

## RESOLUTION NO. 2025-082

**A RESOLUTION AFFIRMING THE PLANNED DEVELOPMENT DISTRICT FOR THE VACANT AND UNDEVELOPED PARCELS OF THE HWY 66 PARTNERS PUD ESTABLISHED BY ORDINANCE 09-27 AND LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF EMMETT F LOWRY AND S. H. 3; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, the City Commission approved the annexation of 248 acres into Galveston County Mud 66 by Metes and Bounds legal description attached thereto by Resolution No. 05-130 adopted on 11/02/2005. At that same meeting, the City Commission also approved by Resolution No. 05-131, a Memorandum of Understanding (MOU) for the development of the 248 acres, which included, among other conditions, the creation of a Planned Unit Development (PUD) governing the development of the Property; and

**WHEREAS**, approximately two years later, on 08/15/2007, by Resolution No. 2007-101, the City Commission approved the execution of a Development Agreement with Highway 66 Partners in connection with the development of the 248 acres annexed into MUD 66, plus additional properties added subsequent thereto, which made the total 310 acres. Article 4.02 requires the Project to be developed as a Planned Unit Development (PUD) in accordance with the Zoning Code; and

**WHEREAS**, Ordinance No. 09-27 permanently rezoned a portion of the acreage annexed into MUD 66 from District "A" (Single Family Residential) to District "I" (Planned Unit Development). The legal description attached to the ordinance included all of the area which have been developed by HWY 66 Partners and or Newcor Medical Partners, to date and generally referred to as the Mainland Medical Center. However, no copy of the Planned Development District was attached to the ordinance and no copy has been located in the City's records or by the Developer. To facilitate the continued development of the area in accordance with the intent of the General Plan, the proposed Affirmation of Planned Unit District (PUD) is presented to memorialize the mutual understanding of the intended parameters for development of the area; and

**WHEREAS**, the Affirmation identifies the uses or combination of uses which may be planned, developed or operated as integral land use units on the property as part of the previously approved Planned Development District. The Affirmation, as presented, is consistent with the existing development and all of the information available to confirm the concept and intent of the original plan as presented to and approved by the City Commission. The developer has responded to all comments, and staff offer no objection to approval of the PUD Affirmation. The Planning Board approved the Affirmation of Planned Development District for the Hwy 66 PUD at its regular meeting on August 4, 2025.

**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 Affirmation of Planned Development District for the vacant and undeveloped parcels of the Hwy 66 Partners PUD established by Ordinance 09-27 and located at the southwest quadrant of the intersection of Emmett F Lowry and S. H. 3, in substantially the same form as **Exhibit “A”** attached hereto and made a part hereof for all purposes.

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

**PASSED AND ADOPTED this 20th day of August 2025.**

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

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Rhomari D. Leigh  
City Secretary

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Kyle L. Dickson  
City Attorney