



**CITY OF TEXAS CITY  
REGULAR PLANNING BOARD MEETING**

**AGENDA**

**MONDAY, MARCH 17, 2025 – 5:00 P.M.  
ENGINEERING & PLANNING BUILDING – CONFERENCE ROOM 2  
7800 Emmett F. Lowry Expressway  
Texas City, TX 77591**

**PLEASE NOTE:** Public comments are limited to posted agenda items only and are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request to Address Planning Board form and providing it to Ms. Brianna Galicia, Administrative Assistant.

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**(1) ROLL CALL**

**(2) APPROVAL OF MINUTES – February 17, 2025**

**(3) PUBLIC COMMENTS**

**(4) REGULAR AGENDA**

- a. Consider and take action on the Final Plat for Heron's Landing Section 5. Being a tract of land situated in the Daniel Richardson Survey, Abstract No. 167, and the T.G. Western Survey, Abstract No. 204, both in Galveston County. Located to the west of Heron's Landing Section 4, north of The Islands Subdivision and containing 5 blocks, 44 lots and 4 reserves.
- b. Consider and take action on the Preliminary Plat for Lago Mar Commercial Replat No. 5. A portion of unrestricted Reserve "B", Block 2 Lago Mar Commercial according to the map or plat thereof recorded under Instrument Number 2016044734 map records of Galveston County, Texas situated in the Alexander Farmer League Abstract No. 1, Texas City. Located south of Crystal View Blvd Extension on the frontage road of I-45 S and containing 14.24 acres.
- c. Consider and take action on the Development Plan for Dunkin Donuts. Located at 3310 Palmer Hwy (formerly Marathon Republic Federal Credit Union).

**(5) GENERAL UPDATES**

**(6) OTHER BUSINESS** (Any conceptual development proposal requesting to come before the Planning Board)

**(7) ADJOURNMENT**

THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON MARCH 13, 2025, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

  
\_\_\_\_\_

Kimberly O. Golden, Secretary

# **PLANNING BOARD MINUTES**

## **February 17, 2025**

The Planning Board of the City of Texas City met in a regular meeting on Monday, February 17, 2025, at 5:00 p.m. Staff members present: Kimberly Golden, P.E. (City Engineer, Secretary), Casey Bennet (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), and Brianna Galicia (Engineering & Planning Administrative Assistant). Guests were: Jayne Campbell, Laura Boyd, Ronny Boyd, John White, Sherri McElwee, and Henry Gomez.

Chairman Dickey Campbell indicated a quorum was present and called the meeting to order.

### **1) ROLL CALL**

The following members answered roll call: Chairman Dickey Campbell, Co-Chairman Perry O'Brien, Member Aric Owens, Commissioner Thelma Bowie, and Commissioner Jami Clark.

### **2) APPROVAL OF MINUTES**

A motion to approve the minutes of February 3, 2025, was made by Commissioner Jami Clark/Commissioner Thelma Bowie. All other members present voted aye.

### **3) PUBLIC COMMENTS**

There were no public comments.

### **4) REGULAR AGENDA**

Chairman Dickey Campbell noted the first four action items were all regarding Final Plat approvals in Beacon Point at Lago Mar. He asked whether the members and staff wanted to go through them individually and vote on them one by one or if everyone was okay to consider and discuss all four items together. Ms. Kimberly Golden informed Board Members that she did provide them with a joint memo which discussed the first four items all together, but the members could decide to proceed with the action items separately or all together, whichever they preferred. Chairman Campbell recommended discuss and then considering voting for the first four items in one sitting instead of individually. Ms. Golden noted Item 4E regarding the road would be discussed separately.

Ms. Golden stated Sections 4, 5, 6, and 7 are moving the project into Phase 2 of the Beacon Point Development. She stated Phase 1 is nearing completion of the infrastructure construction and is in the process of closeout and acceptance. When the closeout and acceptance packets are completed, the Final Plats for Sections 1, 2, and 3 will be signed and recorded which will allow the Developer and homebuilders to move forward with the sale of lots and the construction of homes.

Ms. Golden addressed the Board Members and stated they may recall approving a Preliminary Plat for Section 3B (to be referred to as Section 9) which is also part of

Phase 2. Together, the sections are creating a mix of lot sizes as required in the PUD. The comparison of the actual lot mix to the approved lot mix is summarized in a table on the last page of her memo to the Board Members to show the details. Ms. Golden stated Phases 1 and 2 taken together are in line with the overall lot mix of the masterplan. She stated the lot development is skewed to building the smaller sized lots first, but that is typically the way subdivisions develop.

Phase 1 developed 243 lots; Phase 2 will develop 278 lots. In total when both sections are complete there will be 521 lots in the Beacon Point subdivision. Due to the high number of lots being available within this development they will have to build a second access point. Ms. Golden stated as a part of Phase 1 they built a connecting boulevard to the frontage road which is currently in place now. Before the Final Plats for the lots in the sections of Phase II can be recorded, the connection to Holland Road will need to be constructed and in place. The plans for the extension of Holland Road have been received and are in the process of review.

Ms. Golden stated the necessary water and sewer mains were extended either with or before Phase 1. The lift station was built as part of Phase 1 and is not yet operational due to lack of power, but TNMP has obtained the necessary right of way and is in the process of extending power. A cap on the number of building permits which can be issued before the lift station is placed in service has been worked out with the developer. Phase II will extend water and sewer from Phase I.

Ms. Golden stated staff have reviewed the Preliminary Plats with all the supporting documents and recommend approval upon condition that the four sections 4, 5, 6, and 7 be developed together to assure balanced development and build out of the various sized lots in accordance with the requirements of the PUD.

Member Aric Owens questioned why on page 3 of Ms. Golden's memo under Phase 2 lot size 65 it says 11 but under total to date it says 4. Ms. Golden replied it is a typo and should show 11. Chairman Campbell asked if the developer was providing the same kind of lot matrix report that had been provided for the other sections of Lago Mar on the other side of the freeway. Ms. Sherri McElwee replied with yes, they were providing the same type of report to Planning which staff were using to prepare its report for the Board Members. Chairman Campbell asked to have the developer's report included in the agenda packets going forward.

**A motion was made by Commissioner Thelma Bowie/Commissioner Jami Clark to approve action items 4a, 4b, 4c and 4d on the Preliminary Plats for Beacon Point at Lago Mar Sections 4, 5, 6 and 7, upon condition that that the four sections 4, 5, 6, and 7 be developed together to assure balanced development and build out of the various sized lots in accordance with the requirements of the PUD. All other members voted aye.**

- a. Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 4. A subdivision of 21.41 acres of land out of the Alexander Farmer League, A-11, Texas City and containing 95 lots, 1 reserve and 2 blocks. Located southeast of Beacon Point at Lago Mar Section 1 and south of Section 2. Upon condition that the four sections 4, 5, 6, and 7 be**

**developed together to assure balanced development and build out of the various sized lots in accordance with the requirements of the PUD.**

This agenda item was discussed and voted on with Agenda Items 4a, 4b, 4c and 4d.

- b. Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 5. A subdivision of 45.62 acres of land out of the Alexander Farmer League, A-11, Texas City and containing 43 lots, 5 reserves and 2 blocks. Located northwest of Beacon Point at Lago Mar Section 1 and west of Section 2.**

This agenda item was discussed and voted on with Agenda Items 4a, 4b, 4c and 4d.

- c. Consider and take action on Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 6. A subdivision of 15.46 acres of land out of the Alexander Farmer League, A-11, Texas City and containing 76 lots, 4 reserves and 2 blocks. Located northwest of Beacon Point at Lago Mar Section 5 and west of Section 7.**

This agenda item was discussed and voted on with Agenda Item 4a, 4b, 4c and 4d.

- d. Consider and take action on the Preliminary Plat for Beacon Point at Lago Mar Section 7. A subdivision of 33.21 acres of land out of the Alexander Farmer League, A-11, Texas City and containing 64 lots, 4 reserves and 2 blocks. Located north of Beacon Point at Lago Mar Section 5, northwest of Section 9 and east of Section 6.**

This agenda item was discussed and voted on with Agenda Item 4a, 4b, 4c and 4d.

- e. Consider and take action on the Preliminary Plat for Nicolet Bend Drive. A subdivision of 2.92 acres of land out of the Alexander Farmer League, A-11, Texas City. Extending south from Holland Road to Beacon Point at Lago Mar Section 5.**

Ms. Golden said as she previously mentioned this is part of the independent secondary access point which must be constructed to serve the total of 500 lots before the plats can be recorded. She stated Holland Road is not yet before the board members but is in review and comments provided. Resubmittal is expected this week and will be coming forward to the Planning Board as soon as the comments are addressed.

Ms. Golden noted the existing jughandle will be the connection to I-45 for a time until TxDOT builds the extension of Holland Road in its right of way on the east side of I-45.

TXDOT will be maintaining the jughandle until it completes the extension of Holland Road and will be building the extension as part of the Gulf Freeway project.

Chairman Dickey Campbell asked if the jughandle connection will be in place before any lots are done and Ms. Golden replied that is correct. Holland Road and Nicolet Bend Drive will both be in place before any lots can be sold.

She stated we bring Final Plats to the Planning Board for approval when the construction plans have been approved, but that doesn't mean the plats are recorded with the County.

The plats are not recorded with the County until all the infrastructures are in place. Co-Chairman Perry O'Brien asked whether it was all flat road, no bridge, and is it close to a retaining pond. Ms. Golden replied with yes and added that the TxDOT extension of Holland Road is going to be built on a berm between the retention ponds in TxDOT right of way.

**A motion was made by Commissioner Jami Clark/Co-Chairman Perry O'Brien to approve the Preliminary Plat for Nicolet Bend Drive. A subdivision of 2.92 acres of land out of the Alexander Farmer League, A-11, Texas City. Extending south from Holland Road to Beacon Point at Lago Mar Section 5. All other members present voted aye.**

**5) GENERAL UPDATES**

There were no general updates.

**6) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)**

There was no other business.

**7) ADJOURNMENT**

**A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to adjourn. All members present voted aye.**

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Kimberly Golden, Secretary

Date

Minutes approved by the Planning Board at its meeting on \_\_\_\_\_.



# Texas City

EST. 1911

ENGINEERING & PLANNING

## STAFF REPORT

To: Planning Board – March 17, 2025

From: Kim Golden, P.E., Engineering & Planning

CC: Doug Kneupper, P.E.

Date: March 13, 2025

Re: Heron's Landing Section 5 – Final Plat

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**Background:** Heron's Landing, Section 5 is part of a master-planned residential development that will ultimately contain 300 lots. The Master Plan for Heron's Landing received approval from the City on May 2, 2016. An amendment to the PUD and update of the Master Plan were approved by the City Commission on April 3, 2024. Sections 1 and 2 have been fully built out with a total of 76 homes, and approximately 22 homes have attained substantial completion in Section 3.

The Preliminary Plat for Section 5 was approved by the Planning Board on October 7, 2024. Preliminary Plat approvals remain valid for 12 months. The Preliminary Plat for Section 4 was approved by the Planning Board on November 6, 2023, and the Final Plat on March 18, 2024, with a revision approved on December 16, 2025. The construction of infrastructure in Section 4 is in progress. So, moving forward at this time with a Final Plat for Section 5, following the efforts for Sections 1, 2, 3 and 4 is not inconsistent with the subdivision ordinance requirements and the city's customary practices.

**Requested Action:** The applicant is requesting approval of the Final Plat for a 22.375-acre, 44 lot subdivision in five blocks with four (4) reserves to be known as Heron's Landing Section 5. Approval of the Final Plat authorizes the developer to begin construction of the required public improvements. Upon completion of the public infrastructure, the final plat can be filed with the Galveston County Clerk's office and home construction can begin.

**Staff Review / Analysis:** The Final Plat is intended to be an opportunity to review the construction drawings for water, sewer, streets and drainage. This is the public infrastructure that will serve all the lots in this particular section. There is a mix of 50' lots (12), 60' lots (26) and 70' lots (5) in this section. The reserves include the approximate 10.5-acre drainage and amenity reserve which will serve the entire subdivision.

The engineered plans, prepared by A & S Engineering, have been reviewed and are in accordance with all City policies and standards regarding public water, sewer, streets, and drainage. In this area of Texas City, the minimum floor elevation for new structures is 7' above sea level, which criteria are being met. Water, sewer, streets and drainage for Section 5 are extending from Section 4. Work is nearing completion on the infrastructure in Section 4 with the close out and acceptance procedure anticipated to start before the end of the month.

*"the place where COMMUNITY MATTERS"*

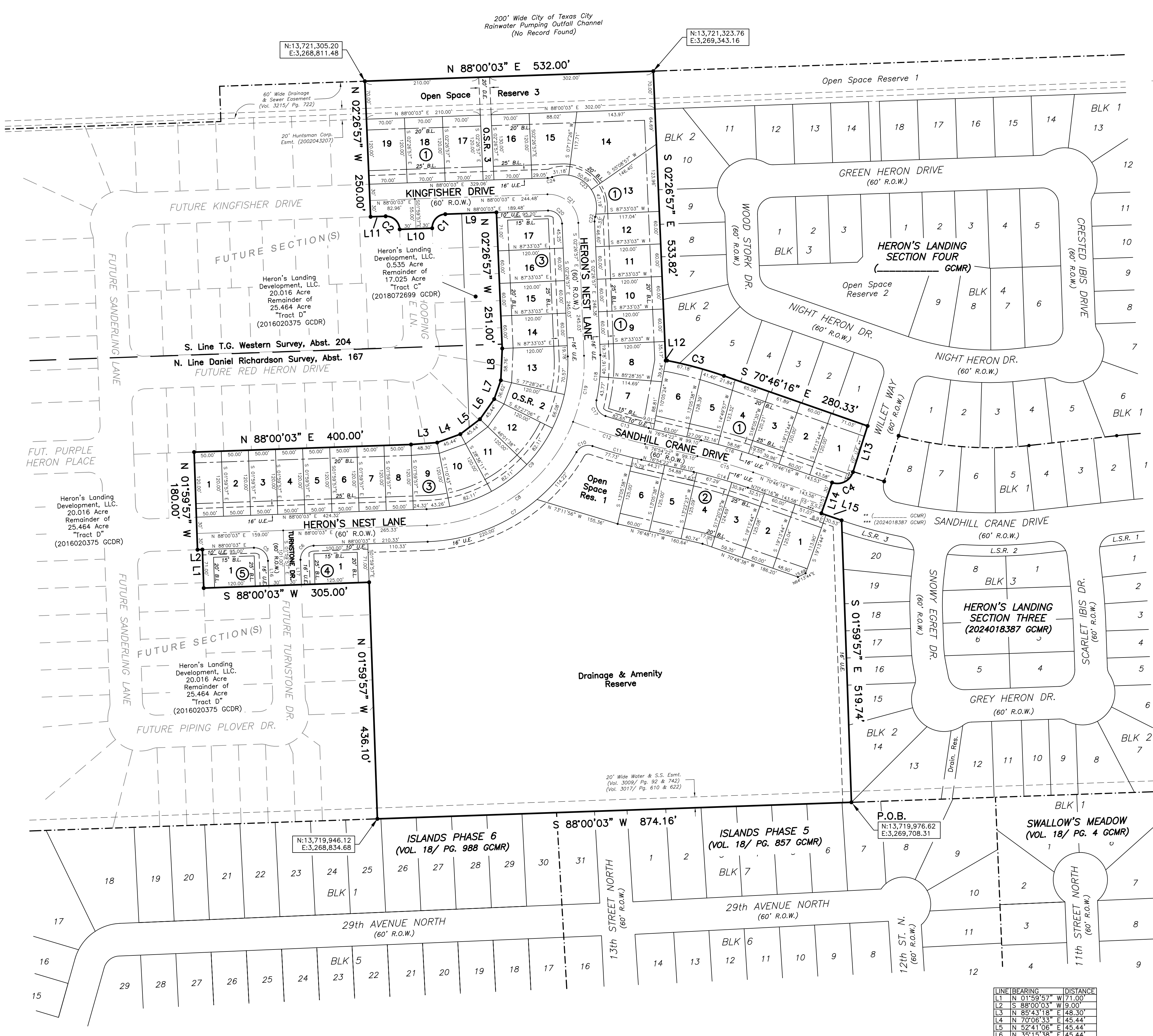
1801 9th Avenue North \* P.O. Drawer 2608 \* Texas City, TX 77592-2608

(409) 948-3111 \* [www.texascitytx.gov](http://www.texascitytx.gov)

Phase I and Phase II amenity plans were approved as consistent with the PUD in September 2024. The Phase I landscaping is in progress with sidewalks complete and irrigation currently being installed. Phase I completion is also anticipated by month end. Phase II has been bid and awarded and is expected to commence following installation of dry utilities in Section 4. The construction plans for the park with play feature have been submitted to the City and are in review. The development of the park is compliant with the milestones established in the amended PUD.

The final plat should follow the preliminary plat with regard to arrangement of lots, layout and alignment of streets, parks, and open spaces. The final plat for Heron's Landing Section 5 does this.

Staff have reviewed the Final Plat and construction drawings for Heron's Landing Section 4 and offer no objections to approval.



That HERON'S LANDING DEVELOPMENT, LLC. action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **HERON'S LANDING - SECTION FIVE**, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purpose indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from upon any said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

HERON'S LANDING DEVELOPMENT, LLC. does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

Jerry W. Leblanc, Jr.  
Managing Member  
Heron's Landing Development, LLC.

STATE OF TEXAS     }}  
COUNTY OF GALVESTON     }}

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Jerry W. Leblanc, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

STATE OF TEXAS     }}  
COUNTY OF GALVESTON     }}

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on \_\_\_\_\_, 2025, at \_\_\_\_\_ O'Clock, \_\_\_\_\_, M., and duly recorded on \_\_\_\_\_, 2025, at \_\_\_\_\_ O'Clock, \_\_\_\_\_, M., in

Instrument Number \_\_\_\_\_ Galveston County Records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

DWIGHT D. SULLIVAN, County Clerk,  
Galveston County, Texas  
By \_\_\_\_\_ Deputy

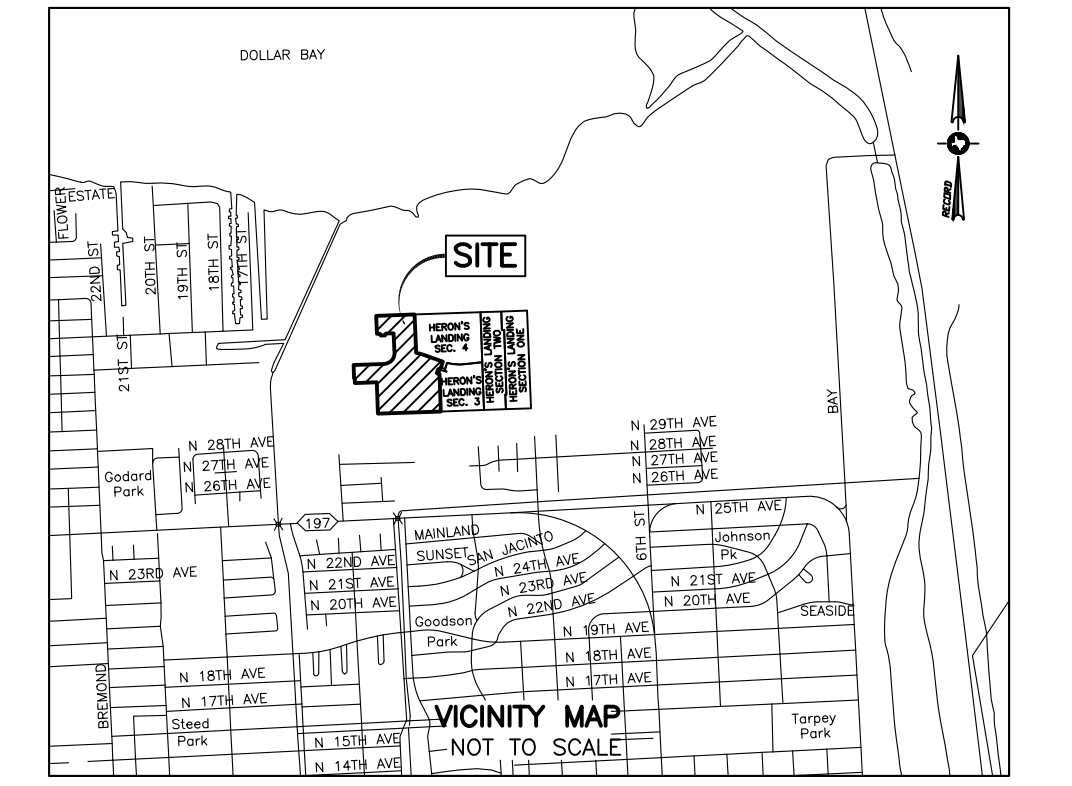
This is to certify that all improvements to **HERON'S LANDING - SECTION FIVE** subdivision have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the City Clerk's office.

Mayor, City of Texas City, Texas

On the \_\_\_\_\_ day of \_\_\_\_\_, 2025, this plat was duly approved by the Planning Board of the City of Texas City.

Signed: \_\_\_\_\_  
Secretary of the City of Texas City Planning Board

Signed: \_\_\_\_\_  
Chairman of the City of Texas City Planning Board



**METES AND BOUNDS DESCRIPTION**

Being a tract of land situated in the Daniel Richardson Survey, Abstract No. 167, and the T.G. Western Survey, Abstract No. 204, both in Galveston County, Texas, said tract also being portions of that certain 22.911 acre "Tract B" and 17.025 acre "Tract C" conveyed to Heron's Landing Development, LLC, according to deed recorded under File No. 2018072699, in the Office of the County Clerk of Galveston County, Texas, together with part of that certain 25.464 acre "Tract D", conveyed to Heron's Landing Development, LLC, according to deed recorded under File No. 2016020375, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of HERON'S LANDING, SECTION THREE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under instrument No. 2024018387, in the Office of the County Clerk of Galveston County, Texas, said plat also lying in the Northern line of ISLANDS, PHASE 5, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded Volume 18, Page 857, in the Office of the County Clerk of Galveston County, Texas;

THENCE South 88°00'03" West along the Northernly line of said ISLANDS, PHASE 5, a distance of 874.16 feet to a point for corner;

THENCE over and across said 25.464 acre "Tract D" of the following courses and distances:

- North 01°59'57" West, a distance of 436.10 feet to a point for corner;
- South 88°00'03" West, a distance of 305.00 feet to a point for corner;
- North 01°59'57" West, a distance of 71.00 feet to a point for corner;
- South 88°00'03" West, a distance of 9.00 feet to a point for corner;
- North 01°59'57" West, a distance of 180.00 feet to a point for corner;
- North 88°00'03" East, a distance of 400.00 feet to a point for corner;
- North 85°43'18" East, a distance of 48.30 feet to a point for corner;
- North 70°06'33" East, a distance of 45.44 feet to a point for corner;
- North 52°41'06" East, a distance of 45.44 feet to a point for corner;
- North 35°15'38" East, a distance of 45.44 feet to a point for corner;
- North 19°32'15" East, a distance of 36.62 feet to a point for corner;
- North 02°31'28" East, a distance of 58.76 feet to a point for corner;
- North 02°26'57" West, a distance of 251.00 feet to a point for corner;
- South 88°00'03" West, a distance of 94.28 feet to a point of tangency;
- Along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of South 42°00'03" West, a chord length of 35.36 feet and an arc length of 39.27 feet to a point for corner;
- South 88°00'03" West, a distance of 60.00 feet to a point for corner;
- Along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of North 46°59'57" West, a chord length of 35.36 feet, and an arc length of 39.27 feet to a point of tangency;
- South 88°00'03" West, a distance of 27.73 feet to a point for corner;
- North 02°26'57" West, a distance of 250.00 feet to a point for corner lying in the Southerly line of a 200 foot wide City of Texas City rainwater pumping outfall channel;

THENCE North 88°00'03" East along the Southerly line of said outfall channel, a distance of 532.00 feet to the Northwest corner of HERON'S LANDING, SECTION FOUR, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under instrument No. \_\_\_\_\_, in the Office of the County Clerk of Galveston County, Texas;

THENCE along the Westerly line of said HERON'S LANDING, SECTION FOUR, the following courses and distances:

- South 02°26'57" East, a distance of 533.82 feet to a point for corner;
- North 87°59'48" East, a distance of 2.66 feet to a point of curvature;
- Along a curve to the right, said curve having a radius of 750.00 feet, a chord bearing of South 74°55'07" East, a chord length of 108.49 feet, and an arc length of 108.58 feet to a point of tangency;
- South 70°46'16" East, a distance of 280.33 feet to a point for corner;
- South 17°35'98" West, a distance of 89.04 feet to a point of curvature and the most Northwesterly corner of said HERON'S LANDING, SECTION THREE;

THENCE along the Westerly line of said HERON'S LANDING, SECTION THREE, the following courses and distances:

- Along a curve to the right, said curve having a radius of 30.00 feet, a chord bearing of South 63°16'18" West, a chord length of 43.13 feet, and an arc length of 48.12 feet to a point of non-tangency;
- South 19°11'22" West, a distance of 60.00 feet to a point for corner;
- South 70°46'16" East, a distance of 39.46 feet to a point for corner;
- South 01°59'57" East, a distance of 519.74 feet to the POINT OF BEGINNING of the herein described tract, and containing 22.375 acres (974,648 square feet) of land, more or less.

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Stephen C. Blaskey, A Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

**FOR REVIEW**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856

**FINAL PLAT  
HERON'S LANDING - SECTION FIVE**

BEING A TRACT OF LAND SITUATED IN THE DANIEL RICHARDSON SURVEY, ABSTRACT No. 167, AND THE T.G. WESTERN SURVEY, ABSTRACT No. 204, BOTH IN GALVESTON COUNTY, TEXAS, SAID TRACT ALSO BEING PORTIONS OF THAT CERTAIN 22.911 ACRE "TRACT B" AND 17.025 ACRE "TRACT C" CONVEYED TO HERON'S LANDING DEVELOPMENT, LLC., ACCORDING TO DEED RECORDED UNDER FILE No. 2018072699, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, TOGETHER WITH PART OF THAT CERTAIN 25.464 ACRE "TRACT D", CONVEYED TO HERON'S LANDING DEVELOPMENT, LLC., ACCORDING TO DEED RECORDED UNDER FILE No. 2016020375, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

TEXAS CITY, GALVESTON COUNTY, TEXAS  
22.375 ACRES (974,648 SQ.FT.)  
FEBRUARY 2025

5 BLOCKS, 44 LOTS, 4 RESERVES

- NOTES**
- 1) This property lies entirely within Shaded Zone X, defined as an area with reduced flood risk due to levees, according to FEMA No. 4816702266, published August 15, 2015, as established by the Federal Emergency Management Agency.
  - 2) The Bearings, Distances, and Coordinates shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HCCSD 60 (HWS578). All units are expressed in U.S. Survey Feet.
  - 3) This property is Zoned as "A-1" (Single Family Residential), according to the City of Texas City's Zoning Ordinance Map.
  - 4) All lots shall have 5 foot side building lines, unless shown otherwise hereon.
  - 5) Setting a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
  - 6) Future lots shown for reference only, and are subject to change.

REVISED: FEBRUARY 6, 2025  
SURVEY DATE: OCTOBER 11, 2024  
FILE No.: 0204-0167-0000-000  
DRAFTING: JTK/RWB  
JOB No.: 24-0378

AREA TABLE			
<b>BLOCK 1</b>	<b>BLOCK 2</b>	<b>BLOCK 3</b>	<b>OPEN SPACE RESERVES</b> O.S.R. 1 - 15,057 SF O.S.R. 2 - 6,195 SF O.S.R. 3 - 39,640 SF  <b>DRAINAGE/DETENTION RES. -</b> 443,007 SF  <b>R.O.W.s -</b> 128,920 SF  <b>TOTAL SITE -</b> 974,648 SF
Lot 1 - 8,523 SF	Lot 1 - 7,438 SF	Lot 1 - 6,000 SF	
Lot 2 - 7,203 SF	Lot 2 - 7,500 SF	Lot 2 - 6,000 SF	
Lot 3 - 7,290 SF	Lot 3 - 6,671 SF	Lot 3 - 6,000 SF	
Lot 4 - 7,538 SF	Lot 4 - 7,843 SF	Lot 4 - 6,000 SF	
Lot 5 - 7,706 SF	Lot 5 - 7,529 SF	Lot 5 - 6,000 SF	
Lot 6 - 8,571 SF	Lot 6 - 7,497 SF	Lot 6 - 6,000 SF	
Lot 7 - 8,734 SF	Lot 7 - 7,497 SF	Lot 7 - 6,000 SF	
Lot 8 - 7,960 SF	Lot 8 - 6,000 SF	Lot 8 - 6,000 SF	
Lot 9 - 7,200 SF	Lot 9 - 6,989 SF	Lot 9 - 6,989 SF	
Lot 10 - 7,200 SF	Lot 10 - 7,200 SF	Lot 10 - 7,200 SF	
Lot 11 - 7,185 SF	Lot 11 - 7,185 SF	Lot 11 - 7,185 SF	
Lot 12 - 7,185 SF	Lot 12 - 7,185 SF	Lot 12 - 7,185 SF	
Lot 13 - 10,183 SF	Lot 13 - 9,044 SF	Lot 13 - 9,044 SF	
Lot 14 - 16,815 SF	Lot 14 - 7,200 SF	Lot 14 - 7,200 SF	
Lot 15 - 9,204 SF	Lot 15 - 7,200 SF	Lot 15 - 7,200 SF	
Lot 16 - 8,400 SF	Lot 16 - 7,200 SF	Lot 16 - 7,200 SF	
Lot 17 - 8,400 SF	Lot 17 - 8,400 SF	Lot 17 - 8,400 SF	
Lot 18 - 8,400 SF	Lot 18 - 8,400 SF	Lot 18 - 8,400 SF	
Lot 19 - 8,400 SF	Lot 19 - 8,400 SF	Lot 19 - 8,400 SF	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.27	35.36	S 43°00'03" W	90°00'00"
C2	25.00	39.27	35.36	N 46°59'57" W	90°00'00"
C3	750.00	108.58	108.49	S 74°55'07" E	81°17'42"
C4	30.00	48.12	43.13	S 63°16'18" W	91°55'13"
C5	25.00	39.27	35.36	S 46°59'57" E	90°00'00"
C6	25.00	39.27	35.36	N 43°00'03" E	90°00'00"
C7	330.00	334.22	320.12	N 58°59'11" E	58°01'45"
C8	300.00	349.28	329.88	N 54°38'50" E	56°42'28"
C9	270.00	426.24	383.13	N 47°48'53" E	60°27'00"
C10	25.00	34.16	31.58	N 69°08'03" E	78°19'29"
C11	1030.00	93.52	93.49	S 74°18'17" E	51°12'09"
C12	1050.00	138.88	138.77	S 72°55'38" E	75°27'27"
C13	970.00	182.65	182.62	S 74°27'54" E	4°52'45"
C14	970.00	103.86	103.81	N 73°50'19" W	6°08'06"
C15	1000.00	107.07	107.02	N 75°50'19" W	6°08'06"
C16	1030.00	110.29	110.23	N 73°50'19" W	6°08'06"
C17	25.00	16.72	15.50	N 29°57'02" W	84°08'50"
C18	330.00	83.93	83.70	N 04°50'13" E	14°34'21"
C19	300.00	124.32	123.43	N 09°25'19" E	23°44'33"
C20	25.00	19.07	18.22	N 47°13'27" W	89°33'00"
C21	55.00	85.96	77.48	N 47°13'27" W	89°33'00"
C22	25.00	8.47	8.43	N 07°15'06" E	19°24'07"
C23	60.00	134.39	108.01	N 47°12'43" W	128°19'45"
C24	25.00	8.45	8.41	N 78°18'44" E	119°22'58"

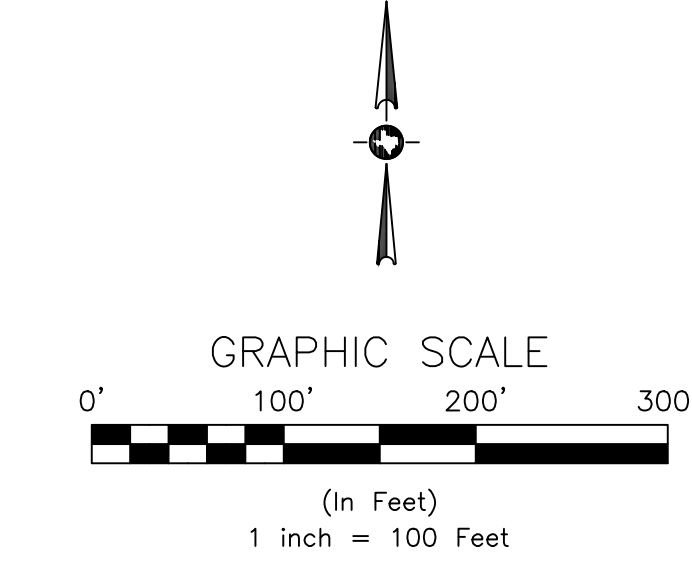
LINE	BEARING	DISTANCE
L1	N 01°59'57" W	180.00
L2	S 88°00'03" W	9.00
L3	N 85°43'18" E	48.30
L4	N 70°06'33" E	45.44
L5	N 52°41'06" E	45.44
L6	N 35°15'38" E	45.44
L7	N 19°32'15" E	36.62
L8	N 02°31'28" E	58.76
L9	S 88°00'03" W	94.28
L10	S 88°00'03" W	60.00
L11	S 88°00'03" W	27.73
L12	N 87°59'48" E	2.66
L13	N 17°35'58" W	89.04
L14	S 19°11'22" W	60.00
L15	S 70°46'16" E	39.46
L16	S 01°59'57" E	46.00
L17	S 01°59'57" E	46.00



LEAGUE CITY OFFICE  
Registration Number: 0193855  
(281) 554-7339 www.hightidelandsurveying.com  
200 HOUSTON AVE., SUITE B LEAGUE CITY, TX 77573  
Mailing [P.O. BOX 16142] GALVESTON, TX 77552

**ABBREVIATIONS**  
BL Building Line  
BLK Block  
D.E. Drainage Easement  
Esmt. Easement  
GCOR Galveston County Deed Records  
GCOR Galveston County Map Records  
O.S.R. Open Space Reserve  
Pg. Page  
P.O.B. Point of Beginning  
R.O.W. Right of Way  
S.S.E. Sanitary Sewer Easement  
U.E. Utility Easement  
W.L.E. Water Line Easement

**OWNER/DEVELOPER**  
Heron's Landing Development, LLC.  
Jerry W. Leblanc, Jr. - Managing Member  
11210 Blume Ave., Suite 200  
Houston, Texas 77034  
281-520-4045





**SECTION 5**  
44 LOTS  
12 - 50' LOTS  
26 - 60' LOTS  
6 - 70' LOTS  
±22.4 Ac.




**SEC 4**  
32 LOTS  
(TYP. 60'x120')  
12 LOTS  
(TYP. 70'x120')  
±13.8 Ac.

**FUTURE SECTION**  
40 LOTS  
51 - 50' LOTS  
23 - 60' LOTS  
6 - 70' LOTS  
±20.2 Ac.

**SEC 3**  
28 LOTS  
(TYP. 50'x120')  
8 LOTS  
(TYP. 60'x120')  
±9.0 Ac.

a schematic development plan for  
**HERONS LANDING**  
± 65.4 ACRES OF LAND  
prepared for  
**TEJAS ENGINEERING**

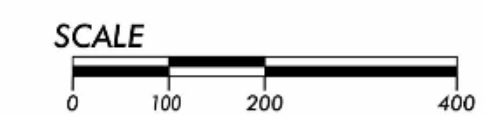
**LOT SUMMARY**

	50'x120'	91 LOTS	44%
	60'x120'	89 LOTS	44%
	70'x120'	24 LOTS	12%

**TOTAL 204 LOTS**



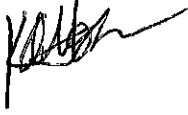
24285 Katy Freeway, Ste. 525  
Katy, Texas 77494  
Tel: 281-810-1422



MTA-I-572  
DECEMBER 20, 2023

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

## STAFF REPORT

To: Planning Board – March 17, 2025  
From: Kim Golden, P.E., Engineering & Planning   
CC: Doug Kneupper, P.E.  
Date: March 13, 2025  
Re: Lago Mar Commercial Replat No. 5 – 3400 Gulf Freeway SB – Preliminary Plat

---

**Background:** Lago Mar Commercial is part of a master-planned residential and commercial development that will ultimately contain 3,600 lots and 77 acres of non-residential area. The Master Plan for the Land Tejas part of Lago Mar was approved by the City on December 1, 2014 (the Master Plan for the LGI part of Lago Mar (Seacrest) was approved by the Planning Board on June 15, 2015). On November 3, 2021, the City Commission approved an amendment to the Lago Mar PUD to create the Crystal Lagoon District. The Lago Mar Commercial Replat No. 5 is located south of the extension of Crystal View Blvd and is NOT included in the approved Crystal Lagoon District General Development Plan.

**Requested Action:** The applicant is requesting approval of the Preliminary Plat for a 14.24-acre replat of the Lago Mar Commercial Unrestricted Reserve “B”, Block 2 as Lago Mar Commercial Replat No. 5. The 14.24 acres are subdivided into seven (7) lots. This area is south of the extension of the site purchased by HEB for future development. Developer advises it has several users signed up to include medical, fitness and restaurants, but that “nothing can start until the PLAT and site plan are approved.” It is noted that no site plans have been submitted for the area covered by the proposed replat. Responses have been provided to some informal pre-development inquiries.

Approval of the Preliminary Plat authorizes the developer to prepare the final construction drawings for the public infrastructure along with submitting the Final Plat for this section of the project. The infrastructure to serve the area of Replat No. 5 is being constructed with the extension of Crystal View Blvd to the I-45 SBFR.

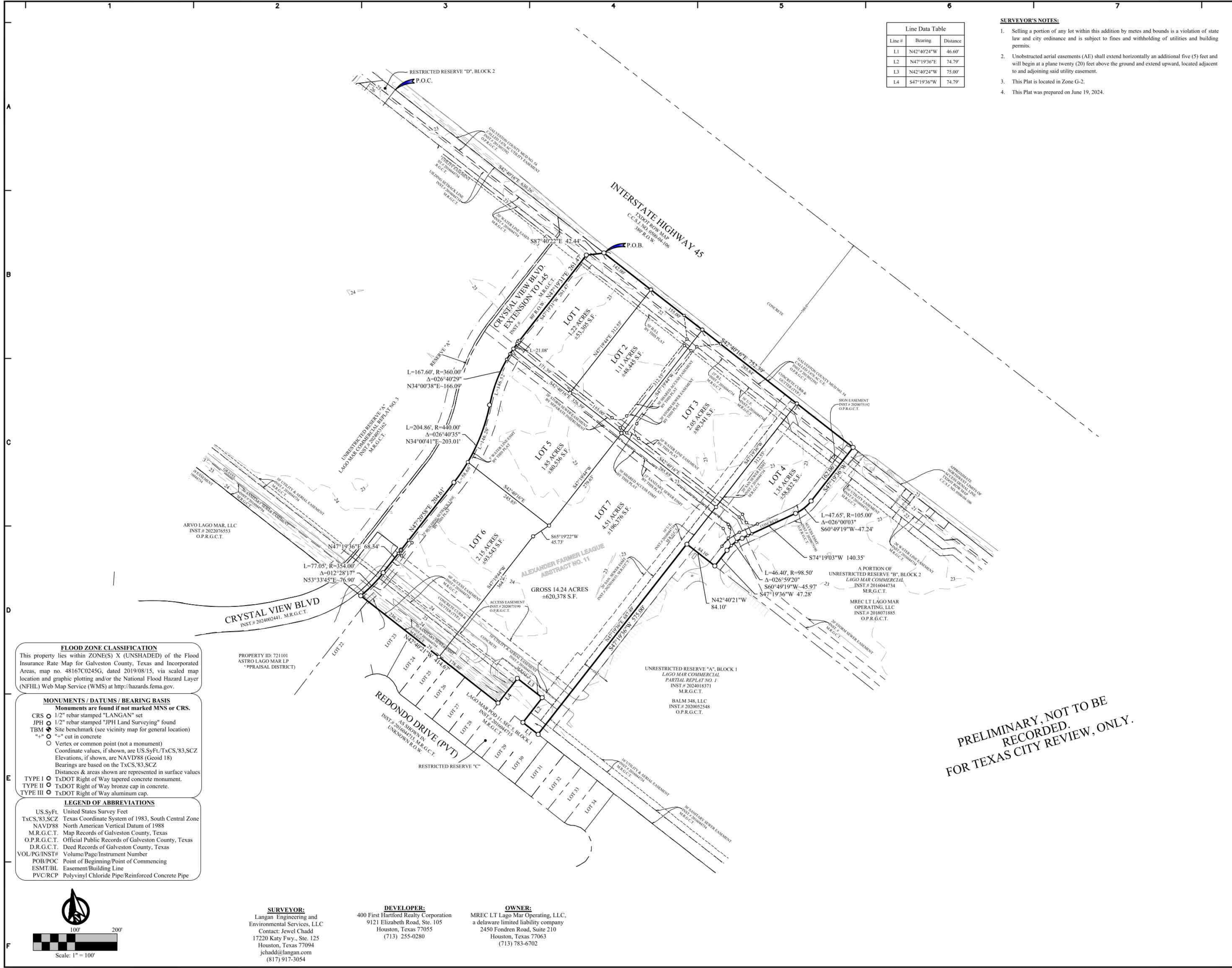
**Staff Review / Analysis:** The Preliminary Plat is intended to be an opportunity to review the lot configuration, utility layout, and street patterns. Construction plans for the extension of Crystal View Blvd and related utilities have been approved subject to approval of a final Traffic Impact Analysis (TIA) and final permitting by TxDOT. TxDOT has not yet approved the developer’s application for access to the south bound frontage road. However, a completion bond has been posted by the Developer. To help the Developer maintain its schedule, construction of the underground utilities has been released to proceed.

*“the place where COMMUNITY MATTERS”*

Preliminary construction drawings showing the locations of utility lines, drainage and detention features, and the street patterns, have already been submitted for review. A Traffic Impact Analysis (TIA) has also been received and is in review. Although the TIA remains in review, it should be noted that the TIA clearly indicates the construction of the extension of Crystal View Blvd and associated public infrastructure is necessary for Replat No. 5 to be a fully developed and buildable subdivision. For this reason, the construction, inspection, testing and acceptance of the extension of Crystal View Blvd to the I-45 SBFR should be a condition for the recording of the final plat for Replat No. 5.

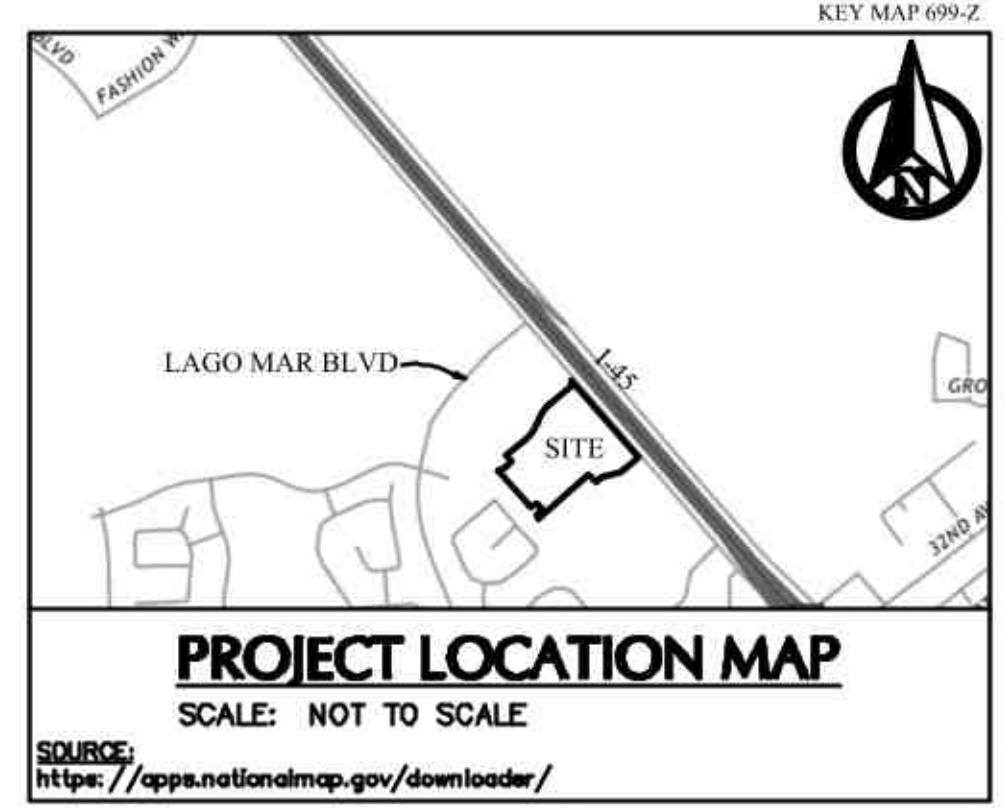
The Preliminary Plat should follow the master plan with regard to arrangement of lots, restricted reserves, easements, layout and alignment of streets, parks, and open spaces. However, the property was platted as an unrestricted commercial reserve so there is not a master plan for this section of the Lago Mar Commercial area. The existing paved access to the existing lift station is located in an access and utility easement which is not a publicly dedicated right of way. The responsibility for ownership and maintenance of the existing paved access is not clear. It is also the only means of access to Lot 7 as proposed in the Preliminary Plat. The Texas City ordinances require every lot to have public access, and it is not yet clear whether the existing easements satisfy this requirement. It will be necessary to resolve the status of the existing access as a condition for approval of the final plat.

**Upon condition that the status of the utility and access easements as public access is resolved, and the final approval of the TIA and TXDOT access permits,** staff have reviewed the Preliminary Plat for Lago Mar Commercial Replat No. 5 and offer no objection to approval.



Line #	Bearing	Distance
L1	N42°40'24"W	46.66'
L2	N47°19'36"E	74.79'
L3	N42°40'24"W	75.00'
L4	S47°19'36"W	74.79'

- SURVEYOR'S NOTES:**
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
  - Unobstructed aerial easements (AE) shall extend horizontally an additional five (5) feet and will begin at a plane twenty (20) feet above the ground and extend upward, located adjacent to and adjoining said utility easement.
  - This Plat is located in Zone G-2.
  - This Plat was prepared on June 19, 2024.



- LEGEND OF SYMBOLS**
- air conditioner
  - borchole
  - cable tv
  - electric meter
  - fence or handrail
  - fire dept. connection
  - fire hydrant
  - fire lane
  - guard rail
  - grease trap
  - bollard
  - grate inlet
  - gas meter
  - gas line
  - utility pole anchor
  - irrigation valve
  - landscape or tree line
  - landscape electric box
  - landscape light
  - light pole
  - mailbox
  - monitoring well
  - overhead utility lines
  - pool equipment
  - road sign
  - roof drain
  - silt fence
  - spot elevation
  - sanitary sewer manhole
  - sanitary sewer pipe
  - storm water manhole
  - storm water pipe
  - telephone manhole
  - tank fill lid
  - telephone riser
  - traffic signal pole
  - unknown manhole
  - utility clean out
  - utility cabinet
  - utility vault
  - utility pole
  - utility pole with riser
  - utility sign
  - water shutoff
  - water valve
  - water manhole
  - water meter
  - well
  - water line
  - one-foot contour lines
  - tree trunk (with canopy)
  - caliper inches at breast height
  - ornamental tree
  - multiple trunks
  - Google 360 Hyperlink

**FLOOD ZONE CLASSIFICATION**  
This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Map for Galveston County, Texas and Incorporated Areas, map no. 48167C0245G, dated 2019/08/15, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**  
Monuments are found if not marked MNS or CRS.  
CRS: 1/2" rebar stamped "LANGAN" set  
JPH: 1/2" rebar stamped "JPH Land Surveying" found  
TBM: Site benchmark (see vicinity map for general location)  
"±": cut in concrete  
○: Vertex or common point (not a monument)  
Coordinate values, if shown, are US.SyFt./TxCS/83.SZ.  
Elevations, if shown, are NAVD88 (Geoid 18)  
Bearings are based on the TxCS/83.SZ.  
Distances & areas shown are represented in surface values  
TYPE I: TxDOT Right of Way tapered concrete monument  
TYPE II: TxDOT Right of Way bronze cap in concrete  
TYPE III: TxDOT Right of Way aluminum cap.

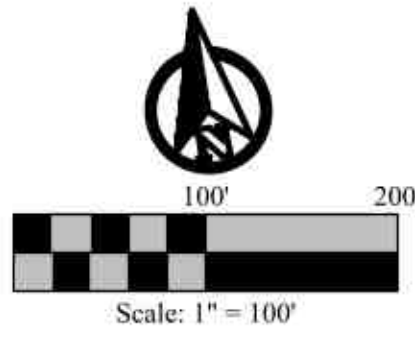
**LEGEND OF ABBREVIATIONS**  
US.SyFt.: United States Survey Feet  
TxCS/83.SZ.: Texas Coordinate System of 1983, South Central Zone  
NAVD88: North American Vertical Datum of 1988  
M.R.G.C.T.: Map Records of Galveston County, Texas  
O.P.R.G.C.T.: Official Public Records of Galveston County, Texas  
D.R.G.C.T.: Deed Records of Galveston County, Texas  
VOL./PG./INST#: Volume/Page/Instrument Number  
POB/POC: Point of Beginning/Point of Commencing  
ESMT/BL: Easement/Building Line  
PVC/RCP: Polyvinyl Chloride Pipe/Reinforced Concrete Pipe

**PRELIMINARY, NOT TO BE RECORDED. FOR TEXAS CITY REVIEW, ONLY.**

**LANGAN**  
Langan Engineering and Environmental Services, LLC  
17220 Katy Freeway, Suite 125  
Houston, TX 77094  
TBPELS Firm #10194888  
T: 281.675.7900 F: 281.675.7901 www.langan.com

Project  
**PRELIMINARY PLAT LAGO MAR COMMERCIAL REPLAT NO. 5**  
14.24 ACRES  
A PORTION OF UNRESTRICTED RESERVE "B", BLOCK 2 LAGO MAR COMMERCIAL  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 201604234 MAP RECORDS OF GALVESTON COUNTY, TEXAS SITUATED IN THE ALEXANDER FARMER LEAGUE ABSTRACT NO. 1 CITY OF TEXAS CITY GALVESTON COUNTY, TEXAS  
REASON FOR REPLAT IS TO CREATE 7 LOTS CITY OF TEXAS CITY TEXAS  
Drawing Title  
**510088901 3400 GULF FWY SB TEXAS CITY, GALVESTON CO., TX PRELIM PLAT.DWG**

Project No.	Drawing No.
510088901	
Date	
2025-02-21	
Drawn By	
JC	
Checked By	
JC	Sheet 1 of 2



**SURVEYOR:**  
Langan Engineering and Environmental Services, LLC  
Contact: Jewel Chadd  
17220 Katy Fwy., Ste. 125  
Houston, Texas 77094  
jchadd@langan.com  
(817) 917-3054

**DEVELOPER:**  
400 First Hartford Realty Corporation  
9121 Elizabeth Road, Ste. 105  
Houston, Texas 77055  
(713) 255-0280

**OWNER:**  
MREC LT LAGO MAR Operating, LLC,  
a delaware limited liability company  
2450 Fondren Road, Suite 210  
Houston, Texas 77063  
(713) 783-6702

STATE OF TEXAS §  
COUNTY OF GALVESTON §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That MREC LT LAGO MAR OPERATING, LLC, a Delaware Limited Liability Company action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as a LAGO MAR COMMERCIAL REPLAT NO. 5, an addition to the City of Texas City, Galveston County, Texas and does hereby dedicate, in fee simple to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement for the purpose of using, constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

MREC LT LAGO MAR OPERATING, LLC, a Delaware Limited Liability Company does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whosoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

By: MREC LT LAGO MAR OPERATING, LLC

Manager

STATE OF TEXAS §  
COUNTY OF GALVESTON §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared \_\_\_\_\_, manager, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

Print Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

I, Jewel Chadd, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference shown to be set have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than one half (1/2) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
jchadd@langan.com  
Date: TBD

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned, \_\_\_\_\_, a Professional Engineer Registered in the State of Texas, hereby certify that proper engineering consideration has been given to these plans and all engineering aspects are in compliance with City and State engineering regulations and laws.

Registered Professional Engineer

P.E. Registration No. \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF GALVESTON §

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, this plat was duly approved by the Planning Board of the City of Texas City.

Secretary of the City of Texas City Planning Board

Chairperson of the City of Texas City Planning Board

It is understood that if the final plans for LAGO MAR COMMERCIAL REPLAT NO. 4 are approved by the City Engineer and Planning Board of the City of Texas City, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely. No changes shall be made in construction plans without the consent in writing of the City Engineer being first had and obtained.

MREC LT LAGO MAR OPERATING, LLC, a Delaware Limited Liability Company

By: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

On the \_\_\_\_ of \_\_\_\_\_, 20\_\_.

This is to certify that all improvements to LAGO MAR COMMERCIAL REPLAT NO. 4 Subdivision have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the County Clerk's office.

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

STATE OF TEXAS §  
COUNTY OF GALVESTON §

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_M., and duly recorded on \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_M., and at Instrument Number \_\_\_\_\_ of the Official Public Records of Galveston County, Texas.

Witness my hand and seal of office, at Galveston County, Texas the day and date last above written.

Dwight D. Sullivan  
County Clerk  
Galveston County, Texas

SURVEYED DESCRIPTION SOUTH:

FIELD NOTES TO THAT CERTAIN TRACT IN THE ALEXANDER FARMER LEAGUE, ABSTRACT NO. 11, GALVESTON COUNTY, TEXAS, BEING A PORTION OF UNRESTRICTED RESERVE "B", BLOCK 2, LAGO MAR COMMERCIAL, AN ADDITION IN THE CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201604734, MAP RECORDS OF GALVESTON COUNTY, TEXAS (M.R.G.C.T.), AS DESCRIBED IN SPECIAL WARRANTY DEED TO MREC LT LAGO MAR OPERATING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NO. 2018071885, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS (O.P.R.G.C.T.); THE SUBJECT TRACT, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE):

COMMENCING AT A 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" FOUND AT THE COMMON CORNER OF SAID UNRESTRICTED RESERVE "B", AND RESTRICTED RESERVE "D" OF SAID LAGO MAR COMMERCIAL, SAME BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45 (A 380-FOOT WIDE RIGHT-OF-WAY AS SHOWN IN THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP C.C.S.J. NO. 0509-04-106); THENCE S 42°40'16" E, ALONG THE COMMON LINE OF SAID UNRESTRICTED RESERVE "B" AND INTERSTATE HIGHWAY 45 AND CRYSTAL VIEW BLVD, EXTENSION TO I-45, A DISTANCE OF 630.26 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "LANGAN" SET AT THE NORTHEAST CORNER OF SAID CRYSTAL VIEW BLVD, EXTENSION TO I-45, SAME BEING AT THE POINT OF BEGINNING;

THENCE S 42°40'16" E, ALONG THE NORTHEAST LINE OF SAID UNRESTRICTED RESERVE "B" AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 45, A DISTANCE OF 752.39 FEET TO AN "x" CUT IN CONCRETE FOUND;

THENCE THROUGH THE INTERIOR OF SAID UNRESTRICTED RESERVE "B", THE FOLLOWING FIVE (5) CALLS:

- 1. S 47°19'36" W, A DISTANCE OF 162.06 FEET TO A "x" CUT IN CONCRETE FOUND AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST (CURVE TO THE RIGHT);
- 2. ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 47.65 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 60°49'19" W-47.24 FEET TO A "x" CUT IN CONCRETE FOUND;
- 3. S 74°19'03" W, A DISTANCE OF 140.35 FEET TO A "x" CUT IN CONCRETE FOUND AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST (CURVE TO THE LEFT);
- 4. ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 98.50 FEET, AN ARC LENGTH OF 46.40 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 60°49'19" W-45.97 FEET TO A "x" CUT IN CONCRETE FOUND;
- 5. S 47°19'36" W, A DISTANCE OF 47.28 FEET TO A "x" CUT IN CONCRETE FOUND ON THE NORTHEAST LINE OF UNRESTRICTED RESERVE "A", BLOCK 1, LAGO MAR COMMERCIAL PARTIAL REPLAT NO. 1 (HEREINAFTER REFERRED TO AS LMCPR TRACT), RECORDED IN INSTRUMENT NO. 2024018371, M.R.G.C.T.;

THENCE N 42°40'21" W, ALONG THE NORTHEAST LINE OF SAID LMCPR TRACT, A DISTANCE OF 84.10 FEET TO A 3/4 INCH CAPPED REBAR STAMPED "JONES & CARTER" FOUND AT THE NORTH CORNER OF SAID LMCPR TRACT;

THENCE S 47°19'36" W ALONG THE NORTHWEST LINE OF SAID LMCPR TRACT, AT 485.95 FEET PASSING A FOUND 5/8 INCH CAPPED REBAR STAMPED "JONES AND CARTER", AND CONTINUING ALONG THE LMCPR TRACT, A TOTAL DISTANCE OF 875.00 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID UNRESTRICTED RESERVE "B", SAME BEING THE WEST CORNER OF SAID LMCPR TRACT;

THENCE WITH THE PERIMETER OF SAID UNRESTRICTED RESERVE "B", THE FOLLOWING FIVE (5) CALLS:

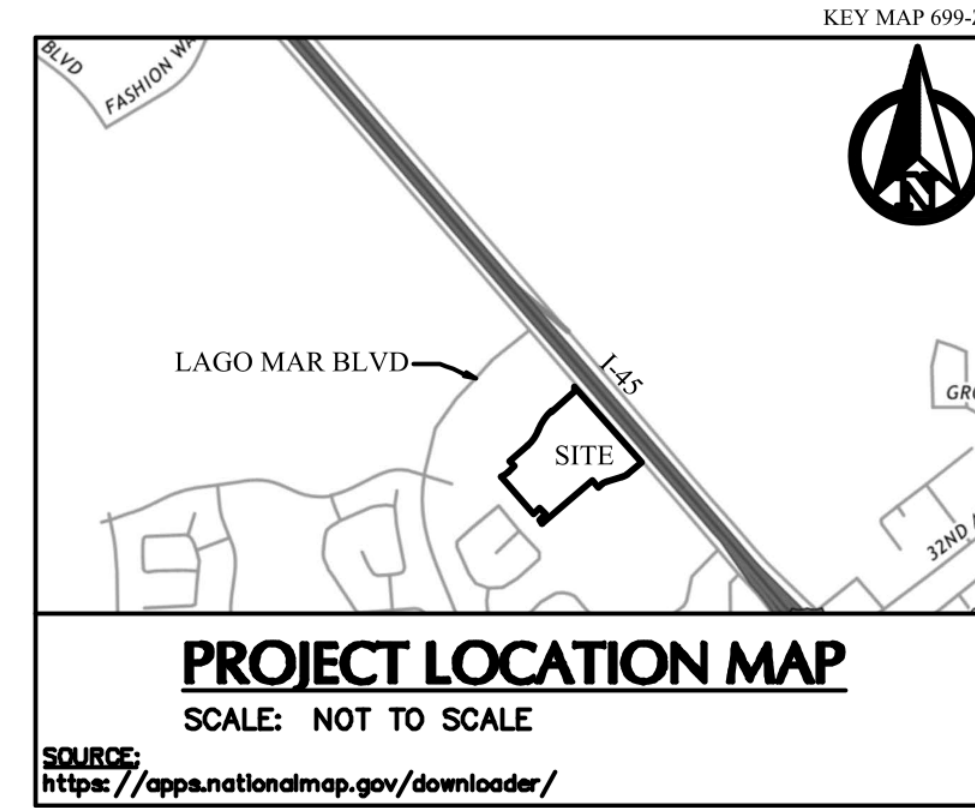
- 1. N 42°40'24" W, A DISTANCE OF 46.60 FEET TO A POINT;
- 2. N 47°19'36" E, A DISTANCE OF 74.79 FEET TO A FOUND 5/8 INCH CAPPED REBAR;
- 3. N 42°40'24" W, A DISTANCE OF 75.00 FEET TO A FOUND 5/8 INCH CAPPED REBAR;
- 4. S 47°19'36" W, A DISTANCE OF 74.79 FEET TO A POINT;
- 5. N 42°40'21" W, A DISTANCE OF 414.67 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "LANGAN" SET IN THE SOUTHWEST LINE OF SAID UNRESTRICTED RESERVE "B", BEING AT THE SOUTHEAST CORNER OF SAID CRYSTAL VIEW BLVD, EXTENSION TO I-45, SAME BEING AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST (CURVE TO THE LEFT);

THENCE ALONG THE SOUTHEAST LINE OF SAID CRYSTAL VIEW BLVD, EXTENSION TO I-45, THE FOLLOWING SEVEN (7) CALLS:

- 1. ALONG THE ARC OF SAID CURVE AND THE SOUTHEAST LINE OF SAID CRYSTAL VIEW BOULEVARD EXTENSION, HAVING A RADIUS OF 354.00 FEET, AN ARC LENGTH OF 77.05 FEET, AND A CHORD BEARING AND DISTANCE OF N 53°33'45" E-76.90 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "LANGAN" SET;
- 2. N 47°19'36" E, CONTINUING ALONG THE SOUTHEAST LINE OF SAID CRYSTAL VIEW BOULEVARD EXTENSION, A DISTANCE OF 68.34 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "LANGAN" SET;
- 3. N 47°20'58" E, A DISTANCE OF 204.61 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "LANGAN" SET AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST (CURVE TO THE LEFT);
- 4. ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 204.86 FEET, AND A CHORD BEARING AND DISTANCE OF N 34°09'41" E-203.01 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "LANGAN" SET AT THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST (CURVE TO THE RIGHT);
- 5. ALONG THE ARC OF SAID REVERSE CURVE, HAVING A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 167.60 FEET, AND A CHORD BEARING AND DISTANCE OF N 34°00'38" E-166.09 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "LANGAN" SET;
- 6. N 47°19'31" E, A DISTANCE OF 261.47 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "LANGAN" SET;
- 7. S 87°40'22" E, A DISTANCE OF 42.44 FEET TO THE POINT OF BEGINNING, ENCLOSING 14.24 ACRES (±620,378 SQUARE FEET).

SURVEYOR'S NOTES:

- 1. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- 2. Unobstructed aerial easements (AE) shall extend horizontally an additional five (5) feet and will begin at a plane twenty (20) feet above the ground and extend upward, located adjacent to and adjoining said utility easement.
- 3. This Plat is located in Zone G-2.
- 4. This Plat was prepared on June 19, 2024.



PRELIMINARY, NOT TO BE RECORDED. FOR TEXAS CITY REVIEW, ONLY.

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LANGAN Langan Engineering and Environmental Services, LLC 17220 Katy Freeway, Suite 125 Houston, TX 77094 TBPELS Firm #10194888 T: 281.675.7900 F: 281.675.7901 www.langan.com

Project PRELIMINARY PLAT LAGO MAR COMMERCIAL REPLAT NO. 5 14.24 ACRES A PORTION OF UNRESTRICTED RESERVE "B", BLOCK 2 LAGO MAR COMMERCIAL ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 201604734 MAP RECORDS OF GALVESTON COUNTY, TEXAS SITUATED IN THE ALEXANDER FARMER LEAGUE ABSTRACT NO. 1 CITY OF TEXAS CITY GALVESTON COUNTY, TEXAS REASON FOR REPLAT IS TO CREATE 7 LOTS CITY OF TEXAS CITY GALVESTON COUNTY TEXAS

Drawing Title 510088901 3400 GULF FWY SB TEXAS CITY, GALVESTON CO., TX PRELIM PLAT.DWG Project No. 510088901 Drawing No. Date 2025-02-21 Drawn By JC Checked By JC Sheet 2 of 2





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Lago Mar

Image # 53  
Date 02.20.25



**STAFF REPORT**

TO: Planning Board – March 17, 2025

FROM: Kim Golden, P.E., City Engineer 

CC: Doug Kneupper, P.E., Consulting Engineer

DATE: March 13, 2025

RE: Development Plan - 3310 Palmer Hwy – Dunkin Donuts

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**Background:** The applicant, Austin Haynes, P.E., Altar Group, PLLC, on behalf of the owner, MS Texas City, LLC proposes to renovate the existing building (formerly Marathon Republic Federal Credit Union) into 2,789 proposed retail space, and 2,000 sf with drive thru for lease to Dunkin Donuts. The application does not identify a tenant for the proposed retail space.

The subject property is 0.7545 acres currently zoned District “E” (General Business) which is appropriate for the proposed development. The location is also within the Gateway Overlay District which requires masonry building facades, enhanced landscaping, and underground utilities among other enhancements.

**Staff Review and Recommendation:** The proposed development plan appears compliant with the applicable requirements. Pedestals for one decorative streetlight will be added. The driveways from Palmer Hwy (FM 1764) as modified are considered consistent with the Access Management Study.

The applicant has stated they estimate opening in Q4 2025.

The development plan as submitted for Dunkin Donuts and the adjacent retail space appears to be compliant with applicable ordinances. Staff have no objection to approval of the development plan as submitted.



