

RESOLUTION NO. 2025-006

A RESOLUTION APPROVING THE SUBDIVISION MASTER PLAN AND REQUESTED ZONING CHANGE FROM DISTRICT A - SINGLE FAMILY RESIDENTIAL TO DISTRICT I- PLANNED UNIT DEVELOPMENT FOR WILLOW WOOD SUBDIVISION; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Applicant, Castlerock Communities, Inc., proposes to develop an 80-acre tract of land, comprising nine individual parcels, located southeast of State Highway 3 and south of FM 1764 as a single-family residential community, complete with stormwater detention facilities, parks, and open space. The subdivision will develop 213 single-family detached lots at various dimensions ranging from 6,000 sqft to 13,000 sqft, with homes expected to range in price from \$275,000 to \$375,000. There are no proposed non-residential uses. The community will incorporate walking/jogging trails as well as an approximate 7.1-acre park/green space with a playground, seating areas, and landscaped entry reserves. The subject tract is included in GCMUD 66 and subject to a Development Agreement approved by the City Commission in 2007, which requires the development of the subject properties as a Planned Unit Development; and

WHEREAS, Staff recommend approval of the subdivision master plan and requested zoning change from District A - Single Family Residential to District I - Planned Unit Development. The Planning Board recommended approval of the master plan and PUD at its regular meeting on October 7, 2024; and

WHEREAS, The Zoning Commission held a public hearing at its regular meeting on November 19, 2024. A total of 87 notices were mailed to adjacent property owners. The Zoning Commission recommended approval of the requested zoning change at its meeting on December 17, 2024.

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

SECTION 1. That the City Commission of the City of Texas City, Texas, approves the Applicant, Castlerock Communities, Inc. requests to approve the subdivision Master Plan and requested zoning change from District A - Single Family Residential to District I- Planned Unit Development for Willow Wood Subdivision.

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

PASSED AND ADOPTED this 22nd day of January 2025.

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

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney