

RESOLUTION NO. 2025-110

A RESOLUTION APPROVING THE ASSIGNMENT OF PRELIMINARY ZONING APPROVAL OF THE LAKESIDE BAYOU SUBDIVISION ZONING CHANGE FROM DISTRICT A SINGLE FAMILY RESIDENTIAL TO DISTRICT I PLANNED UNIT DEVELOPMENT AS EXTENDED BY THE CITY COMMISSION THROUGH AUGUST 18, 2026 UPON CERTAIN CONDITIONS AND FURTHER PROVIDING THEREWITH.

WHEREAS, the Lakeside Bayou Subdivision, f/k/a Southlake Subdivision, received preliminary zoning approval from the City Commission on August 18, 2021 following all required public hearings and notices, which preliminary zoning approval has been extended by the City Commission until August 18, 2026; and

WHEREAS, the developer, Lakeside Bayou LLC, of the Lakeside Bayou Subdivision, and Land Strategies Management, LLC, d/b/a Starwood Land, are parties to an agreement for the purchase of the totality of the Lakeside Bayou Subdivision by a To Be Form Single Purpose Entity (TBF-SPE) affiliate of Starwood Land whereby Starwood Land would promptly undertake the construction of the Lakeside Bayou Subdivision in accordance with all existing approvals by the Planning Board, Zoning Commission and City Commission and in accordance with all approved construction plans; and

WHEREAS, the purchaser, Land Strategies Management, LLC d/b/a Starwood Land is well known to Texas City and experienced with development in Texas City through the development of the Lago Mar Subdivision as a planned community in accordance with Texas City ordinances, policies and procedures; and

WHEREAS, the purchaser, Starwood Land, has indicate an intent to break ground and begin construction of infrastructure improvements for Phase I of the Lakeside Bayou Subdivision in accordance with all existing approvals on or before January 2026 and estimates completion of construction of said Phase I by November 2026; and

WHEREAS, the assignment of the Preliminary Zoning Approval is a condition for the closing of the sale from Lakeside Bayou, LLC to the TBF-SPE affiliate of Starwood Land; and

WHEREAS, staff have reviewed the requested assignment and offer no objection to the assignment subject to the actual closing of the sale from Lakeside Bayou, LLC to a TBF-SPE affiliate of Starwood Land, which conditions is acceptable to the parties.

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, hereby approves assignment from Lakeside Bayou Subdivision to the TBF-SPE affiliate of Starwood Land of the preliminary zoning approval of the Lakeside Bayou Subdivision from District A Single Family Residential to District I Planned Unit Development, which preliminary zoning approval has been extended by the City Commission until August 18, 2026, subject to the actual

closing of the sale from Lakeside Bayou LLC to the TBF-SPE affiliate of Starwood Land.

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

PASSED AND ADOPTED this 15th day of October 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