



CITY OF BAYTOWN

NOTICE OF MEETING

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, DECEMBER 21, 2021

5:00 P.M.

COUNCIL CHAMBER, CITY HALL

2401 MARKET STREET, BAYTOWN, TEXAS 77520

AGENDA

1. **CALL TO ORDER AND ROLL CALL**

2. **MINUTES**

- a. Consider approving the meeting minutes of the November 16, 2021, Planning and Zoning Commission regular meeting.

3. **PLATS**

- a. Consider approving Southwinds Section Four Preliminary Plat, located north of the northwest corner of the intersection of Kilgore Parkway and Crosswinds Drive.
- b. Consider approving Elena Fruit and Cotton Farms C Partial Replat Burchett Terrace, located at 2110 East Wallisville Road.

4. **ZONING**

- a. Conduct the second public hearing concerning a request to amend the official zoning map to rezone approximately 57 acres of an approximately 64 acre parcel located approximately 340 feet north of the northwest corner of North Main Street and Hunt Road from Single-family Estate (SFE) Zoning District and General Commercial (GC) Zoning District to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.
- b. Consider making a recommendation concerning a request to amend the official zoning map to rezone approximately 57 acres of an approximately 64 acre parcel located approximately 340 feet north of the northwest corner of North Main Street and Hunt Road from Single-family Estate (SFE) Zoning District and General Commercial (GC) Zoning District to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.

- c. Conduct the second public hearing concerning the proposed Planned Unit Development (PUD) of approximately 13.51 acres generally located east of San Jacinto Boulevard and South of Santavy Road for a proposed multifamily cottage development.
- d. Consider making a recommendation concerning the proposed Planned Unit Development (PUD) of approximately 13.51 acres generally located east of San Jacinto Boulevard and South of Santavy Road for a proposed multifamily cottage development.

5. **DIRECTOR'S REPORT**

- a. Receive a report regarding action taken by City Council on planning and zoning items.

6. **ADJOURN**

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.

DOCUMENTS PRESENTED TO THE PLANNING AND ZONING COMMISSION SHALL BE SUBMITTED TO THE COMMISSION AND SHALL REMAIN AS A PART OF THE PUBLIC RECORD, THEREFORE PLEASE ENSURE THAT THE RECORDS BEING PRESENTED ARE NOT THE ONLY COPY AS THEY WILL NOT BE RETURNED TO THE PRESENTER.


THE CITY OF BAYTOWN IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF BAYTOWN'S PUBLIC FACILITIES ARE WHEEL CHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. REQUESTS MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETINGS, SERVICES OR PROGRAMS. TO MAKE A REQUEST, PLEASE CALL 281-420-6522, OR TO FAX 281-420-6518, OR CONTACT 281-420-6522 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

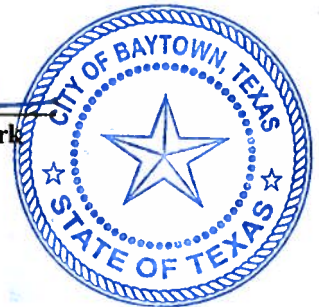
Approved for posting:


Martin Scribner, Director of Planning and
Development Services

Posted this 17th day of December, 2021, at 5:00 P.M.

Posted by:


Angela Jackson, City Clerk
(SEAL)





PLANNING AND ZONING COMMISSION

2. a.

Meeting Date: 12/21/2021

Subject: Consider approving meeting minutes of the November 16, 2021, Regular Meeting

Prepared by: Nai Mongiello, Planning and
Development Services

Information

ITEM

Consider approving the meeting minutes of the November 16, 2021, Planning and Zoning Commission regular meeting.

PREFACE

The minutes of the November 16, 2021, Planning and Zoning Commission regular meeting are attached for your review.

RECOMMENDATION

Staff recommends approval.

Attachments

Minutes



CITY OF BAYTOWN

PLANNING AND DEVELOPMENT SERVICES

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING Tuesday, November 16, 2021

The Planning and Zoning Commission met at 5:00 p.m. on Tuesday, November 16, 2021, in the Council Chamber located at 2401 Market Street, Baytown, Texas.

Members Present:	Donna Winfrey	Vice Chairman
	Jeffrey Walters	Commissioner
	Rick Harlow	Commissioner
	Agustin Loreda	Commissioner
	Stanley Ballou	Commissioner
	Helen Berrott-Tims	Commissioner
	Mitchell Pearce	Commissioner
Members not Present:	Tracey Wheeler	Chairman
	Spencer Carnes	Commissioner
Staff Present:	Martin Scribner	Planning Director
	Trevor Fanning	Assistant City Attorney
	Franci Linder	Principal Planning Manager
	Yvonne Briscoe	Planner II
	Trevor Harlow	Planner II
	Helen Landaverde	Planner II
	Nai Mongiello	Planning Sepcialist

CALL TO ORDER

Vice Chairman Donna Winfrey called the November 16, 2021, Planning and Zoning Commission meeting to order at 5:00 p.m.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

Ms. Nai Mongiello called roll and a quorum was verified.

2. MINUTES

- a. **Consider approving the regular meeting minutes of the October 19, 2021, Planning and Zoning Commission meeting.**

Commissioner Jeffrey Walters motioned to approve the minutes, seconded by Commissioner Agustin Loreda. Motion **PASSED** unanimously.

3. VARIANCES

- a. **Consider a request for a subdivision variance to substitute frontage on a recorded access easement for the required frontage on an improved public right-of-way and to allow reduced frontage for two lots on an improved public right-of-way for approximately 18.05 acres, generally located southwest of Camino Del Rancho Road and west of FM 1942 Road, Harris County, Texas.**

Ms. Yvonne Briscoe summarized the item.

Commissioner Rick Harlow motioned to approve the variance, seconded by Commissioner Stanley Ballou. Motion **PASSED** unanimously.

- b. **Consider a request for a subdivision variance to allow reduced frontage for one lot on an improved public right-of-way for approximately 7.00 acres located at 3403 Battlebell Road, Harris County, Texas.**

Ms. Briscoe summarized the item.

Commissioner Ballou motioned to approve the variance, seconded by Commissioner Loredo. Motion **PASSED** unanimously.

Vice Chairman Winfrey read the public hearing procedures.

4. ZONING

- a. **Conduct the second public hearing concerning a request to amend the official zoning map to rezone approximately 96.2 acres generally located north of E IH 10 and west of John Martin Road from an Open Space/Recreation (OR) Zoning District to a General Commercial (GC) Zoning District.**

Mr. Trevor Harlow summarized the item.

With no one desiring to speak, Vice Chairman Winfrey closed the public hearing.

- b. **Consider making a recommendation concerning a proposed amendment to the official zoning map to rezone approximately 96.2 acres generally located west of John Martin Rd and north of E IH 10 from an Open Space/Recreation (OR) Zoning District to General Commercial (GC) Zoning District**

Commissioner Loredo motioned to approve the rezoning, seconded by Commissioner Walters. Motion **PASSED** unanimously.

- c. **Conduct the first public hearing concerning a request to amend the official zoning map to rezone approximately 57 acres of an approximately 64 acre parcel located approximately 340 feet north of the northwest corner of North Main Street and Hunt Road from Single-family Estate (SFE) Zoning District and General Commercial (GC) Zoning District to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.**

Ms. Briscoe summarized the item.

Ms. Katy Haris, with LJA Engineering, summarized the proposed development.

Mr. Ryan Haden, KB Homes Houston, stated he is available to answer questions.

Mr. Andrew Bowman, LJA Engineering, stated he is available to answer questions.

With no one else desiring to speak, Vice Chairman Winfrey closed the public hearing.

d. Conduct the first public hearing concerning the proposed Planned Unit Development (PUD) of approximately 13.51 acres generally located east of San Jacinto Boulevard and South of Santavy Road for a proposed multifamily cottage development.

Ms. Franci Linder summarized the item.

Mr. Daniel Blanco, representing the developer, stated that although the project is classified as multi-family, it operates as a single-family development. The units are detached with a private yard and private parking.

Ms. Kathryn Parker, with META, summarized the project. She added that the parking is based on the number of bedrooms in the development and is scattered throughout the development for convenient access; some units will have a private garage.

Commissioner Pearce asked if parking in the roads would be prohibited for fire safety; Ms. Parker stated that the roads would be 28 feet wide, the same width as City residential streets. Commissioner Pearce asked if all maintenance and mowing would be the responsibility of the management; Ms. Parker said yes.

Vice Chairman asked if the siding of the structures would be vinyl siding; Ms. Parker stated that those details will be in the final PUD document.

Mr. Kyle Carter, representing landowners to the north and west of the subject property, stated that his clients are opposed to the proposed development. Mr. Carter added that the aforementioned owners do not feel that the product being proposed is of the caliber that would benefit Baytown; they feel that a higher-value neighborhood would be more appropriate.

Mr. Eric Carter declined to speak.

5. CONSENT

a. Consider approving Ameriport Business Park Section One Final Plat, being approximately 42.51 acres located southeast of the intersection of FM 565 and FM 2354.

Commissioner Mitchell Pearce motioned to approve the plat, seconded by Commissioner Berrott-Tims. Motion **PASSED** unanimously.

6. DIRECTOR'S REPORT

a. Present a report regarding action taken by City Council on planning and zoning items.

Mr. Scribner discussed the following planning-related items:

City Council

- LPA 514.39 acres E. Wallisville Rd. and Garth Rd.
- Proposed rezoning for 4005 Tompkins Road has been withdrawn at this time
- Ms. Yvonne Briscoe is leaving the City

5. ADJOURN

Chairman Wheeler adjourned the meeting at 5:45 p.m.



PLANNING AND ZONING COMMISSION

3. a.

Meeting Date: 12/21/2021

Subject: Consider - Southwinds Section Four Preliminary Plat

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Nathan Dietrich, Planning and Development Services

Information

ITEM

Consider approving Southwinds Section Four Preliminary Plat, located north of the northwest corner of the intersection of Kilgore Parkway and Crosswinds Drive.

PREFACE

The applicant is proposing a preliminary plat for approximately 3.28 acres, legally described as 3.28 acres out of the William Bloodgood Augmentation Survey, Abstract A-5, Chambers County, Texas.

This proposed plat shows the development of 81 lots, five (5) reserves and four (4) blocks. The preliminary plat is required for approval of site design to submit engineering and civil plans for the purpose of installing infrastructure for the final lots.

The City has entered into an agreement with the developer concerning this development and the preliminary plat is consistent with the terms of the agreement. The City Manager approved minor changes to the overall general plan to facilitate this preliminary plat.

This application has been reviewed by the Development Review Committee which found that the application meets the minimum requirements of the Code of Ordinances as well as the requirements called out in the development agreement.

The supporting documentation is attached for your review.

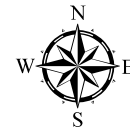
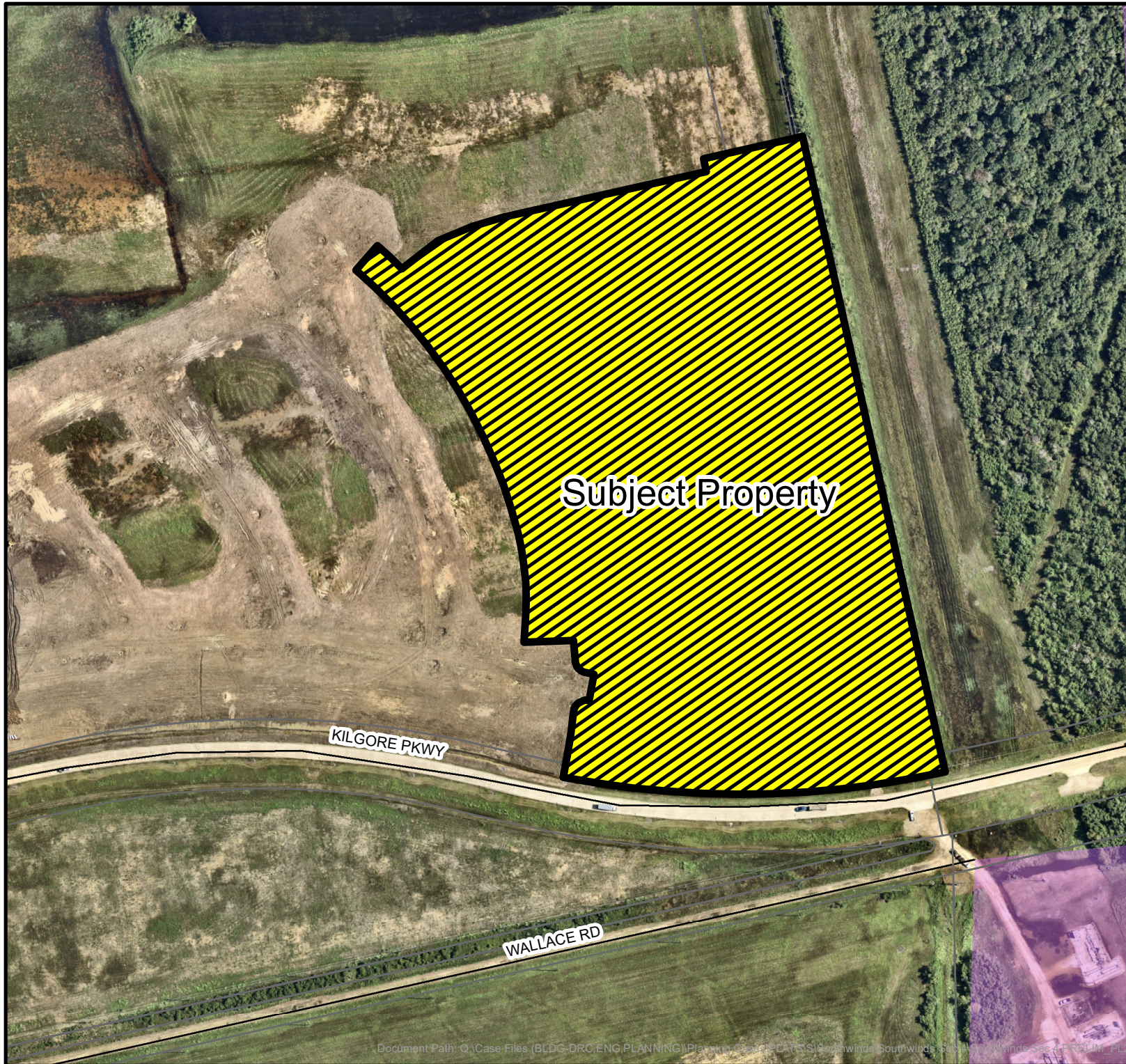
RECOMMENDATION

Staff recommends approval.

Attachments

Vicinity Map

Plat



Preliminary Plat

Vicinity Map

**Southwinds
Section 4**

Approx. 3.28 acres

Subject Property

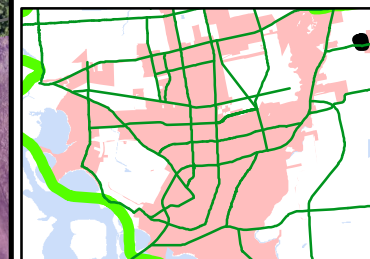
LEGEND



**Subject
Property**



**LIMITED
ANNEXA...**



The City of Baytown Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.

1 inch = 250 feet Date 2021-08-05

STATE OF TEXAS
COUNTY OF CHAMBERS

WE, BAYTOWN-45 RESIDENTIAL DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP BY SOUTHWINDS RESIDENTIAL LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, PARKE PATTERSON AS CO-MANAGING MEMBER AND BY DEVLAN GROUP INC, A TEXAS CORPORATION AS CO-MANAGING MEMBER, BY M. KEITH BEHRENS, PRESIDENT, OWNERS OF THE 18.725 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SOUTHWINDS SECTION FOUR, PRELIMINARY PLAT, WILLAM BLOODGOOD AUGMENTATION SURVEY, A-321 CHAMBERS COUNTY, TEXAS, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCASIONED BY THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS, TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS PRELIMINARY PLAT OF SOUTHWINDS SECTION FOUR ACCURATELY REPRESENTS THE PROPOSED PLAN AND TYPE OF DEVELOPMENT OF THAT CERTAIN 18.725 ACRE TRACT OF LAND SHOWN HEREON. WE DO FURTHER DEDICATE TO THE PUBLIC ALL EASEMENTS AND PUBLIC UTILITIES THEREIN, AND WE HEREBY COVENANT AND RESTRICT THE LAND SHOWN HEREON THIS PLAT TO THE USES AS SHOWN ON THE PLAT, AND NO USE OF SUCH LAND, DIFFERENT FROM THAT SHOWN ON THE RECORDED PLAT SHALL BE MADE UNLESS AND UNTIL ALL ORDINANCE REQUIREMENTS OF THE CITY OF BAYTOWN AND THE LAWS OF THE STATE OF TEXAS APPLICABLE TO SUCH PROPOSED USES SHALL HAVE FIRST BEEN COMPLIED WITH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 06") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 06") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 06") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 06") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SOLD PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF BAYTOWN, CHAMBERS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SOUTHWINDS SECTION FOUR WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF BAYTOWN, TEXAS, HAS APPROVED THIS MAP AND PLAT OF SOUTHWINDS SECTION FOUR AND THAT THIS PLAT FULFILLS ALL THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAYTOWN AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

BY: PETE CÔTE
CHAIRMAN OF PLANNING AND ZONING COMMISSION

BY: _____
SECRETARY TO THE COMMISSION

I, KYLE CARSON SUNDAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL CORNERS WILL BE MARKED WITH FIVE-EIGHTHS-INCH (5/8") IRON RODS EIGHTEEN INCHES (18") IN LENGTH WITH YELLOW PLASTIC CAP STAMPED "COBB FENDLEY & ASSOCIATES" UNLESS NOTED OTHERWISE.

KYLE CARSON SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5924

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

IN TESTIMONY WHEREOF, THE BAYTOWN-45 RESIDENTIAL DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP BY SOUTHWINDS RESIDENTIAL LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, PARKE PATTERSON AS CO-MANAGING MEMBER AND BY DEVLAN GROUP INC, A TEXAS CORPORATION AS CO-MANAGING MEMBER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PARKE PATTERSON, CO-MANAGING MEMBER AND M. KEITH BEHRENS, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 20____.

BY: PARKE PATTERSON
CO-MANAGING MEMBER

BY: DEVLAN GROUP, INC.
CO-MANAGING MEMBER
M. KEITH BEHRENS
PRESIDENT

STATE OF TEXAS
COUNTY OF CHAMBERS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BAYTOWN-45 RESIDENTIAL DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP BY SOUTHWINDS RESIDENTIAL LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, PARKE PATTERSON AS CO-MANAGING MEMBER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

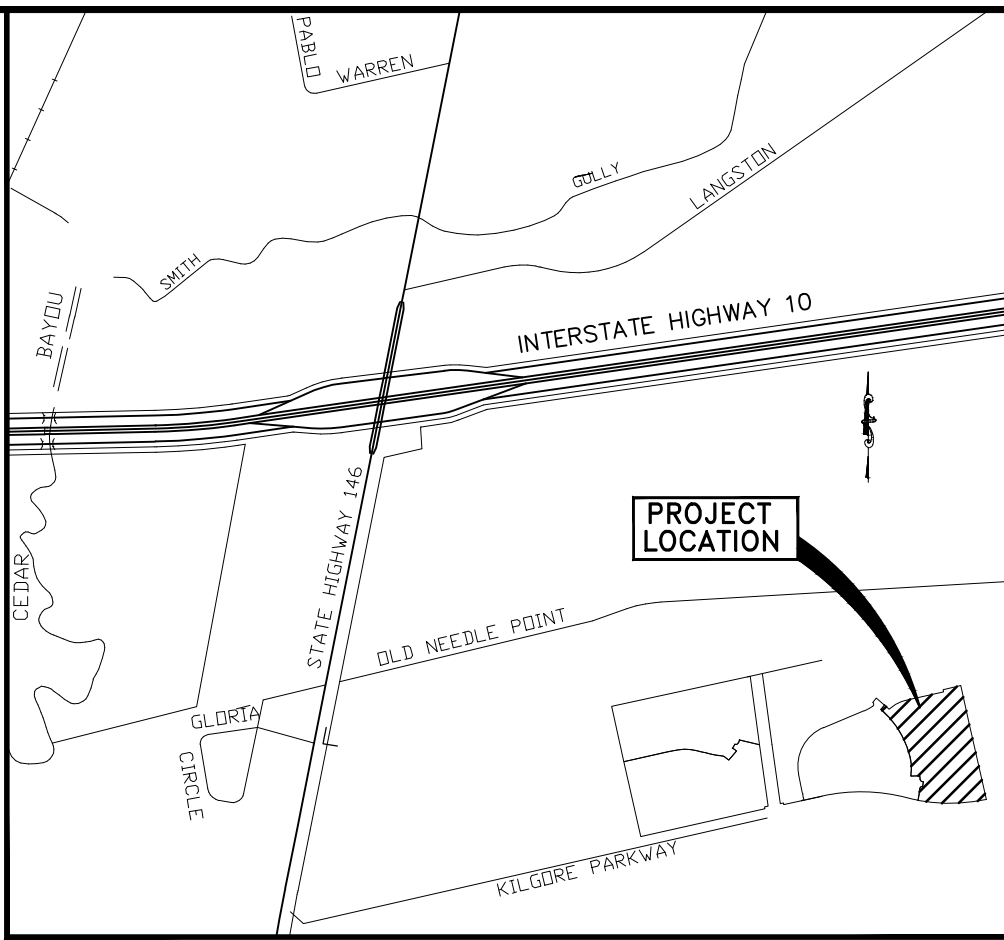
STATE OF TEXAS
COUNTY OF CHAMBERS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BAYTOWN-45 RESIDENTIAL DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP BY SOUTHWINDS RESIDENTIAL LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, PARKE PATTERSON AS CO-MANAGING MEMBER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

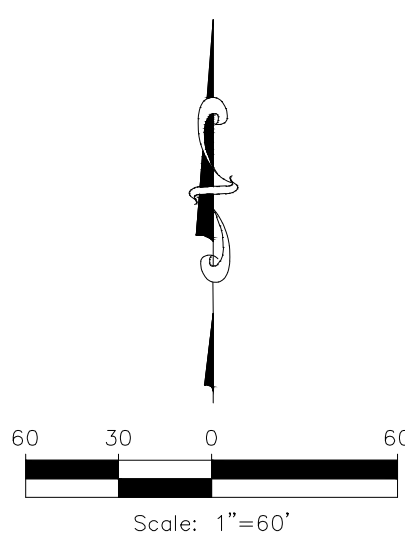
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



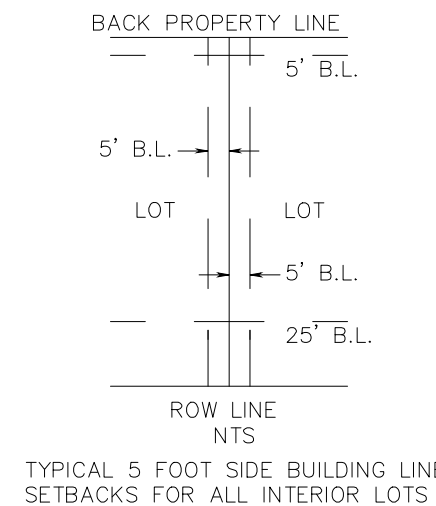
LOCATION MAP
KEY MAP #461



OWNER:
BAYTOWN-45 RESIDENTIAL DEVELOPMENT,
a Texas limited partnership
205 S MARKET STREET
BRENNHAM, TX 77833

CobbFendley
1896 Firm Registration No. 274
1896-C Firm Registration No. 10847
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | Fax 713.462.3282
www.cobbendley.com

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



LEGEND

- = BOUNDARY CORNER
- = R.O.W. GEOMETRY POINT
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT (DRY UTILITIES ONLY)
- W.S.D.U.E. = UTILITY EASEMENT FOR WATER, SANITARY OR DRAINAGE ONLY
- U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
- ① = BLOCK NUMBER

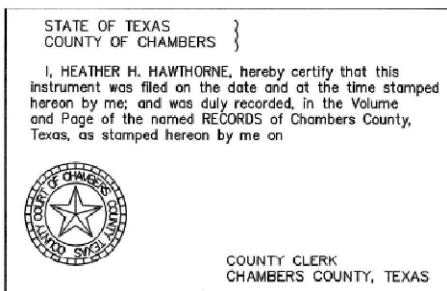
REFERENCE BENCHMARK:

FLOODPLAIN REFERENCE MARK NUMBER 160130 IS A BRASS DISK STAMPED "H 1205 1973"
LOCATION: FROM I-10 AND SH 146, TRAVEL SOUTH ON SH 146 3.4 MILES TO FM 565, THEN EAST ON FM 565 3.1 MILES TO FM 2354. MONUMENT IS SOUTH OF FM 565 AND EAST OF FM 2354. MONUMENT IS APPROXIMATELY 146 FEET SOUTH OF FM 565, APPROXIMATELY 59.5 FEET EAST OF FM 2354, AND APPROXIMATELY 0.8 FEET NORTH OF AN EXISTING POWER POLE. (3278456.99, 13856732.03)

ELEVATION = 34.88 (FEET) NAVD 1988 (2001 ADJUSTMENT)

CLERK'S FILE NO. _____
FILED FOR RECORD

This _____ day of _____, 20____.
A.B. _____ at _____ o'clock _____ M.
Clerk's File No. _____ Vol. _____ Pg. _____
HEATHER H. HARTIGER
County Clerk, Chambers County, Texas
By _____ Deputy



NOTES:

- EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTE WATER DISPOSAL LINES, GAS AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.99989684 (HARRIS COUNTY FLOOD CONTROL REFERENCE MARK NO. RM160130). FOUND MONUMENTS MARKED "CM" WERE HELD FOR CONTROLLING MONUMENTS.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- STORM SEWERS MAINTAINED BY CHAMBERS COUNTY. THE DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED AND MAINTAINED BY CHAMBERS MUD NO. 1 AND NOT THE CITY OF BAYTOWN IN ACCORDANCE WITH AN ENGINEERING REPORT APPROVED BY THE CITY OF BAYTOWN. DETENTION FOR SOUTHWINDS SECTION FOUR HAS BEEN PROVIDED WITHIN THE KILGORE DITCH NORTH OF KILGORE ROADWAY AND MAINTENANCE WILL BE PROVIDED BY CHAMBERS COUNTY.
- SOUTHWINDS SECTION FOUR WILL FOLLOW THE DECLARATION OF COVENANTS AND RESTRICTIONS "EXHIBIT C" RESTRICTIVE COVENANTS FOR 200.87 ACRES KILGORE PARKWAY AND HIGHWAY 146, CHAMBERS COUNTY, TX.
- SOUTHWINDS SECTION FOUR WILL BE SINGLE FAMILY RESIDENTIAL WITH 4.326 LOTS PER ACRE.
- REFERENCE DRAINAGE REPORT TITLED: "KILGORE REGIONAL DRAINAGE PLAN - PLAN B ALTERNATE 4"
- FLOODPLAINS:
ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48071C070E DATED MAY 4, 2015, THE 20.441 ACRE TRACT SHOWN HEREON IS SITUATED ENTIRELY IN ZONE "X" (UNSHADED) AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- A MAILBOX INSTALLATION THAT CONFORMS TO THE FOLLOWING CRITERIA WILL BE CONSIDERED ACCEPTABLE UNLESS IN THE JUDGMENT OF THE CHAMBERS COUNTY COMMISSIONERS COURT, THE INSTALLATION INTERFERES WITH THE SAFETY OF THE TRAVELING PUBLIC OR THE FUNCTION, MAINTENANCE OR OPERATION OF THE COUNTY ROADWAY SYSTEM.
 - FOR ROADWAYS HAVING A SPEED LIMIT GREATER THAN 40 MPH, THE FACE OF THE MAILBOX MUST BE SET BACK A MINIMUM OF 3 FEET FROM THE EDGE OF THE PAVEMENT AND MUST BE MOUNTED ON A BREAK-A-WAY POST ON FORMING TO THE STANDARDS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
 - FOR ROADWAYS WITHOUT CURBS AND HAVING A SPEED LIMIT OF 40 MPH OR LESS, THE FACE OF THE MAILBOX MUST BE SET BACK A MINIMUM OF 3 FEET FROM THE EDGE OF THE PAVEMENT.
 - FOR ROADWAYS WITH CURBS AND HAVING A SPEED LIMIT IF 40 MPH OR LESS, THE FACE OF THE MAILBOX MUST BE SET BACK A MINIMUM OF 6 INCHES FROM THE BACK OF CURB.
- ANY OBJECT LOCATED WITHIN AN UNOBSTRUCTED UTILITY EASEMENT (U.V.E.) AS SHOWN ON THE PLAT SHALL BE NO TALLER THAN 30" FROM THE TOP OF CURB.

LIEN HOLDERS RELEASE

I, DICK SADKA, OWNER AND HOLDER OF A LIEN (OR LIENS) UPON THE LAND DESCRIBED HEREIN, DO HERBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION(S), AND DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIEN (OR LIENS) OWNED AND HELD BY ME (OR US) AGAINST SAID LAND.

WITNESS MY HAND IN _____ COUNTY, TEXAS,
THIS _____ DAY OF _____, 20____.

DICK SADKA
SENIOR VICE PRESIDENT
BANCSOUTH BANK

STATE OF TEXAS
COUNTY OF CHAMBERS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DICK SADKA, OF BANCSOUTH BANK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, CORY W. TAYLOR, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE SUBDIVISION REGULATIONS OF CHAMBERS COUNTY, TEXAS AND DESIGN STANDARDS APPLICABLE THERETO, THIS _____ DAY OF _____, 20____.

COUNTY ENGINEER

I, _____ CHAMBERS COUNTY JUDGE, UPON APPROVAL AND RECOMMENDATION BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE CHAMBERS COUNTY SUBDIVISION REGULATIONS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE AFOREMENTIONED REGULATIONS AS SUCH AND ORDER SAID PLAT FILED RECORD IN THE OFFICE OF THE COUNTY CLERK OF CHAMBERS COUNTY, TEXAS THIS _____ DAY OF _____, 20____.

COUNTY JUDGE

THIS IS TO CERTIFY THAT THE COMMISSIONER'S COURT OF CHAMBERS COUNTY, TEXAS ON MOTION MADE, SECONDED AND ADOPTED, HAS APPROVED THIS PLAT AND SUBDIVISION OF SOUTHWINDS SECTION THREE AS SHOWN HEREON, AND ORDERED SAID PLAT FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF CHAMBERS COUNTY, TEXAS THIS _____ DAY OF _____, 20____.

COUNTY JUDGE

SOUTHWINDS SECTION FOUR PRELIMINARY PLAT A SUBDIVISION CONTAINING 18.725 ACRES OUT OF THE WILLIAM BLOODGOOD AUGMENTATION SURVEY, A-5 CHAMBERS COUNTY, TEXAS

SCALE: 1"=60'

JUNE 2021

TO CREATE 81 LOTS 5 RESERVES IN 4 BLOCKS

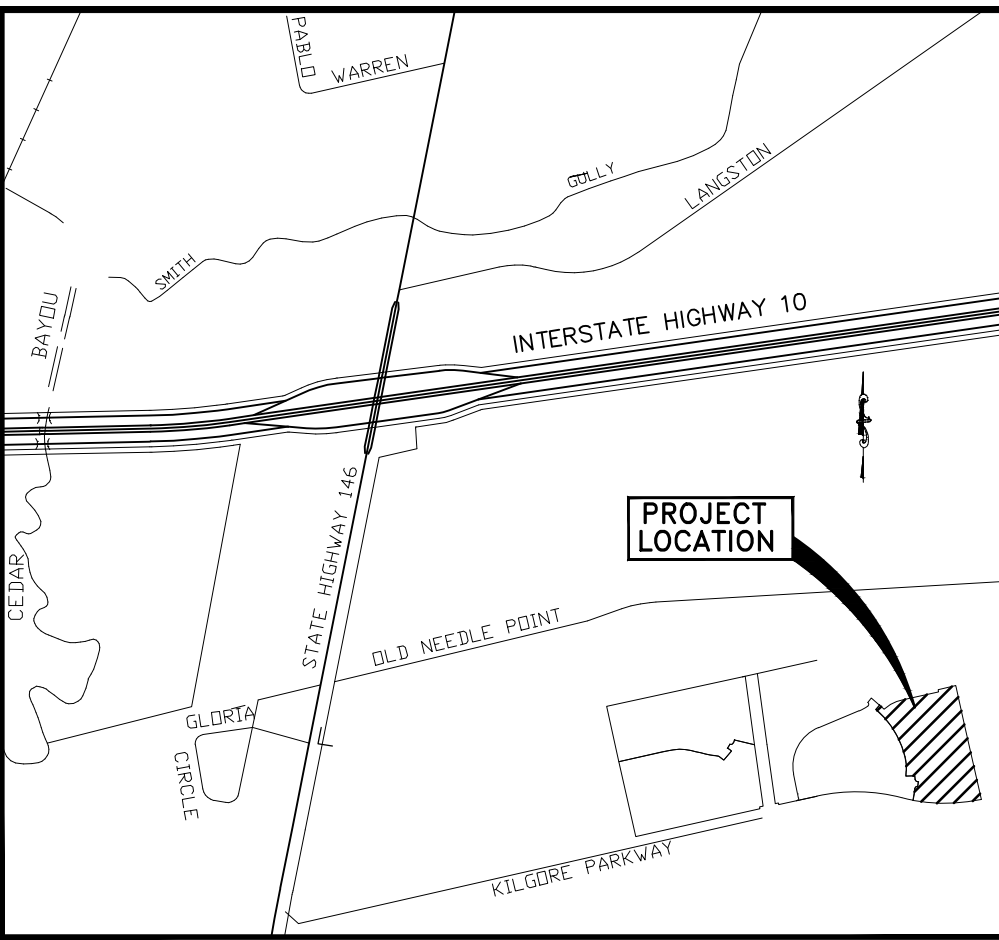
1 OF 2

SOUTHWINDS SECTION 4 DEVELOPMENT SCHEDULE	
WS&D CONSTRUCTION:	OCTOBER 2021
PAVING CONSTRUCTION:	NOVEMBER 2021
SOUTHWINDS SECTION 4 PLAT RECORDATION:	JANUARY 2022

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1760.00'	23° 25' 28"	719.54'
C2	1040.00'	6° 46' 29"	122.97'
C3	25.00'	94° 32' 55"	41.25'
C4	1560.00'	0° 32' 34"	14.78'
C5	25.00'	76° 07' 17"	33.21'
C6	500.00'	4° 13' 35"	36.88'
C7	500.00'	16° 57' 27"	147.98'
C8	960.00'	35° 16' 37"	591.07'
C9	1020.00'	3° 32' 06"	62.93'
C10	1560.00'	3° 20' 46"	91.11'
C11	25.00'	100° 45' 13"	43.96'
C12	275.00'	8° 42' 58"	41.83'
C13	300.00'	17° 29' 38"	91.60'
C14	325.00'	11° 15' 47"	63.89'
C15	25.00'	85° 33' 31"	37.33'
C16	1560.00'	7° 30' 42"	204.52'
C17	1585.00'	14° 37' 23"	404.53'
C18	1610.00'	14° 52' 40"	418.06'
C19	25.00'	22° 33' 12"	9.84'
C20	50.00'	143° 34' 02"	125.29'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	50.00'	98° 11' 34"	85.69'
C22	25.00'	98° 11' 34"	42.84'
C23	25.00'	23° 04' 33"	10.07'
C24	25.00'	23° 04' 30"	10.07'
C25	50.00'	136° 07' 48"	118.80'
C26	25.00'	23° 03' 18"	10.06'
C27	50.00'	90° 00' 00"	78.54'
C28	25.00'	90° 00' 00"	39.27'
C29	325.00'	8° 09' 29"	46.28'
C30	300.00'	8° 09' 29"	42.72'
C31	25.00'	90° 00' 00"	39.27'
C32	25.00'	98° 09' 29"	42.83'
C33	25.00'	87° 15' 27"	38.07'
C34	25.00'	87° 15' 27"	38.07'
C35	1020.00'	10° 43' 26"	190.91'
C36	990.00'	47° 17' 31"	817.15'
C37	25.00'	87° 15' 27"	38.07'
C38	25.00'	87° 15' 27"	38.07'
C39	1020.00'	9° 18' 44"	165.78'
C40	325.00'	24° 22' 10"	138.23'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C41	300.00'	24° 22' 10"	127.60'
C42	275.00'	24° 22' 10"	116.96'
C43	25.00'	23° 05' 40"	10.08'
C44	25.00'	90° 00' 09"	39.27'
C45	50.00'	90° 00' 09"	78.54'
C46	50.00'	136° 10' 18"	118.83'
C47	25.00'	23° 04' 29"	10.07'



LOCATION MAP
KEY MAP #461

OWNER:
BAYTOWN-45 RESIDENTIAL
DEVELOPMENT,
a Texas limited partnership
205 S MARKET STREET
BRENNHAM, TX 77833

18061 Firm Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbhendley.com

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

LINE TABLE	
LINE #	BEARING & DISTANCE
L1	N10° 09' 44"E ~ 50.00'
L2	S88° 13' 00"W ~ 91.87'
L3	N03° 09' 32"E ~ 52.88'
L4	N40° 55' 29"E ~ 60.00'
L5	N52° 24' 16"E ~ 85.00'
L6	N67° 02' 26"E ~ 69.62'
L7	N73° 53' 39"E ~ 60.76'
L8	N12° 39' 13"W ~ 24.97'
L9	N04° 50' 24"E ~ 12.76'
L10	S52° 58' 46"W ~ 8.29'
L11	N52° 58' 46"E ~ 62.09'
L12	N52° 58' 46"E ~ 8.29'
L13	S12° 39' 13"E ~ 119.95'
L14	N12° 39' 13"W ~ 119.95'
L15	N12° 39' 13"W ~ 121.57'

RESERVE TABLE		
RESERVE	AREA	USE
A	0.16 AC	LANDSCAPE & OPEN SPACE
B	0.05 AC	LANDSCAPE & OPEN SPACE
C	0.03 AC	LANDSCAPE & OPEN SPACE
D	0.38 AC	OPEN SPACE
E	0.61 AC	LANDSCAPE, OPEN SPACE & LIFT STATION

BLOCK 1	
PARCEL	AREA
1	10180 SF
2	6700 SF
3	6700 SF
4	6700 SF
5	6700 SF
6	6700 SF
7	8259 SF

BLOCK 2	
PARCEL	AREA
1	10025 SF
2	6006 SF
3	6000 SF
4	6000 SF
5	6000 SF
6	6000 SF
7	6000 SF
8	6000 SF
9	6466 SF
10	6466 SF
11	6000 SF
12	6000 SF
13	6000 SF
14	6000 SF
15	6000 SF
16	6000 SF
17	6000 SF
18	12579 SF

BLOCK 3	
PARCEL	AREA
1	6721 SF
2	6721 SF
3	6721 SF
4	6721 SF
5	6721 SF
6	6721 SF
7	6721 SF
8	6721 SF
9	7782 SF
10	11599 SF
11	10470 SF
12	6180 SF
13	6249 SF
14	6249 SF
15	6249 SF
16	6249 SF
17	6249 SF
18	6249 SF
19	6249 SF
20	6249 SF

BLOCK 3	
PARCEL	AREA
21	6249 SF
22	8796 SF
23	15569 SF
24	8235 SF
25	6143 SF
26	6143 SF
27	6143 SF
28	6143 SF
29	7102 SF
30	6659 SF
31	7479 SF
32	7089 SF
33	6863 SF
34	8067 SF
35	6453 SF
36	6453 SF
37	6453 SF
38	6453 SF
39	6453 SF
40	6453 SF

BLOCK 3	
PARCEL	AREA
41	6843 SF
42	12689 SF
43	11655 SF
44	6156 SF
45	6249 SF
46	6249 SF

BLOCK 4	
PARCEL	AREA
1	7799 SF
2	7481 SF
3	7689 SF
4	6303 SF
5	6302 SF
6	6302 SF
7	6302 SF
8	6302 SF
9	6302 SF
10	7066 SF

SOUTHWINDS SECTION FOUR
PRELIMINARY PLAT
A SUBDIVISION CONTAINING 18.725 ACRES
OUT OF THE WILLIAM BLOODGOOD AUGMENTATION
SURVEY, A-5
CHAMBERS COUNTY, TEXAS
SCALE: 1"=60'
JUNE 2021
TO CREATE 81 LOTS 5 RESERVES IN 4 BLOCKS
2 OF 2



PLANNING AND ZONING COMMISSION

3. b.

Meeting Date: 12/21/2021

Subject: Consider - Elena Fruit and Cotton Farms C Partial Replat Burchett Terrace

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Yvonne Briscoe, Planning and Development Services

Information

ITEM

Consider approving Elena Fruit and Cotton Farms C Partial Replat Burchett Terrace, located at 2110 East Wallisville Road.

PREFACE

The applicant is proposing a subdivision plat with four (4) lots. The applicant was previously granted a variance from the City of Baytown Code of Ordinances Sec. 126-551 that requires the minimum street frontage to be 50 feet on an improved public right-of-way to allow for Lot 3 of the proposed subdivision to be platted with a frontage of approximately 10 feet and Lot 4 of the proposed subdivision to be platted with a frontage of approximately 44.19 feet.

This application has been reviewed by the Development Review Committee which found that the application meets the minimum requirements of the Code of Ordinances.

The application and supporting documents are attached for your review.

RECOMMENDATION

Staff recommends approval.

Attachments

Vicinity Map

Proposed Plat



Subdivision Variance

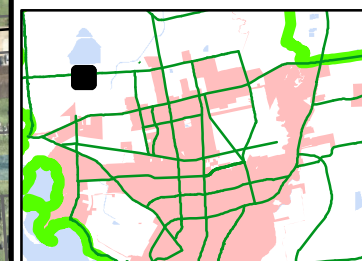
Vicinity Map

**2110 East
Wallisville Road**

Approx. 4.85 acres



Subject Property



The City of Baytown Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.

1 inch = 300 feet

Date 2021-09-08

WE, DAVID BURCHETT and LAURA OCHOA SANCHEZ, OWNER (OR OWNERS) OF THE 4.8485 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SANFORD RICE SURVEY, A-682, HARRIS COUNTY, TEXAS, SO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF BAYTOWN, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

DAVID BURCHETT, OWNER

LAURA OCHOA SANCHEZ, OWNER

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID BURCHETT & LAURA OCHOA SANCHEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

THIS IS TO CERTIFY THAT THE CITY OF BAYTOWN, TEXAS, HAS APPROVED THIS MAP OF ELENA FRUIT & COTTON FARMS C PARTIAL REPLAT BURCHETT TERRACE, BEING 4.8485 ACRES OF LAND IN THE SANFORD RICE SURVEY, A-682, HARRIS COUNTY, TEXAS, AS DESCRIBED IN FILE NO. 20150285532 AND 20150383782 OF THE HARRIS COUNTY MAP RECORDS, AND THAT THIS PLAT FULFILLS ALL THE PRESENT ORDINANCES, IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF BAYTOWN AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

MARTIN SCRIBNER, AICP, CFM
SECRETARY OF THE COMMISSION

I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

JOHN R. BLOUNT, P.E., LEED AP
COUNTY ENGINEER

I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON _____, 20____, BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, 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 FILM CODE NO _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°38'53" E	29.89'
L2	S 02°37'33" E	20.00'
L3	N 02°37'33" W	20.00'
L4	S 86°38'53" W	10.00'

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999908269808. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48201C0735M WITH THE EFFECTIVE DATE OF JANUARY 06, 2017, THE PROPERTY IS LOCATED IN ZONE "X & XS" (AREAS DETERMINED TO BE OUTSIDE OF) THE 100 YEAR FLOODPLAIN.
4. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
5. DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNERS.
6. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
7. DRIVEWAY ACCESS SHALL COMPLY WITH HARRIS COUNTY ACCESS MANAGEMENT POLICY.
8. ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY NEW DEVELOPMENT PERMITS.
9. THE DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
10. NO DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPEDE THE NATURAL FLOW OF SURFACE RUNOFF FROM ADJACENT LANDS, NOR CAUSE FLOODING ON ADJACENT PROPERTIES.
11. A DRAINAGE RESERVE OF ADEQUATE SIZE AND CAPACITY SHALL BE PROVIDED BY THE DEVELOPER FOR THE PURPOSE OF A DETENTION POND, AND APPROVED BY HARRIS COUNTY.
12. A PRIVATE PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 50 FEET OF THE PROPERTY LINE. A PRIVATE NON-PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 100 FEET OF THE PROPERTY LINE.
13. BENCHMARK: FLOODPLAIN NO. 140135 NAD83 (2001 ADJUSTMENT)
ELEVATION: 34.67
DESCRIPTION OF LOCATION: FROM I-10 AND CROSBY-LYNCHBURG; TRAVEL NORTH ON CROSBY-LYNCHBURG 1.8 MILES TO KERRY, THEN EAST ON KERRY 0.2 MILES TO DITCH; MONUMENT IS EAST OF THE DITCH, NORTH OF KERRY AND ON THE RETAINING WALL.

TBM: NORTHWEST CORNER OF PROPERTY IN POWER POLE
ELEVATION: 36.71'

LEGEND

B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 D.E. = DRAINAGE EASEMENT
 M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
 D.R.H.C. = DEED RECORDS OF HARRIS COUNTY
 O.P.R.H.C. = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY
 I.P. = IRON PIPE
 I.R. = IRON ROD
 R.O.W. = RIGHT OF WAY
 VOL. = VOLUME
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 SET 1/2" IR W/CAP MARKED "SURVEY 1"
 = TEMPORARY BENCHMARK

A SUBDIVISION OF 4.8485 ACRES (211,200 SQ FT) IN THE SANFORD RICE SURVEY, A-682, HARRIS COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 12, BLOCK 23 OF THE ELENA FRUIT AND COTTON FARMS, UNIT C AS RECORDED IN VOLUME 7, PAGE 48-49 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

1 BLOCK 4 LOTS
NOVEMBER 13, 2021

OWNER:
DAVID BURCHETT &
LAURA OCHOA SANCHEZ
2110 EAST WALLISVILLE ROAD
HIGHLANDS, TEXAS
225-305-4152

 www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

PROJECT NO. 7-100412-21



PLANNING AND ZONING COMMISSION

4. a.

Meeting Date: 12/21/2021

Subject: Public Hearing - Zoning Map Amendment from SFE and GC to SF2

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Yvonne Briscoe, Planning and Development Services

Information

ITEM

Conduct the second public hearing concerning a request to amend the official zoning map to rezone approximately 57 acres of an approximately 64 acre parcel located approximately 340 feet north of the northwest corner of North Main Street and Hunt Road from Single-family Estate (SFE) Zoning District and General Commercial (GC) Zoning District to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.

PREFACE

The applicant is requesting Mixed Residential at Low to Medium Densities (SF2) zoning to allow for residential development at this property, legally described as .50 U/D INT in Tracts 71B & 71E and Part of Lots 27 35, Block 19 (016*TRS 1 2 5 6 SAM HOU FMS MAP A-1562) Highland Farms, Harris County, Texas.

The supporting documentation is attached for your review.

RECOMMENDATION

This is a public hearing item.

Attachments

Application and Supporting Documents

Vicinity Map

FLUP Map

Zoning Map

Staff Report



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

App Date: 10/12/2021
Plan Number: ZP21100047

Description: Rezone from SFE to SF2

Parcel: 0591500190051 & 0591500190042

Applicant

Katy Harris
3600 W Sam Houston
Parkway S Ste. 600
Houston, TX 77042

Owner

Ismael Martinez
Home: (713) 358-8536
Business: (713) 358-8536
Mobile: (713) 358-8536

Pre-Application

Informal Meeting

Property

Legal Description .50 U/D INT in Tracts 71B & 71E and Part of Lots 27 35, Block
19 (016*TRS 1 2 5 6 SAM HOU FMS MAP A-1562) Highland Farms
Acres 64

Zoning

Current Zoning: Single-family estate (SFE)
Proposed Zoning: Mixed residential at low to medium densities (SF2)

Use

Current Use Type Vacant
Specific Current Use
Proposed Use Type Residential
Specific Proposed Use

Applicant Statement

Explain how the proposed change is consistent with guiding documents

The Baytown North Main Street Tract is located within the corporate city limits of Baytown. It is south of IH-10, east of Independence Boulevard, west of Main Street, and north of Hunt Street. It is approximately 64 acres in size with approximately 57 acres to be dedicated as single family residential with the other 7 acres to be used as commercial development.

The site is currently zoned General Commercial (GC) along Main Street for approximately 400' from Main Street to the west and the remaining acreage is zoned Single-Family Estate (SFE). The proposed rezoning would allow for approximately 350' of commercial along Main Street and the remainder acreage would be converted to Mixed Residential at Low to Medium Densities (SF2). This



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

zoning amendment request is consistent with Baytown's Guiding Documents. The Future Land Use Plan (FLUP) calls for commercial development along Main Street and the subsequent residential acreage to the west is planned for a higher density residential use. Per the FLUP, Commercial/High-Density Residential areas support medium to high-intensity uses and should be located along arterial roads, such as Main Street, that can accommodate heavy traffic. There will be approximately 350' of commercial frontage along Main Street with 50' x 120' lots located to the west throughout the tract. There will be a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, and it is anticipated that there will be approximately 220 lots located within the residential portion of the project.

Explain how the proposed change is compatible with the surrounding area

The proposed amendment is also compatible with the surrounding areas. The majority of Main Street frontage is currently zoned for commercial uses and much of the surrounding area is currently developed and zoned as CG or SFE. The surrounding areas currently zoned as SFE are recommended to be developed as higher density residential, per the FLUP.

Explain how the proposed request promotes health, safety, or general welfare

The proposed amendment promotes the health, safety, and welfare of the City by developing according to the current zoning and subdivision regulations.

Explain how the proposed request will facilitate infrastructure (infrastructure includes the adequate provision of roadways, water, waste water, storm water and other public services)

There is sufficient capacity of City facilities to serve the tract with water, wastewater, storm water, and other public services.

Explain any changed conditions

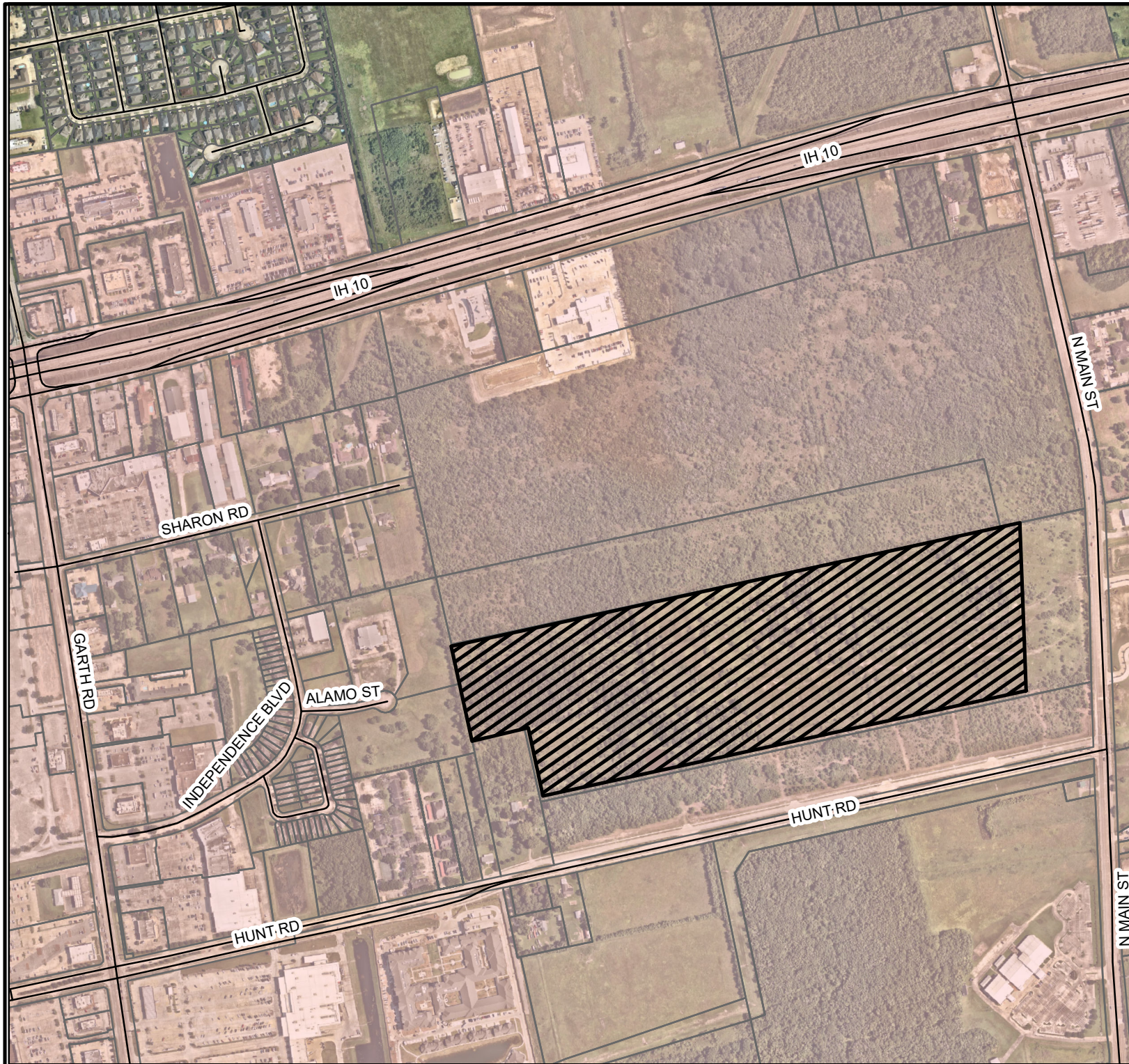
The area is developing in a denser manner that requires a denser lot product. SFE is no longer the most appropriate zoning district for residential development.

Explain how the proposed request will affect the natural environment (will there be any adverse impacts on the natural environment, including water, air, noise, storm water management, wildlife, vegetation, and wetlands)

The proposed amendment will not result in significantly adverse impacts on the natural environment.

Explain how the proposed request will meet community needs

The proposed amendment will provide a product to serve the growing population of Baytown that otherwise may not be available in this area. Due to the location of the tract and its proximity to IH-10 and Main Street, a higher density lot product is appropriate for this area.





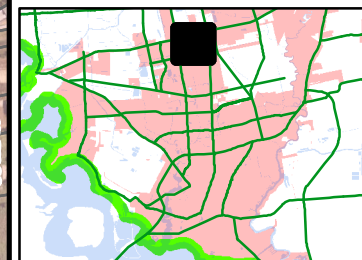
Zoning Map Amendment

Vicinity Map

From SFE and GC to SF2

Approx. 57 acres out of approx. 64 acres

-  Subject Property
-  City Limit



The City of Baytown Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.

1 inch = 700 feet Date: 11/03/2021




Zoning Map Amendment

FLUP Map


From SFE and GC
to SF2


Approx. 57 acres
out of approx. 64 acres


 Subject Property

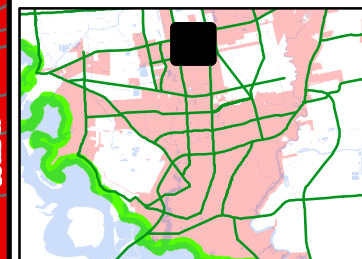
Future Land Use Plan

 COMMERCIAL
CORRIDOR

 COMMERCIAL
NODES
(COMMUNITY,
REGIONAL)

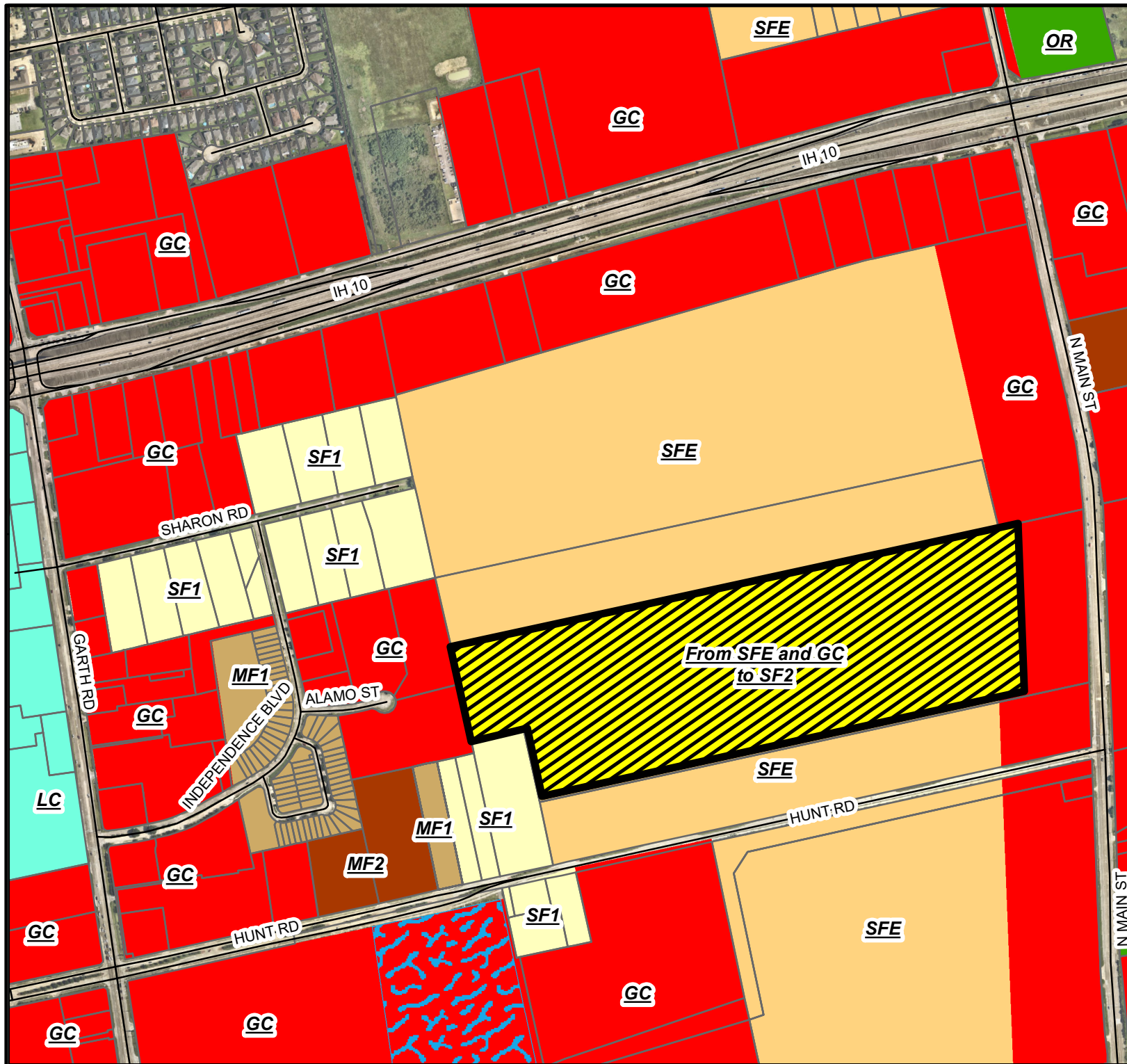
 LOW-MEDIUM
DENSITY
RESIDENTIAL

 HIGHER-DENSITY
RESIDENTIAL



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Zoning Map Amendment

Zoning Map

From SFE and GC to SF2

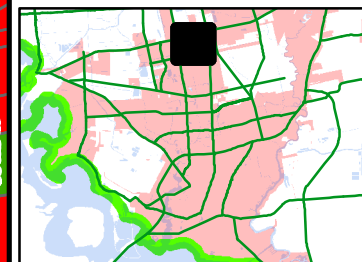
Approx. 57 acres out of approx. 64 acres



Subject Property

Zoning Districts

- GC (General Commercial)
- LC (Livable Center)
- MF1 (Med. Density Mixed Res.)
- MF2 (Mid-Rise Mixed Res.)
- OR (Open Space/Recreation)
- PUD
- SF1 (Low Density Single-Fam. Res.)
- SFE (Single-Fam. Estate)



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1 inch = 700 feet Date: 11/03/2021



PLANNING AND ZONING COMMISSION

4. b.

Meeting Date: 12/21/2021

Subject: Consider - Zoning Map Amendment from SFE and GC to SF2

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Yvonne Briscoe, Planning and Development Services

Information

ITEM

Consider making a recommendation concerning a request to amend the official zoning map to rezone approximately 57 acres of an approximately 64 acre parcel located approximately 340 feet north of the northwest corner of North Main Street and Hunt Road from Single-family Estate (SFE) Zoning District and General Commercial (GC) Zoning District to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.

PREFACE

The applicant is requesting Mixed Residential at Low to Medium Densities (SF2) zoning to allow for residential development at this property, legally described as .50 U/D INT in Tracts 71B & 71E and Part of Lots 27 35, Block 19 (016*TRS 1 2 5 6 SAM HOU FMS MAP A-1562) Highland Farms, Harris County, Texas.

The supporting documentation is attached for your review.

RECOMMENDATION

Staff recommends approval.



PLANNING AND ZONING COMMISSION

4. c.

Meeting Date: 12/21/2021

Subject: Public Hearing - Planned Unit Development for San Jacinto Cottages

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Francesca Linder, Planning and Development Services

Information

ITEM

Conduct the second public hearing concerning the proposed Planned Unit Development (PUD) of approximately 13.51 acres generally located east of San Jacinto Boulevard and South of Santavy Road for a proposed multifamily cottage development.

PREFACE

The applicant is requesting a Planned Unit Development (PUD) overlay to allow for a multifamily cottage development, legally described as Tract 5A in Elena Fruit & Cotton Farms, Harris County, Texas.

The applicant's proposal includes 164 freestanding units; each unit will have a dedicated yard and driveway. The proposal includes a mix of one, two, and three-bedroom units with over half having a single-car garage. The development would also include a recreation center, community pool, dog park, walking trail, park, and several parklets.

The supporting documentation is attached for your review.

RECOMMENDATION

This is a public hearing item.

Attachments

Vicinity Map

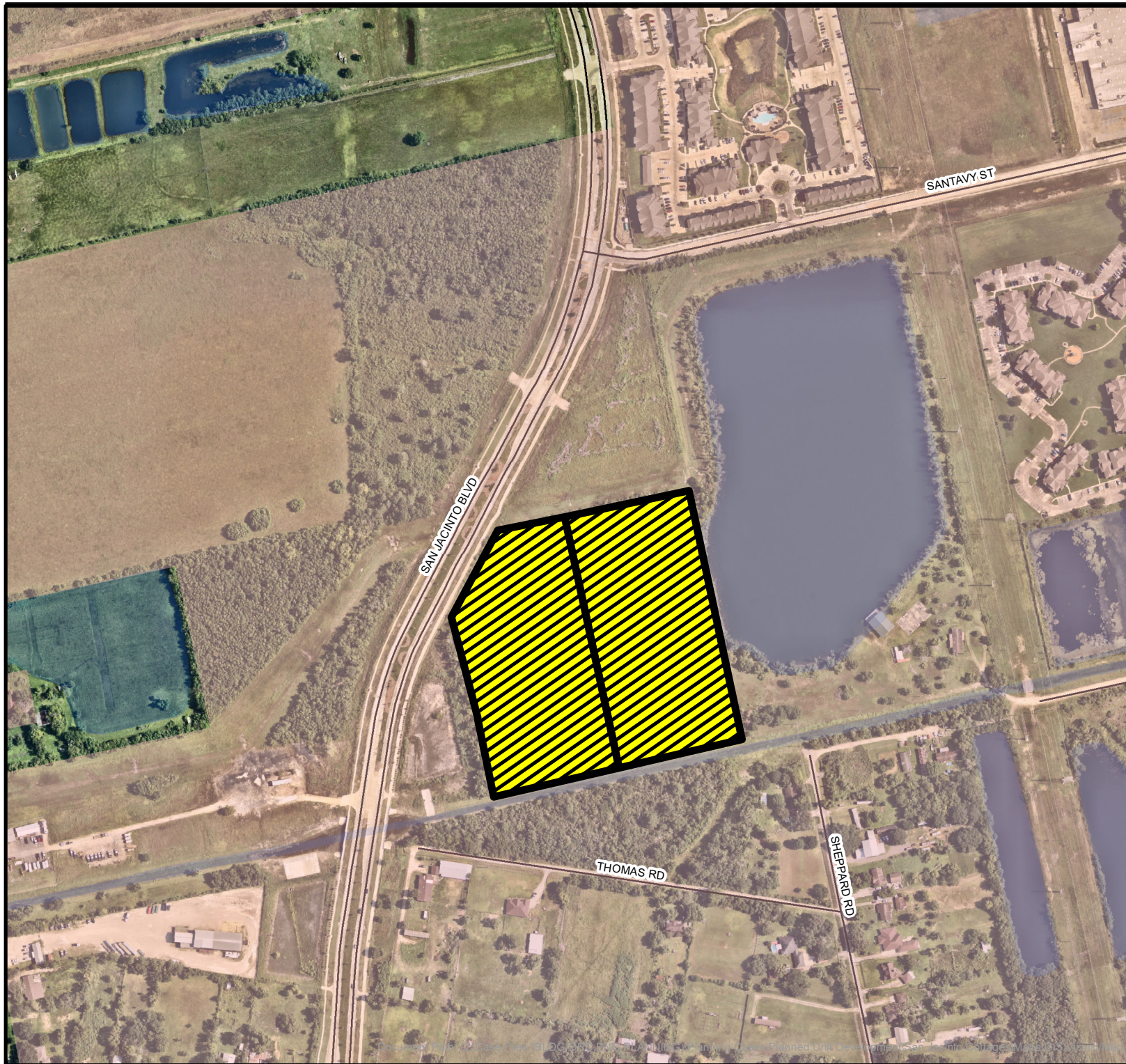
Site Plan

PUD Document (Updated)

PUD Exhibits (Updated)

Staff Report

Baytown Engage Comments



Planned Unit Development

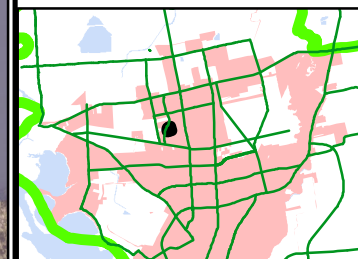
Vicinity Map

San Jacinto Cottages

Approx. 13.51 acres

LEGEND

-  Subject Property
-  City Limit



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1 inch = 410 feet

Date 2021-11-04



EXHIBIT D

PLAN DESIGNED BY:



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.

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LOT SUMMARY

1BR	19 UNITS	12%
1BR w/ GARAGE	41 UNITS	25%
2BR	37 UNITS	22%
2BR w/ GARAGE	35 UNITS	21%
3BR w/ GARAGE	32 UNITS	20%

TOTAL 164 UNITS

Sev Therapy Services LLC

ARCHER RD.

Highland Farms

All design is preliminary and subject to change. This does not constitute a final site plan, uses, building footprint or street and lot layout. All final design and development shall be in accordance with the regulations in the PUD.

a conceptual development plan for

SAN JACINTO COTTAGES

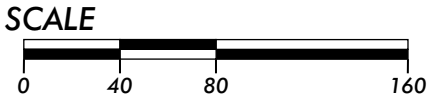
±13.5 ACRES OF LAND

prepared for

REME COMPANIES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-651
OCTOBER 21, 2021

**SAN JACINTO COTTAGES
PLANNED UNIT DEVELOPMENT**

± 13.5 Acres

**Prepared For:
REME COMPANIES**

PREPARED BY:



24275 Katy Freeway, Suite 200
Katy, TX 77494

APPROVED: XXXX 2022

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I. INTRODUCTION

a. Purpose

This application has been prepared on behalf of Reme Companies, pursuant to the City of Baytown's Ordinances related to a Planned Unit Development (PUD) including City Code Sec. 2.08 of the Unified Development Code (PUD Ordinance). The purpose of the PUD is to allow for a high-density cottage development with enhanced amenities and open space. In order to create a development that will provide a unique product for the Baytown residential market, the owner will develop a multifamily project that incorporates a variety of individual, standalone units in a range of sizes. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Baytown Subdivision and Zoning Ordinances.

b. Location and Existing Conditions

The San Jacinto Cottages PUD is located on a \pm 13.5 Ac. tract located in Baytown Texas on the east side of San Jacinto Blvd and south of Santavy Street. The San Jacinto Mall is located approximately one mile north of the tract.

To the south of the tract is an existing drainage easement that runs east and west. To the north of the tract is an existing pipeline easement. The existing right-of-way for San Jacinto Blvd adjacent to the tract is at ultimate width, no additional widening is required. See Exhibit A – Area Map and Exhibit B – Existing Conditions and Exhibit C – Legal Description.

The land immediately surrounding the subject property is comprised of large lot residential immediately east, a drainage easement and large lot residential to the south, undeveloped acreage to the north and west. Further to the east is the Rosemont at Baytown multifamily development and further north is Alta Baytown, another multifamily development.

The property is currently zoned to Livable Center with the San Jacinto Overlay District. The same zone is designated on all property north, east and west. The property to the south is zone SF1 – Low Density Single Family Residential.

II. PROJECT DESCRIPTION

a. Character of Community

The proposed development will incorporate a cottage style multifamily product with a mix of unit sizes and a variety of recreational amenities. The internal circulation of the development will provide ample vehicular and pedestrian access in and around the units and amenities. A unique streetscape will be created thru the cohesive architectural character of the cottages and the high-quality building materials and landscaping incorporated throughout.

The community will feature open spaces and parks within the development that will provide opportunities for gathering and recreation. This will include a primary recreation area and club house at the entrance for the project and will also include multiple pocket parks scattered throughout the internal areas of the project. In addition, a detention lake located along San Jacinto Blvd will be amenitized with landscaping and trails and will provide a great recreational opportunity for residents while also creating a grand entry and sense of arrival to the development.

This unique cottage product will offer the benefits of multifamily development while still creating the community and neighborhood feel and appearance that is highly desired. This project will provide a type of development not otherwise available in the surrounding area and will create a dynamic presence in the Baytown community. The PUD will allow for the necessary flexibility of land uses and development regulations that allow for the opportunity to create this type of development. See Exhibit D – Conceptual Development Plan

b. Relation to the Comprehensive Plan and Future Land Use Plan

The Baytown 2025 Comprehensive Plan designates this area on the Future Land Use Plan as primarily Higher-Density Residential with a portion along the south as Low Medium-Density Residential.

Within the Comprehensive Plan, Higher-Density Residential calls for areas that include the following development types:

- detached and attached residential development including patio homes, duplexes, town homes, apartments and condominiums.
- Development with multiple buildings and internal driveways
- Development should have adequate connectivity and be located near frontage roads, on arterials and collectors, in the downtown, or as part of a livable center.

Additionally, high-density residential areas may serve as buffers between arterial roadways and low-density residential areas.

The San Jacinto Cottages PUD has already prioritized these design considerations and will incorporate many of the components listed above. The development will be in compliance with the city's Comprehensive Plan and will meet the intended goals of the City of Baytown.

c. Land Use

The base zoning district for The San Jacinto Cottages PUD will be Livable Center with the San Jacinto Overlay District, as depicted in Exhibit E - Land Use Plan. Within this single base zoning district, the development will be entirely multifamily/cottages. A portion may also be used as an expansion to the adjacent detention pond, but the overall land use will all be for the proposed multifamily/cottages. See acreages in the below table.

Land Use Designation	Acreage*	Percentage
Multifamily /Cottages	+/- 13.5	100%
Total	+/-13.5	100%

d. Permitted Uses

The following uses are permitted:

1) Livable Center District

a. Permitted

- i. Permitted land uses shall be in accordance with Sec.209 and Table 2-2 of the ULDC and Liveable Center zoning as well as Section 2.082 of the San Jacinto Overlay District. In the case of any inconsistency with this document, uses and conditions listed in this document shall apply.
- ii. Multifamily - Cottages (See Definitions)
- iii. Multifamily projects may be located less than 1/2 mile from other existing multifamily projects.
- iv. **Home Occupations.** Home occupations shall be permissible in accordance with Sec.2.10 (Condition B10) of the ULDC.

e. Traffic and Transportation

The project will be accessed through the existing San Jacinto Blvd along the western boundary of the property. Two driveways, one on the north end of the tract and one on the south end of the tract, will provide the necessary two points of access. The northern access point will be for emergency access and exit only by residents. The southern access driveway will be the primary access to the development. Both driveways will be gated.

All internal circulation will be provided thru a network of private drives, access easements and alleys. A 28-foot loop driveway will provide the necessary fire access while a network of 18 foot paved alleys will provide access to individual units, garages and carports.

No additional public right of way will be provided within the development.

See Exhibit D – Conceptual Development Plan

f. Off Site Detention

The existing offsite detention pond (see Exhibit A and B) west of the development and along San Jacinto Blvd, will serve as the detention for this tract and will be

developed into an amenity for the residents of the San Jacinto Cottages. A separate agreement will be in place between the City of Baytown and the Developer to address access, capacity, and maintenance. The developer of the San Jacinto Cottages will work with the City to expand and improve the pond, both in regard to detention capacity and in regard to aesthetics. The agreement is required to be in place prior to issuance of building permits. The pond will count toward open space and recreational requirements for the Cottages. Access to the proposed development will also be taken through the southern portion of this tract and will be a part of the prior mentioned separate agreement.

III. DEVELOPMENT STANDARDS

Unless otherwise outlined in this document, all City of Baytown Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD. Any change to the below standards shall require a variance or an amendment to the PUD. These development standards shall control over any contrary provisions of the applicable base zoning district or other provisions of the City Subdivision or Zoning regulations, including any later changes thereof.

a. Roadway Design

All internal circulation is intended to be provided thru private driveways and alleys located within a single tract. If any public right of way is provided, it will be in compliance with all applicable regulations. The following internal driveway methods will be utilized within the development:

- 1) Alleys
 - a. Paving shall be a minimum of 18 feet in width, concrete paving.
- 2) Access Drives
 - a. Paving shall be a minimum of 28 feet in width, concrete paving
 - b. No parking is permitted within fire lanes.
- 3) Points of Access
 - a. Any residential or multifamily development within the PUD that contains more than 30 units or lots must have two points of access. Points of access shall be achieved through any of the following methods:
 - i. Public and/or private right of way
 - ii. Public and/or private driveway to public right of way
 - iii. Emergency Access Easement (to existing or future development)
- 4) Gated Entry
 - a. Any gated entry shall be operable by all emergency personnel.
- 5) Access Easement
 - a. If access to the tract is achieved by crossing an adjacent tract, there shall be a recorded access easement with the applicable driveway width.
 - b. The access easement shall be a minimum of thirty (30) feet in width.

b. Walkways, Connectivity and Community Features

To ensure connectivity and access to and throughout the PUD, adequate sidewalks and walkways shall be provided throughout the development. All sidewalks shall have a broom finish with a picture frame border. Final location and alignment of the trails will be determined at the time of construction plans. The following standards shall apply:

- 1) Arterial Streets
 - a. A ten (10) foot wide joint use concrete sidewalk shall be provided along adjacent to San Jacinto Blvd. This trail can be provided in the right-of-way or within a sidewalk/trail easement.
- 2) Around Lake/Detention Area
 - a. A trail must be provided and make a full loop around the lake/detention area. The trail must be a minimum of six (6) feet in width and must be paved with concrete, asphalt or decomposed granite
- 3) Trail/walkway system linking parks/open space
 - a. Trails must be provided to give easy access for all residents to the open spaces, parks and other amenities within the development.
 - i. Primary trails must be a minimum of five (5) feet in width and must be paved with concrete, asphalt or decomposed granite. Walkways leading from the main walkway to the individual units are permitted to be four (4) feet in width.
- 4) Trail/walkway system linking parking areas to residential units
 - a. Trails/walkways must be provided to connect all residential units to central guest parking bays.
 - b. Trails/walkways must be provided within central greenbelts located between rows of units. A walkway must connect to each individual residential unit.
 - c. Trails/walkways must be a minimum of four (4) feet in width.
- 5) Fencing
 - a. Fencing shall be provided along the perimeter of the entire cottage development. Fencing shall be tubular steel, upgraded wood, masonry and/or a combination of all. Gates must be provided for vehicular and pedestrian access.
 - b. Fencing may be provided between individual units to enclose private yards.
 - i. Fences may be four (4) feet in height to six (6) feet in height
 - ii. Fences may be any of the following materials
 1. Wood
 2. Tubular steel
- 6) All sidewalks may meander in and out of the right of way if a platted landscape and sidewalk easement runs adjacent to the right of way. If the sidewalk meanders in and out of the right of way, then the sidewalks would be maintained by the Property Owners Association (POA).

c. Multi-Family Development Regulations

Multi-family development shall conform with Exhibit F and the following regulations:

1) Lot Regulations -

District	Maximum Units Per Acre (Cottage Style/Urban*)	Lot Area (Minimum Sq. Ft.)	Minimum Lot Width (Frontage)	Setbacks**				Height Maximum (Ft) (Garden Style/Urban*)	Maximum Lot Coverage ***
				Front (Ft)	Rear (Ft)	Interi or Side (Ft)	Corner Street Side (Ft)		
Livable Centers PUD	13/50	1.25 Acre	60'	25	10	10	10	40/60	80%

* *Cottage style* is defined as individual residential units with exterior access and multiple individual buildings within a single complex

Urban Style is defined as apartment homes with over 30 units per acre. Typically, all units are contained within a single building. All access to the units is from a common interior corridor.

** Setbacks apply to the distance from the property lines only. All buildings within the development are within a single tract and no additional setbacks apply. Only minimum building separation requirements shall apply.

*** Maximum lot coverage shall include building footprints, paved parking and drive lanes only

2) Minimum separation between buildings and/or attached unit packs shall be ten (10) feet.

a. Units that are attached may have a zero (0) foot building separation so long as all application fire codes are met.

3) Unit Size

a. One Bedroom

i. Minimum 650 Square Feet

b. Two Bedroom

i. Minimum 900 Square Feet

c. Three Bedroom

i. Minimum 1,000 Square Feet

4) Parking –

a. Shall comply with the following standards

i. Provide a minimum of one (1) space for every one (1) bedroom unit

ii. Provide a minimum of one and one half (1.5) spaces for every two (2) bedroom unit

iii. Provide a minimum of two (2) spaces for every three (3) bedroom unit

iv. Provide one visitor space for every ten (10) units.

v. Parking spaces shall be a minimum of eight (8) feet by eighteen (18) feet

b. Parking may be provided through any of the following methods

i. Paved off street parking

ii. Enclosed garages/ covered carports

i. So long as garages take access off an alley or drive, no separate driveway is needed for individual garages. However, a minimum three (3) foot apron is required at the garage entry.

- 5) Building Code
 - a. Cottage development shall adhere to the residential detached units under building code.
- 6) Landscape and Screening
 - a. In addition to the minimum landscape standards as specified in the City of Baytown Ordinances, the following additional requirements shall be met:
 - i. A cohesive landscape palette shall be utilized for all landscaping in the development. See Exhibit G for planting palettes.
 - ii. Landscaping must be provided around the perimeter of all primary buildings, with exception of elevations with garage doors or similar vehicular access, or if a portion of the perimeter is within a private fenced area. Landscaping shall include:
 - 1. Sod the entirety of the site (excluding paved patios, porches, driveways, or walkways)
 - 2. Landscape beds a minimum of three (3) feet in depth shall be provided in the front of each home. At a minimum each bed shall include a mix of One (1) gallon and three (3) gallon shrubs
 - 3. Trees, shrubs and/or landscape beds shall be provided throughout the public greenbelts between units and landscaping shall be space appropriately based on location of unit entrances and walkways.
 - iii. All mechanical and/or utility equipment must be screened from view with landscaping or screening walls.
 - iv. Parking lot landscaping:
 - 1. Parking shall be broken up by landscape islands. There shall be a minimum of one (1) every for every eight (8) contiguous spaces.
 - 2. A minimum of seven (7) percent of the off street parking area must be landscaped open space area.
 - a. A minimum of one (1) shade tree and four (4) shrubs shall be provided for each 350 SF of landscape area.
 - b. Plantings and solid opaque fencing shall be installed along the eastern property boundary abutting the existing residential development.
- 7) Architectural Character
 - a. All multifamily development shall be generally in compliance with the architectural character, material palette and elevation articulation as shown in Exhibit F. However, final design will be determined with submittal of permits
 - b. Materials
 - i. Each Multi-family building located along the detention lake and/or San Jacinto Blvd shall be a minimum of 80% masonry on the elevations that directly front the detention pond and/or the public right of way. All other units shall be a total of 60% masonry when calculating the cumulative total of all elevations on each unit. The following materials shall be considered masonry:
 - 1. Brick

2. Stone
3. 3-part Concrete Stucco
- ii. Non Masonry materials include:
 1. Cementitious Fiber (Hardie) Siding
 2. Cementitious Fiber (Hardie) Panel
 3. Treated Wood
 4. Vertical Board and Batten
- iii. Prohibited materials include:
 1. Plywood
 2. Untreated wood
- iv. All color selections shall be harmonious throughout the development.

c. Building Massing

- ii. Variety in building massing must be provided.
 1. At least one transition, a minimum of twelve (12) inches in depth, shall be provided along the front elevation of the home.
 2. Roofline articulation must be provided.
 3. At least variation in the roofline shall be provided for every front elevation. A variation may include, but not be limited to, the following
 - a. Dormer
 - b. overhang
 - c. roofline change

d. Minor architectural enhancements. All buildings shall be required to provide at least two of the following elements on the front elevation:

- i. Contains two types of complementary finishing materials and each of the materials is used on at least 25 percent of the elevation.
- ii. A minimum of 15 percent of each features patterned brickwork (not including running bond or stacked pattern).
- iii. A one dormer is provided. It shall not be wider than the windows on the building elevation below.
- iv. At least two windows on the front elevation have shutters.
- v. Windows are emphasized through the use of molding around the windows, plant ledges, sills, shaped frames, awnings, or another similarly related architectural element.

e. Roof Treatments

- i. A pitched roof of any style, including, but not limited to, hipped, gabled or shed roofs shall be acceptable. The roof must cover 100 percent of the total roof area, excluding porches and porte-cocheres. No flat roof line shall be visible.
- ii. A parapet wall shall be acceptable if constructed so that no flat roof shall be visible.
- iii. No more than one color shall be used for visible roof surfaces.
- iv. All primary structures shall have a minimum roof pitch of 6:12.
 1. Accent roofing features such as gables, overhangs, etc, shall be permitted to have a minimum 3:12 roof pitch.

- f. Accessory structures
 - i. All offices, amenity centers, pool houses, utility buildings, detached garages, and other structures accessory to the primary multi-family buildings shall conform with the design criteria within this section.
 - ii. Dumpsters and trash receptacles
 - 1. Must be 100% masonry (excluding gates).
 - 2. Must be constructed of the same material(s) used on the primary building
 - 3. Must be located out of sight of the public right of way, within a rear or side yard. Must adhere to all setbacks.
- 8) Amenities
- a. The development shall provide a minimum of four (4) on-site amenities as prescribed in this section.
 - b. The following items shall be classified as acceptable amenities. Providing two or more of the same amenity shall not count as multiple required amenities:
 - i. Swimming pool (minimum 1,000 square foot surface area) with cooling deck (minimum ten feet wide in all areas).
 - ii. Centralized swimming pool (minimum 3,000 square foot surface area) with cooling deck (minimum 20 feet wide in all areas). This amenity shall qualify as two required amenities.
 - iii. Ramada(s), arbor(s), and/or trellis(es) covering at least 2,000 square feet of recreation space.
 - iv. Playground (minimum 4,000 square foot area) with playscapes and equipment.
 - v. A dog park which is at least 5,000 square feet in area which satisfies the following requirements:
 - 1. The dog park is enclosed by a minimum five-foot tall vinyl coated chain link fence.
 - 2. No side of the enclosure shall be shorter than 50 feet in length.
 - 3. One dog waste station which shall include a bag dispenser and waste receptacle must be installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park.
 - 4. One 25 square foot animal washing bay (with associated plumbing) is provided in conjunction with the dog park.
 - vi. One regulation size volleyball, basketball, tennis, or other similarly related playing court. Each court shall count as an amenity up to a limit of two.
 - vii. Fitness center and/or weight room (minimum 500 square feet).
 - viii. Library and/or business center (minimum 500 square feet).

d. Community Signage

Signage within the PUD will conform to the City of Baytown Sign Ordinance Chapter 118 and Section 2.082 as of the effective date of the PUD:

- 1) Project Monument Signs
 - a. Project monument signs shall be generally in compliance with the size and character as illustrated in the preliminary design show in Exhibit J Project Monument Sign.

e. Open Space

Lakes, detention, parks, open space and pervious areas shall account for a minimum of 20% of the gross acreage of the project. This calculation includes all parks, landscape reserves, landscaped right of ways, trails, parklet, private yards, recreation areas, lakes/detention, pervious land, etc. These open spaces will create a community that will encourage walkability and connectivity through the development. See Exhibit H – Open Space/ Amenity Plan.

- 1) The following amenities and/or improvements must be provided within the development:
 - a. Amenities around Lake
 - i. A trail must be provided and make a full loop. The trail must be in accordance with the PUD.
 - ii. Benches shall be provided along the trail. Benches shall be placed at minimum of one (1) bench per 600 feet.
 - iii. Cohesive landscaping utilizing the same landscape palette used throughout the community (See Exhibit G for planting palettes) providing the following:
 1. Three (3) shade or ornamental trees per every 100 linear feet of trail shall be provided.
 2. Two (2) planting area shall be provided for every 100 linear feet of trail with a minimum of 200 square feet each, consisting of plantings prescribed by the cohesive landscaping palette.
 3. Credit may be provided for existing trees over 5 caliper inches at a one to one ratio.
 4. The Director may approve adjustments to the location of required trees and plantings at their discretion.
 - b. Trail/ walkway system linking public parks/open space
 - i. Trails/ walkways must be provided to connect open spaces and parks to the rest of the project. The trail shall meet the following requirements:
 1. Cohesive landscaping utilizing the same landscape palette used throughout the community (See Exhibit G for planting palettes).

c. **Parks**

i. Parks must provide two or more of the following:

1. Playground
2. Pool
3. Picnic tables
4. Pavilion
5. Benches
6. Gazebo
7. Firepit
8. Barbeque/ Grill

2) All amenities, parkland, trails, etc, will be maintained by the Property Owners Association (POA).

f. **Utilities**

The location of existing water and sewer is to the west of the project along San Jacinto Boulevard. Connections will be made to existing and new public infrastructure as needed. All electrical lines within the development will be underground. All lighting will be in compliance with the requirements of the San Jacinto Overlay District.

g. **Water and Drainage**

Within the development, the drainage will be provided by an existing detention pond located along San Jacinto Blvd (See Offsite Lake/Detention on attached exhibits). The pond is currently owned by the City of Baytown. The developer of the proposed cottage development will coordinate expansion and amenitization of the detention pond. It will be used as a detention facility and a recreational amenity for the development. In addition, an existing drainage easement lies along the southern boundary of the tract.

h. **Subdivision Plats**

All subdivision platting within the PUD shall conform to Chapter 126 of the Baytown Code of Ordinances.

i. **Definitions**

Land uses presented in Section III(d) of this PUD shall conform to the definitions prescribed in Article IV of the ULDC of the City of Baytown as of the effective date of the PUD, with the following exception:

COHESIVE LANDSCAPE PALETTE shall mean a landscaping design principal guiding superior quality and aesthetics by emphasizing massing and form over individual or small groupings of trees and shrubs by utilizing various species that coordinate and contribute to the overall character and interest of the built environment.

FRONT shall mean the elevation with the primary entrance for visitors. Typically this elevation will face the public greenbelt area. A walkway will be provided directly to the door to the home.

MULTIFAMILY - COTTAGES shall mean a multifamily residential project that is composed of multiple individual units (some free standing, some attached), that are all located within a single tract. The units will be rented and/or leased and will be developed and maintained by a single owner/developer. All will have individual exterior access.

URBAN STYLE is defined as apartment homes with over 30 units per acre. Typically, all units are contained within a single building. All access to the units is from a common interior corridor.

IV. PHASING SCHEDULE

The development is intended to be constructed all in one phase.

V. MINOR REVISIONS AND ADJUSTMENTS

Minor revisions and adjustments may be made to the general design of the concept plan, landscaping/trails and/or architectural plans without requiring a PUD amendment to be approved by City Council, so long as they fall within the following conditions.

Changes within these parameters shall be approved by the Planning Director:

- a. General circulation and access drive street pattern remains consistent
- b. All PUD regulations as listed within the PUD text are adhered to
- c. General architectural character is consistent with applicable exhibits
- d. No changes create an increase or decrease by more than ten (10) percent (this includes masonry percentage, acreage, unit count and mix, etc.)

VI. EXHIBITS

The exhibits hereto are incorporated herein for all purposes and represent the approved project (subject to revisions as permitted within this document).

Exhibit A – Area Map

Exhibit B – Existing Conditions

Exhibit C – Legal Description

Exhibit D – Conceptual Development Plan

Exhibit E – Land Use Plan

Exhibit F – Residential Architectural Character

Exhibit G – Planting Palette

Exhibit H – Open Space and Amenity Plan

Exhibit J – Project Monument Sign



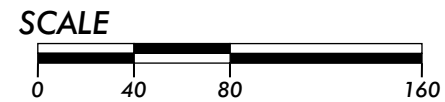
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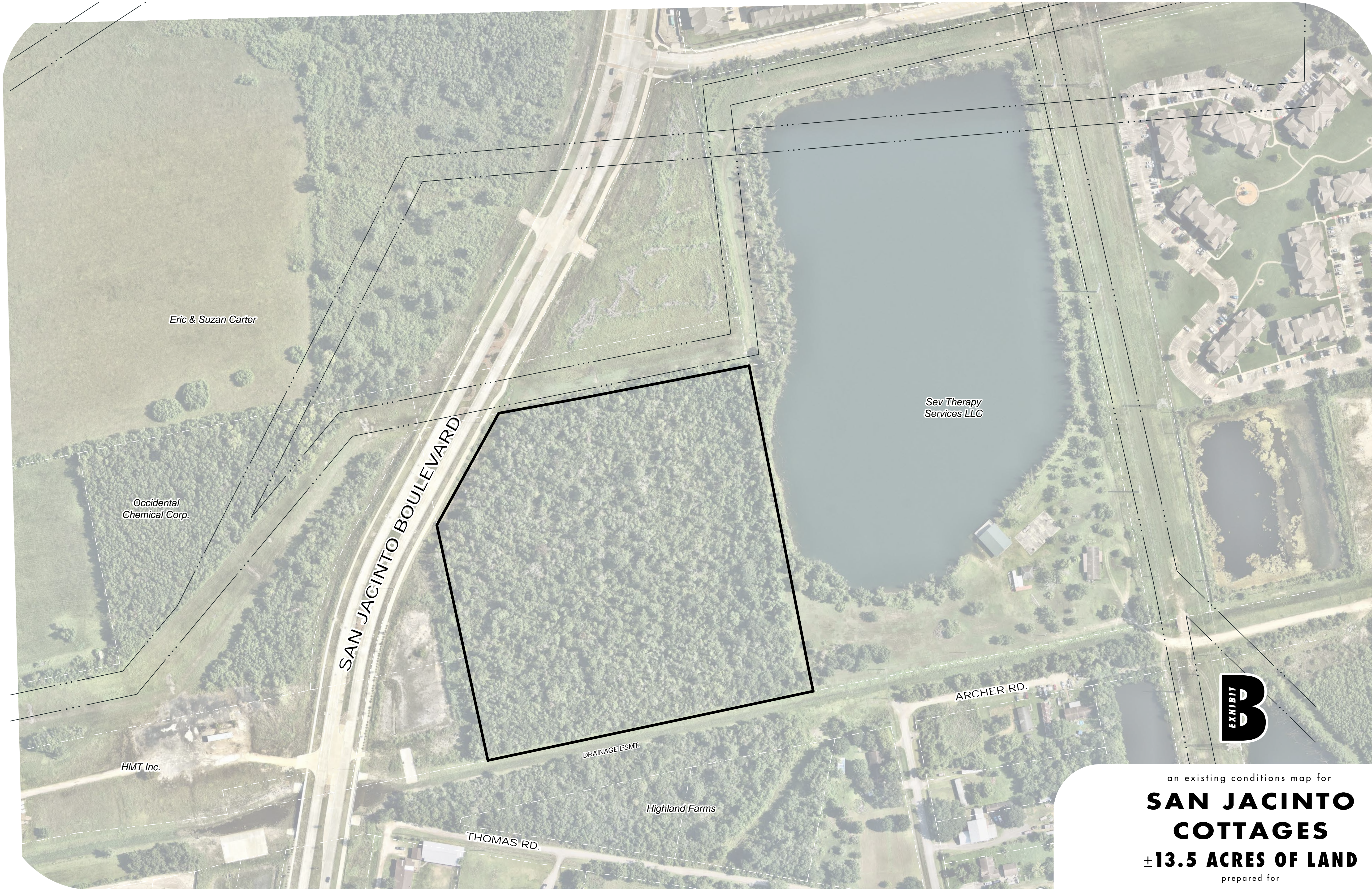
an area map for
**SAN JACINTO
COTTAGES**
±13.5 ACRES OF LAND
prepared for
REME COMPANIES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-651
OCTOBER 04, 2021



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an existing conditions map for
**SAN JACINTO
COTTAGES**
±13.5 ACRES OF LAND
prepared for
REME COMPANIES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

NOT TO SCALE

MTA-I-651
OCTOBER 04, 2021

EXHIBIT C

LEGAL DESCRIPTION 13.5093 ACRES
W.C.R.R. SURVEY NO. 1, ABSTRACT NO. 899
HARRIS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 13.5093 ACRES (588,466 SQUARE FEET) OF LAND SITUATED IN THE W.C.R.R. SURVEY NO. 1, ABSTRACT NO. 899, HARRIS COUNTY, TEXAS, BEING A COMBINATION OF A THE REMAINDER OF A CALLED 7.0092 ACRE TRACT CONVEYED FROM TEXAS WESLEYAN UNIVERSITY TO ESV PROPERTIES, LP. RECORDED IN HARRIS COUNTY CLERKS FILE NO. 2012-0365414 AND ALL OF A CALLED 7.010 ACRE TRACT CONVEYED FROM FRESHWATER JUNIOR ANGLERS CLUB, INC. TO SEV THERAPY SERVICES, LLC. RECORDED IN HARRIS COUNTY CLERKS FILE NO. 2012-0040928, SAID 13.5093 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND IN THE NORTH LINE OF ARCHER ROAD (60 FOOT UNIMPROVED RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE CITY OF BAYTOWN CALLED 2.4031 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 2018-117420, BEING THE SOUTHWEST CORNER OF SAID 7.0092 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, HAVING TEXAS STATE PLANE COORDINATES OF NORTH: 13855149.80 AND EAST: 3240413.18, SOUTH CENTRAL ZONE, NAD 83;

THENCE NORTH 11 DEGREES 39 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID CITY OF BAYTOWN CALLED 2.4031 ACRE TRACT AND THE EAST LINE OF THE CITY OF BAYTOWN CALLED 2.7935 ARE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 2018-154089, A DISTANCE OF 557.74 TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTHEAST RIGHT OF WAY LINE OF SAN JACINTO BOULEVARD (125 FOOT RIGHT OF WAY) FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 27 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID SAN JACINTO BOULEVARD, A DISTANCE OF 302.21 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF THE DIAMOND SHAMROCK CORPORATION CALLED 1.0502 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. F036939 FORT HE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEGREES 34 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID DIAMOND SHAMROCK CORPORATION CALLED 1.0502 ACRE TRACT, PASS AT 194.84 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID 7.0092 ACRE TRACT AND SAID 7.010 ACRE TRACT, IN ALL A DISTANCE OF 582.34 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE SEV THERAPY SERVICES, LLC. CALLED 24.903 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 2012-0040928, AND BEING THE NORTHEAST CORNER OF SAID 7.010 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 11 DEGREES 39 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID SEV THERAPY SERVICES, LLC. CALLED 24.903 ACRE TRACT, A DISTANCE OF 788.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF SAID ARCHER ROAD FOR THE SOUTHWEST CORNER OF SAID SEV THERAPY SERVICES, LLC. CALLED 24.903 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF SAID 7.010 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 77 DEGREES 34 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID ARCHER ROAD, PASS AT 387.50 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID 7.010 ACRE TRACT AND SAID 7.0092 ACRE TRACT, IN ALL A DISTANCE OF 775.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.5093 ACRES OF LAND, MORE OR LESS.

SURVEYED JUNE 03, 2021
TIM WELLS WHITE, RPLS # 5742

WLS JOB NO. 352-21
WELLS LAND SURVEY, LLC

EXHIBIT C

SCALE: 1"= 80'



CALLLED 0.3028 ACRES (R.O.W. PARCEL 2)
AS SHOWN ON R.O.W. MAP FOR
THE CITY OF BAYTOWN FOR
KHA PROJECT #087466019

SAN JACINTO BLVD.
(125' RIGHT-OF-WAY)

N 27° 56' 34" E 302.21'
HCCF NO. 2018-3856

N 11° 39' 35" W 557.74'

CITY OF BAYTOWN
2.7935 ACRES
HCCF NO.
2018-154089

CITY OF BAYTOWN
2.4031 ACRES
HCCF NO.
2018-117420

POB
SOUTHEAST
CORNER
N:13855149.80
E:3240413.18

RESIDUE OF
7.0092 ACRES
HCCF NO.
2012-0365414

DIAMOND SHAMROCK CORPORATION
1.0502 ACRES
CLERK'S FILE NO.
F036939

PIPELINE CORRIDOR
N 77° 34' 20" E 582.34'

7.010 ACRES
HCCF NO.
2012-0040928

13.5093 ACRES
588,466 SQ. FEET

SEV THERAPY SERVICE, LLC
24.903 ACRES
HCCF NO.
2012-0040928

S 11° 39' 35" E 788.00'

ARCHER ROAD
(60' UNIMPROVED RIGHT-OF-WAY)

LEGAL DESCRIPTION 13.5093 ACRES
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LEGEND:

- HCCF - HARRIS COUNTY CLERKS FILE
- CONCRETE
 - LIGHT POLE
 - MANHOLE
 - PIPELINE MARKER
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - POB - POINT OF BEGINNING

- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2129542-VGHF OF INDEPENDENCE TITLE.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.
 - SUBJECT TO ZONING REGULATIONS IN CITY OF BAYTOWN'S GENERAL COMMERCIAL ZONING PACKET.

SURVEYOR'S CERTIFICATION

TO: INDEPENDENCE TITLE AND REME DEVELOPMENT LP. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDE ITEMS 1, 3, 4, 8, 13, AND 14, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 03, 2021.

REGISTERED SURVEYOR
STATE OF TEXAS
REGISTRATION NO. 5742




THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
Tim Wells White, Registered Professional Land Surveyor No. 5742

PROPERTY LIES WITHIN FLOOD ZONE 'X'. ACCORDING TO F.I.R.M. NO. 48201C0765M, DATED JAN. 06, 2017. BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

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ADDRESS: 0 W. ARCHER & SAN JACINTO BLVD. BAYTOWN, TX 77521		BUYER: REME DEVELOPMENT LP	
		TBPLS LICENSE # 10193901 712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
Copyright 2021		www.wellsandsurvey.com	
JOB NO: 352-21		DATE: 06-03-21	
DRAWN BY: AL		SCALE: 1"= 80'	



Eric & Suzan Carter

Occidental
Chemical Corp.

Sev Therapy
Services LLC

SAN JACINTO BOULEVARD

ARCHER RD.

Highland Farms

Highland Farms

THOMAS RD.



HMT Inc.

EXHIBIT
D

PLAN DESIGNED BY:



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LOT SUMMARY

1BR	19 UNITS	12%
1BR w/ GARAGE	41 UNITS	25%
2BR	37 UNITS	22%
2BR w/ GARAGE	35 UNITS	21%
3BR w/ GARAGE	32 UNITS	20%

TOTAL 164 UNITS

All design is preliminary and subject to change. This does not constitute a final site plan, uses, building footprint or street and lot layout. All final design and development shall be in accordance with the regulations in the PUD.

a conceptual development plan for

SAN JACINTO COTTAGES

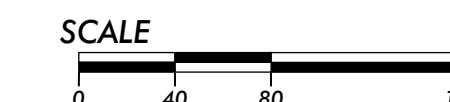
±13.5 ACRES OF LAND

prepared for

REME COMPANIES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-651
DECEMBER 09, 2021



Eric & Suzan Carter

*Occidental
Chemical Corp.*

HMT Inc.

SAN JACINTO BOULEVARD

**OFFSITE
LAKE/DETENTION**

**LIVABLE
CENTERS**

DRAINAGE ESMT.

Highland Farms

THOMAS RD.

*Sev Therapy
Services LLC*

ARCHER RD.

EXHIBIT E

an land use plan for

SAN JACINTO COTTAGES

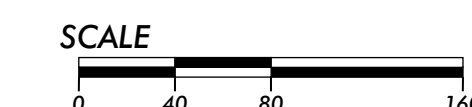
±13.5 ACRES OF LAND

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MTA-I-651
DECEMBER 09, 2021

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LEGEND

 **LIVABLE CENTERS**



All images are conceptual and preliminary in nature. They represent the intended architectural components but do not constitute final architectural design or materials.

EXHIBIT
F1

a residential architectural character exhibit for

**SAN JACINTO
COTTAGES**

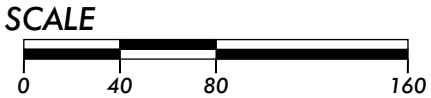
±13.5 ACRES OF LAND

prepared for

REME COMPANIES



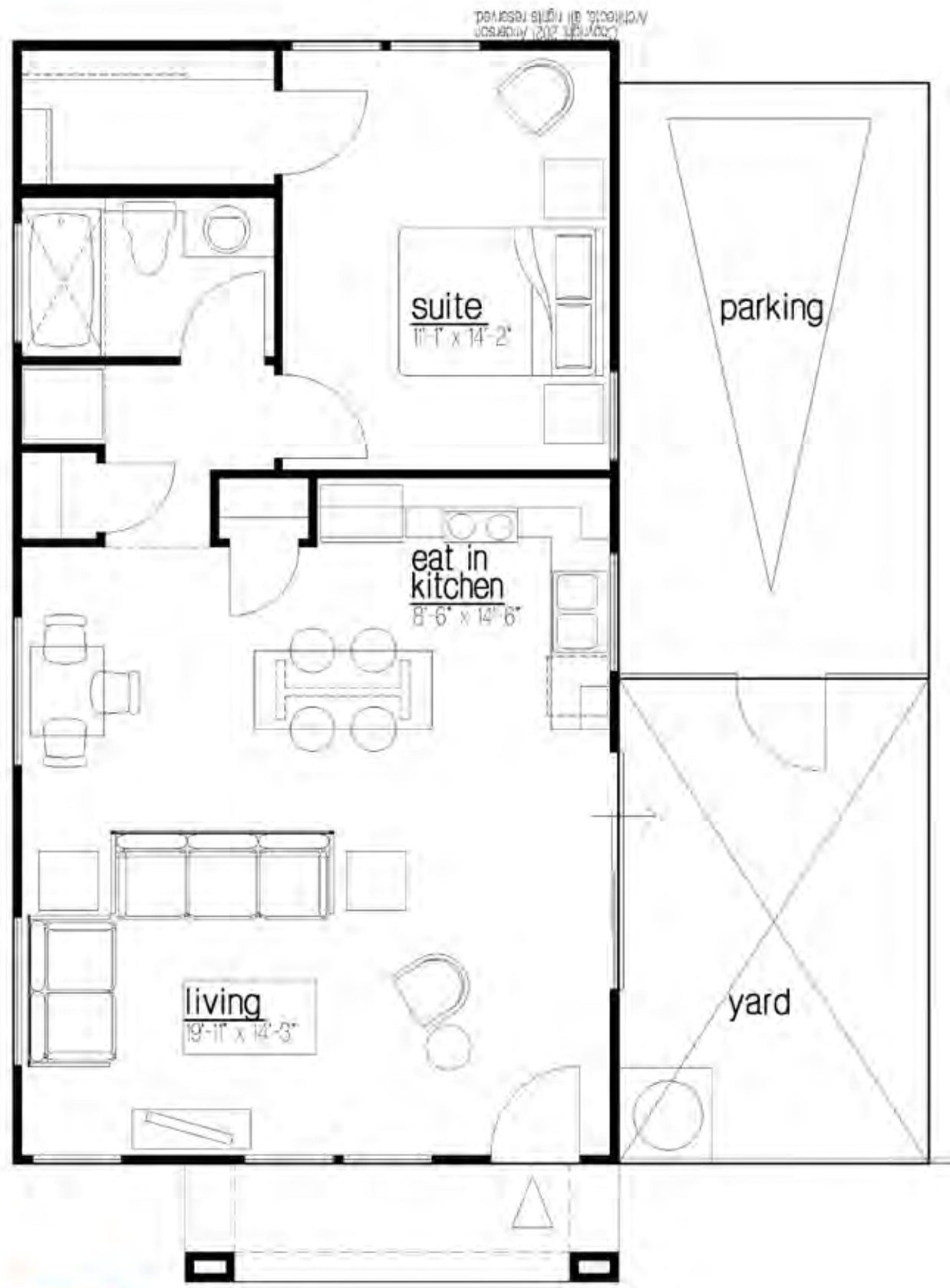
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MTA-I-651
OCTOBER 10, 2021

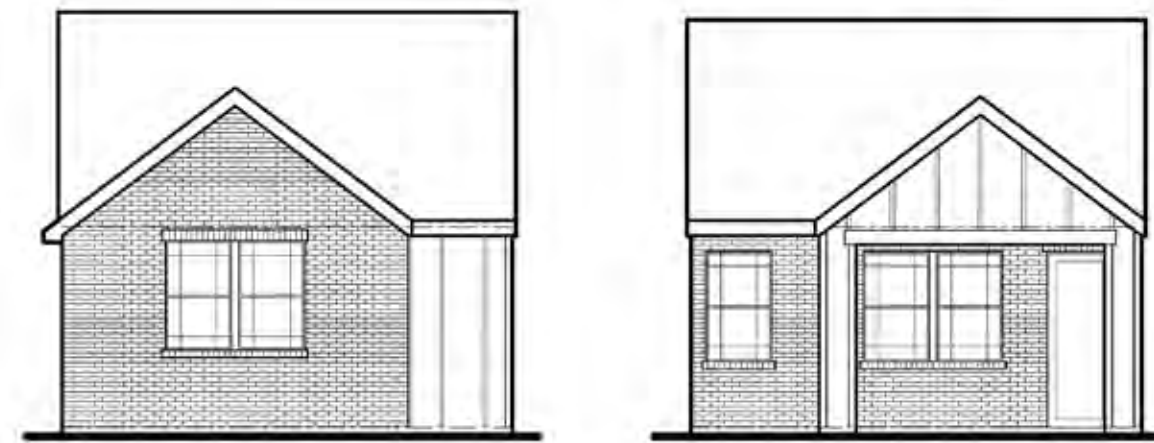
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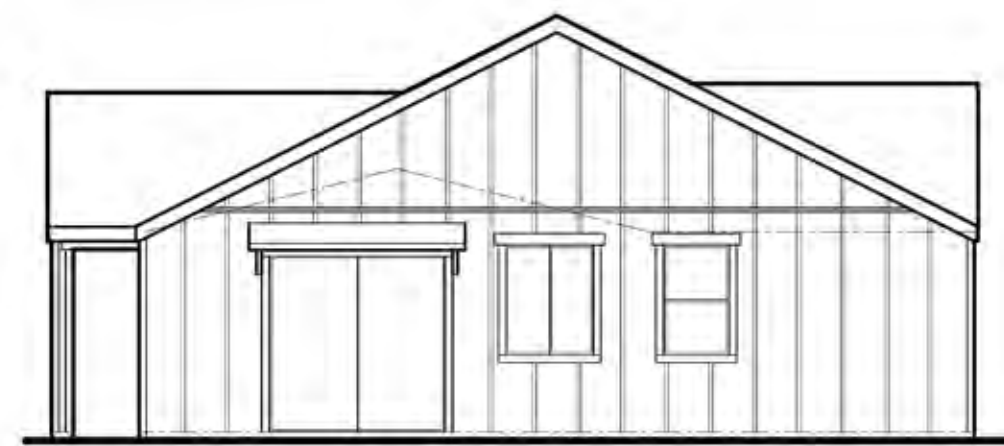


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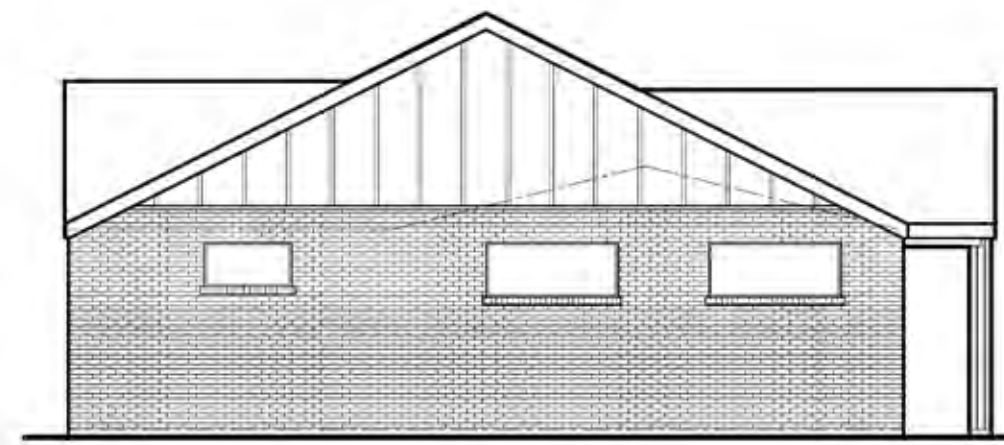
THE COTTAGES AT SAN JACINTO 1 BR - 1 BA



REAR AXON



FRONT AXON



RIGHT



REAR



LEFT



FRONT

EXHIBIT F2

a residential architectural character exhibit for

SAN JACINTO COTTAGES

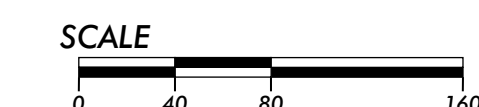
±13.5 ACRES OF LAND

prepared for

REME COMPANIES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



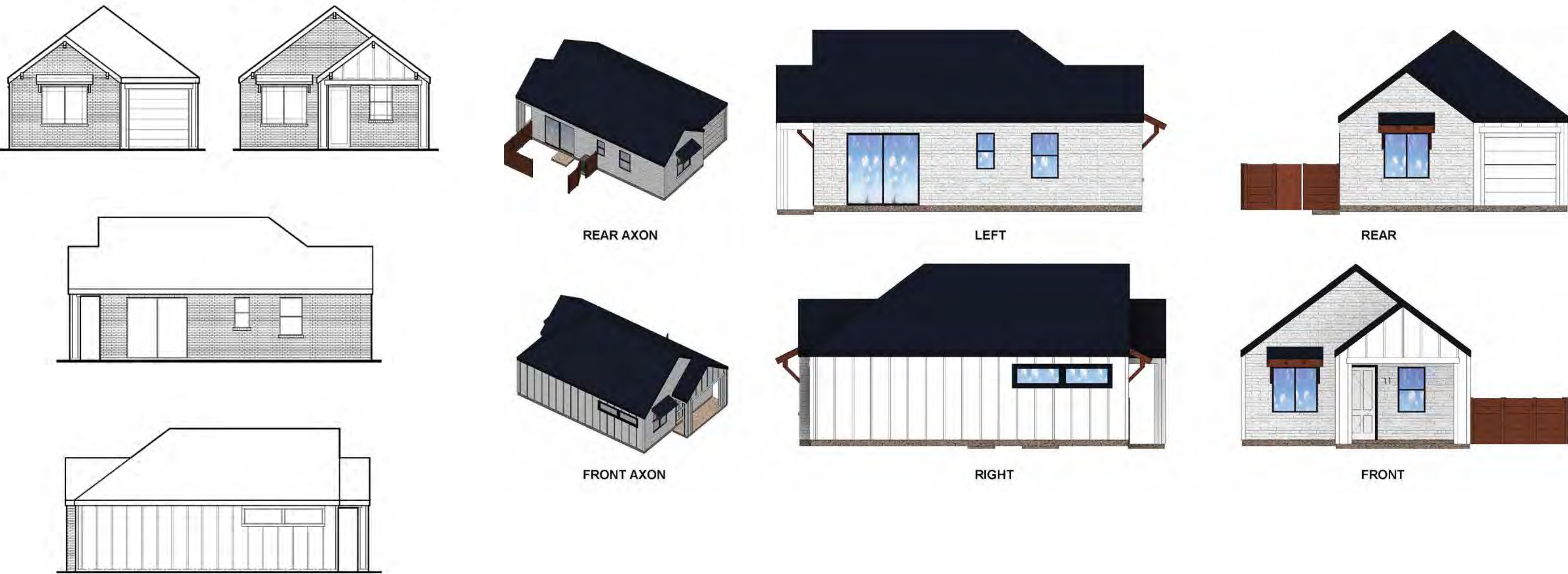
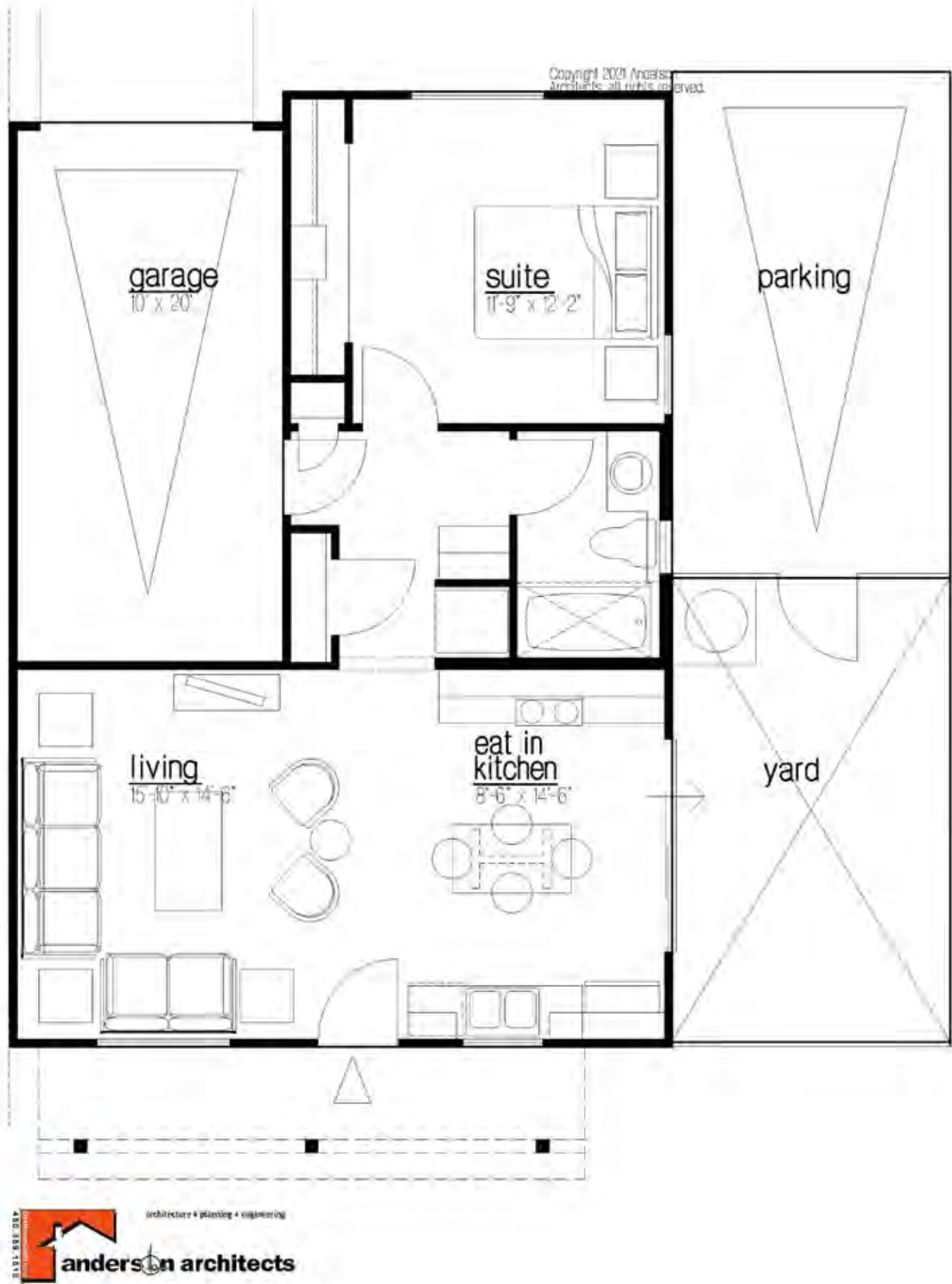
MTA-I-651
OCTOBER 10, 2021

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THE COTTAGES AT SAN JACINTO
1 BR - 1 BA GAR



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EXHIBIT
F3

a residential architectural character exhibit for

**SAN JACINTO
COTTAGES**

±13.5 ACRES OF LAND

prepared for

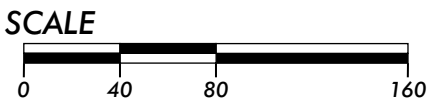
REME COMPANIES



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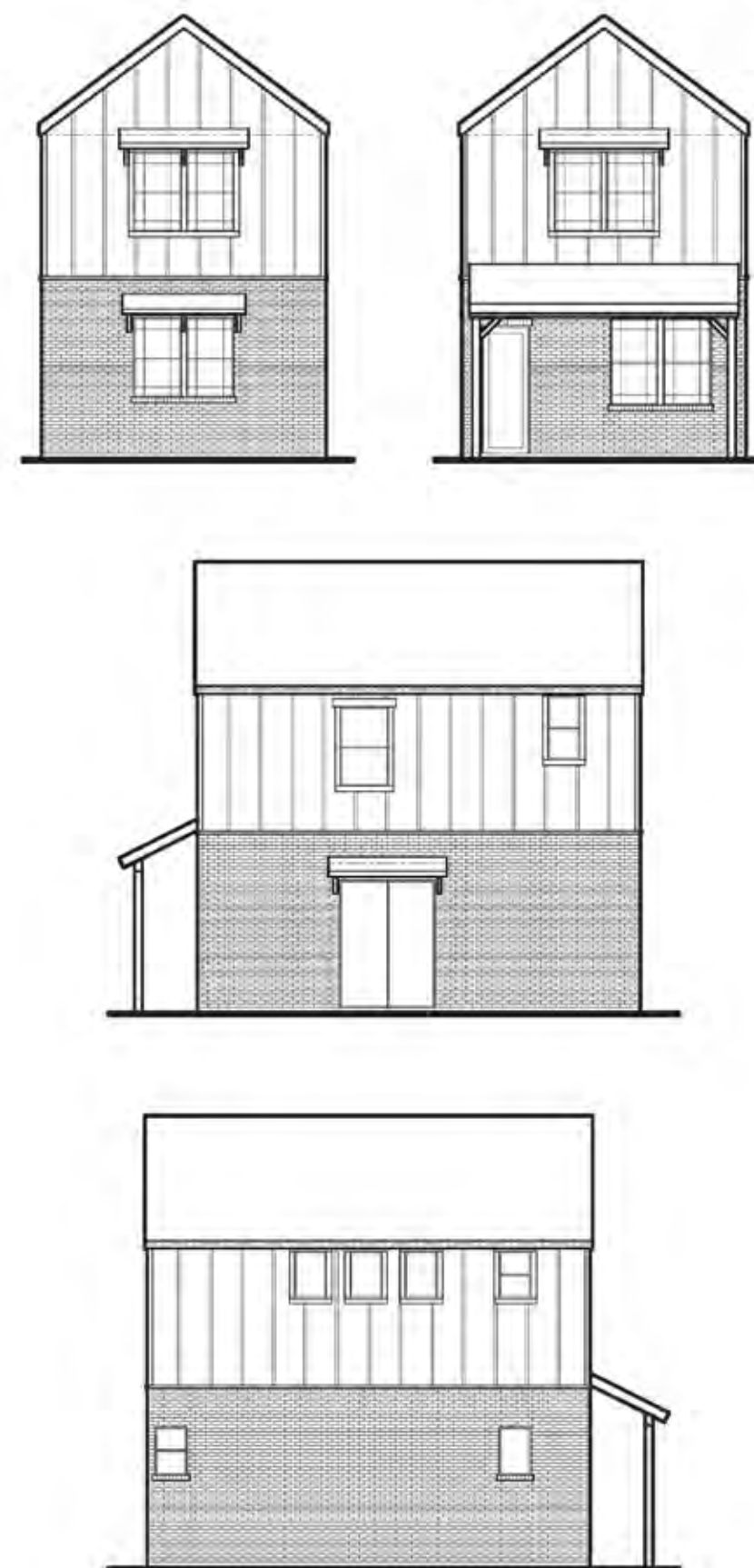
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OCTOBER 10, 2021



THE COTTAGES AT SAN JACINTO 2 BR - 2 BA



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EXHIBIT F4

a residential architectural character exhibit for

SAN JACINTO COTTAGES

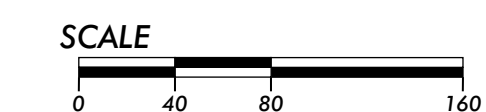
±13.5 ACRES OF LAND

prepared for

REME COMPANIES



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Katy, Texas 77494
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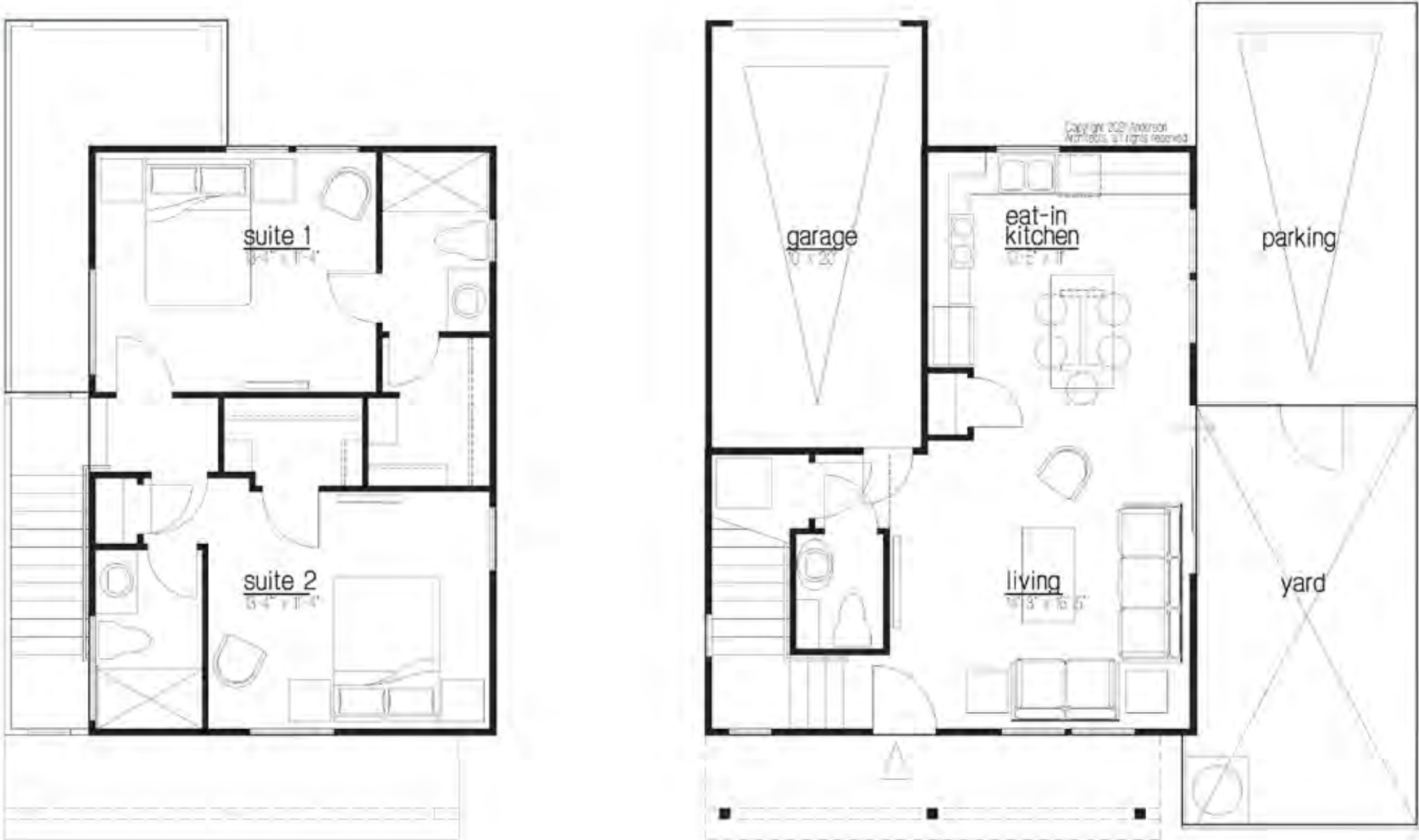
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OCTOBER 10, 2021

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THE COTTAGES AT SAN JACINTO
2 BR - 2 BA GAR



REAR AXON



RIGHT



REAR



FRONT AXON



LEFT



FRONT



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EXHIBIT
F5

a residential architectural character exhibit for

**SAN JACINTO
COTTAGES**

±13.5 ACRES OF LAND

prepared for

REME COMPANIES



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THE COTTAGES AT SAN JACINTO
3 BR - 2 BA GAR



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EXHIBIT
F6

a residential architectural character exhibit for

**SAN JACINTO
COTTAGES**

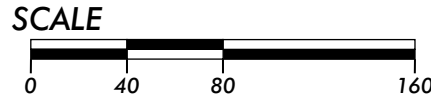
±13.5 ACRES OF LAND

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MTA-I-651
OCTOBER 10, 2021

THE COTTAGES AT SAN JACINTO



SOUTHERN LIVE OAK



SOUTHERN MAGNOLIA



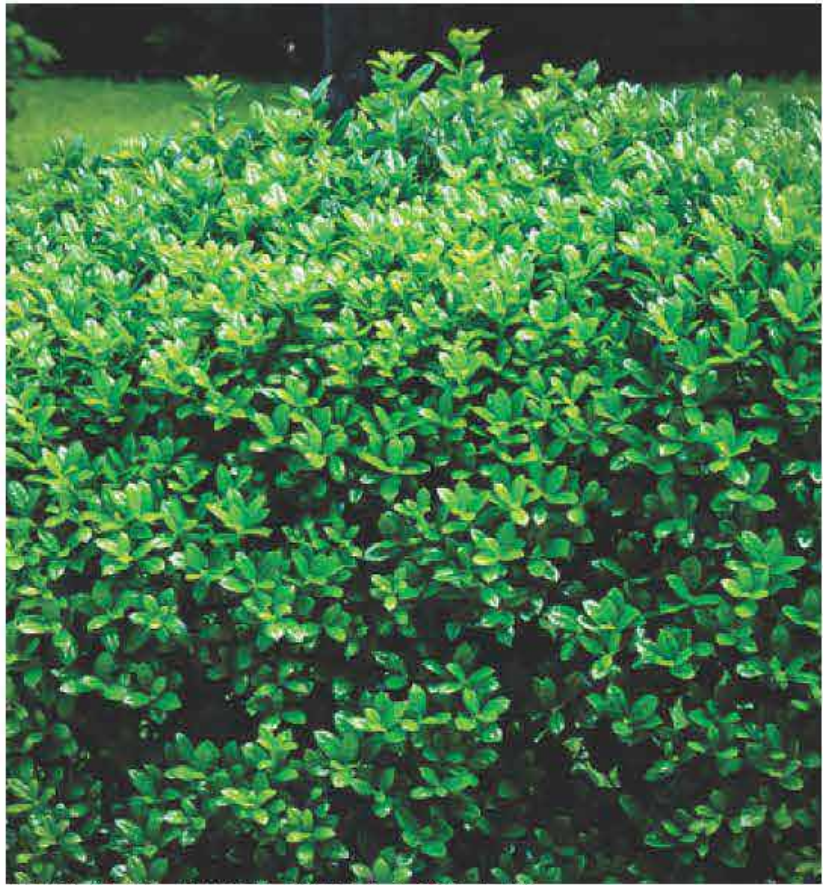
LITTLE GEM MAGNOLIA



GRAPE MYRTLE



YAUPOH HOLLY



DWARF BURFORD HOLLY



DWARF PODOCARPUS



PINK MUHLY GRASS



AUTUMN SAGE



LITTLE KITTEN GRASS



ASAPARGUS FERN



TEXAS SAGE



TEXAS LANTANA



SILVER PONYFOOT



LIRIOPE

Kimley»Horn

EXHIBIT
G

an planting palette for
**SAN JACINTO
COTTAGES**
±13.5 ACRES OF LAND
prepared for
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SCALE
0 40 80 160

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OCTOBER 04, 2021

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Eric & Suzan Carter

Occidental
Chemical Corp.

HMT Inc.

SAN JACINTO BOULEVARD

OFFSITE
LAKE/DETENTION
±2.5 Ac.

REC CENTER

DRAINAGE ESMT.

Sev Therapy
Services LLC

ARCHER RD.

Highland Farms

THOMAS RD.



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LEGEND



an open space and amenities plan for

SAN JACINTO COTTAGES

±13.5 ACRES OF LAND

prepared for

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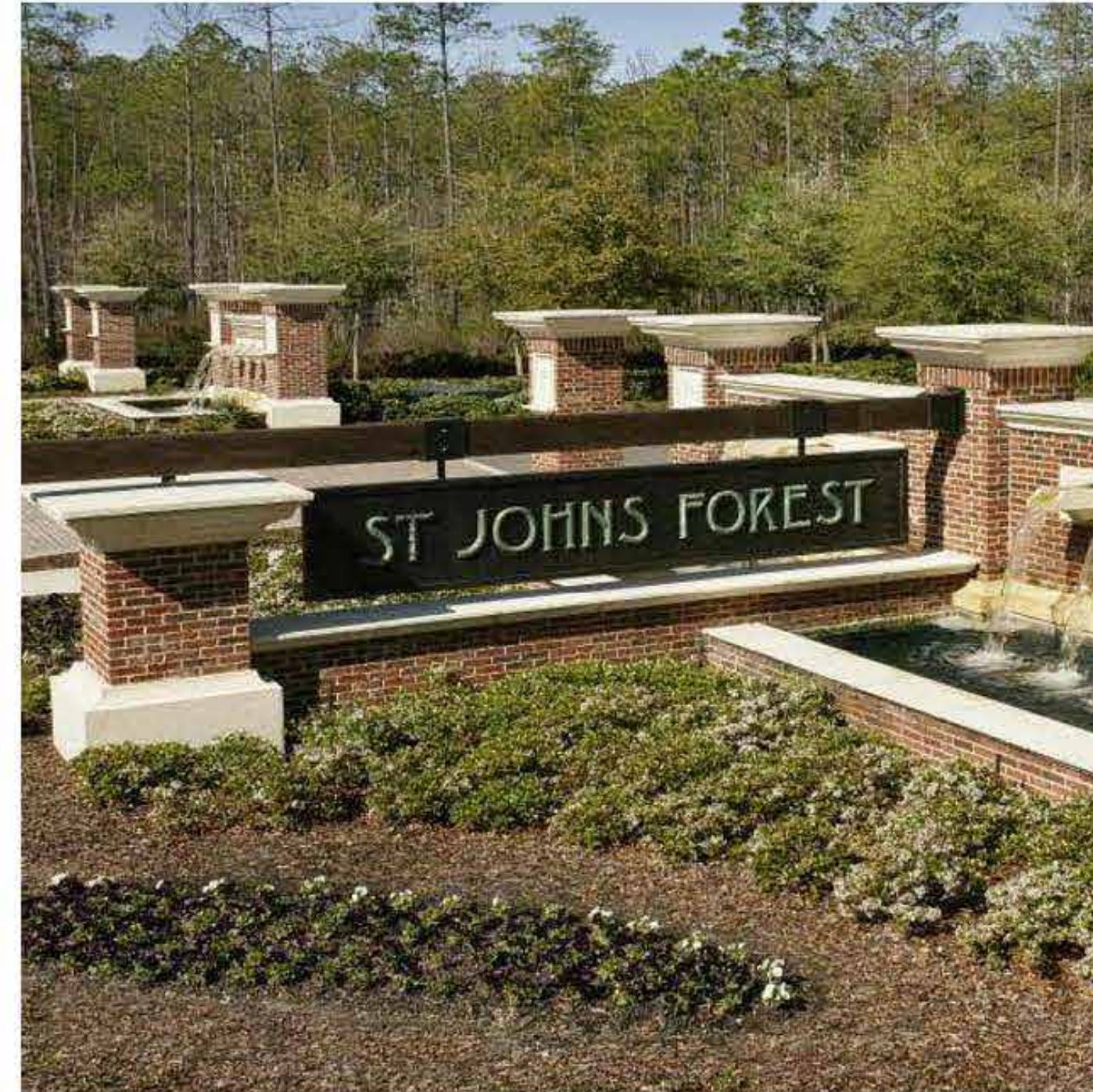


MTA-I-651
DECEMBER 09, 2021

THE COTTAGES AT SAN JACINTO



STONE BASE WITH METAL CUTOUT



SIGN PERPENDICULAR TO FENCE



STONE SIGN WITH TOWER



ILLUMINATED STONE SIGN RECTANGLE SHAPE



STONE SIGN WITH TOWER AND FOUNTAIN

ENTRY SIGN GUIDELINES

Ground signs shall not exceed 12' in height or 75 sq. ft. in size.

Proper anchoring shall be needed to attach the sign to masonry.

The sign area shall mean the entire advertising area of a sign excluding any framing, trim, or molding and the supporting structure.

Sign structure means any structure that supports or is capable of supporting any sign. A sign structure may be a single pole and may or may not be an integral part of a building.

EXHIBIT

a monument signage exhibit for
SAN JACINTO COTTAGES
±13.5 ACRES OF LAND

prepared for
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MTA-1-651
DECEMBER 09, 2021

THIS EXHIBIT IS INTENDED TO REPRESENT THE PROPOSED CHARACTER OF MONUMENT SIGNS FOR THE DEVELOPMENT. FINAL DESIGN WILL BE SUBMITTED DURING THE CONTRUSTION AND PERMITTING PHASE.

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**Planned Unit Development
San Jacinto Cottages
Staff Report
November 16, 2021**

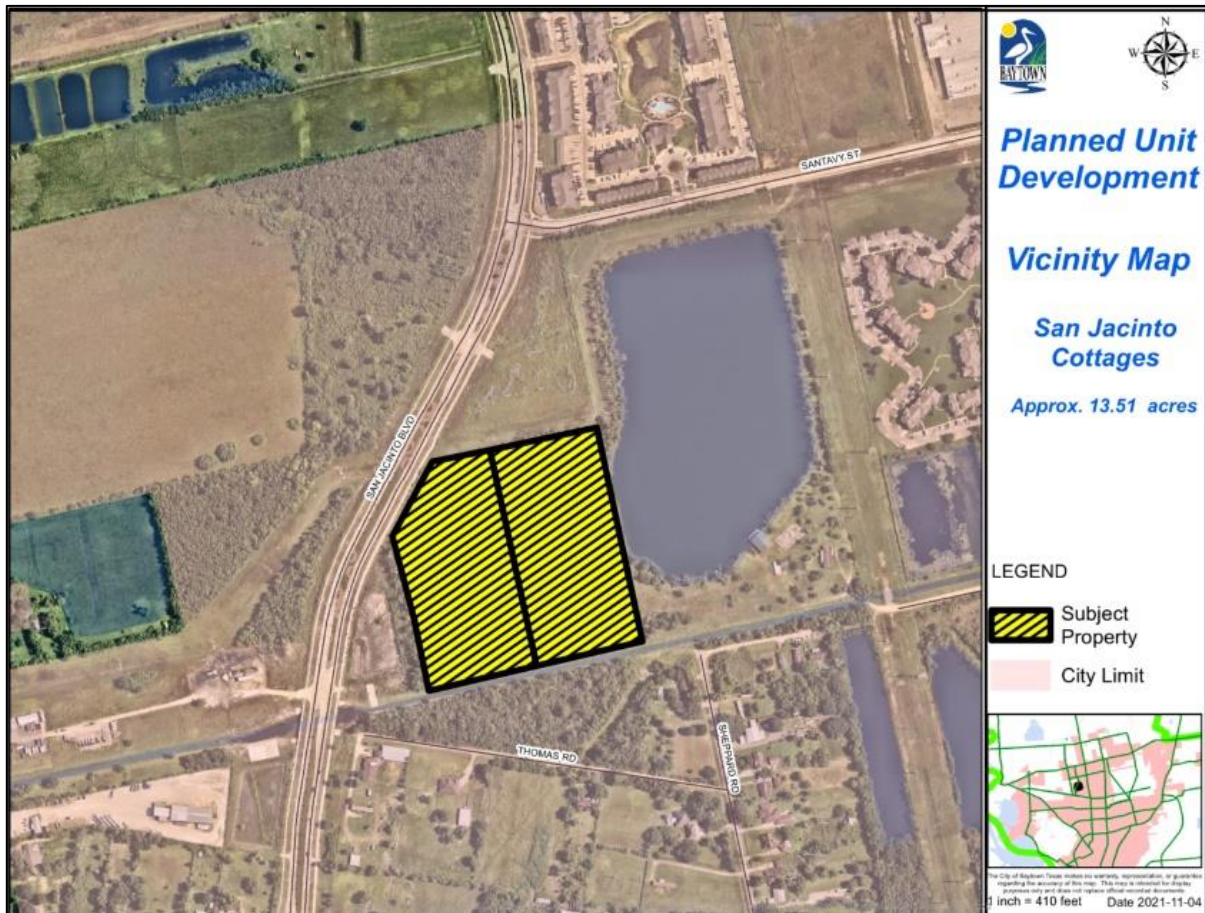
Plan Number: ZP21100043

Address: San Jacinto Blvd.

Requested Action: A proposed Planned Unit Development of approximately 13.51 acres, generally located east of San Jacinto Boulevard and South of Santavy Road, legally described as Tract 5A in Elena Fruit & Cotton Farms, Harris County, Texas, for a proposed multifamily cottage development.

Applicant: Kathryn Parker, Meta Planning + Design

Subject Property:



Parcel Map

Parcel Information

Current Use: Vacant

Proposed Use: Multifamily Cottages

Future Land Use Plan: Higher-Density Residential and Low-Medium Density Residential

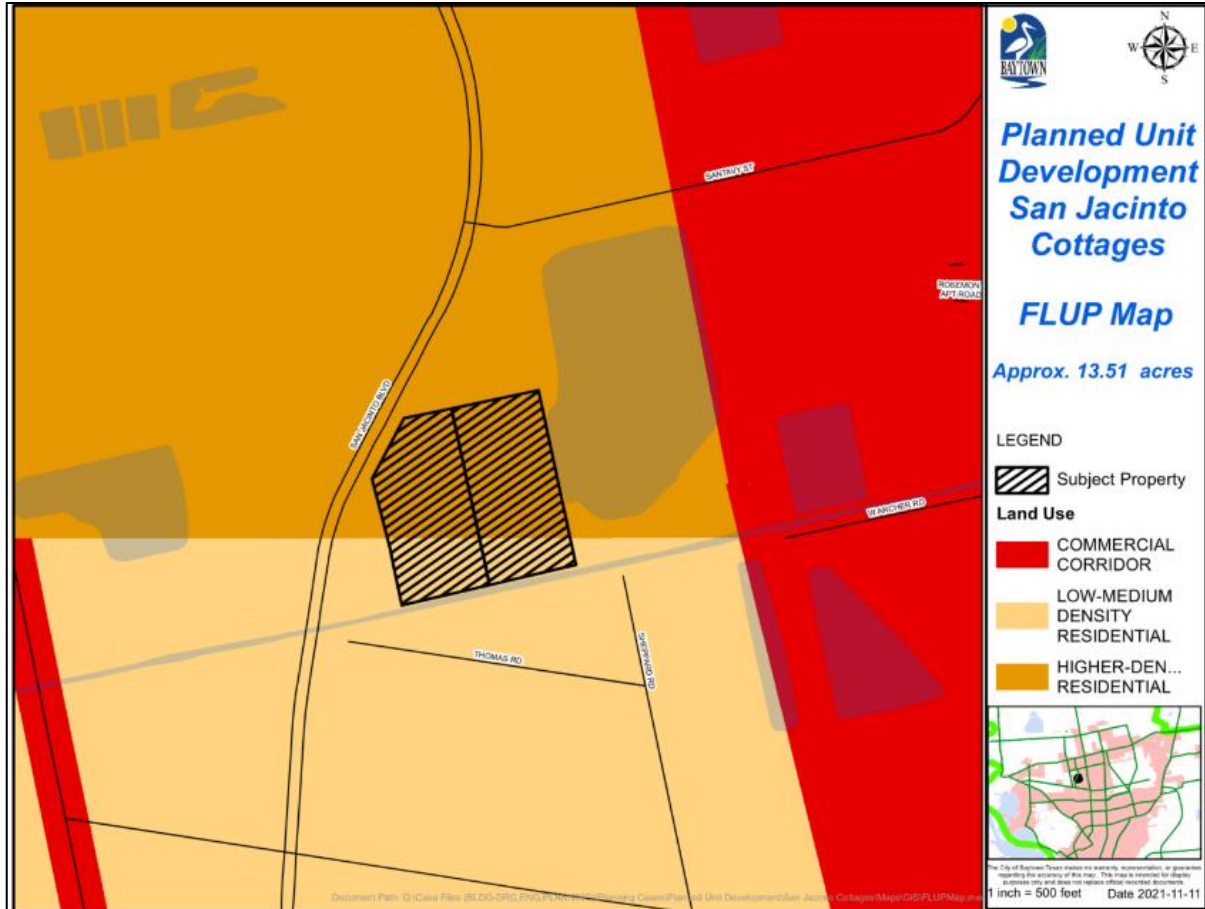
Adjacent Parcel Information

North: Pipeline Corridor

South: Drainage Channel

East: Retreat Venue

West: San Jacinto Blvd.; City of Baytown Retention Pond



Future Land Use Plan Map

Staff Analysis (Background):

The intent of the Planned Unit Development PUD is a district designed to provide for the development of land as an integral unit for single or mixed uses in accordance with a detail plan that may vary from established regulations of other zoning districts.

The PUD is the avenue provided in the Unified Land Development Code (ULDC) for proposed projects that do not fit neatly into any zoning district designation. The PUD application is for the future construction of a multifamily cottage development.

The PUD is being sought for this development to allow a multifamily development within one-half mile (0.5 mile) of other existing multifamily developments, both Alta Baytown Apartments and Rosemont Apartments are within this threshold. The proposed development, San Jacinto Cottages, will have a different form from these garden style apartments. The applicant's proposal includes 164 freestanding units; each unit will have a dedicated yard and driveway. The proposal includes a mix of one, two, and three-bedroom units with over half having a single

car garage. The development would also include a recreation center, community pool, dog park, walking trail, park, and several parklets.

In order to recommend approval of an application for a zoning amendment, the Planning and Zoning Commission shall consider the following factors:

1. **Consistency with guiding documents.**

The proposed project is consistent with the guiding documents. As guiding documents, the *Baytown 2025 Comprehensive Plan* and *Future Land Use Plan* (FLUP) are meant to provide guidance in land use decisions. The FLUP designates this property to be developed as Higher-Density Residential and Low-Medium Density Residential. Currently the FLUP would support the applicant's proposal for development. The narrative below describes the developments that would be allowed.

Higher-Density Residential (Shown as orange on the FLUP)

- Provides for detached and attached residential development including patio homes, duplexes, town homes, apartments and condominiums.
- Development with multiple buildings and internal driveways.
- Neighborhood and community commercial within a convenient walking distance of residences.
- Optional first-floor retail, offices, and services integrated horizontally or vertically as accessory uses within multi-family buildings and developments.
- Development should have adequate connectivity and be located near frontage roads, on arterials and collectors, in the downtown, or as part of a livable center.

Low-Medium Density Residential (Shown as a peach color on the FLUP)

- Includes a range of existing residential uses from rural residential to limited multi-family residential.
- Primarily conventional, single-family detached dwellings and manufactured housing on platted lots; smaller lots are satisfactory if common open space is provided.
- The scale and mass of any multi-family development should be reviewed and considered for compatibility to neighboring uses.
- Uses including places of assembly, schools, parks, and other community facilities such as libraries with pedestrian links to residential.
- Commercial that serves neighborhoods – not regions, such as office buildings, and neighborhood services to support and compliment residential area.
- Small-scale, neighborhood commercial located within a convenient walking distance of residences and buffered when adjacent to a residential use.
- Appropriate area for pedestrian and bicycle-friendly streets.
- Medium density development along perimeter of neighborhoods and generally along collector streets.

In addition, the PUD addresses values and desires expressed in Baytown's Vision Statement;

1. "...celebrating community by ensuring diverse and high-quality opportunity for housing", This development would offer a new type of high-quality middle housing for Baytown residents.

2. *“To be a community with a positive image and appearance...”* The applicant proposes to meet or exceed the ULDC’s design standards in the LC Zoning District and San Jacinto Overlay District (the current zoning districts of the proposed development). Meeting the current code would promote the desire for a more attractive community and the cohesiveness of the designed appearance.

2. **Compatible with the Surrounding Area.**

The proposed project is compatible with the surrounding area. To the north and south, the subject property is adjacent to a pipeline corridor and drainage channel; to the east and west is a retreat venue and a City of Baytown retention pond. These uses are compatible with the proposed development and provide a buffer to the nearby single-family neighborhood. The applicant is also working with the City of Baytown to utilize the retention pond along San Jacinto Blvd. The developer will make improvements to increase the capacity of the retention pond and add amenities such as landscaping and a walking trail to enhance the corridor.

3. **Promotion of health, safety, or general welfare.**

It is not anticipated that the proposed project will be detrimental to the health, safety, or general welfare of the general area. Any proposed development will be required to meet all current adopted codes of the City of Baytown and therefore promote the health, safety and welfare of the community. The subject property is within in the city limits and will receive fire and emergency services. The proposal includes internal sidewalks, parklets, and an offsite trail that aims to provide safe and connected pedestrian mobility throughout the development, as well as promote healthy lifestyles and outdoor recreation. The development will have direct access to the City’s trail network.

4. **Facilitation of infrastructure.**

The subject property was annexed in 2017; water and wastewater lines have already been extended to the area and are available along San Jacinto Blvd. The proposed development includes two points of access to the property. The southern access will be the main entrance and exit while the northern access will be restricted to egress and emergency access. The development will have a 28-foot loop drive throughout the site and 18-foot alleys for garage and driveway access.



PLAN DESIGNED BY:



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LOT SUMMARY

1BR	19 UNITS	12%
1BR w/GARAGE	41 UNITS	25%
2BR	37 UNITS	22%
2BR w/GARAGE	35 UNITS	21%
3BR w/GARAGE	32 UNITS	20%
TOTAL 164 UNITS		

SAN JACINTO COTTAGES ±13.5 ACRES OF LAND

prepared for
REME COMPANIES



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Katy, Texas 77494
Tel: 281-810-1422

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0 20 40 60 80 100

META-1-851
OCTOBER 21, 2021

Proposed PUD Land Plan

5. There are changed conditions.

As previously mentioned, the property was annexed in 2017 and shortly after the area was placed in the LC Zoning District and the San Jacinto Overlay District was adopted and placed on the greater area. These were adopted to promote quality developments along the newly constructed San Jacinto Blvd. This project would be one of the first developments along San Jacinto Blvd. and it would provide a unique housing option that will increase housing stock diversity in Baytown.

6. Effect on natural environment.

The subject property is currently wooded and would require the removal of the current vegetation. The PUD includes a landscaping plan and the option to retain trees over 5 caliper inches for landscaping credit.

The applicant is required to mitigate adverse impacts by standards contained throughout the City of Baytown Code of Ordinances.

7. Community need.

As the community grows, more opportunities for housing are necessary to accomplish the goals and objectives identified in the City's guiding documents. The proposed development aims to provide a unique housing option that will increase the housing stock diversity in Baytown and help fill a housing gap for a middle housing option.

Staff Recommendation

Staff recommends approval of the proposed Planned Unit Development for San Jacinto Cottages.

Comment Form - San Jacinto PUD

SURVEY RESPONSE REPORT

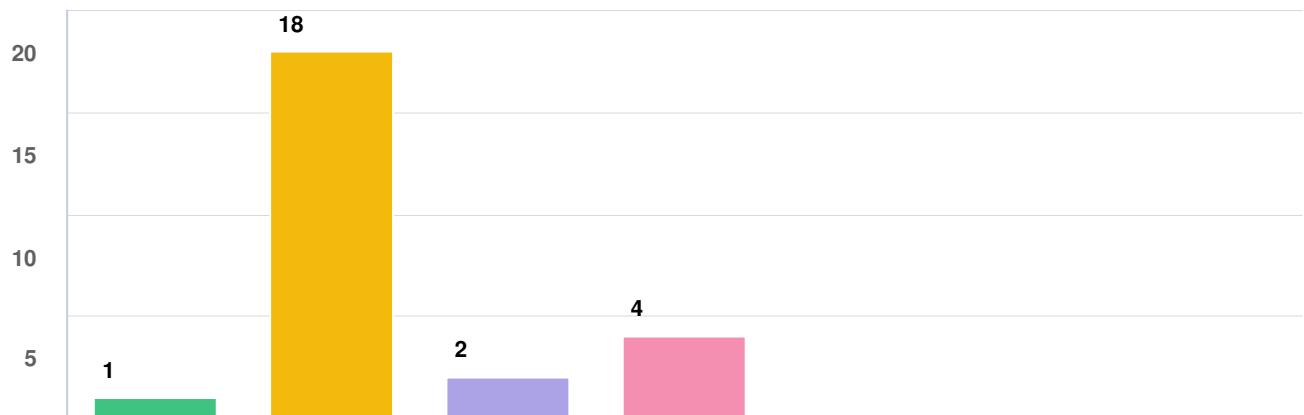
27 August 2020 - 16 December 2021

PROJECT NAME:

San Jacinto Blvd and Santavy St - Planned Unit Development (San Jacinto Cottages)

SURVEY QUESTIONS

Q1 How did you hear about this development application?



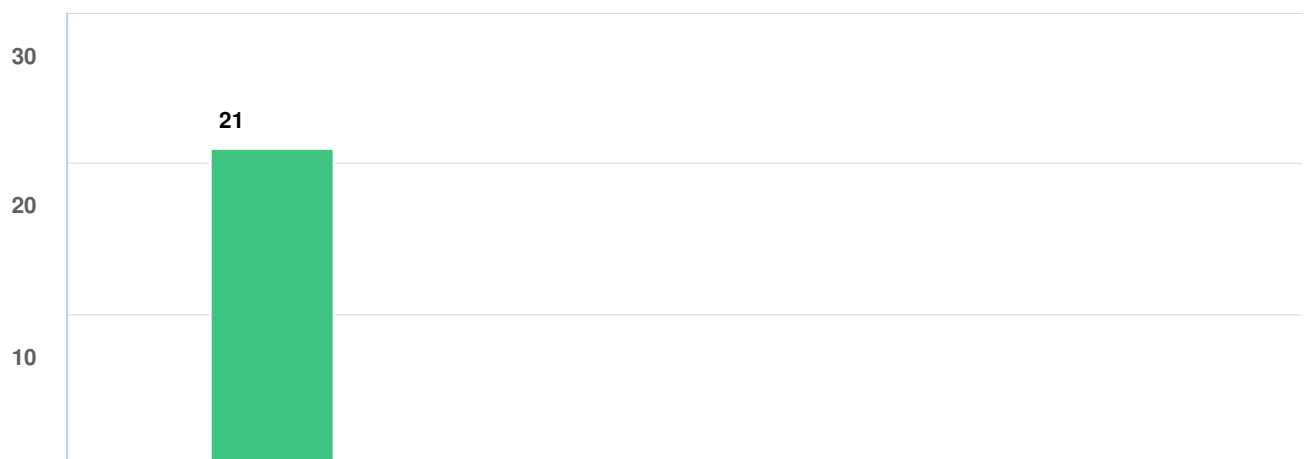
Question options

- Letter from the City of Baytown
- Social media
- Word of mouth
- BaytownEngage.com
- Public Notice in the Baytown Sun
- Sign on-site
- Other (please specify)

Optional question (21 response(s), 0 skipped)

Question type: Checkbox Question

Q2 After considering the likely impact this proposal has on your property, do you:



Question options

- Object to the proposal
- Support the proposal
- Neither support or object

Optional question (21 response(s), 0 skipped)

Question type: Checkbox Question

Q3 Please explain your answer to Question 5 and include how you will be impacted by the proposal.

Screen Name Redacted

11/09/2021 12:18 PM

No more apartments please. We have more than enough.

Screen Name Redacted

11/09/2021 01:44 PM

I believe this will add more traffic and defeat the purpose of this road being built. Garth is a mess and this will make it more like Garth. Also, the turnaround is already tough for some to navigate. I've seen near misses and cars trying to race. I do not see a need for more apartments or homes in our city. We need decent places to shop. Focus on that please.

Screen Name Redacted

11/09/2021 06:40 PM

We have enough apartments and hotels here in Baytown. We keep developing more hotels and apartments with nothing to do here in Baytown. Why don't we focus on the mall? Maybe go after the money that is owed to Baytown?

Screen Name Redacted

11/09/2021 07:19 PM

Baytown needs more shopping, entertainment, restaurants spread out, not just cluster on gart Rd. We need to keep our money in town and make places for residents to spend locally

Screen Name Redacted

11/09/2021 08:26 PM

My fear, it will turn into what Pecan Grove duplexes on Kilgore and Roseland Manor duplexes on E. Texas did, run down and undesirable. It's just another form of apartments which I believe Baytown does not need.

Screen Name Redacted

11/09/2021 10:17 PM

We do not need more apartments in Baytown. We need more shopping.

Screen Name Redacted

11/10/2021 05:43 AM

Baytown needs more shopping and restaurants. Building more apartments has a negative impact on community. This does not bring jobs to the area. Building government assisted living only brings more crime and less growth opportunities for Baytown. Born and raised in Baytown and have only seen the city go in the opposite direction. This is why residents go elsewhere for shopping and entertainment.

Screen Name Redacted

11/10/2021 06:03 AM

We need our shopping mall back and food court back. This was the original plan. Instead we're running businesses away.

Screen Name Redacted 11/10/2021 07:16 AM	No more apartments
Screen Name Redacted 11/10/2021 07:40 AM	We need shopping not apartments, washaterias, taquerias, RV parks or storage buildings. Get our 3.25 million bk and go with someone else and build a shopping mall. This is getting old.
Screen Name Redacted 11/10/2021 07:57 AM	This project is little more than a Section 8 apartment project. No garage? Street parking? Limited to 1-2 spaces per unit? Designed as "affordable housing" translates into lower income folks that will be bunched together eventually creating a problem with higher than normal crime rates. Baytown has been allowed to become a haven for lower income and that is why we have 5 times the state average for Section 8 Apartments. This project should NOT be allowed.
Screen Name Redacted 11/10/2021 06:20 PM	We do not need more apartments. Need more shopping
Screen Name Redacted 11/10/2021 10:11 PM	I don't want another ghetto, especially on that nice part of garth. Im tired of low income housing getting priority over everything else. We don't want more low income housing. Please do not allow this. Baytown is asking for trouble by having all these motels/ low income housing. We are not a poor city, we are a proud working baytonians that do not want our way of life degraded !
Screen Name Redacted 11/10/2021 11:50 PM	We need more stores. All our money is being spent outside of baytown. Baytown is losing money. We do not need any more homes/ apartments etc.
Screen Name Redacted 11/11/2021 06:02 AM	There is enough apartments in Baytown. We need shopping area or some form of entertainment area for families. This way Baytown can have money flow in instead of having to drive to baybrook
Screen Name Redacted 11/11/2021 09:01 PM	No more Apartments, this city needs a complete mall with nice shopping areas and restaurants
Screen Name Redacted 11/13/2021 10:11 AM	No more apartments, add shopping

Screen Name Redacted

11/13/2021 04:15 PM

We don't need an apartment complex on prime property for retail shopping. I believe this move will devalue the area and waste prime property that could be used for businesses that could bring value to the area.

Screen Name Redacted

11/14/2021 04:58 AM

We dont need any more apartments!

Optional question (19 response(s), 2 skipped)

Question type: Essay Question



PLANNING AND ZONING COMMISSION

4. d.

Meeting Date: 12/21/2021

Subject: Consider - Planned Unit Development for San Jacinto Cottages

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Francesca Linder, Planning and Development Services

Information

ITEM

Consider making a recommendation concerning the proposed Planned Unit Development (PUD) of approximately 13.51 acres generally located east of San Jacinto Boulevard and South of Santavy Road for a proposed multifamily cottage development.

PREFACE

The applicant is requesting a Planned Unit Development (PUD) overlay to allow for a multifamily cottage development, legally described as Tract 5A in Elena Fruit & Cotton Farms, Harris County, Texas.

The applicant's proposal includes 164 freestanding units; each unit will have a dedicated yard and driveway. The proposal includes a mix of one, two, and three-bedroom units with over half having a single-car garage. The development would also include a recreation center, community pool, dog park, walking trail, park, and several parklets.

The supporting documentation is attached for your review.

RECOMMENDATION



PLANNING AND ZONING COMMISSION

5. a.

Meeting Date: 12/21/2021

Subject: Director's Report

Prepared by: Nai Mongiello, Planning and
Development Services

Information

ITEM

Receive a report regarding action taken by City Council on planning and zoning items.

PREFACE

This will be a recurring item to provide a report to the Planning and Zoning Commission on action taken by City Council regarding planning and zoning cases previously considered by the Commission.

RECOMMENDATION
