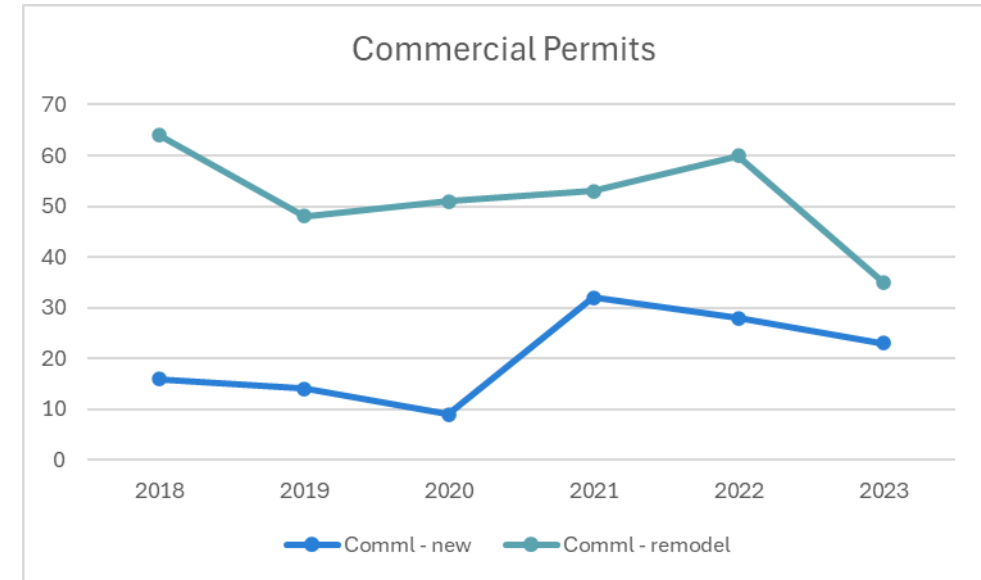
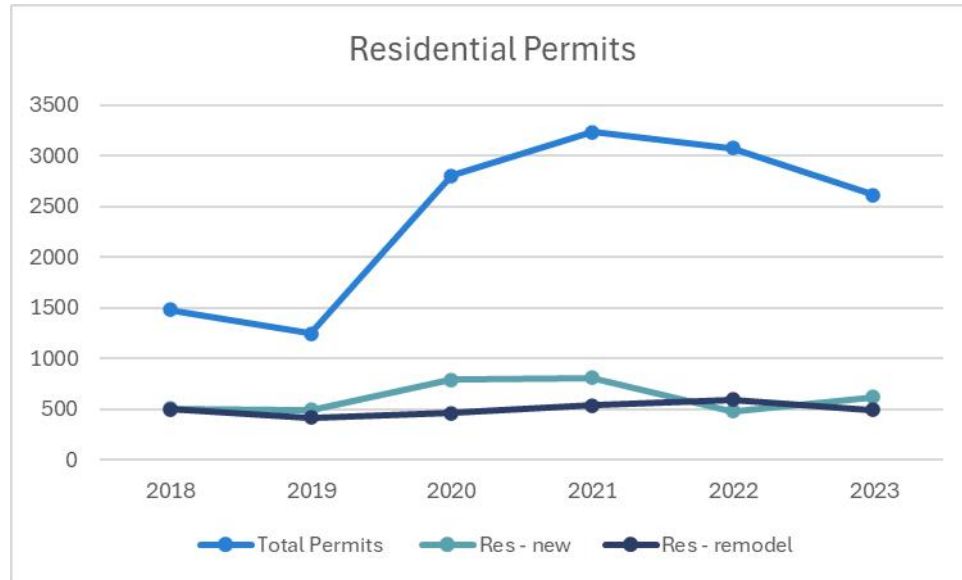
14,398



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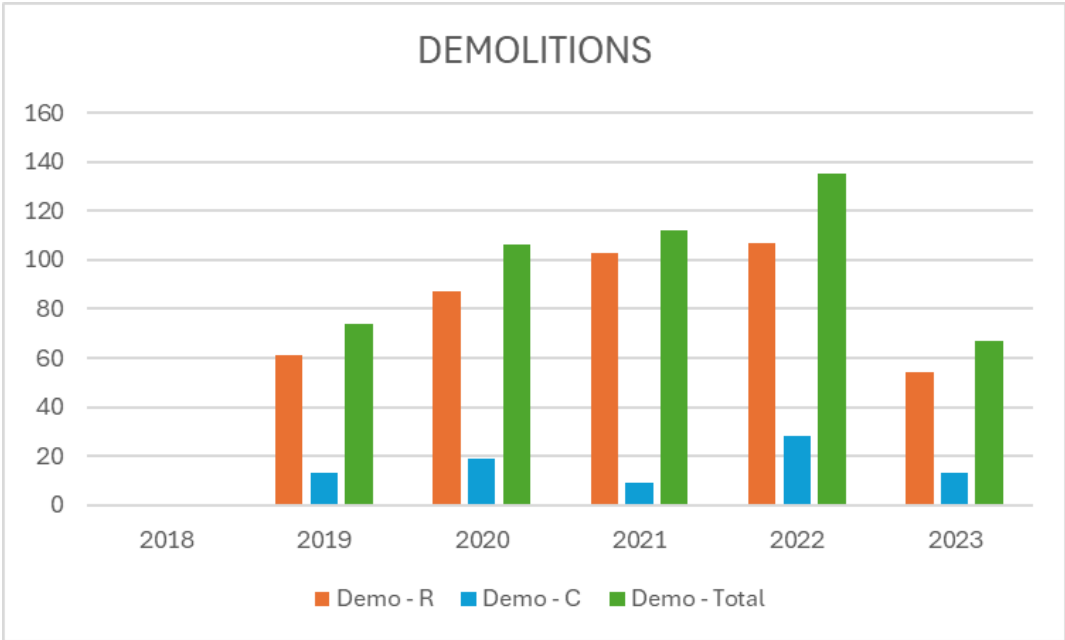
BUILDING STATS IN TEXAS CITY

Permits



BUILDING STATS IN TEXAS CITY

Demolitions



NEW COMMERCIAL DEVELOPMENTS



NEW COMMERCIAL DEVELOPMENTS



Shhhhhh...more to come



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MASTER PLANS AND PLATS APPROVED BY PLANNING BOARD

	Master Plans	Preliminary Plats	Final Plats
2020	Vida Costera – 204 Central Park West – 222	612	729
2021	Southlake – 2,000 Brookwater – 200	940	704
2022	Beacon Point – 756	1,641	1,618
2023		755	864
2024 - YTD	Memorial Village - 99	270	44
TOTALS	3,481	4,218	3,959



THE SINGLE-FAMILY DEVELOPMENT PIPELINE

Construction or Shovel-Ready

1,018 Lots
295.46 acres

Beacon Point at Lago Mar

Brookwater Section 1
Central Park Section 3
Heron's Landing Section 4
Lago Mar Pod 9 and Pod 10

Lakeside Bayou

Steed Landing

Sunrise Cove

Vida Costera Section 2

In Platting
(Master Plan Approved)

865 Lots
268.25 acres

Brookwater Section 2
Cobblestone Sections 3 & 4
Lago Mar Pod 9

Marlow Lake North

Memorial Village

Pearlbrook Section 10
Vida Costera Section 3

In Planning & Pre-Development

4,110 Lots
1,901 acres

Bay Street
Gateview
Grand Cay Harbour

Lago Mar East

MHI Tract
Padgett Tract
Willow Wood



UPDATE OF THE CAPITAL RECOVERY PLAN

Population Projections

	Sq Miles	2021est	2031est	Full build out
Zone 1	26.88	37,784	39,673	45,704
Zone 2	44.13	12,189	31,546	62,351
Totals	71.01	49,973	71,219	108,055

Projected 8,171 new connections – 2022 thru 2031

WATER

- Surface Water – enough capacity under contract
- Well Water – need additional 3 water wells

WASTE WATER

- Wastewater Treatment Plant
- Existing capacity for 23,377 additional connections



2021 – 2025 WATER PLANT EXPANSION IN LAGO MAR

Phase 1

Completed in September 2022

\$4,266,850.46

Phase 2

2023 - 2026

- West Side Ground Storage Water Tank
\$1,928,251
- West Side Water Well #2
\$3,329,563

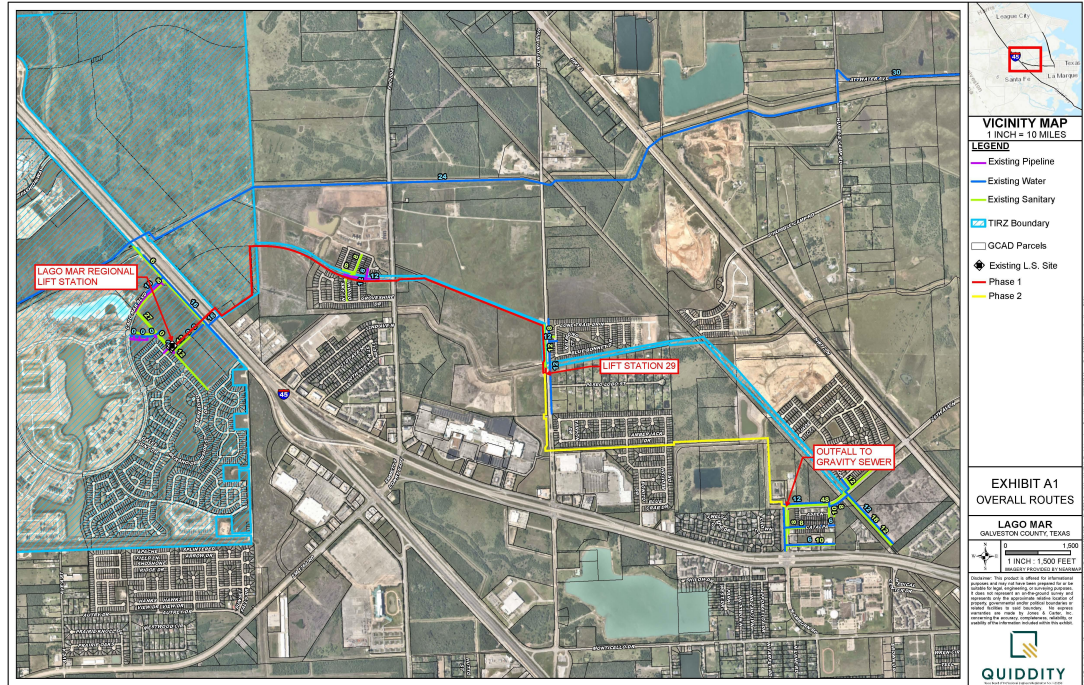


2022 – 2025 24" FORCEMAIN

Lago Mar Force Main

Phase 1
\$7,977,453

Work in Progress
Complete Q4 2024



Phase 2
\$4,419,000

Start Q4 2024
Complete Q2 2025



**LAGO MAR
TAX INCREMENT
REINVESTMENT ZONE
(TIRZ)**



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LAGO MAR TIRZ

Property Value Increase (2006 – 2023)

- Year 16 of its 30-year life
- 2,178 completed homes as of 12/31/2023

Increase in Tax Base Market Value by Year			
	Commercial	Residential	Totals
2006 Base Value	\$82,650	\$321,530	\$404,180
2020 Value	\$154,074,610	\$171,493,806	\$328,568,416
2021 Value	\$180,678,510	\$318,977,923	\$499,656,433
2022 Value	\$176,695,679	\$476,164,818	\$652,861,497
2023 Value	\$201,833,329	\$624,276,018	\$826,109,347
Increment	\$201,750,676	\$623,954,488	\$825,705,164



LAGO MAR TIRZ

2023 Tax Increment

\$4,670,545
Tax increment revenue to TIRZ fund for all taxing entities

\$2,084,876
Tax increment revenue to TIRZ fund from Texas City share of tax revenue

\$1,136,705
Tax increment revenue to Texas City from properties in the TIRZ



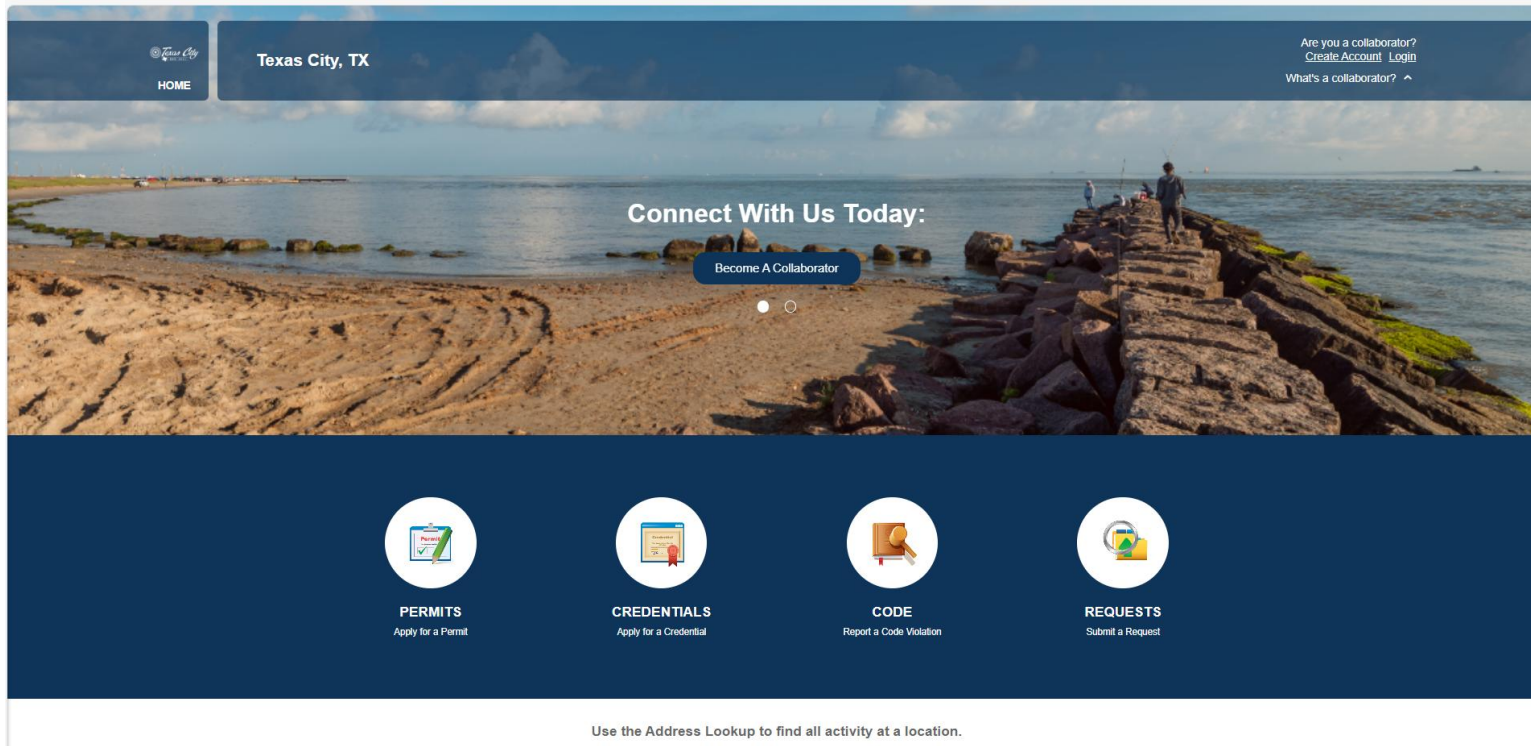
GOALS ACHIEVED TO PREPARE FOR GROWTH



- Updated all Building Codes
- Fully Staffed – Inspectors & Permit Techs
 - Training & Certifications



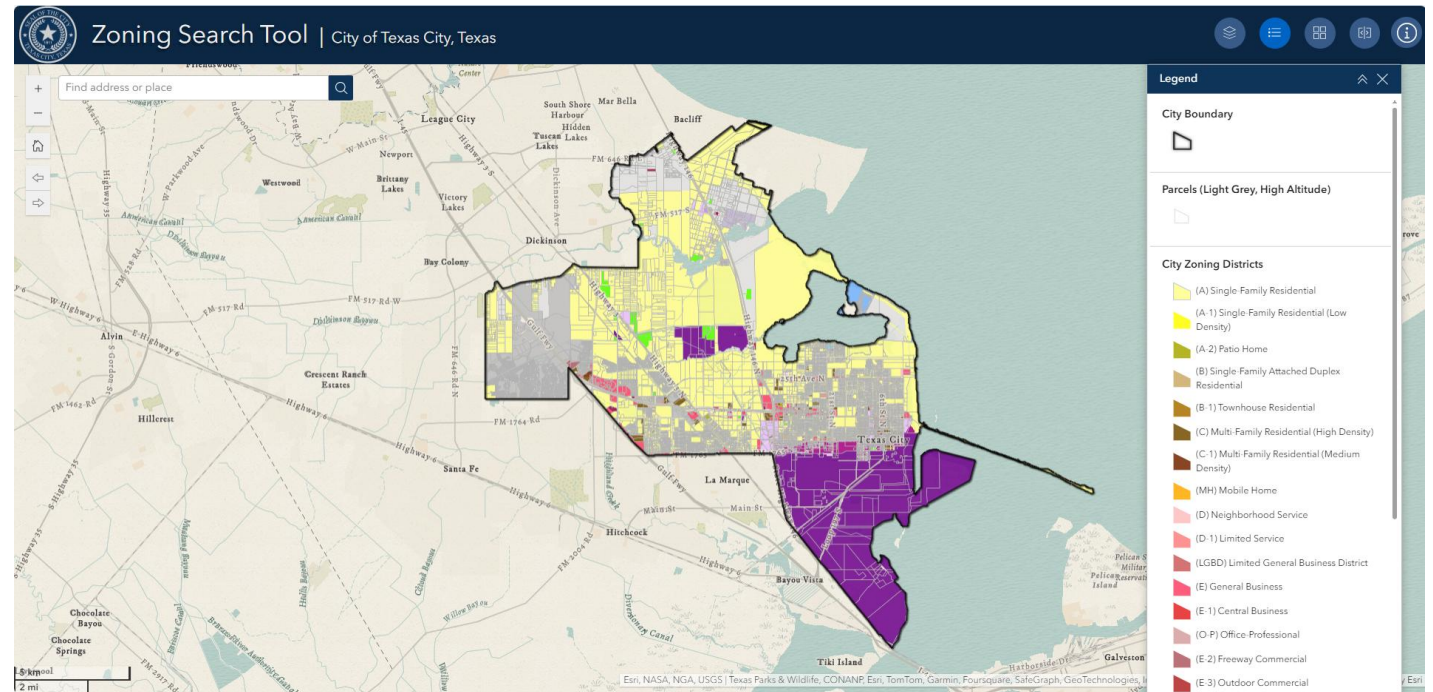
GOALS ACHIEVED TO PREPARE FOR GROWTH



- Upgraded to MyGov 5
- Prepared micro-training videos, checklists and FAQs for MyGov 5 users

GOALS ACHIEVED TO PREPARE FOR GROWTH

Development & Launch of the Zoning Search Tool



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- **Electronic Plan Review**
- **Integrate Permits with Munis**
- **Web-based Portal for Planning & Zoning**
- **Update the Comprehensive Plan**
- **Perform the CIP for W & S**



I-45 BRANDING & IDENTITY PROJECT

Lago Mar Blvd At I-45
Frontage Road



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FM 1764 & SH 146 BEAUTIFICATION PROJECT



BRIDGE - VIEW 1
146 & FM 1764 - OPTION 1
CITY OF TEXAS CITY

CLARK CONDON
landscape architecture 09.23.20



INTERSECTION - VIEW 2
146 & FM 1764 - OPTION 2
CITY OF TEXAS CITY

CLARK CONDON
landscape architecture 09.23.20



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