

Ms. Kimberly Golden Planning Director -

Mr. Perry O'Brien Chairman, Texas City Zoning Commission & Zoning Commission Members

City of Texas City Engineering-Planning-Building & Inspection Department

7800 Emmett F Lowry Expressway

Texas City, Texas 77591

Mr. Willie Carroll, Living Trust

7305 Blue Jay Drive

Texas City, Texas 77591

November 25, 2024

Re: ***Willie Carroll's Living Trust Formal Response (To the Rezoning Proposal for Castlewood Development Company)***

80 Acres PUD Master Planned Residential Subdivision (213 Lots).

Ms. Kim Golden Planning Director

Ms. Golden, please find our formal response and summary of the planning issues that we would like to see addressed by the developer and City Commission. We offer no objection provided that the planning issues cited can be addressed. We will be in attendance for the workshops and subsequent Public hearings. We asked that our written response be reviewed by the Zoning and City Commission. Thank you.

Sincerely,

Mr. Willie Carroll &

Willie Carroll

11/25/24

Donald Carroll

Donald Carroll

Encls: 2-attachments



WC
DC

Site Development Issues & Recommendations to be Considered

from

Willie Carroll's Living Trust

- a) ***Drainage Issue with GCDD No 55 aka Bayou Pierre (Raised by Zoning Commissioner Bruce Clawson during the PH). This has been an issue before and even since the formulation of the City's Comprehensive Plan G2k (Land Use Plan Analysis). With this development synergy and interests, this is an opportunity to effectively work on mitigating and improving this area for economic development (addressing an affordable housing need). The City may want to establish a Public Private Partnership with the developer(s) and the property owners in the area to help revitalize and repurpose the area for meaningful development opportunities. This could be a very good economic development opportunity with a strategic plan (the creation of a superior design opportunity that will advance sustainability and resilience, and this approach is a win-win opportunity for all parties). This area has a draining issue and a development challenge that will not go away until it is addressed incrementally with the start of the development process or as recommended by (the City's Drainage Plan)?***
- b) ***Ingress Egress into the subdivision: The one entrance into the subdivision is not sufficient and whatever the incremental plan is as to how this will be addressed between Staff and developer should be declared now before approval for transparency, good faith and so the interested parties adjacent property owners will have all of the development intel needed to make an intelligent decision to be in favor of the development or to oppose the plan. Additionally, concerning the look, feel, and vision concept of the finished product I believe most adjacent property owners want to know what the finished product will look like. This is a part of the full disclosure and established site planning process for Texas City.***

These are the remaining concerns after we reviewed the PUD Application Packet provided during this Rezoning PH held on November 19, 2024. I have discussed this with Willie Carroll and siblings (Sisters Beth and Dianna). We will offer no objections once we can get assurances that the developer adheres to all development agreements provided in the packet and that we are provided the illustrations and elevation details concerning how the finished product will look. Lastly, if we could suggest we do believe that with enhanced code enforcement this is a good development intent.

WC
DC

Remaining Research Question & Planning Notes For Willie Carroll's Living Trust Rezoning Request PUD 80 Acres Subdivision

1. Background and Overview

Good morning. Last Tuesday I attended a Rezoning Public Hearing at the request of my Dad I am a part of the Willie Carroll Living Trust and Will. The Developer is proposing to develop 80 acres totaling 213 residential lots. Lot size range from 6000 sf to 1300 sf. The price range is \$ 275K to \$375K.

2. AI Response:

Good morning! That sounds like a significant development project. Attending the hearing must have been quite insightful. Here are a few things to consider regarding the proposed development:

- a) Impact on Property Value: New residential developments can potentially increase the value of surrounding properties, including those in the Willie Carroll Living Trust.***
- b) Community and Infrastructure: Ensure that the developer has plans to support the new housing with adequate infrastructure, such as roads, schools, and utilities.***
- c) Environmental Concerns: Check if there are any environmental assessments or impact studies. Large developments can affect local ecosystems.***
- d) Zoning and Planning: Make sure that zoning changes align with the community's long-term planning goals and that the development is in accordance with local zoning laws.***
- e) Community Benefits: Look into whether the developer has proposed any benefits for the community, such as parks, recreational facilities, or affordable housing options.***

3. Would you like more specific information or assistance with any aspect of the development project?

Bravo and yes! All of the issues raised /cited are spot on. The Developer application is not bad, but it lacks documentation that would help their approval cause and address legitimate questions that the property owners have, and it seems somewhat elusive without this missing information.

- 4. It is because of this that I have one research question remaining. It is because of the concerns raised by one of the Zoning Commissioner in attendance presiding over the Public Hearing. it deals with drainage on-site /offsite this area is relatively flat and historically has some significant drainage issues. There is a statement that the***

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Drainage Regulating Authority has blessed the Planned Unit Proposal but the property owners within 200 feet of the site have not seen this. To add to the confusion the developer asserts that with their development of 80 acres as proposed there will be No-Net Drainage Impact. The development intent is not a bad proposal. It is an opportunity to Repurpose an area needing some enhancements. That aside, the drainage issue needs to be better explained and clarified for the Rezoning Request to move forward with transparency. Do you agree with this assessment and is there anything that I am missing for reasonableness and fairness to my Dad's interests?

5. *AI Response: I agree with your assessment. Ensuring transparency and clarity in addressing drainage issues is crucial for the rezoning request to move forward smoothly. Here are a few additional points to consider:*
 - a) *Detailed Drainage Plan: Request a comprehensive drainage plan from the developer, including both on-site and off-site drainage solutions. This should include maps, technical specifications, and mitigation measures.*
 - b) *Third-Party Review: Suggest that an independent third party review the drainage plan to ensure it meets all regulatory standards and addresses community concerns.*
 - c) *Public Disclosure: Advocate for the developer to share the drainage plan with property owners within 200 feet of the site, as well as the broader community, to ensure transparency and build trust.*
 - d) *No-Net Drainage Impact: Ask the developer to provide a clear explanation of what "No-Net Drainage Impact" means in the context of this project and how it will be achieved.*
 - e) *Community Feedback: Encourage the developer to hold additional public meetings or forums to gather feedback from residents and address any remaining concerns.*