



CITY OF TEXAS CITY

Engineering & Planning
7800 E. F. Lowry Expy
Texas City, Texas 77591
409.643.5936

DEVELOPMENT APPLICATION

APPLICATION TYPE PLEASE CHECK APPROPRIATE BOX BELOW

- Zoning Change, Detailed Site Plan, Preliminary Plat, Final Plat, Replat, Minor Plat, Amending Plat, Vacating Plat, Subdivision Master Plan, ROW Abandonment, Sixth Street Revitalization, Mobile Food Unit

See appropriate checklist and fee schedule for minimum submittal requirements for each application

PROPERTY INFORMATION

Project Name: Replat of Block 135 Texas City Second Division Lots 6 thru 16 and 15 ft Alley Way
Project Address or Location: 601 ML King Jr Street Texas City, Tx 77590
Legal Description: N 61.4 ft of Lots 6&7 W13.2 Ft of Lot 7 & all of lots 8 thru 16 blk 135 Texas City 2nd Division
Proposed No. of Lots: 4 Gross Acreage: 0.733
Existing Zoning: A-1 Proposed Zoning: A-1
Existing Use: Vacant Proposed Use: Residential

APPLICANT & OWNER INFORMATION

Name of Applicant: Scott Ellis (print or type)
Signature: Company: Ellis Surveying Services
Address: 2805 25th Ave N
City: Texas City State: TX Zip: 77590
E-mail: Scott@ellissurvey.com Ph: 409-938-8700 Fax:

Name of Property Owner: Texas City Economic Development Corp (print or type)
Signature: Company: Texas City Economic Development Corp
Address: 1801 Palmer Hwy
City: Texas City State: TX Zip: 77590
E-mail: Kedwards@texascity.gov Ph: 409-643-5919 Fax:

(The property owner may submit a notarized letter of authorization in lieu of a signed application)

For Department Use Only
Date Received: 12/19/23 Fee Paid: \$ 300.00
Accepted by: [Signature]

Rezoning request – Submitted by Kristin Edwards, Economic Development Director

October 1, 2025

The Texas City Economic Development Corporation is seeking to re-zone four (4) pieces of property located at 4th Street and 6th Avenue. Those properties include:

1. 601 4th Street North – GCAD 758484
 2. 607 4th Street North – GCAD 758483
 3. 410 6th Avenue North – GCAD 758485
 4. 416 6th Avenue North – GCAD 758486
- .245
.158
.172
.245 } 0.82

In April 2024, the City Commission approved a replat of EDC-owned property to create four compliant residential lots for the construction of new single-family residences. Since that time, the EDC has deeded one piece of property to Bay Area Habitat for Humanity and one piece to a land-swap recipient, Mae Budwine.

However, due to a clerical error at the time of the replat, the properties were not re-zoned from D-1 Limited Service to District A-Single Family Residential. This request would allow the Zoning Board to re-zone all four properties for residential use.

Applications for all four pieces of property are included in this application. The application for GCAD 758484 is signed by Mrs. Budwine, and the application for GCAD 758483 is signed by Megan Schaffer with Bay Area Habitat for Humanity.



The TCEDC is requesting four (4) pieces of property be re-zoned from (D-1) Limited Service (pictured above in pink) to (A) Single Family Residential.