

Developing across...

# TEXAS CITY

Where **COMMUNITY** matters

Engineering & Planning  
2025



*Texas City*  
EST. 1911

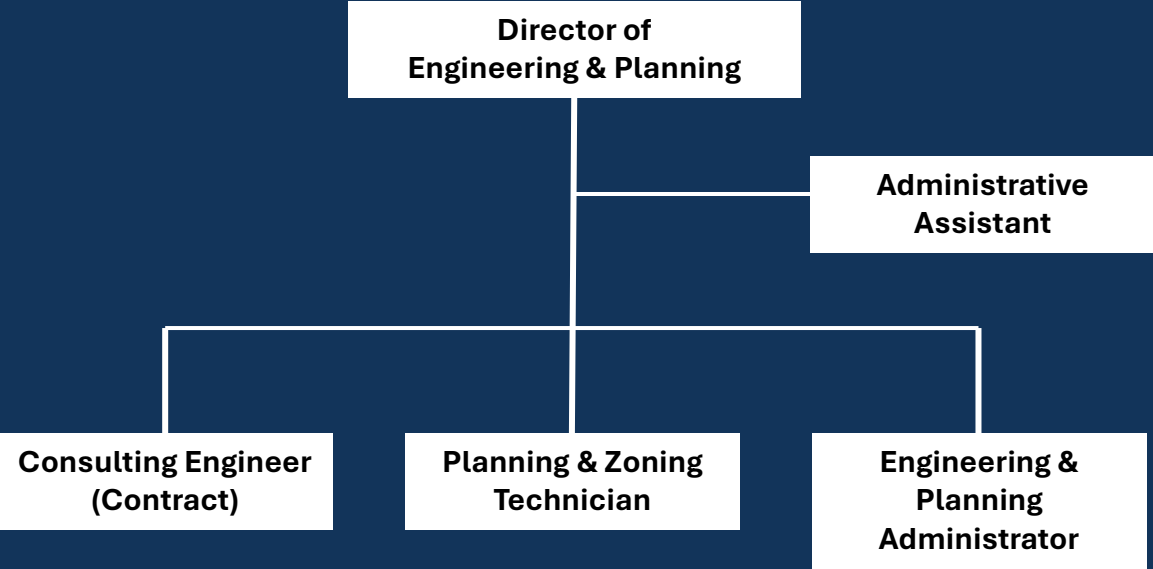
# ENGINEERING & PLANNING BUILDING & INSPECTIONS

7800 Emmett F. Lowry Expy  
Texas City, TX 77591



*Texas City*  
EST. 1911

# ENGINEERING & PLANNING STAFFING



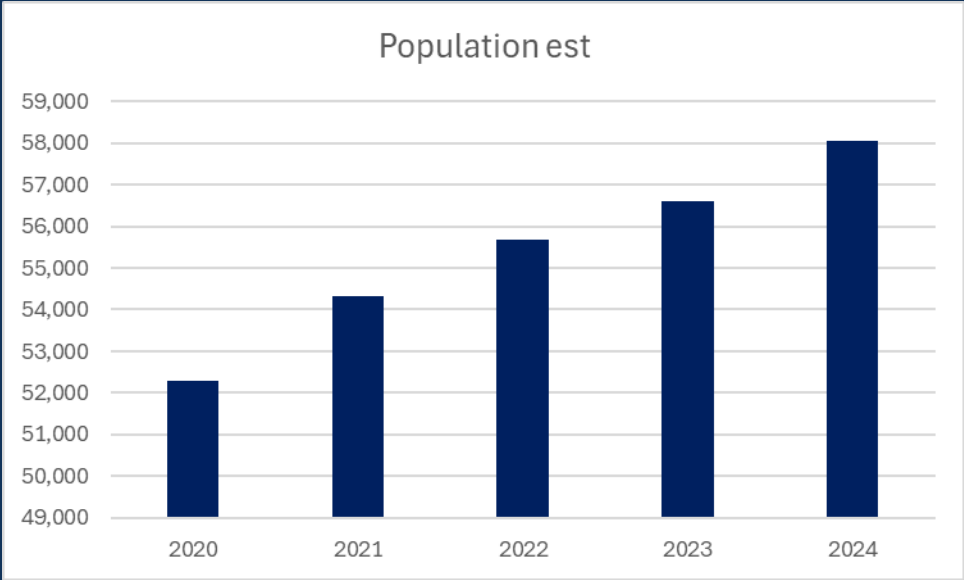
# ENGINEERING & PLANNING HIGHLIGHTS

- Administered continued balanced growth of the City
  - Planning Board
  - Zoning Commission
  - Board of Adjustments
- Promoted public facing GIS based Zoning Search Tool
- Established kiosk sign program to remove bandit signs in the rights of way



# ESTIMATED POPULATION AS OF JULY 1

<b>2020</b>
52,287



<b>2024</b>
58,049

11.02% increase since 2020  
2.54% annually



# ENGINEERING & PLANNING

## Performance Measures

Indicator	2023 Actuals	2024 Actuals	2025 YTD
Master Plans Approved	0	Memorial Village – 99 Willow Wood - 213	Lago Mar East – 1,973
Total Preliminary Plat Approved (Lots)	816	411	417
Total Final Plats Approved (Lots)	804	297	604
Total Acres Subdivided – Master Plans	0	112	1,229.9
Total Acres Subdivided - Preliminary	266.596	141.1251	208.2242
Total Acres Subdivided - Final	277.699	109.2521	214.614
Development Plan – Applications Received	33	25	18
Development Plan – Applications Approved	19	23	9
Final Plats Recorded	20	16	10



# THE SINGLE-FAMILY DEVELOPMENT PIPELINE

## Construction or Shovel-Ready

965 Lots  
306.10 acres

Brookwater Section 1  
Central Park Section 3  
Lago Mar Pod 9 and Pod 10  
Heron's Landing Section 4  
Lakeside Bayou  
Steed Landing  
Sunrise Cove Sections 1 & 2  
Vida Costera Section 3

## In Platting (Master Plan Approved)

1,045 Lots  
359.45 acres

Cobblestone Sections 3 & 4  
Heron's Landing Section 5  
Marlow Lake Section 5  
Memorial Village  
Pearlbrook Section 10  
Lago Mar East Phase I  
Willow Wood Sections 1 & 2  
Grand Cay Harbour Section 4A

## In Planning & Pre-Development

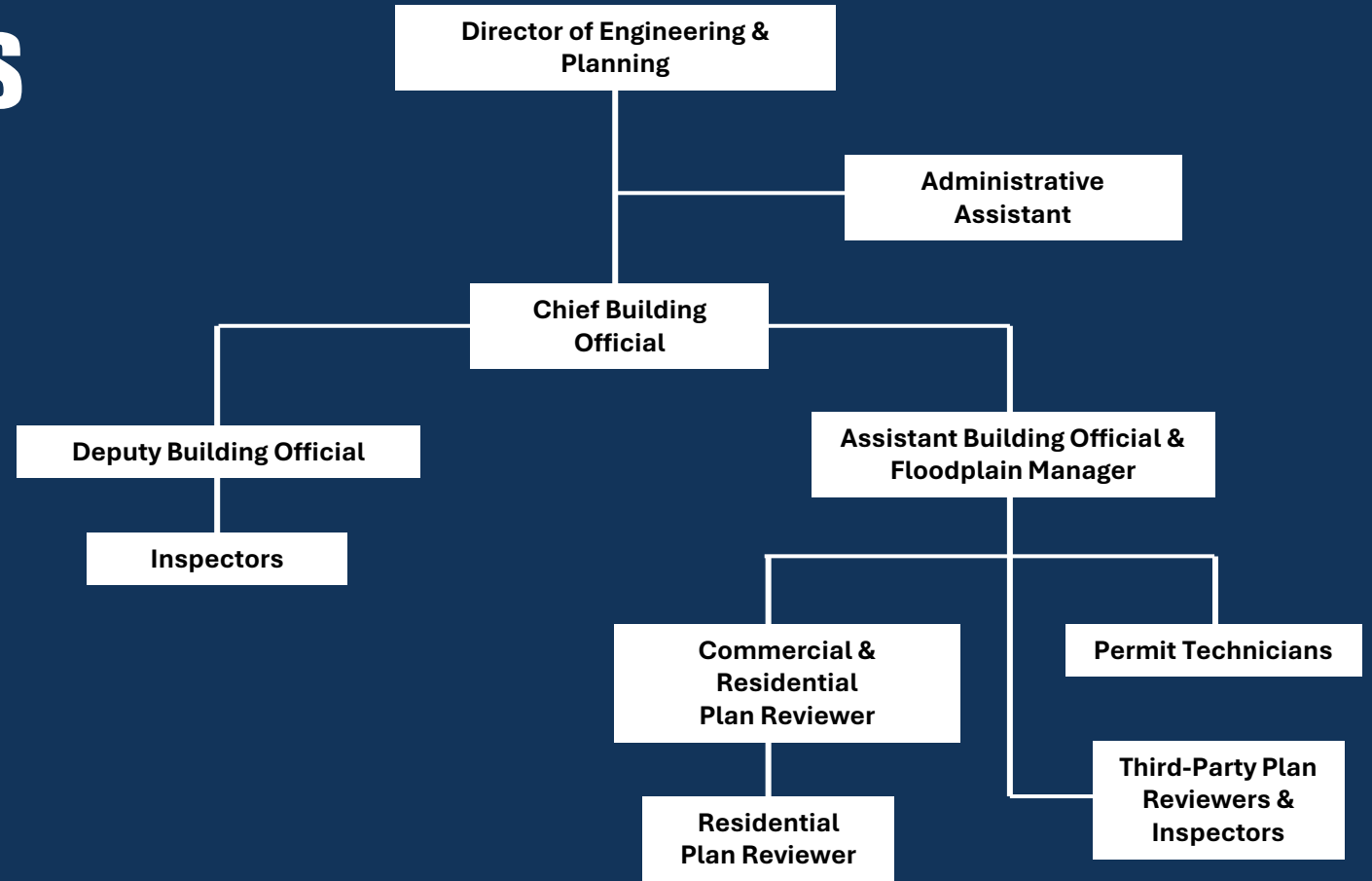
1,924 Lots  
654 acres

Bay Street  
Grand Cay Harbour  
MHI Tract  
Padgett Tract



*Texas City*  
EST. 1911

# BUILDING & INSPECTIONS STAFFING



# **BUILDING & INSPECTIONS**

## **Highlights**

- **Administered the issuance of 48 permit types**
  - **Conducted 119 types of inspections**
- **Certificates of Occupancy – new residential and commercial**
  - **Abatement of substandard structures through remodels**
- **Assisted Community Development new construction projects**
  - **Achieved the certification of 2 Plumbing Inspectors**
  - **Maintained the qualifications of 6 Combination Inspectors**



# BUILDING & INSPECTIONS

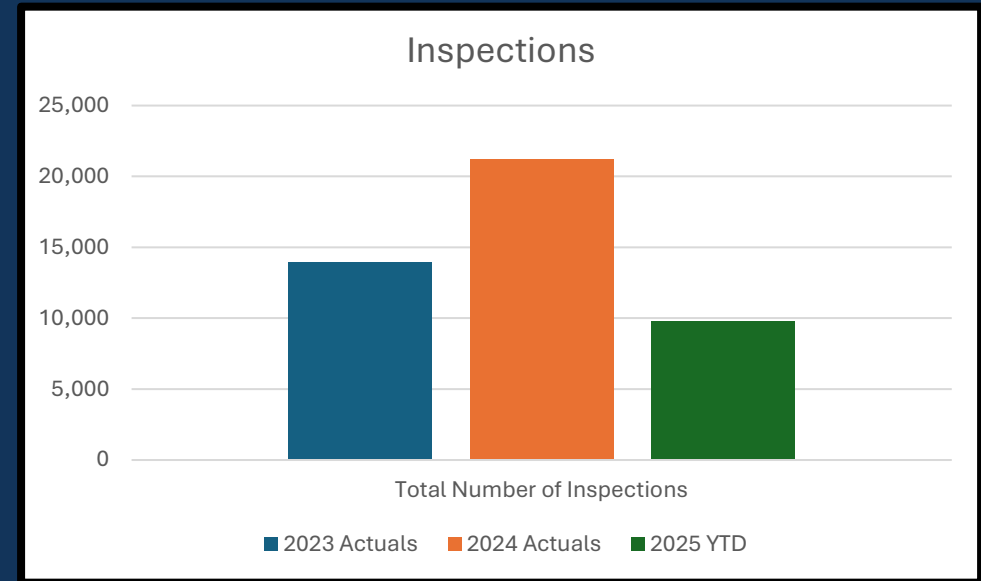
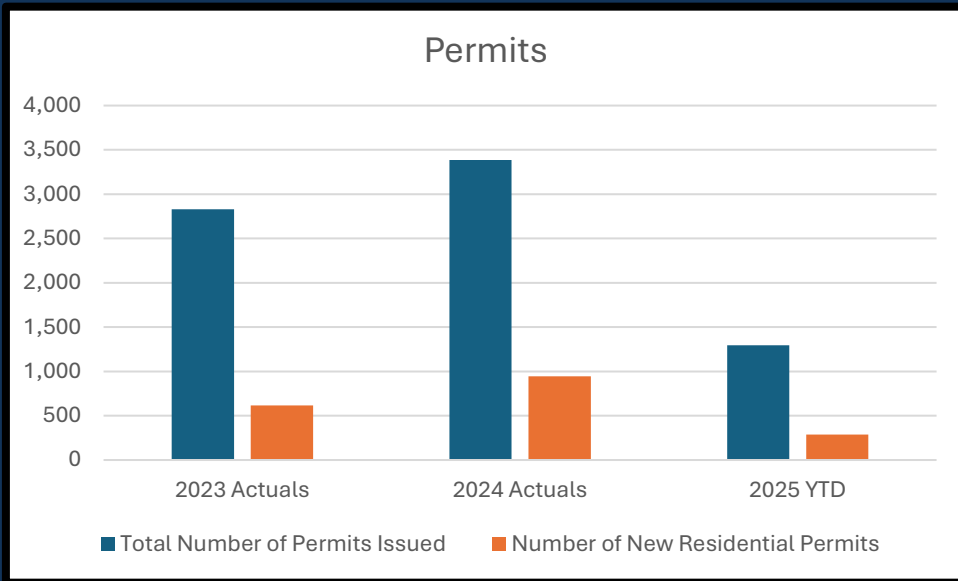
## Performance Measures

Indicator	2023 Actuals	2024 Actuals	2025 YTD
Total Number of Permits Issued	2,829	3,387	1,293
Number of New Residential Permits	615	944	286
Number of Commercial Certificates of Occupancy	64	57	85
Total Number of Inspections	13,959	21,195	9,746
Number of substandard structures abated through forbearance agreements	11	1	0



# BUILDING & INSPECTIONS

## Performance Measures



# NEW COMMERCIAL DEVELOPMENTS

## 2020 - 2025

### Restaurants (24)

Pit Stop BBQ

Gus'

Starbucks

MOD Pizza

Hoppe's Bar & Grill

Hoppe's Cantina

Johnae's

Brick and Spoon

Kung Fu Tea

Fat & Juicy BBQ

Scooter's Coffee

Texas Roadhouse

Bag O' Crab

Peking Duck

Jay's Café

Waffle House

Lercy's Diner

Blue Lagoon Bar & Grill

Café Petra

Time Out No. 5

Grazia Italian Restaurant

Whiskey Bay

Mr. Taco

Dunkin' Donuts\*

\* Not Complete



*Texas City*  
EST. 1911

# NEW COMMERCIAL DEVELOPMENTS 2020 - 2025

## Retail/General Business (33)

Victoria's Secret  
Smart Living Apts  
Sally Beauty Supply  
Rich's Car Wash  
T-Mobile  
Bell Zion Church  
Fuel Depot  
Five Below  
Brazos Urethane  
Houston Painting  
Frost Bank

Lagoon Fest Pool  
Take 5 Oil Change  
Lia's Jewelry  
Timewise C-Store  
Fuel Plus #8  
Sports Clips  
Oakley  
Twice the Ice  
SBA Alliance C-Store  
Hey Dudes  
King Nail Spa

Tractor Supply  
Brad's Boat Storage  
O'Reilly Auto Parts  
Roadster Gas Station  
Always Market C-Store  
Fuel Plus C-Store  
Hernandez Retail Center  
Texas City Hair Salon  
Shoe Palace  
Burlington Coat Factory\*  
Quick Quack Car Wash\*

\* Not Complete



*Texas City*  
EST. 1911

# NEW COMMERCIAL DEVELOPMENTS

## 2020 - 2025

INDUSTRY	MEDICAL	PUBLIC <small>(Institution/Education/Government)</small>
<p>Industrial Specialist Gulf Coast Water Authority Broad Reach Power (BESS) Eastman Chemical Office Topaz Generating LLC</p>	<p>Aspen Dental Newcor Medical Partners Select Physical Therapy Crisis Center Little Stars Pediatric Center</p>	<p>Texas City Fire Training Center TC Fire Station #4 TC Community Plaza* TCISD Stem Center TCISD Calvin Vincent Learning Center LMISD Middle School DISD Elementary School* DISD Middle School COM New Industrial Careers Center* COM Cosmetology School* COM Public Safety Careers Center* COM Continuing &amp; Corporate Education Center* COM Library &amp; Classroom Building* Galveston County Clerk's Office Annex</p>

\* Not Complete



# BUILDING & INSPECTIONS

## Upgraded Web-based Permitting System

- Integrated with GIS
- Configured with Munis to eliminate double entry of receipts
- Electronic Plan Review
- Enhanced Customer Service
- MGO Go Live – June 4, 2025
- MyGov Migration – September 2025



*Texas City*  
EST. 1911

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



*Texas City*  
EST. 1911

# LAGO MAR TIRZ

## Property Value Increase (2006 – 2024)

- Year 17 of its 30-year life
- 2,687 completed homes as of 12/31/2024

### Increase in Tax Base Market Value by Year

	Commercial	Residential	Totals
2006 Base Value	\$82,650	\$321,530	\$404,180
2022 Value	\$176,695,679	\$476,164,818	\$652,861,497
2023 Value	\$201,833,329	\$624,276,018	\$826,109,347
2024 Value	\$228,774,944	\$889,838,573	\$1,118,613,517
Increment	\$228,692,294	\$889,517,043	\$1,118,209,337



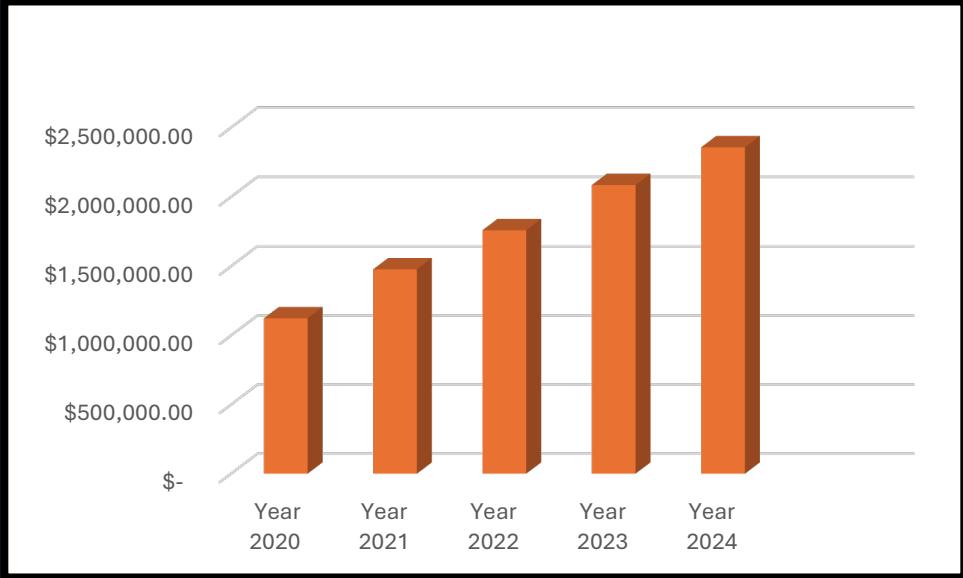
*Texas City*  
EST. 1911

# LAGO MAR TIRZ

## 2024 Tax Increment

**\$2,356,934**

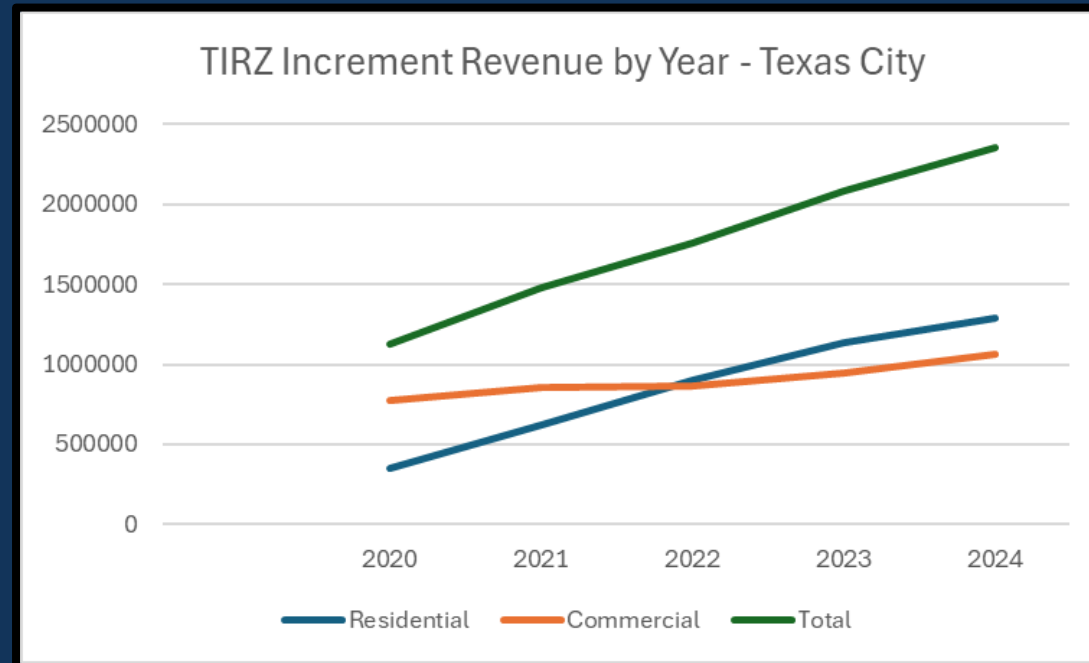
Tax increment revenue  
to TIRZ fund from Texas  
City share of tax  
revenue



*Texas City*  
EST. 1911

# LAGO MAR TIRZ

## 2024 Tax Increment





## 2026 – 2027

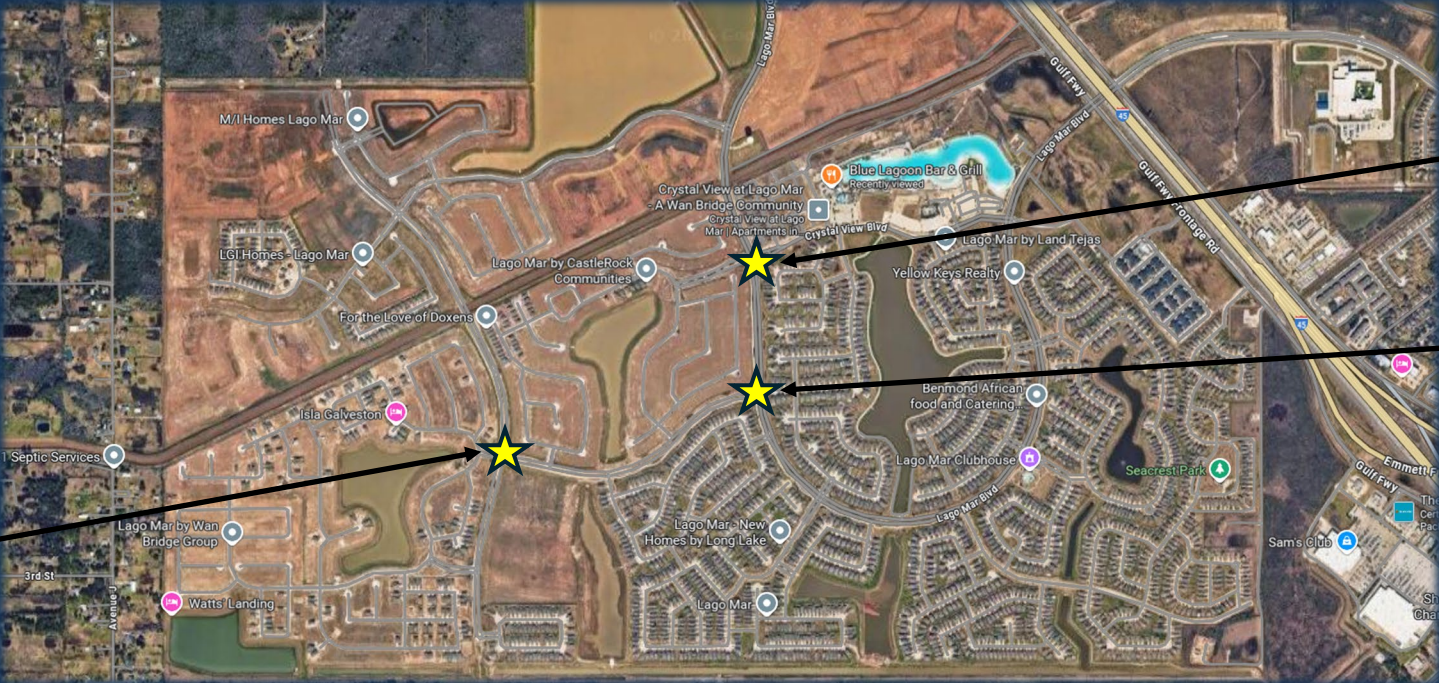
- Electronic Plan Review
- Web-based Portal for Planning & Zoning
  - Master Parks Plan
  - Perform the CIP for W & S
- Building Renovations & Expansion
  - Traffic Signal Projects



# TRAFFIC SIGNAL PROJECTS

Construction beginning Summer 2025

## LAGO MAR



Lago Crossing  
& Hughes Road

Lago Mar Blvd  
& Crystal View Blvd

Lago Mar Blvd  
& Lago Crossing

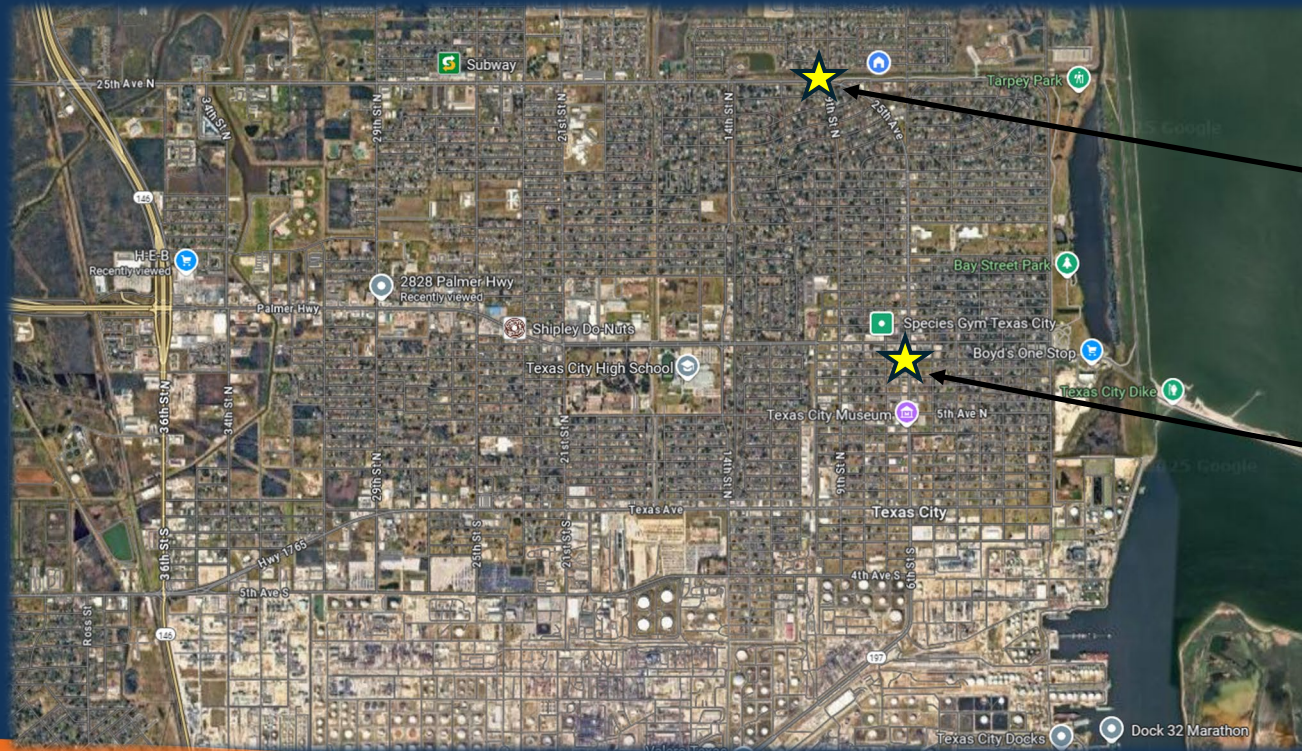


*Texas City*  
EST. 1911

# TRAFFIC SIGNAL PROJECTS

In Design, Construction - Budget Year 2025 - 2026

**DOWNTOWN  
TEXAS CITY**



**25<sup>th</sup> Avenue North  
(aka Loop 197)  
& 9<sup>th</sup> Street North**

**9<sup>th</sup> Avenue North  
& 6<sup>th</sup> Street North**



*Texas City*  
EST. 1911

# REGIONAL TRANSPORTATION PLAN 2050



**My Plan, Your Plan, Our Plan**



Visit **RTP2050.com**  
Call **832-821-2050**  
Email **RTP2050@h-gac.com**  
Follow Us **@HouGalvAreaCog**



*Texas City*  
EST. 1911

# QUESTIONS?



*Texas City*

 EST. 1911