



CITY OF BAYTOWN

NOTICE OF MEETING

**PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 18, 2022
5:00 P.M.
COUNCIL CHAMBER, CITY HALL
2401 MARKET STREET, BAYTOWN, TEXAS 77520**

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **Elections**
 - a. Consider the election of a chairperson and a vice-chairperson of the Planning and Zoning Commission in accordance with Section 2-322 of the Code of Ordinances, Baytown, Texas.
3. **MINUTES**
 - a. Consider approving the meeting minutes of the November 16, 2021, Planning and Zoning Commission regular meeting.
4. **BUSINESS ITEMS**
 - a. Consider stop control modifications at the intersection of Memorial Drive at Elmwood Drive.
 - b. Consider stop control modifications at the intersection of Memorial Drive at Rosewood Drive.
5. **ZONING**
 - a. Conduct the first public hearing concerning a request to amend the official zoning map to rezone an approximately two-acre parcel located at 2518 Massey Tompkins Road from a Low Density Single-family Residential Dwellings (SF1) Zoning District to a General Commercial (GC) Zoning District.

- b. 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.
- c. 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.
- d. 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.
- e. 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.

6. PLATS

- a. Consider approving Sterling Point Section Three Final Plat, being approximately 17.76 acres located east of Garth Road and south of FM 1442 Road.
- b. Consider approving Sterling Point Section One Final Plat, being approximately 53.45 acres located approx 1300 feet south of the intersection of Garth Road and FM 1442 Road.
- c. Consider approving Bay Creek Preliminary Plat, located at 8902 North Main Street.
- d. Consider approving Sterling Point Section Two Final Plat, being approximately 23.14 acres located east of Garth Road and south of FM 1442 Road.
- e. Consider approving Wallisville Center Preliminary Plat located at 5103 East Wallisville Road.

7. DIRECTOR'S REPORT

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

8. 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.

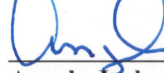
THE CITY OF BAYTOWN IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF BAYTOWN'S PUBLIC FACILITIES ARE WHEEL CHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. REQUESTS 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:

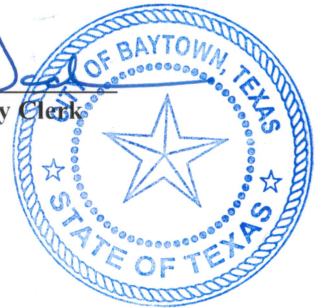


Christopher Chavis, Assistant Director of
Planning and Development Services

Posted by:



Angela Jackson, City Clerk
(SEAL)



Posted this 14th day of January, 2022, at 5:00 P.M.



PLANNING AND ZONING COMMISSION

2. a.

Meeting Date: 01/18/2022

Subject: Election of Commission Officers

Prepared for: Nathan Dietrich, Planning and Development Services

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Consider the election of a chairperson and a vice-chairperson of the Planning and Zoning Commission in accordance with Section 2-322 of the Code of Ordinances, Baytown, Texas.

PREFACE

Section 2-322 "Officers" of the Code of Ordinances, Baytown, Texas, states:

The planning and zoning commission shall elect a chairperson and vice-chairperson at the first meeting of each year. A person who has served three consecutive terms, whether full or partial, as a chairperson or as a vice-chairperson is not eligible for reappointment to the same office until the expiration of at least one year from the date of his last service in such office.

For the 2021 calendar year, the chairperson was Ms. Tracy Wheeler and the vice-chairperson was Ms. Donna Winfrey.

RECOMMENDATION



PLANNING AND ZONING COMMISSION

3. a.

Meeting Date: 01/18/2022

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

4. a.

Meeting Date: 01/18/2022

Subject: Consider stop control modifications at the intersection of Memorial Drive at Elmwood Drive.

Prepared for: Erwin Burden, Public Works/Engineering/BAWA

Prepared by: Matthew Johnson, Public Works/Engineering/BAWA

Information

ITEM

Consider stop control modifications at the intersection of Memorial Drive at Elmwood Drive.

PREFACE

Section 94-63(a) of the City of Baytown Code of Ordinances gives authority over changes concerning traffic control devices placed and maintained in the city to the Planning and Zoning Commission. The purpose of this agenda item is to request approval for installing stop signs on the northeast bound and southwest bound approaches to Elmwood Drive along Memorial Drive. Memorial Drive is classified as a collector street and Rosewood Drive is classified as a local, or residential street by the City of Baytown Master Thoroughfare Plan; they create a "Tee" intersection with Elmwood Drive terminating at Memorial Drive. Public Works and Engineering received several complaints about traffic along Memorial Drive over the past year. Site investigations at varying times lead us to believe that the installation of all-way stop-control at this intersection would enhance the safety of the traffic along Memorial Drive.

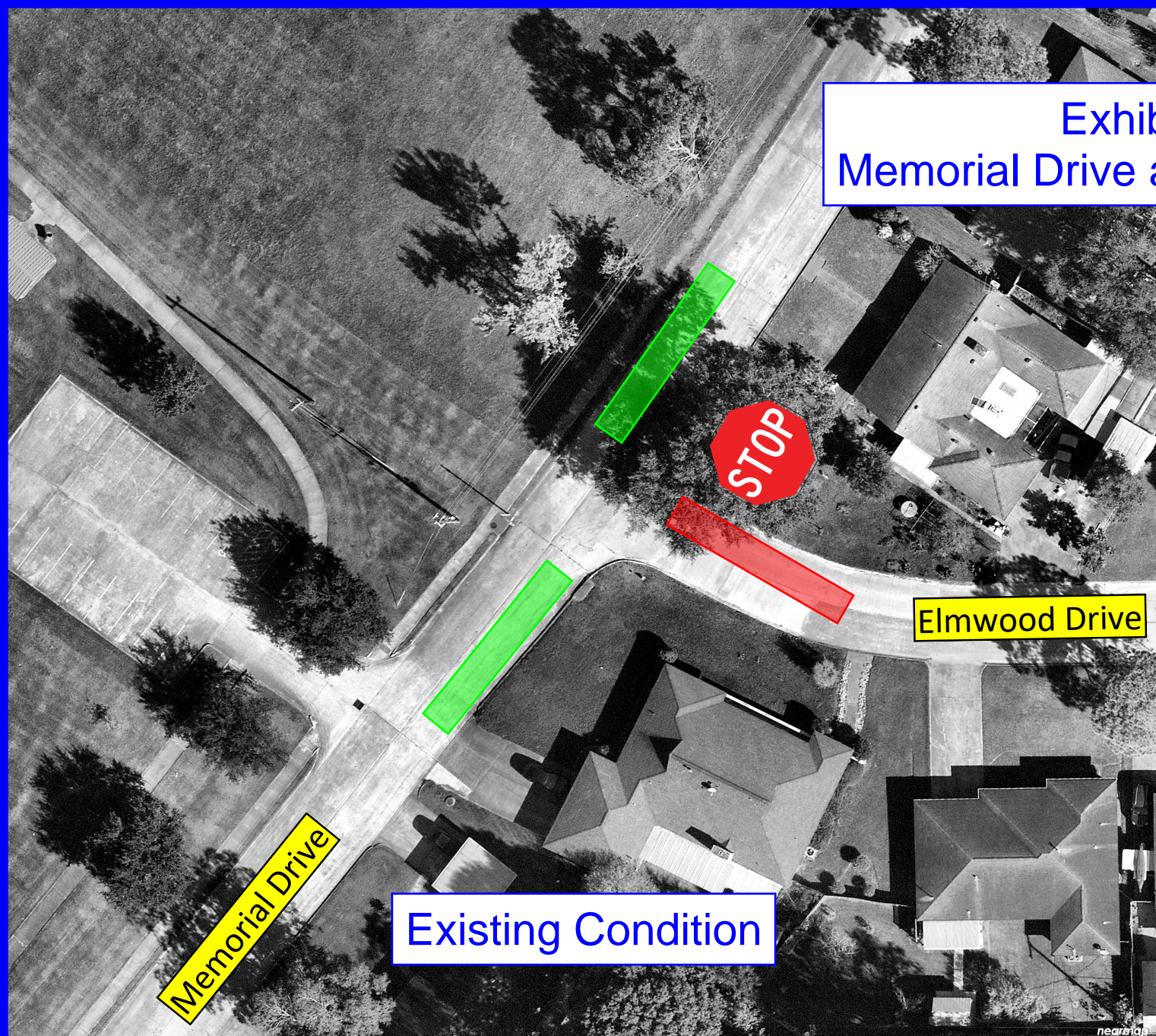
RECOMMENDATION

Staff recommends approval.

Attachments

Exhibit A - Memorial Drive at Elmwood Drive

Exhibit A -
Memorial Drive at Elmwood Drive





PLANNING AND ZONING COMMISSION

4. b.

Meeting Date: 01/18/2022

Subject: Consider stop control modifications at the intersection of Memorial Drive at Rosewood Drive.

Prepared for: Erwin Burden, Public Works/Engineering/BAWA

Prepared by: Matthew Johnson, Public Works/Engineering/BAWA

Information

ITEM

Consider stop control modifications at the intersection of Memorial Drive at Rosewood Drive.

PREFACE

Section 94-63(a) of the City of Baytown Code of Ordinances gives authority over changes concerning traffic control devices placed and maintained in the city to the Planning and Zoning Commission. The purpose of this agenda item is to request approval for installing stop signs on the northeast bound and southwest bound approaches to Rosewood Drive along Memorial Drive. Memorial Drive is classified as a collector street and Rosewood Drive is classified as a local, or residential street by the City of Baytown Master Thoroughfare Plan; they create a "Tee" intersection with Rosewood Drive terminating at Memorial Drive. Public Works and Engineering received several complaints about traffic along Memorial Drive over the past year. Site investigations at varying times lead us to believe that the installation of all-way stop-control at this intersection would enhance the safety of the traffic along Memorial Drive.

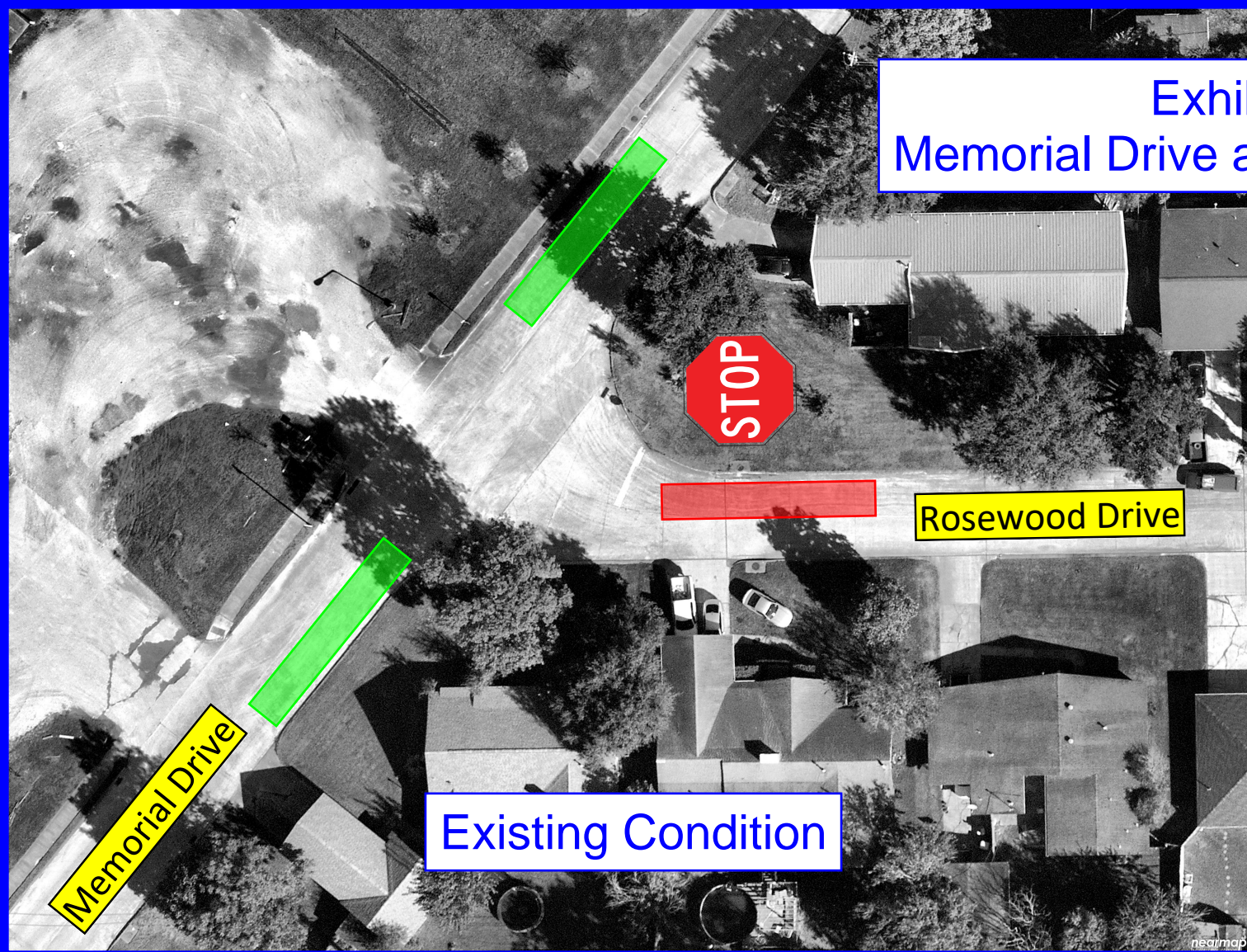
RECOMMENDATION

Staff recommends approval.

Attachments

Exhibit A - Memorial Drive at Rosewood Drive

Exhibit A -
Memorial Drive at Rosewood Drive





PLANNING AND ZONING COMMISSION

5. a.

Meeting Date: 01/18/2022

Subject: Public Hearing - Zoning Map Amendment from SF1 to GC

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Conduct the first public hearing concerning a request to amend the official zoning map to rezone an approximately two-acre parcel located at 2518 Massey Tompkins Road from a Low Density Single-family Residential Dwellings (SF1) Zoning District to a General Commercial (GC) Zoning District.

PREFACE

The applicant is requesting to rezone approximately 2 acres of the 18+ acre parcel to a General Commercial zoning district to allow for new commercial development on a vacant tract. The subject area is at the corner where two arterial roads intersect. The proposed development for this rezoning is a gas station with a convenience store.

RECOMMENDATION

This is a public hearing item.

Attachments

Application & Supporting Documents

Vicinity Map

Staff Report



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

App Date: 12/14/2021
Plan Number: ZP21120076

Description: Rezone from SF1 to GC

Parcel: 0410250060597

Applicant

Tiffany Foster
4730 Mohegan Court

Baytown, TX 77521

Owner

Altaf Momin
Home: (281) 840-8162

Mobile: (281) 840-8162

Pre-Application

Informal Meeting

Property

Legal Description
Acres

TR 12C Abst 69 C Smith
18.63

Zoning

Current Zoning:

Proposed Zoning:

Low density single-family residential dwellings (SF1)

Mixed residential at low to medium densities (SF2)

Use

Current Use Type

Specific Current Use

Proposed Use Type

Specific Proposed Use

Vacant

Commercial

Applicant Statement

Explain how the proposed change is consistent with guiding documents

The proposed development is for an approximately two acre commercial site at the southeast corner of Massey Tompkins and Crosby Cedar Bayou. This area will be carved out of a larger ~18 acre tract. All of the property is currently zoned as Low density single-family residential dwellings (SF1).

The Baytown 2025 Comprehensive Plan designates the subject property as a Low-Medium Density Residential area on the Future Land Use Plan (FLUP). This designation accommodates commercial uses but states that the commercial uses are to serve neighborhoods and compliment residential areas. The commercial uses should be within walking distance of residences and buffered when adjacent to a residential use. The rezoning of approximately two acres for small-scale



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

commercial would be appropriate to support the future development of the remaining 18 acres of SF1 zoned land.

Additionally, the FLUP designation allows medium density development along the perimeter of neighborhoods and generally along collector streets. The proposed rezoning would be in compliance as this is an intersection of two major arterials within Baytown. Massey Tompkins is a major east/west four lane boulevard spanning from N. Main to SH 146 and Crosby Cedar Bayou is a north/south corridor providing a meandering connection from Interstate 10 to SH 146. Both roads are designated as major arterials on the Major Thoroughfare Plan with average speeds of 40 mph.

Extending the existing commercial corridor, which is directly to the west on Massey Tompkins or creating a commercial node for the intersection should be considered. The requested General Commercial (GC) zoning would allow for a more intense commercial activity but the actual land mass would minimize such to a smaller, localized development. For example, a new convenience store, a coffee shop, cleaners, or small food establishment.

Explain how the proposed change is compatible with the surrounding area

The proposed rezoning of the subject property to GC would be compatible with the many surrounding properties along Massey Tompkins Road. The area directly to the west along Massey Tompkins is designated as a Commercial Corridor and the properties are zoned GC. Three corners of the intersection of Massey Tompkins and Crosby Cedar Bayou are vacant, two of which are zoned GC. The remaining corner is zoned for residential but has a somewhat outdated, non-conforming commercial use. This proposed change would allow a complimentary commercial use for the intersection and serve the remaining residential zoned property within the area.

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

The proposed zoning change promotes orderly development as the subject tract is a prime location for general commercial development. A dedicated turn lane can be developed on Crosby Cedar Bayou to ensure safety for entering/exiting the commercial area. Other improvements to ensure safety can be employed based on a traffic impact statement for the intersection. All development will adhere to the City's development codes to ensure the health, safety, and general welfare for residents.

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

The proposed development will utilize existing infrastructure to support the commercial use. There is an 8-inch PVC sanitary line on the north side of the property on Massey Tompkins and a lift station onsite. The property is served by



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

the East District wastewater treatment plant. A 12-inch PVC water line is on the north side of Massey Tompkins across the street from the development, however, there is also a 6-inch water line on Crosby Cedar Bayou along the west property line. At the time of development, the appropriate size and connection points for utilities will be evaluated and impact fees will be assessed. Detention will be provided onsite to serve the entire development. It is anticipated to dedicate land for future ROW widening on Crosby Cedar Bayou and Massey Tompkins.

Explain any changed conditions

The lack of zoning prior to 2013 and existing conditions along Massey Tompkins have created a mixed corridor over the years. It continues to be in transition and all new construction development has been commercial, including several single-family homes renovated for commercial purposes. With the economy flourishing in Baytown, there should be consideration to encourage more infill development within the city core. Massey Tompkins is a major arterial that can easily accommodate more commercial uses. Additionally, the proposed rezoning will provide a small commercial area to support a future housing development in the interior of Baytown.

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)

There will be no adverse impacts to the natural environment. The development will provide adequate pervious area and landscaping within and along the perimeter. There will also be adequate buffering and setbacks from the proposed future residential area. Storm water will be privately managed onsite in a dedicated pond approved by the City of Baytown.

Explain how the proposed request will meet community needs

The proposed development will meet the community needs by providing new infill development along a major east/west corridor. The currently vacant land is prime for commercial development at the intersection. There is an older multi-occupancy retail to the north, which was constructed in 1973. Although it's 3400 square feet, it is considered non-conforming and would be limited in major expansion and improvements. This proposal will provide a new small commercial option to serve the surrounding residential areas.



To the City of Baytown,

November 11, 2021.

I, Efran Garcia, the owner of 2518 Massey Tompkins and 3610 Crosby Cedar Bayou, hereby allows those listed below to submit and handle all items in connection with development application(s) for this property. This includes, but not limited to, pre-development application, zoning amendment application, and required engineering plans. Those listed are also authorized to present information and respond to any questions as may arise with the development application process.

Tiffany Foster, Consultant

tpfoster19@gmail.com

832 651 3502

Altaf Momin

altafamin@yahoo.ca

281 840 8162

Abu Momin

mominabu@yahoo.com

281 536 7803

Rana Mahmood, Heights Engineering

Rana@heightsengineering.com

Office: 832 999 4764

Cell: 281 685 1484

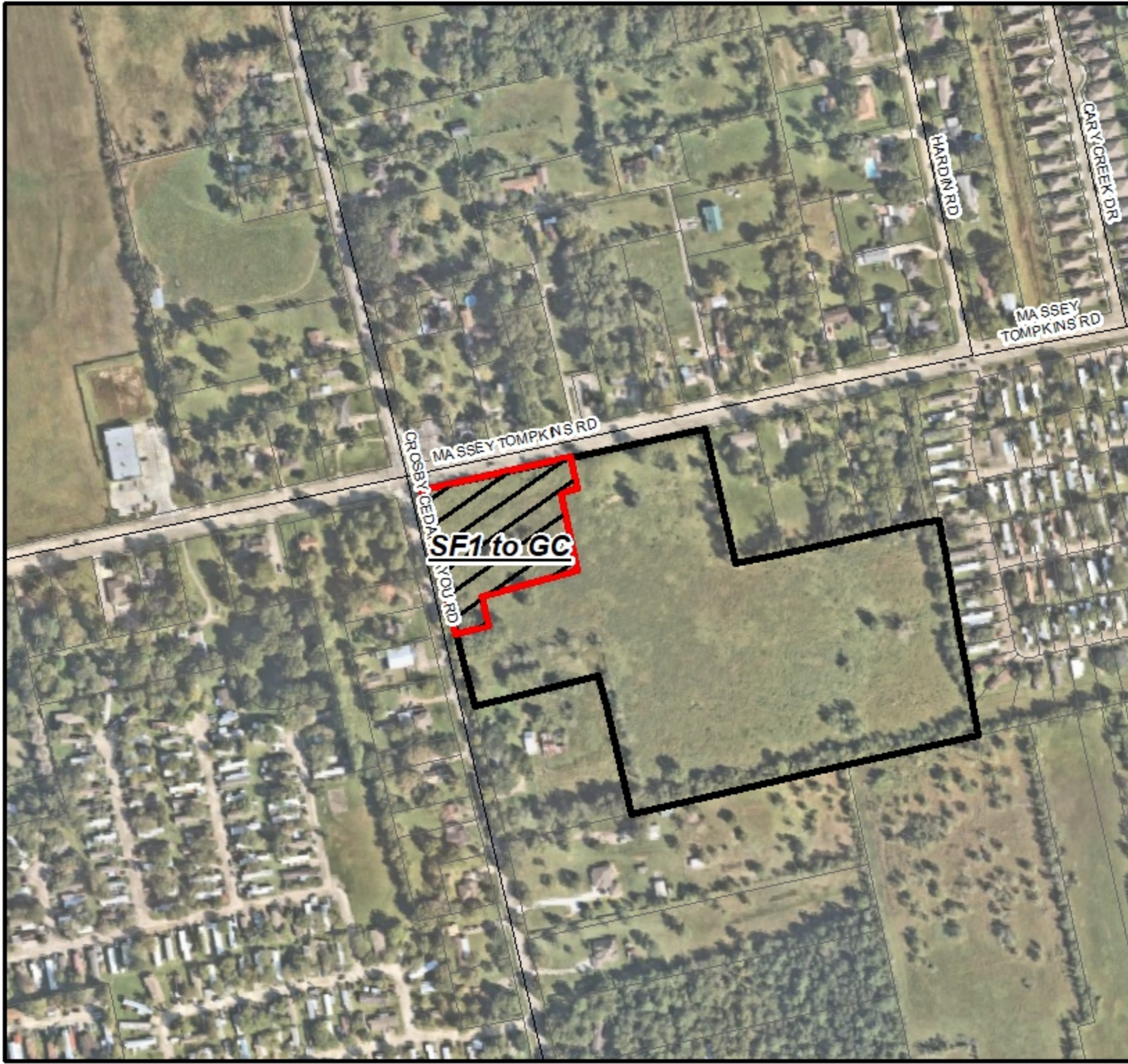
Regards,

 11-10-21

Efran Garcia

281 799 8894

tizapab@live.com



Zoning Map Amendment

2518
Massey Tompkins

Vicinity Map

From SF1 to GC
Approx. ~2 acres

-  Zoning Area
-  Full 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 = 333 feet Date: 01/06/2022



**City of Baytown
Zoning Map Amendment
Staff Report
January 18, 2022**

Plan Number: ZP2110076

Address: 2518 Massey Tompkins Road
Baytown, TX 77521

Requested Action: Amendment to the official zoning map to rezone approximately 2 acres from Low density single-family residential dwellings (SF1) to General commercial (GC) zoning district.

Applicant: Tiffany Foster

Subject Property: Approximately 2 acres of an 18.63 acres tract, generally located south of Massey Tompkins Drive and east Crosby Cedar Bayou Road, Baytown, Harris County, Texas.

Parcel Information:

Current Use: Vacant

Proposed Use: Commercial

Future Land Use Plan: Low-Medium Density Residential

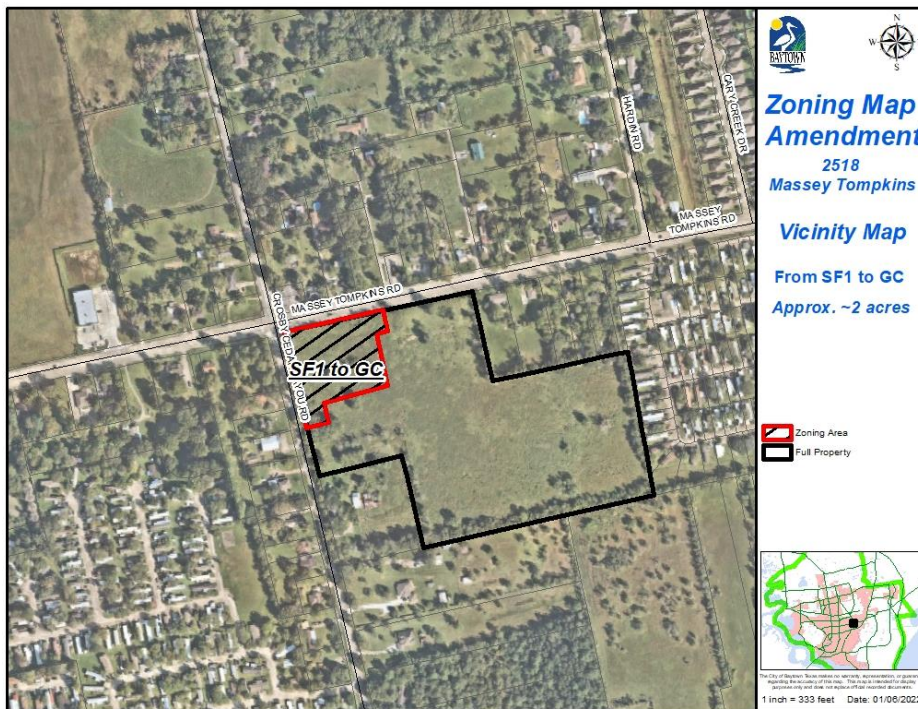
Adjacent Parcel Information:

North: Massey Tompkins Road, and Mixed residential at low to medium densities (SF2)

South: Low density single-family residential dwellings (SF1)

East: Low density single-family residential dwellings (SF1)

West: Crosby Cedar Bayou Road, and General commercial (GC)



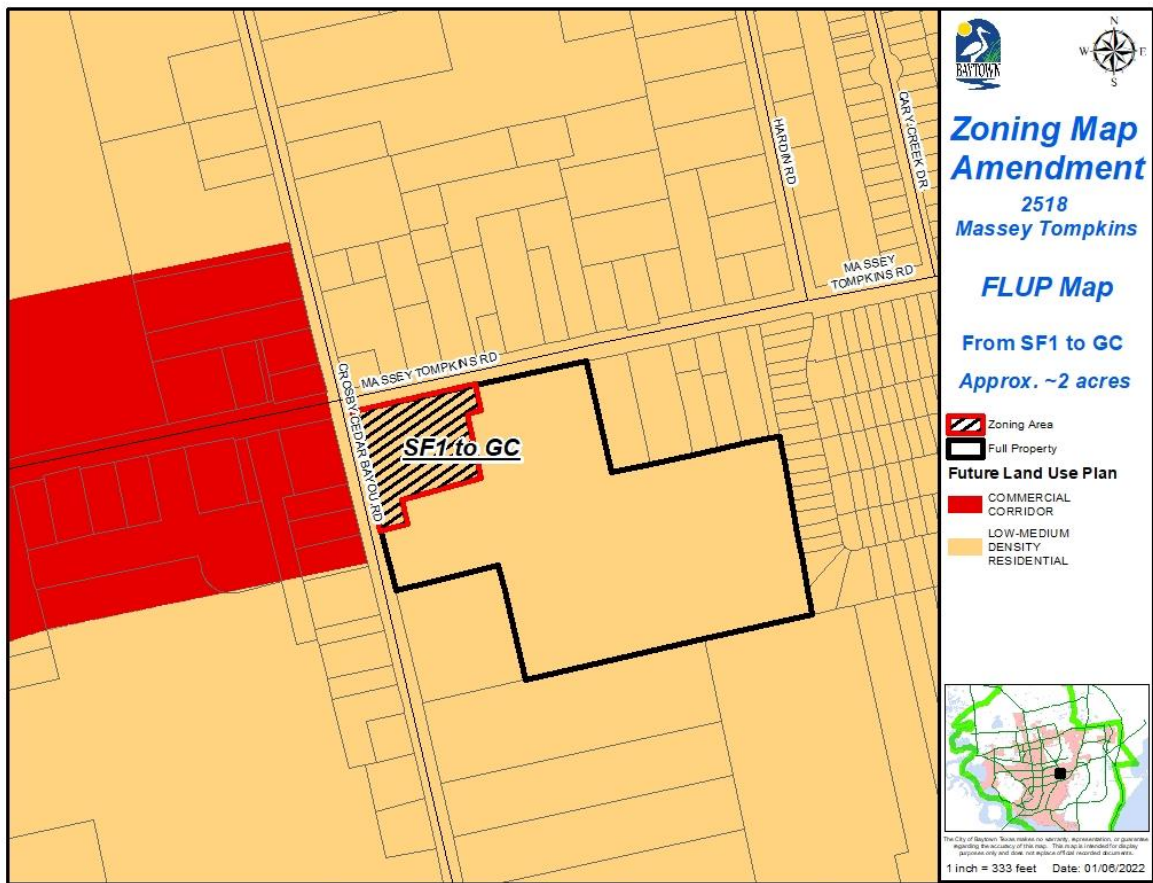
Staff Analysis (Background):

The applicant is requesting to rezone approximately 2 acres of the 18+ acre parcel to a General Commercial zoning district to allow for new commercial development on a vacant tract. The subject area is at the corner where two arterial roads intersect. The GC zoning district governs the northwest and southwest quadrants at the Massey Tompkins Road and Crosby Cedar Bayou Road intersection. The northeast quadrant is zoned SF2, however, it is occupied with a convenience store. The proposed development for this rezoning is a gas station with a convenience store. The Future Land Use Plan (FLUP) designates the subject area for low-medium density residential.

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

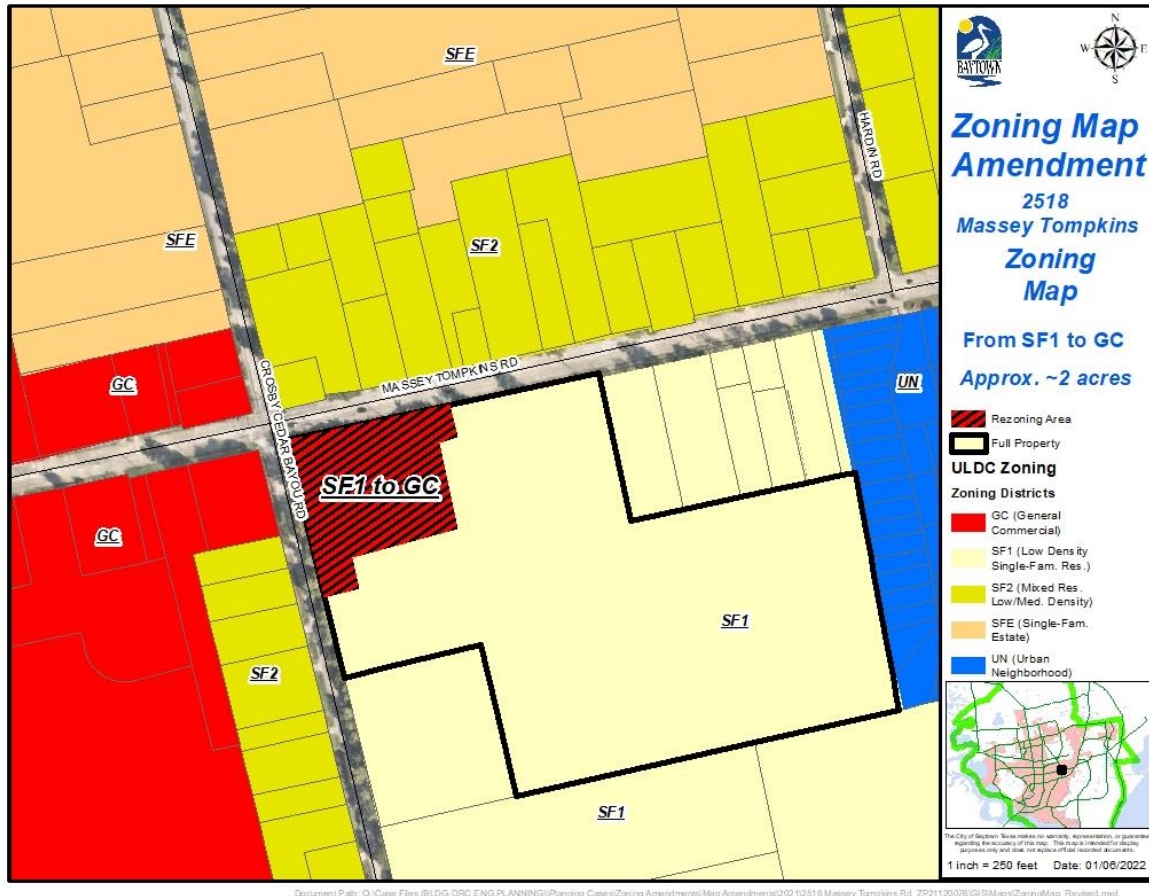
1. Consistency with guiding documents.

The subject property's FLUP designations is Low-medium density residential, which would more directly support a Neighborhood Serving Commercial (NSC) zoning district. However, a Commercial Corridor FLUP designation is located on a parcel to the west of the subject area. Because the FLUP designations are general guides, and this subject area is at an intersection of two arterial roadways, and the proposed rezoning is for two acres, which physically restricts the commercial development size and the negative impacts on adjacent zoning areas; it is reasonable to assert that the zoning proposal meets the intent of the guiding documents.



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

The proposed zoning is compatible with the surrounding area in various ways: (1) Two of the four corner-lots that share this intersection are currently zoned for General Commercial uses, but are not commercially developed; and (2) The parcel directly to the north of the proposed rezoning is occupied by a commercial use. The proposed rezoning is for two acres, which maintains a small commercial area - similarly to other commercial developments along Massey Tompkins Road.



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

The proposed rezoning will not be detrimental to the health, safety, or general welfare. Any proposed development will be required to meet all current adopted codes and ordinances of the City of Baytown; all of which promote the health, safety and welfare of the community.

4. **Facilitation of infrastructure.**

A 12 inch public water line is located on the north side of Massey Tompkins Road and a 6 inch line is on the east side of Crosby Cedar Bayou Road. Sewer lines are located on the south side of Massey Tompkins Road (8 inch pipe) and along the west side of Crosby Cedar Bayou Road (10 inch pipe).

Massey Tompkins Road and Crosby Cedar Bayou Road are designated as major arterials on the Major Thoroughfare Plan. The Crosby Cedar Bayou Road right-of-way is approximately 60 feet wide, but the right-of-way width for a major arterial could command more than a 120 feet in width. Road improvements and right-of-way dedication will follow city standards at the time of platting and construction.

5. **There are changed conditions.**

Residential development and growth in Baytown and near Massey Tompkins Road have produced more residents and a higher demand for services. These factors occasionally warrant a zoning proposal like this.

6. **Effect on natural environment.**

There is no effect on natural/environmental conditions. When the property is developed, the City of Baytown Code of Ordinances will govern any environmental impacts. The subject area currently has very few trees, thus removal of current vegetation will be minimal.

7. **Community need.**

As stated above, residential development and growth along and near Massey Tompkins Road has produced more residents and a higher demand for services. Additional commercial activities along the Massey Tompkins Road corridor could support existing nearby residential and commercial uses.

Staff Recommendation:

Staff recommends approval.



PLANNING AND ZONING COMMISSION

5. b.

Meeting Date: 01/18/2022

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

Baytown Engage Comments



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

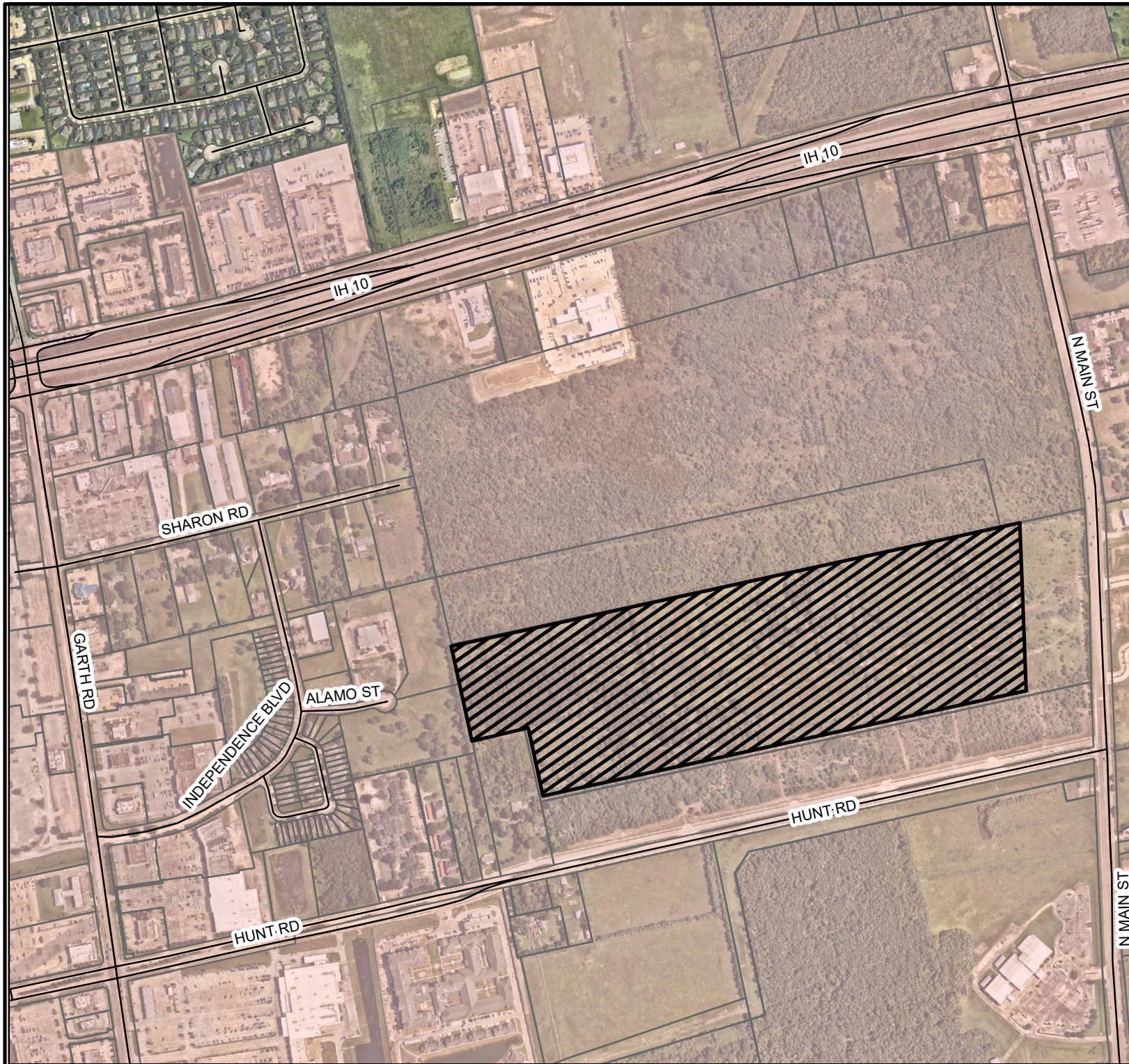
The area is developing in a denser manner that requires a denser lot product. SFE is no longer the most appropriate zoning district for residential development.

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

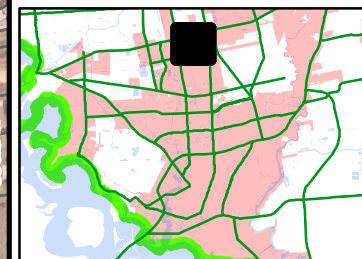
Approx. 57 acres
out of approx. 64 acres



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 25 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

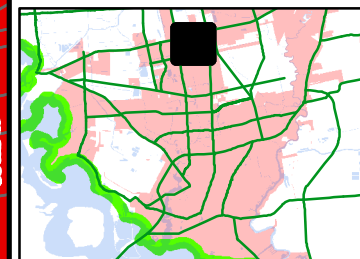
Future Land Use Plan

 COMMERCIAL
CORRIDOR

 COMMERCIAL
NODES
(COMMUNITY,
REGIONAL)

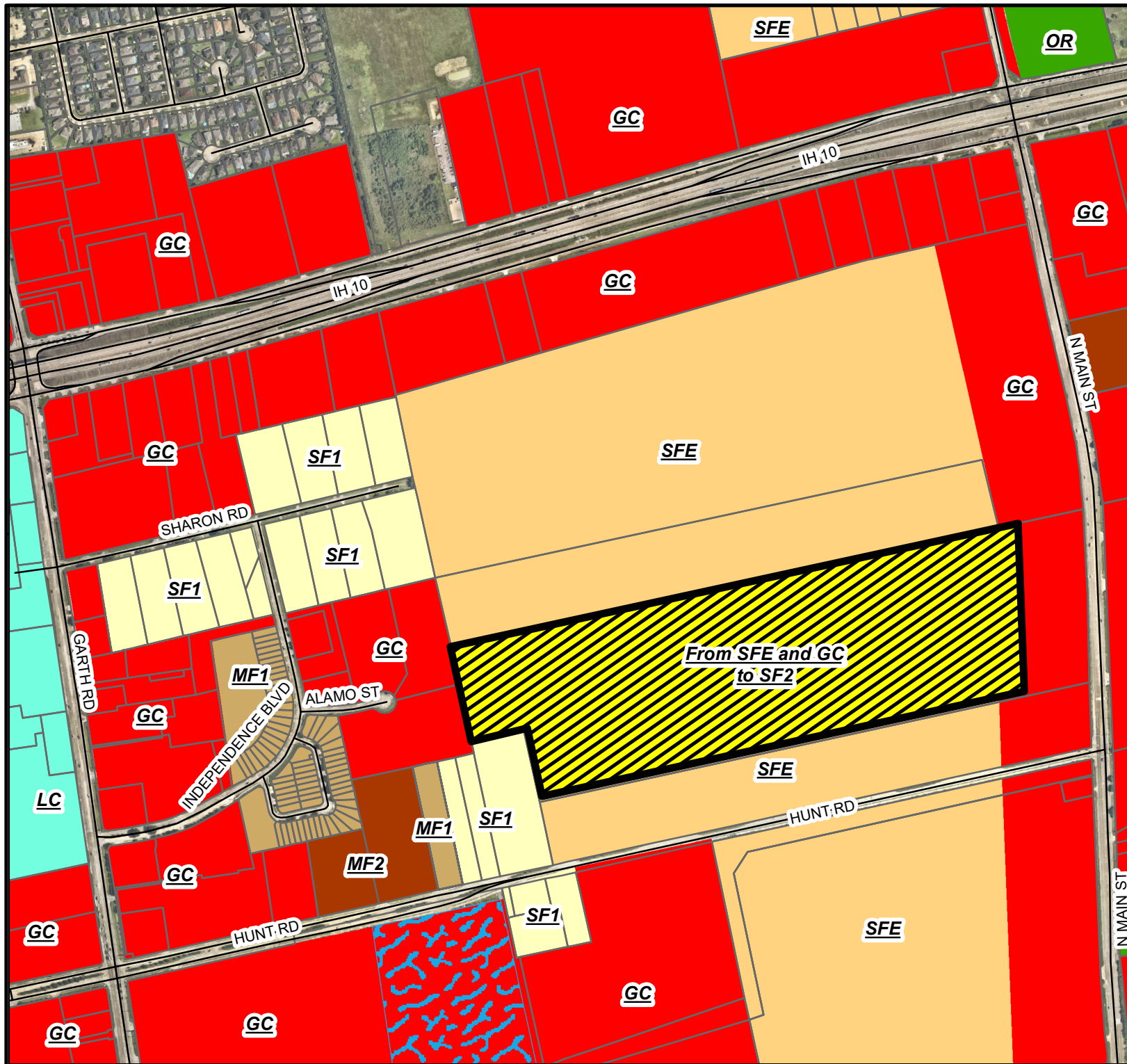
 LOW-MEDIUM
DENSITY
RESIDENTIAL

 HIGHER-DENSITY
RESIDENTIAL



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



Zoning Map Amendment

Zoning Map

From SFE and GC to SF2

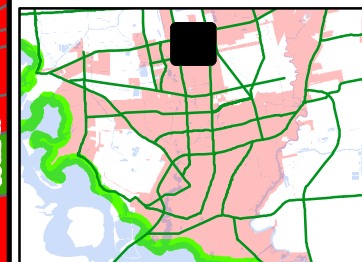
Approx. 57 acres out of approx. 64 acres



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



**City of Baytown
Zoning Map Amendment
Staff Report
Tuesday, November 16, 2021**

Plan Number: ZP21100047

Requested Action: Amendment to the official zoning map to rezone approximately 57 acres of an approximately 64-acre parcel from Single-family estate (SFE) and General Commercial (GC) to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.

Applicant: LJA Engineering, Inc. | Katy Harris

Owner: Iglesia Cristo Viene of Baytown, Inc. | Dr. Ismael Martinez, Pastor

Subject Property: Approximately 57 acres of an approximately 64-acre parcel, located approximately 340 feet north of the NWC of North Main Street and Hunt Road, Harris County, Texas.

Parcel Information:

Current Use: Vacant

Proposed Use: Residential

Future Land Use Plan: Higher-Density Residential

Adjacent Parcel Information:

North: Single-family Estate (SFE) and General Commercial (GC)

South: Single-family Estate (SFE) and General Commercial (GC)

East: General Commercial (GC)

West: Low Density Single-family Residential Dwellings (SF1) and General Commercial (GC)

Staff Analysis (Background):

The applicant is requesting to rezone the subject property, which is currently vacant, from SFE and GC to SF2 to allow for the construction of a single-family residential subdivision. The preliminary plan includes 221 lots approximately 6,000 square feet in size. The surrounding properties are mostly vacant. Zoning on the property is currently split and contains SFE and GC districts. This must be rectified by platting the property, ensuring that zoning district boundaries follow the property lines.

History:

The subject property was previously platted in the Highland Farms Subdivision as part of Block 19. A replat will be necessary to develop into single-family lots. Since the proposed development includes additional right-of-way and other public infrastructure; a Preliminary Plat, Engineering Permit, and Final Plat will be required.

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.**

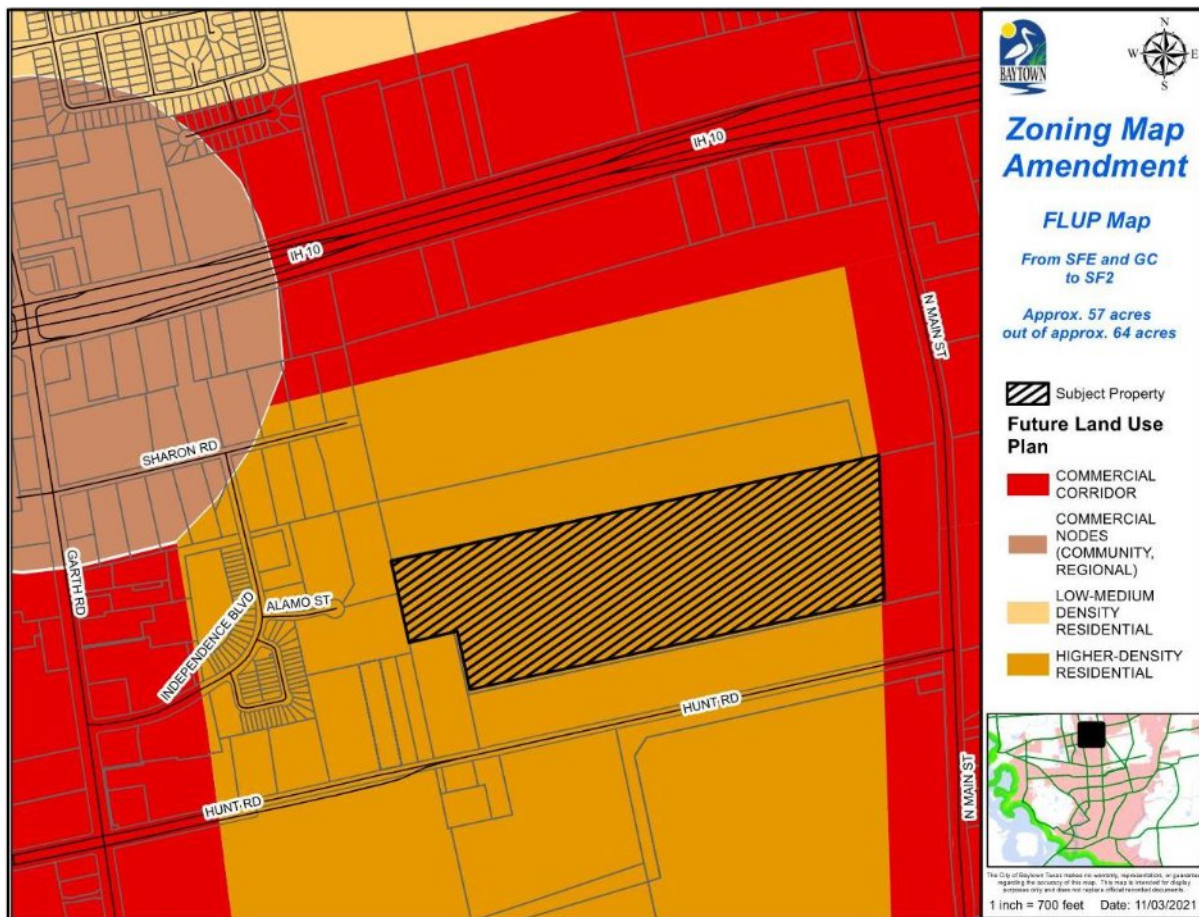
The requested SF2 zoning district and proposed use is consistent with guiding documents and aligns with the Future Land Use Plan (FLUP) allowing for GC zoning along the North Main Street corridor and SF2 zoning to the west of the commercial zoning. Approximately 50 feet of the portion of the subject property being rezoned along North Main currently zoned GC is being proposed to be rezoned to SF2. The current FLUP boundary designated as Commercial corridor is being used as the boundary for the requested rezoning. The higher-density single-family residential zoning of SF2 is more consistent with the FLUP than the current SFE zoning designation.

The Baytown 2025 Comprehensive Plan identified housing gaps as a key issue faced by the city, stating;

“Baytown needs more mid-level and high-end housing development to meet market demand and make the city a more attractive living option.”

To accomplish the land use goals of the city, the proposed single-family development would provide a type of housing not commonly available which will:

“Encourage a variety of housing types throughout the community to accommodate a range of housing preferences and needs.”



2. Compatible with the Surrounding Area.

This request is compatible with the surrounding area. The subject property and surrounding properties are predominantly undeveloped along North Main. The property on the

southwestern boundary is residential. There is a small portion of the property boundary that borders properties zoned GC located on the eastern and northwestern borders of the subject property. Bordering commercial businesses will be required to install a minimum six-foot-tall opaque screen and provide a minimum of a 20-foot open space between GC and single-family zoning when the commercial property is developed to ensure compatibility between the two uses.

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

The proposed rezoning will not be detrimental to the health, safety, or general welfare. Detention will be required to help manage flow of water on the property. The proposed road will be built to city standards to ensure adequate access for fire, police, and other services. Sidewalks will be required along the city right-of-way for pedestrian safety. Any proposed development will be required to meet all current adopted codes and ordinances of the City of Baytown, all of which promote the health, safety and welfare of the community.

4. **Facilitation of infrastructure.**

Utilities will need to be extended by the property owner in order to serve the proposed development. There are existing water and wastewater lines running along the entire length of North Main Street. Any future development will need to meet the City's development standards and established requirements of the district.

5. **There are changed conditions.**

There are changed conditions since the subject property was previously platted in the Highland Farms Subdivision. Before development can occur on the subject property, a replat of this property will need to be approved. Since the proposed development includes additional right-of-way and other public infrastructure, a Preliminary Plat, Engineering Permit, and Final Plat will be required. In addition, Hunt Road was recently widened and Faith Family Church was constructed on the east side of North Main Street.

6. **Effect on natural environment.**

No adverse impacts to the environment are expected. The applicant is required to mitigate any adverse impacts the proposed development will have. The subject property is completely outside the floodplain. The property currently has trees scattered throughout the property with a more heavily wooded area to the west. Removal of current vegetation will be needed to develop the site. When the property is developed, the City of Baytown Code of Ordinances will govern any environmental impacts.

7. **Community need.**

The proposed zone change, which would allow for the construction of a single-family residential development, addresses a community need identified in the Baytown 2025 Comprehensive Plan as relates to Neighborhoods to encourage a range of housing preferences.

Staff Recommendation:

Staff recommends approval of the proposed zoning map amendment for approximately 57 acres of an approximately 64-acre parcel from Single-family estate (SFE) and General commercial (GC) to a Mixed residential at low to medium densities (SF2) zoning district.

Comment Form - N. Main & Hunt Rd

SURVEY RESPONSE REPORT

27 August 2020 - 13 January 2022

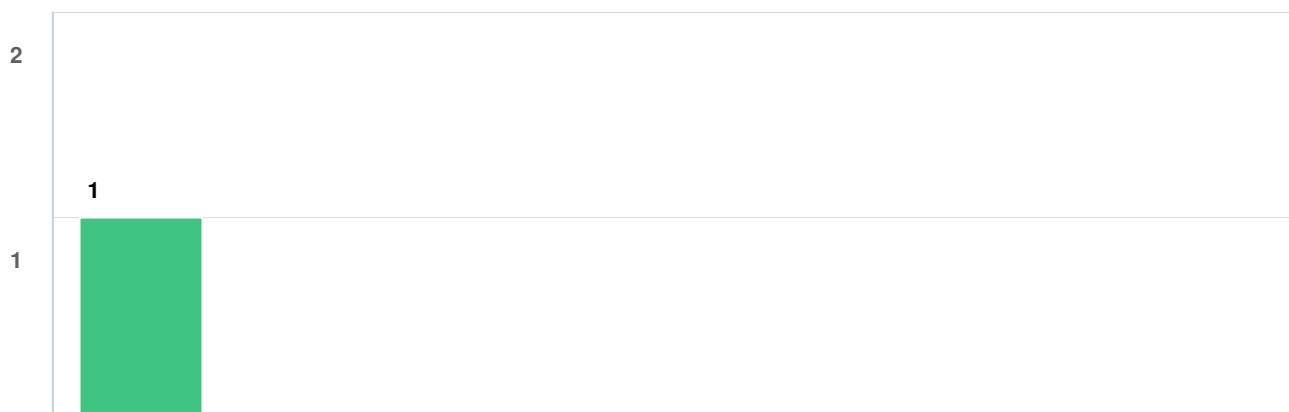
PROJECT NAME:

North Main Street & Hunt Road - Zoning Map Amendment



SURVEY QUESTIONS

Q1 How did you hear about this development application?

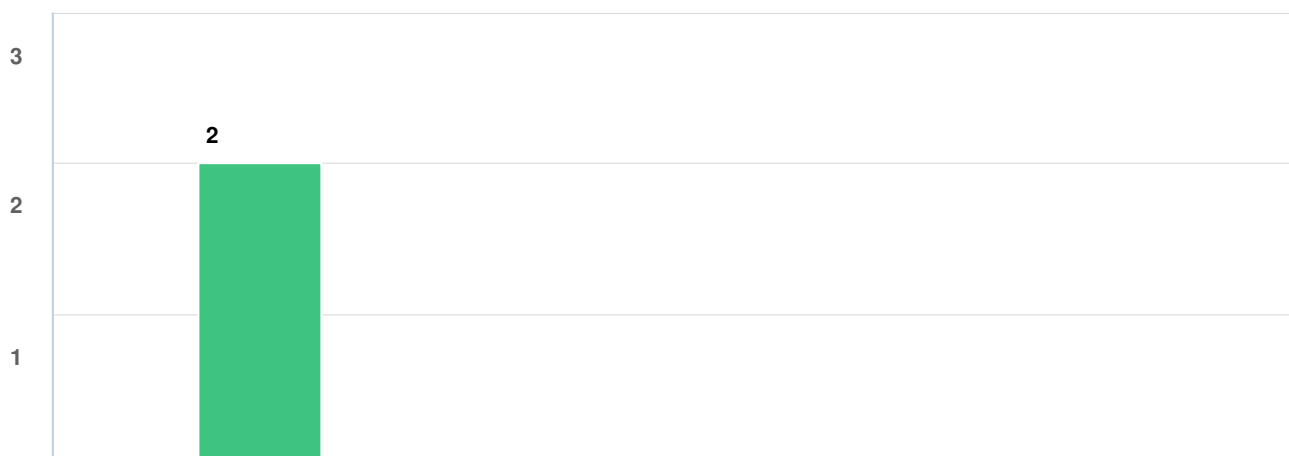


Question options

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

Optional question (1 response(s), 1 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 (2 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

Need more shopping. Not more housing

11/10/2021 06:23 PM

Screen Name Redacted

This street is great for a shopping center. We have too many residential development in the area already. Shopping centers need to expand away from garth road. Hunt road would be perfect for more shopping centers/large retail stores.

11/11/2021 12:00 AM

Optional question (2 response(s), 0 skipped)

Question type: Essay Question



PLANNING AND ZONING COMMISSION

5. c.

Meeting Date: 01/18/2022

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

5. d.

Meeting Date: 01/18/2022

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

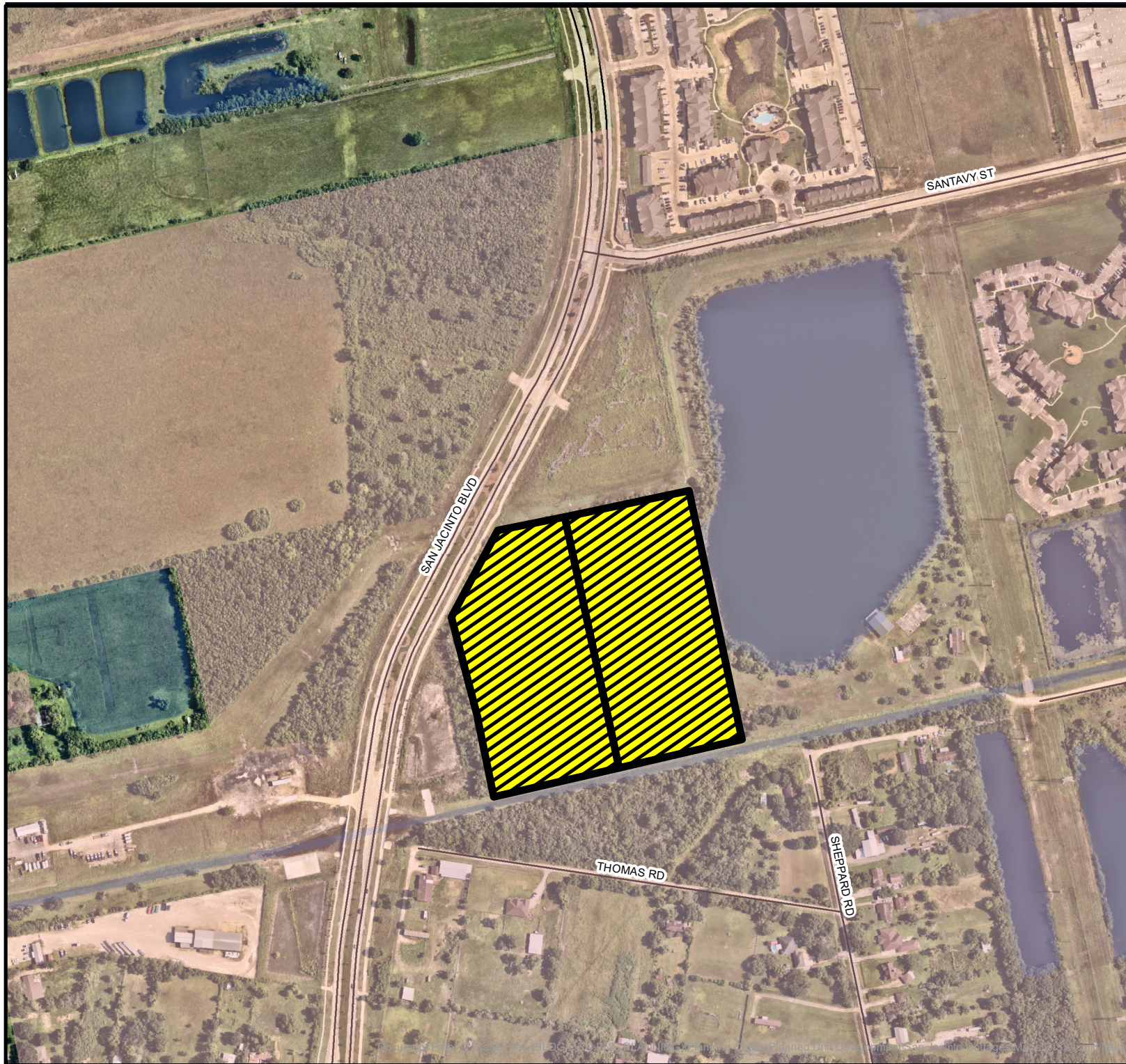
Site Plan

PUD Document (Updated)

PUD Exhibits (Updated)

Staff Report

Baytown Engage Comments



Planned Unit Development

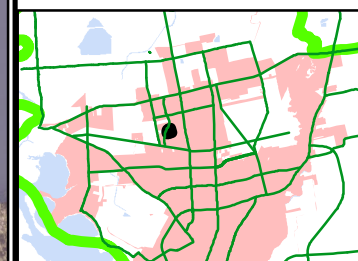
Vicinity Map

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:



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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

a conceptual development plan for

SAN JACINTO COTTAGES

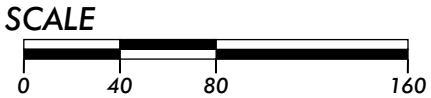
±13.5 ACRES OF LAND

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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 - b. Location and Existing Conditions
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 - b. Relation to the Comprehensive Plan and Future Land Use Plan
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 - d. Permitted Uses
 - e. Traffic and Transportation
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- III. Development Standards**
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 - b. Walkways, Connectivity and Community Features
 - c. Multifamily Development Regulations
 - d. Community Signage
 - e. Open Space
 - f. Utilities
 - g. Water and Drainage
 - h. Subdivision Plats
 - i. Definitions
- IV. Phasing Schedule**
- V. Exhibits**
 - a. Area Map
 - b. Existing Conditions
 - c. Legal Description
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 - e. Land Use Plan
 - f. Residential Architectural Character
 - g. Planting Palette
 - h. Open Space and Amenity Plan
 - j. Project Monument Sign

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



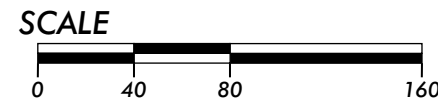
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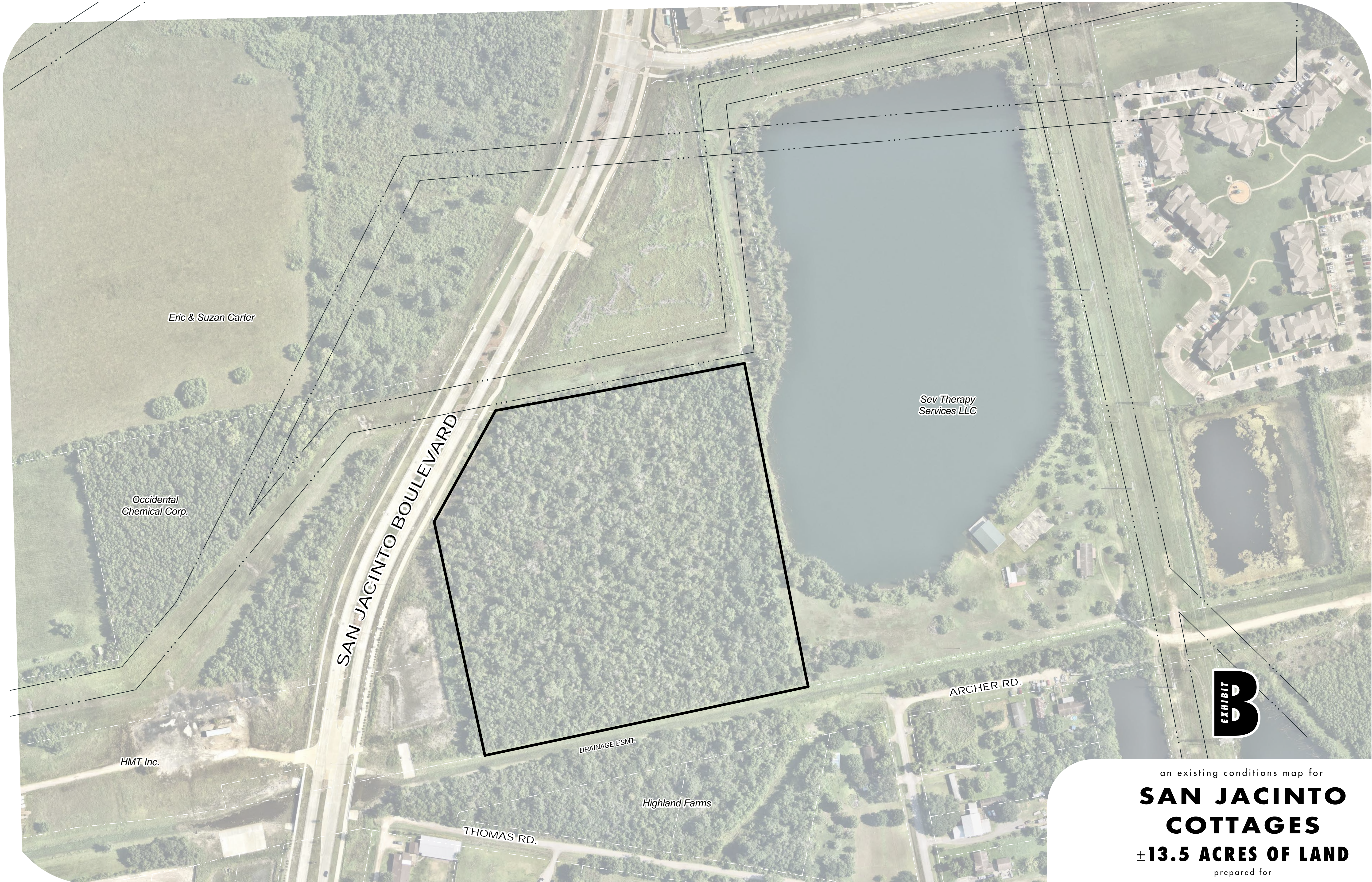
an area map for
**SAN JACINTO
COTTAGES**
±13.5 ACRES OF LAND
prepared for
REME COMPANIES



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
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NOT TO SCALE

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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 D

PLAN DESIGNED BY:



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LOT SUMMARY

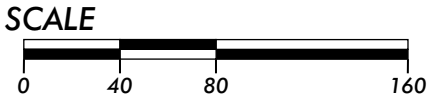
1BR	19 UNITS	12%
1BR w/ GARAGE	41 UNITS	25%
2BR	37 UNITS	22%
2BR w/ GARAGE	35 UNITS	21%
3BR w/ GARAGE	32 UNITS	20%

TOTAL 164 UNITS

a conceptual development plan for
SAN JACINTO COTTAGES
±13.5 ACRES OF LAND
prepared for
REME COMPANIES



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DECEMBER 09, 2021



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LEGEND

LIVABLE CENTERS

an land use plan for
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EXHIBIT F1

a residential architectural character exhibit for

SAN JACINTO COTTAGES

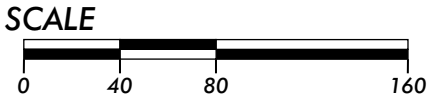
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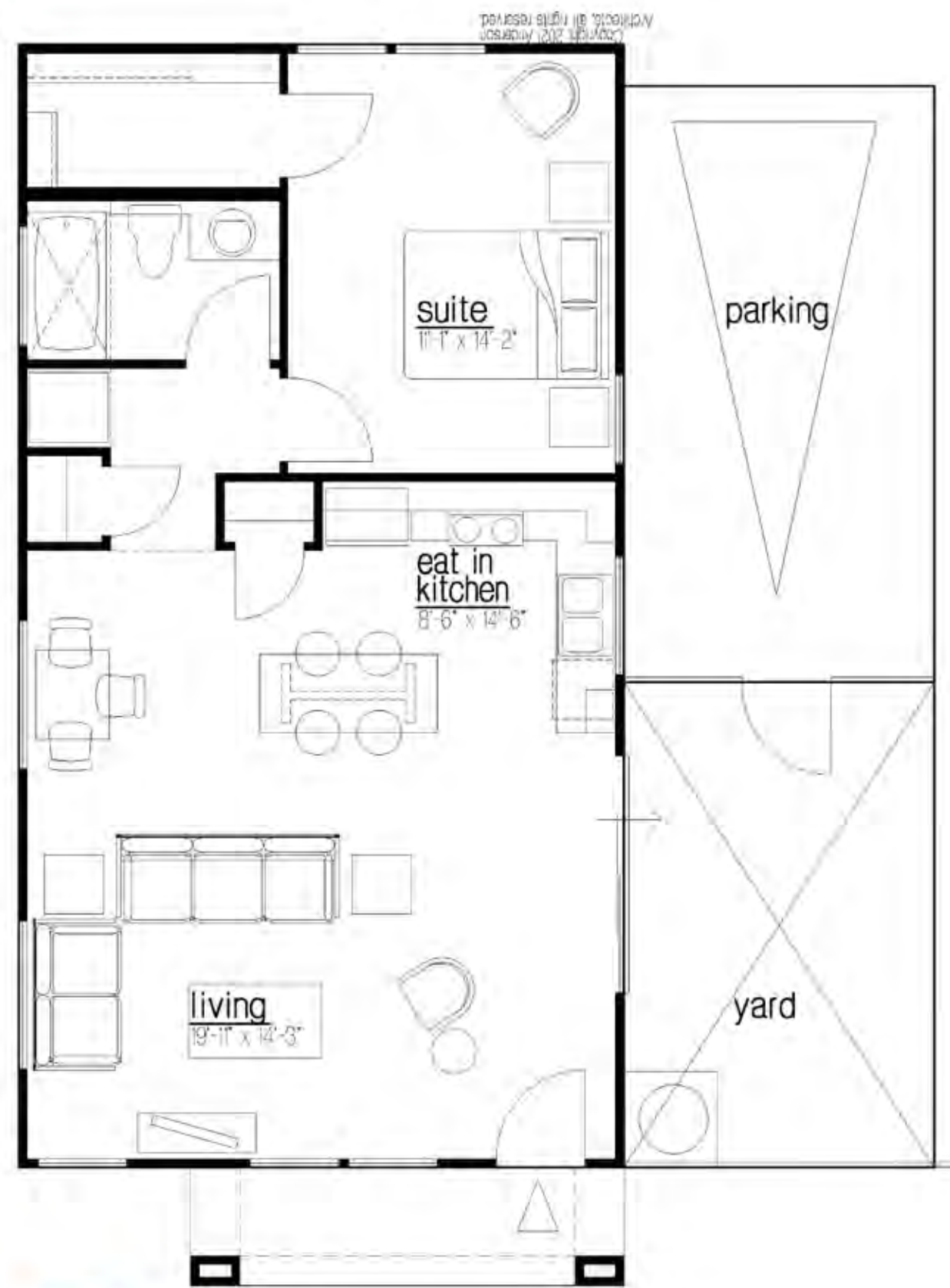
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THE COTTAGES AT SAN JACINTO
1 BR - 1 BA



REAR AXON



FRONT AXON



RIGHT



LEFT



REAR



FRONT

EXHIBIT
F2

a residential architectural character exhibit for

**SAN JACINTO
COTTAGES**

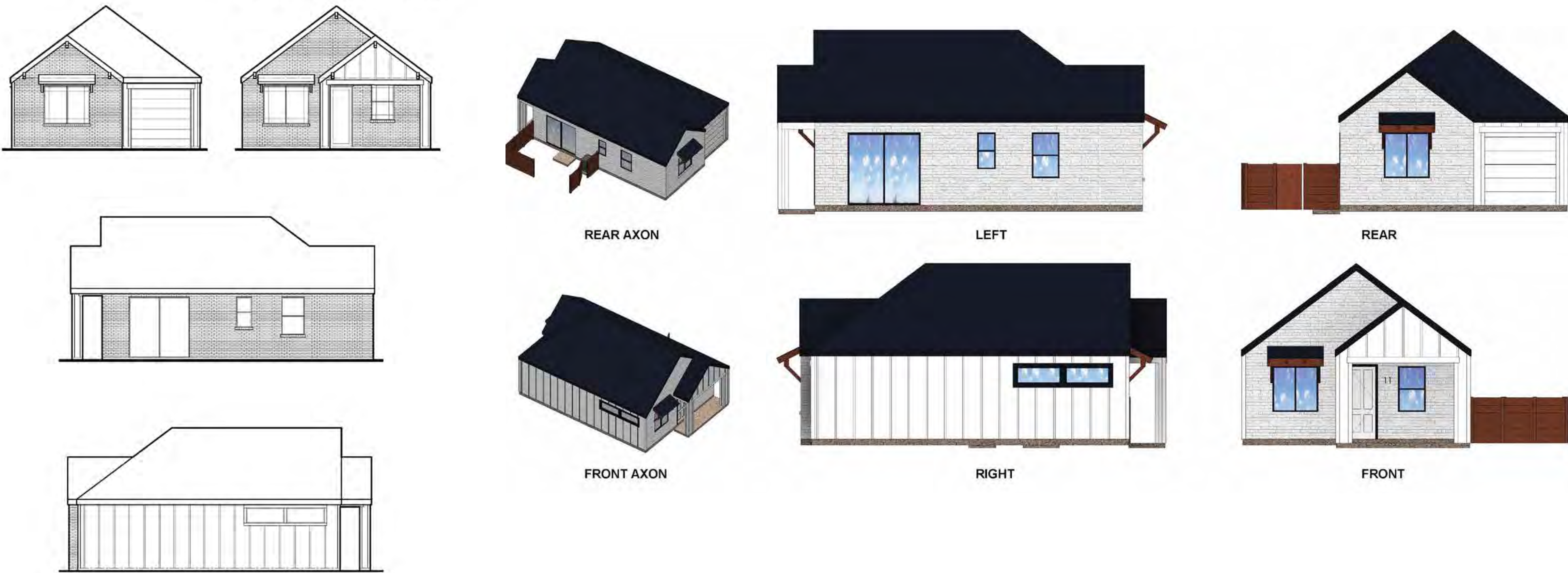
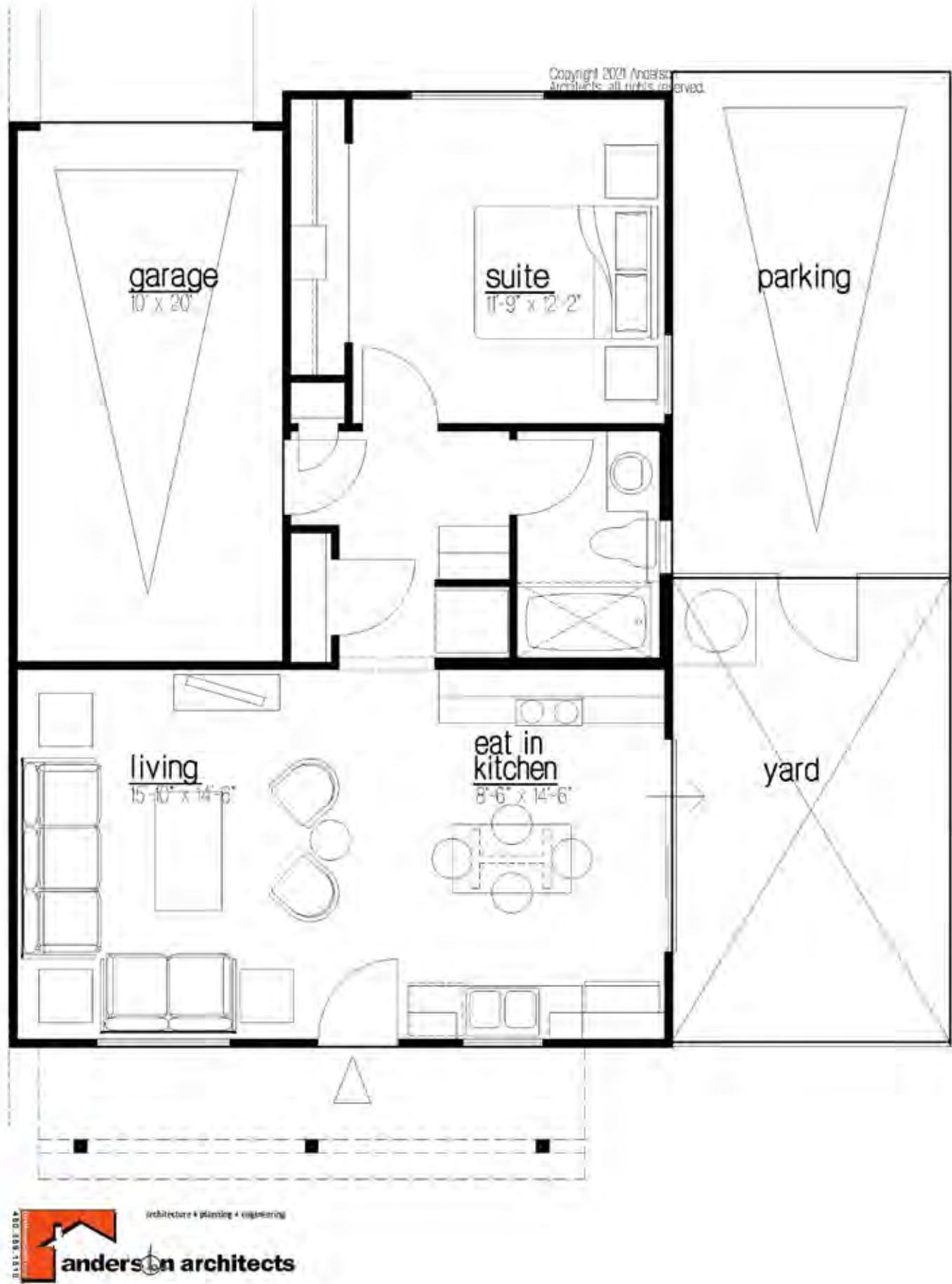
±13.5 ACRES OF LAND

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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

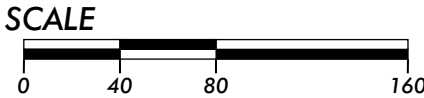
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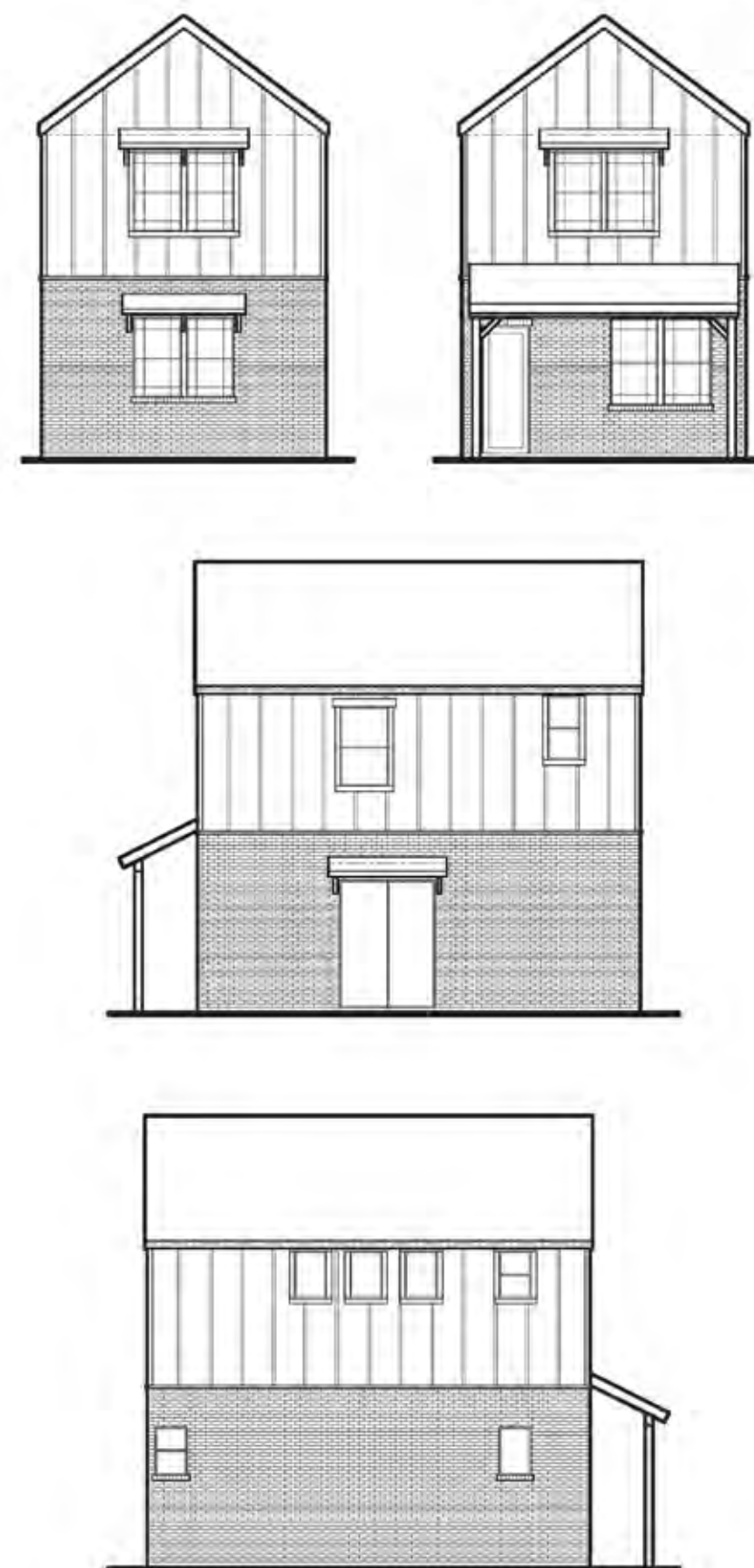


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THE COTTAGES AT SAN JACINTO 2 BR - 2 BA



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EXHIBIT F4

a residential architectural character exhibit for

SAN JACINTO COTTAGES

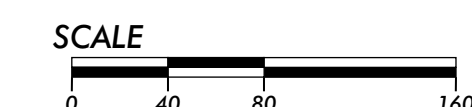
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REME COMPANIES



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Katy, Texas 77494
Tel: 281-810-1422



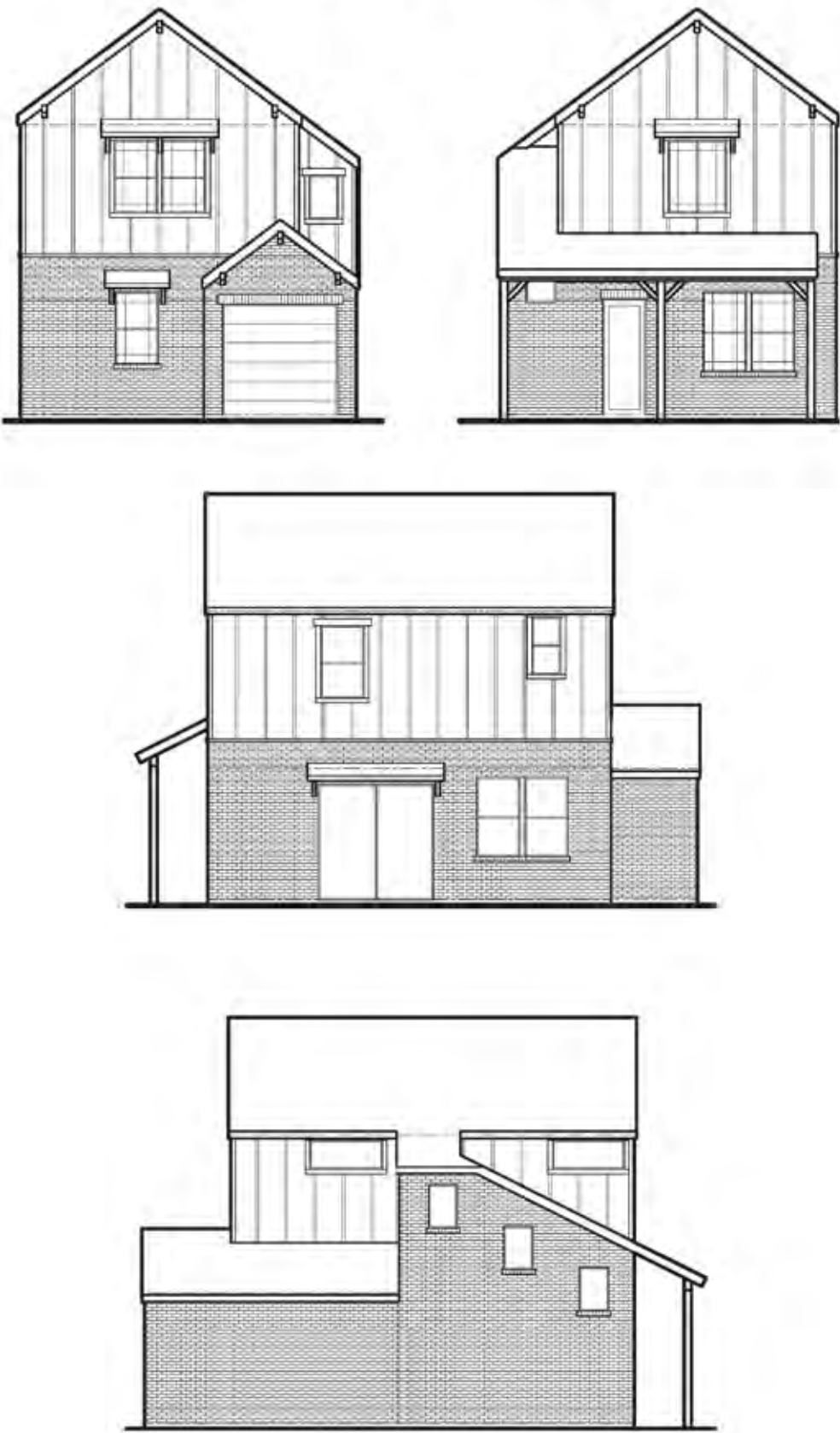
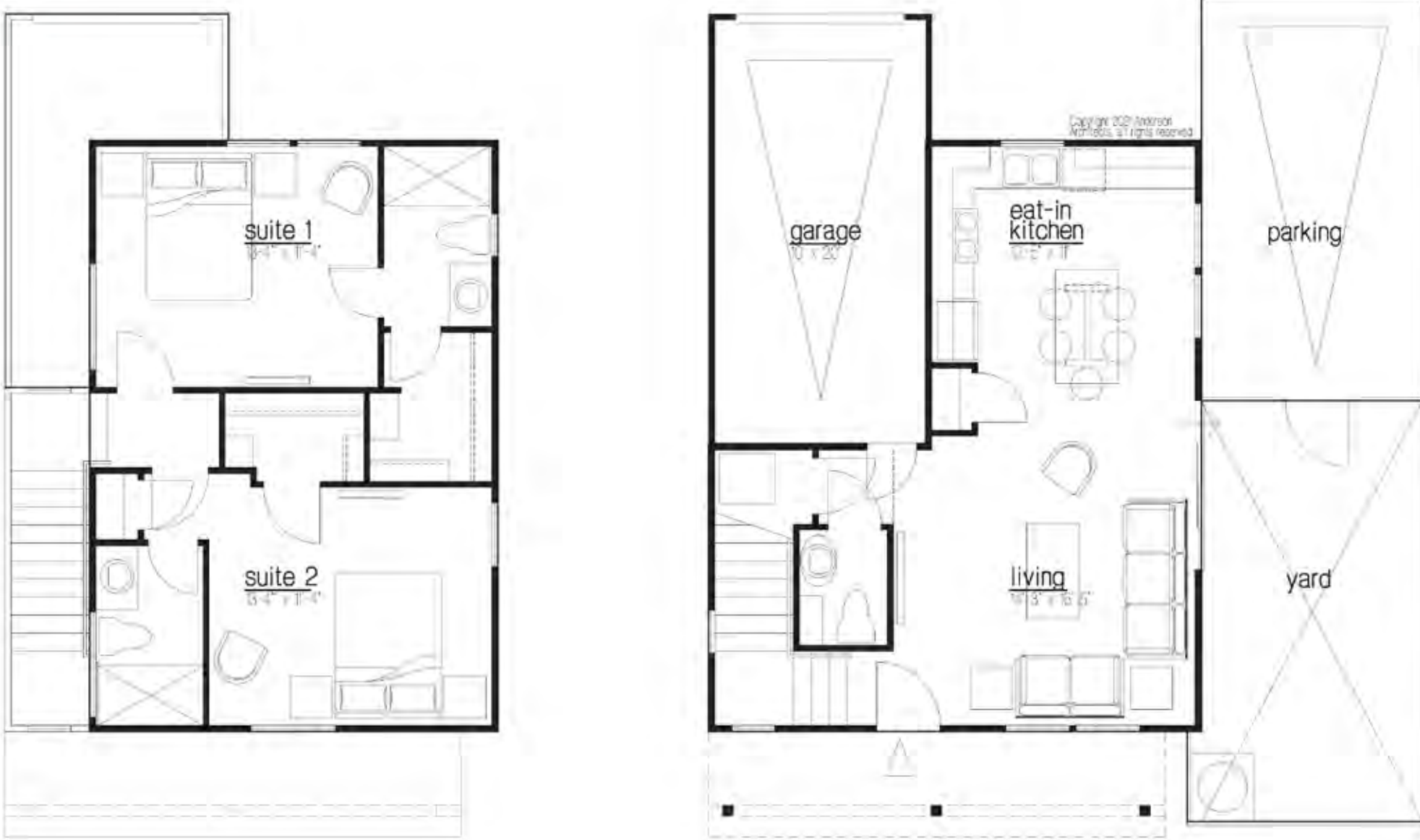
MTA-I-651
OCTOBER 10, 2021

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THE COTTAGES AT SAN JACINTO
2 BR - 2 BA GAR



REAR AXON



RIGHT



REAR



FRONT AXON



LEFT



FRONT



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

EXHIBIT **F5**

a residential architectural character exhibit for

**SAN JACINTO
COTTAGES**

±13.5 ACRES OF LAND

prepared for

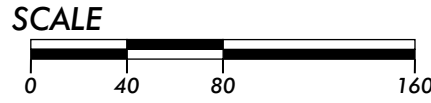
REME COMPANIES



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

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MTA-I-651
OCTOBER 10, 2021



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**

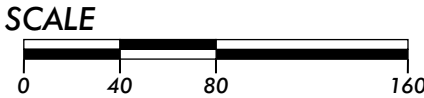
±13.5 ACRES OF LAND

prepared for

REME COMPANIES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
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MTA-I-651
OCTOBER 10, 2021

THE COTTAGES AT SAN JACINTO



SOUTHERN LIVE OAK



SOUTHERN MAGNOLIA



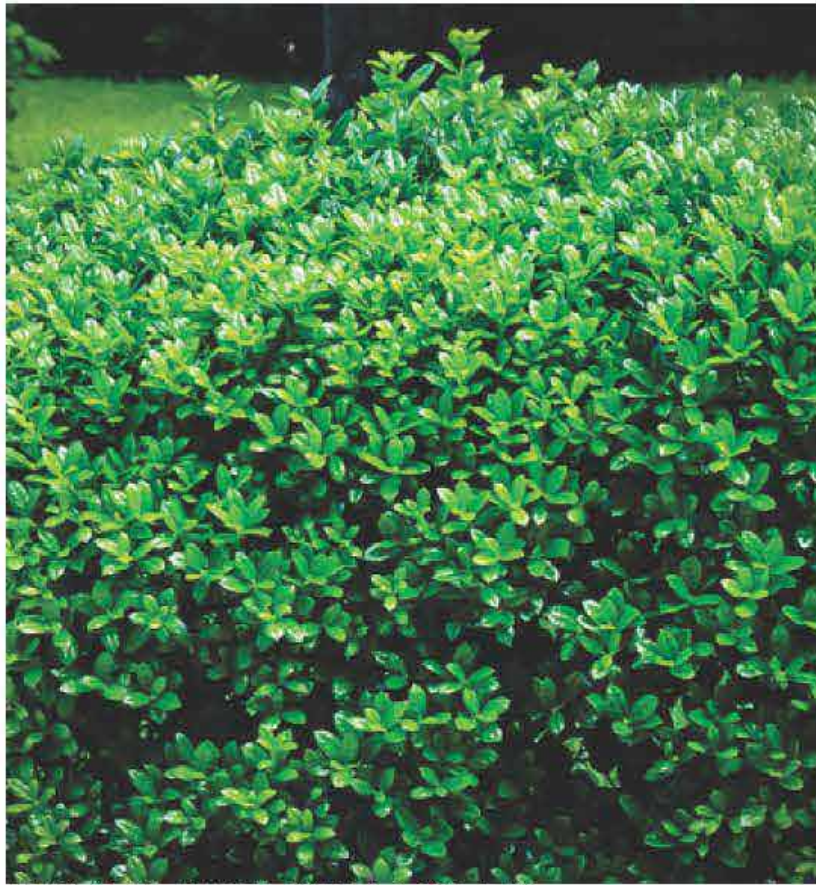
LITTLE GEM MAGNOLIA



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
REME COMPANIES

META
PLANNING + DESIGN

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

SCALE
0 40 80 160

MTA-I-651
OCTOBER 04, 2021

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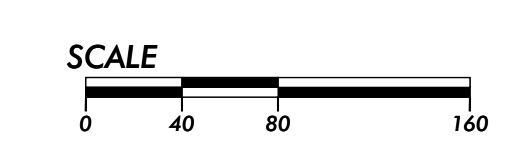
LEGEND

 POCKET PARK

an open space and amenities 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

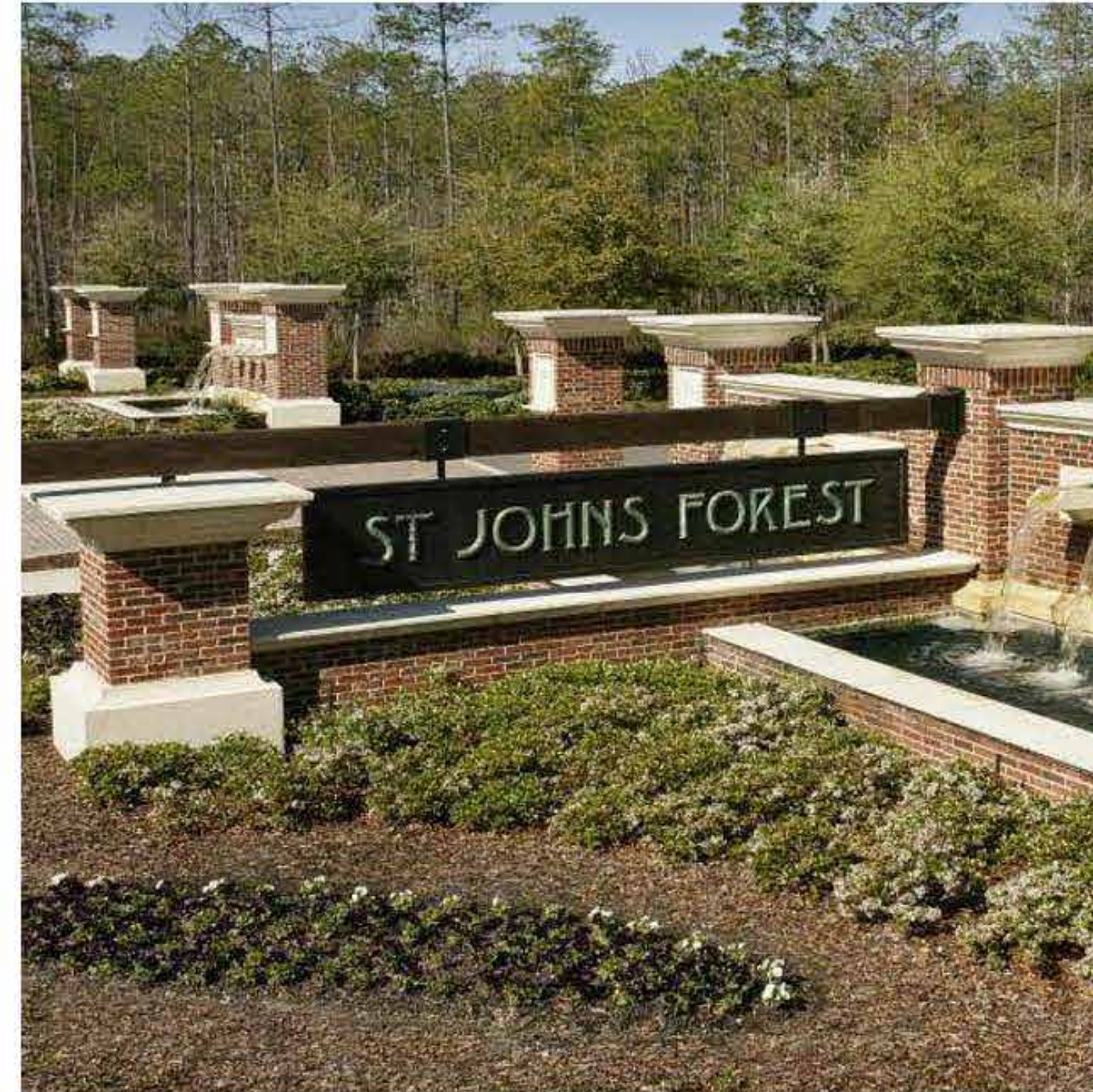


MTA-1-651
DECEMBER 09, 2021

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
REME COMPANIES

META
PLANNING + DESIGN

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

SCALE
0 40 80 160

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**

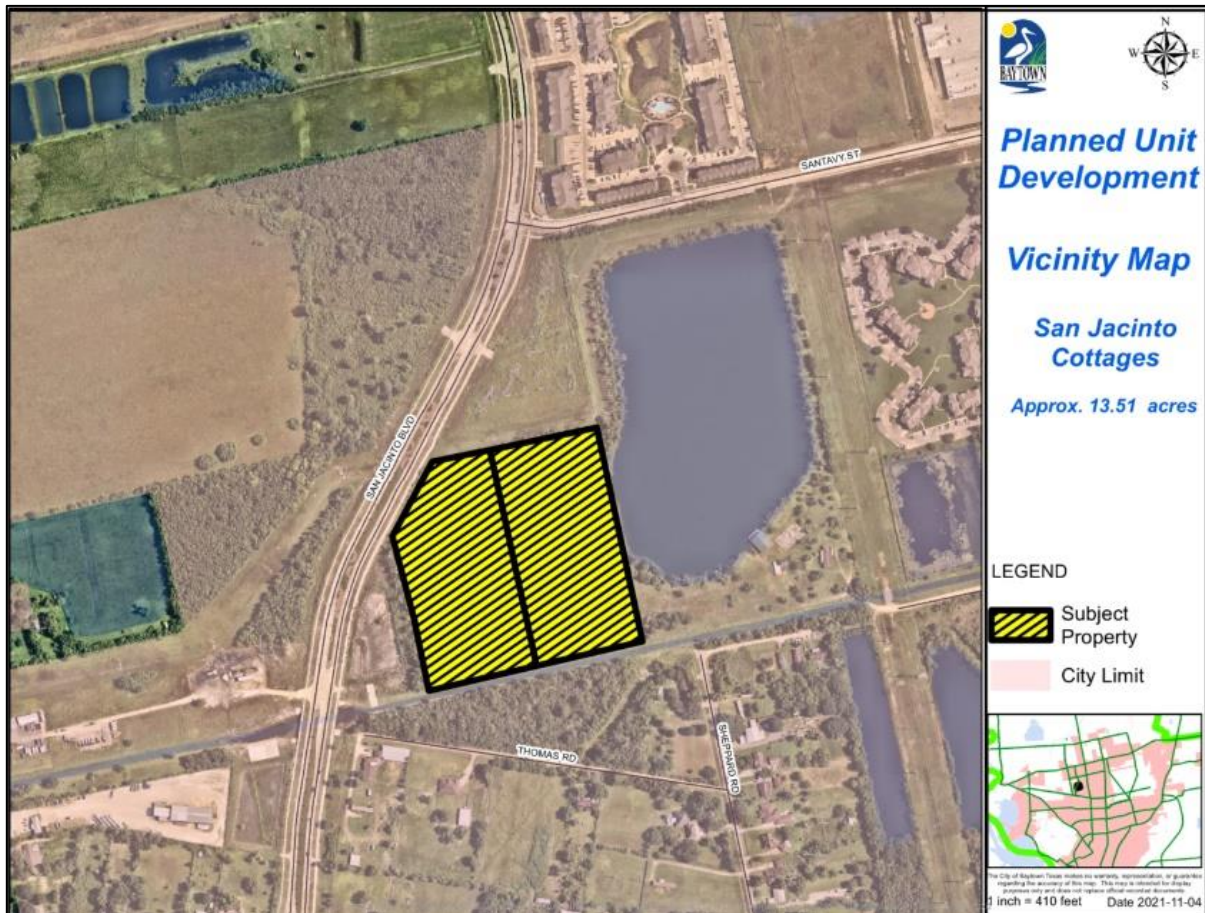
Plan Number: ZP21100043

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

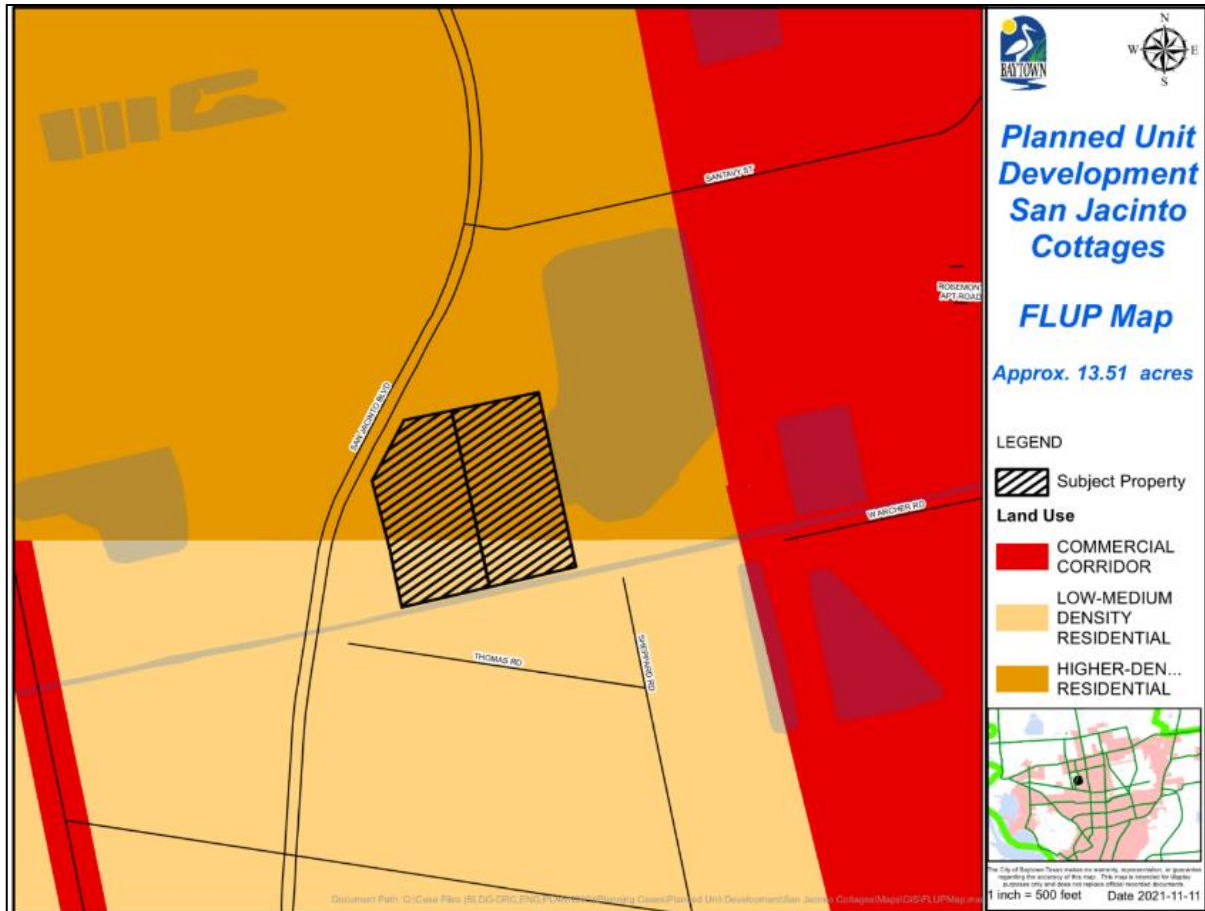
Adjacent Parcel Information

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.**

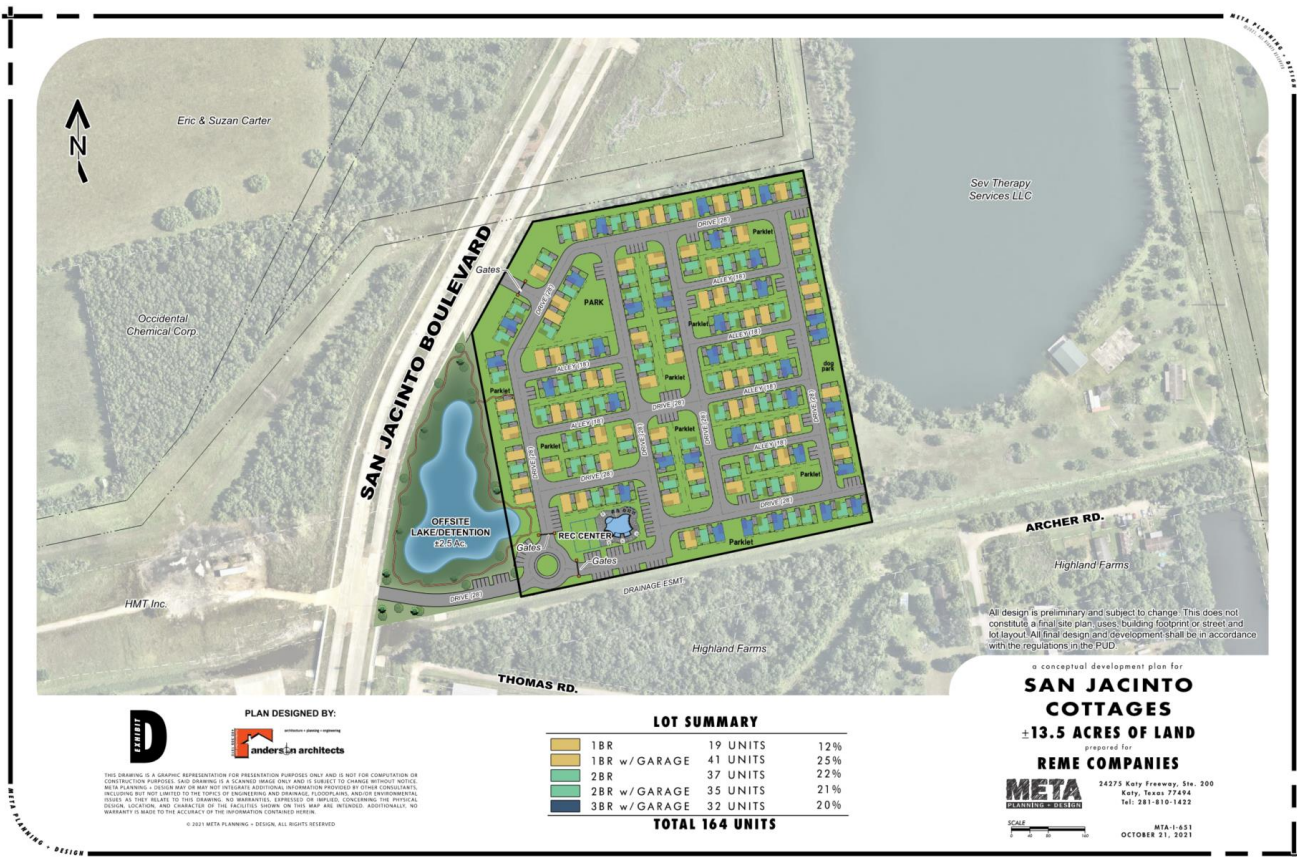
The proposed project is compatible with the surrounding area. To the north and south, the subject property is adjacent to a pipeline corridor and drainage channel; to the east and west is a retreat venue and a City of Baytown retention pond. These uses are compatible with the proposed development and 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.



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

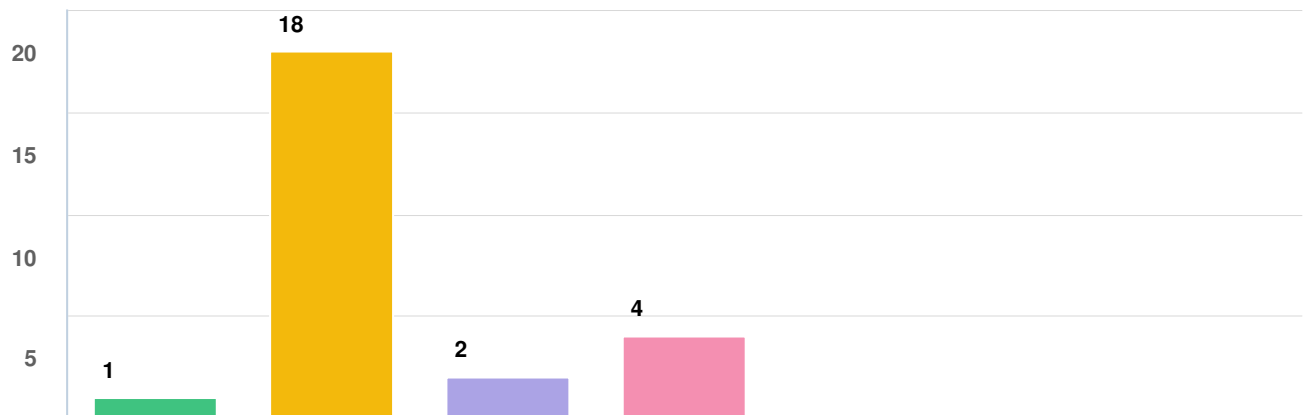
27 August 2020 - 16 December 2021

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?



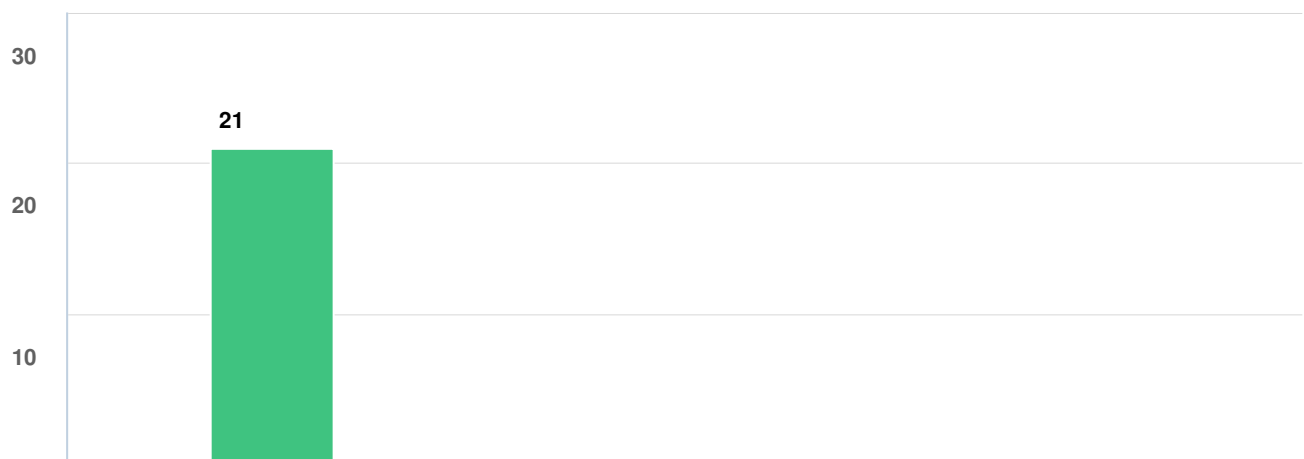
Question options

- 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

5. e.

Meeting Date: 01/18/2022

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

6. a.

Meeting Date: 01/18/2022

Subject: Consider - Sterling Point Section Three Final Plat

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Consider approving Sterling Point Section Three Final Plat, being approximately 17.76 acres located east of Garth Road and south of FM 1442 Road.

PREFACE

The plat is proposing an approximately 17.76 acre subdivision, legally described as out of the Talcott Patching Survey, Abstract 620, Harris County, Texas, containing 64 lots, three (3) reserves and three (3) blocks. 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.

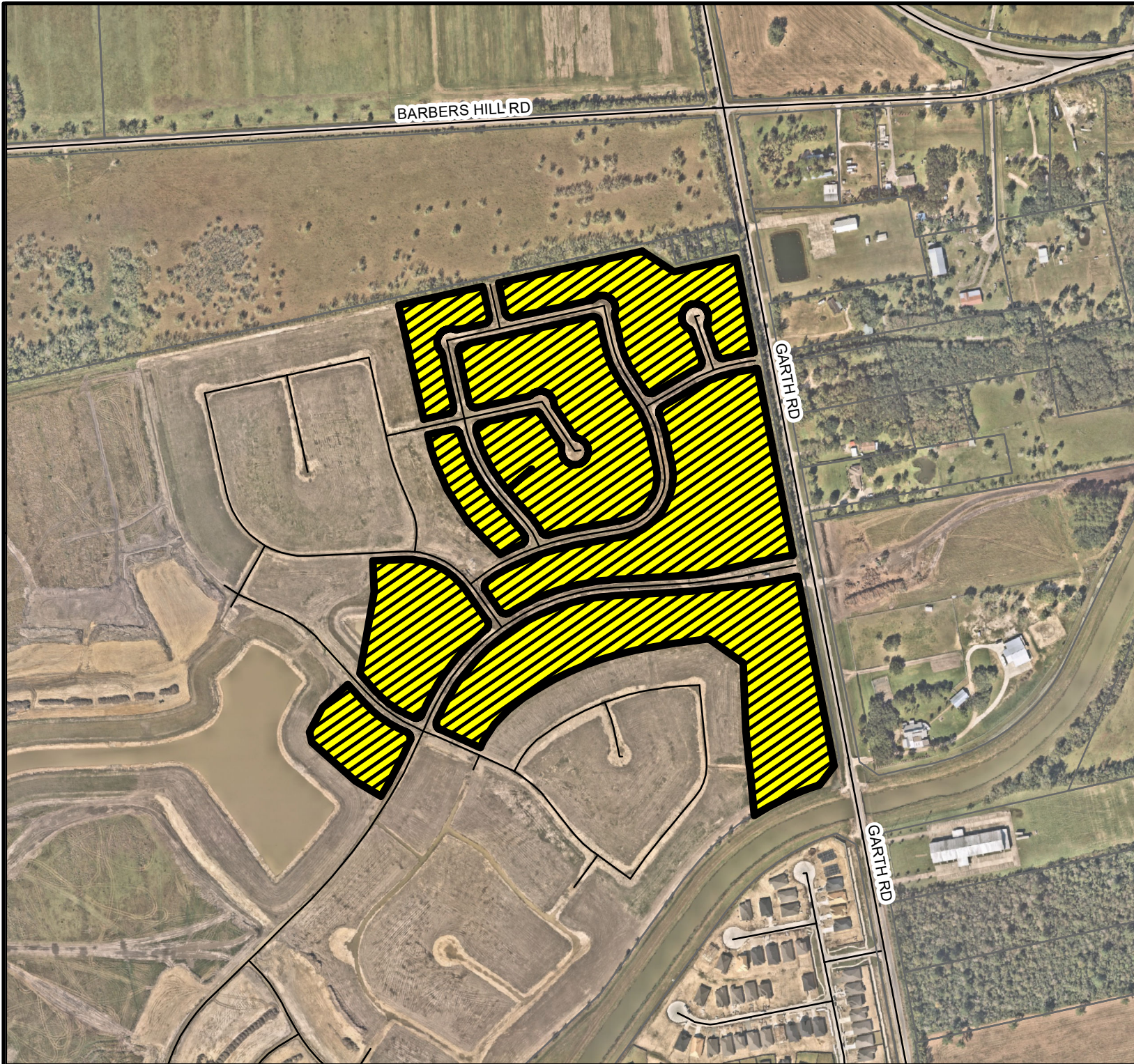
RECOMMENDATION

Staff recommends approval.

Attachments

Vicinity Map


Proposed Plat

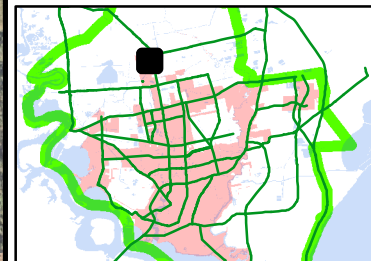


Final Plat

Sterling Point Section 1

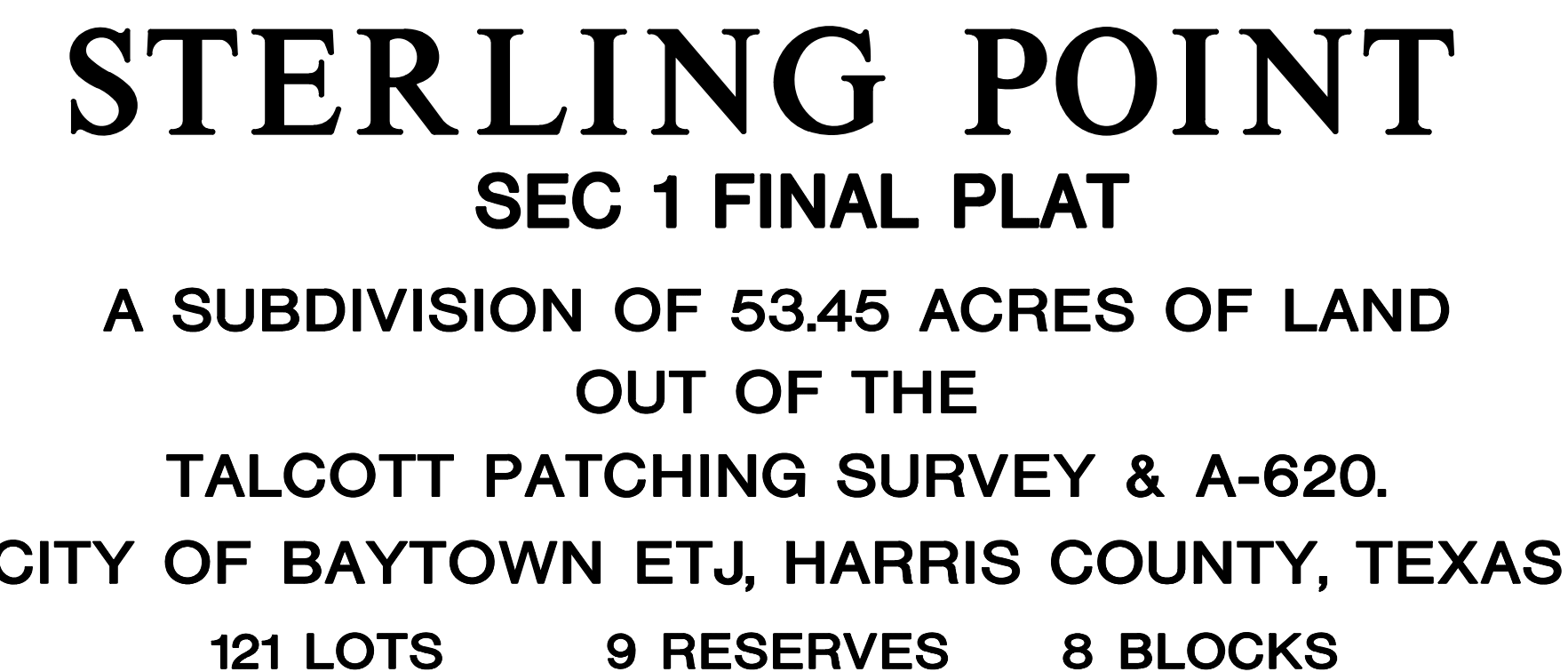
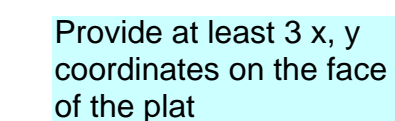
Approx. 53.45 acres

 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 = 500 feet 85
Date: 11/24/2021



OWNER:
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
PHONE (281) 875-1552

NOVEMBER 2021

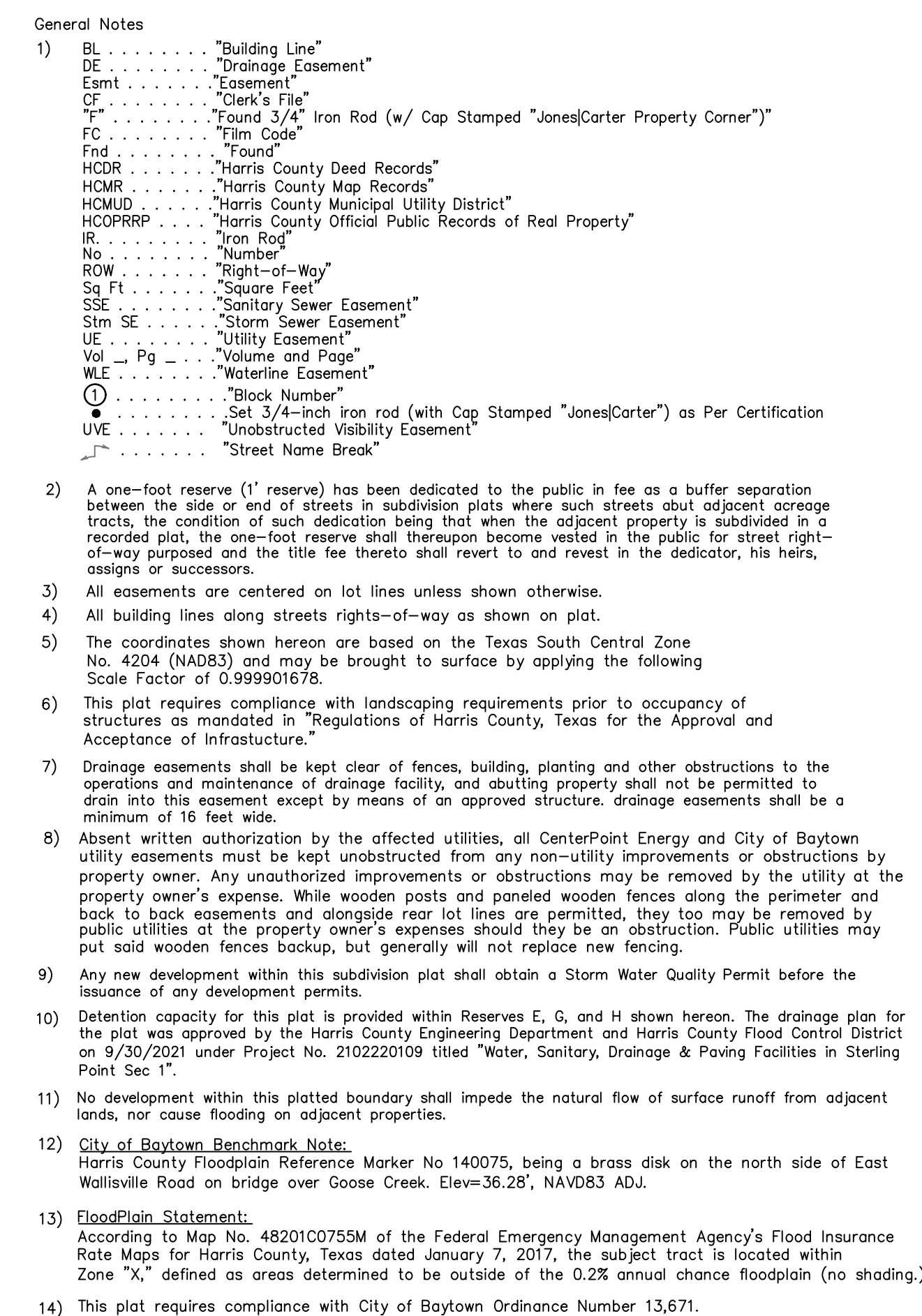
NOVEMBER 2021

ENGINEER/SURVEYOR:



Texas Board of Professional Engineers Registration No. F-439

SHEET 1 OF 3



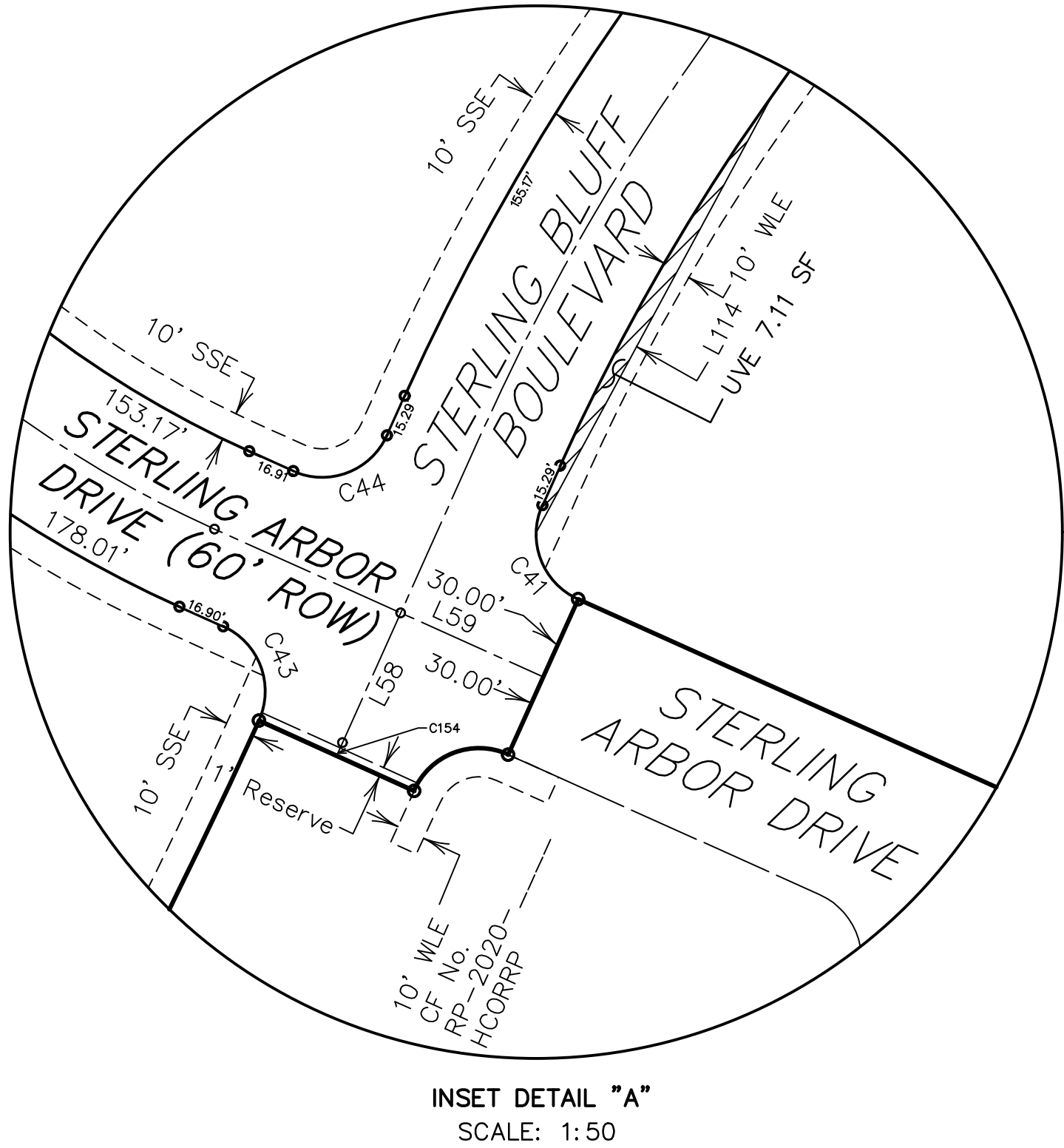
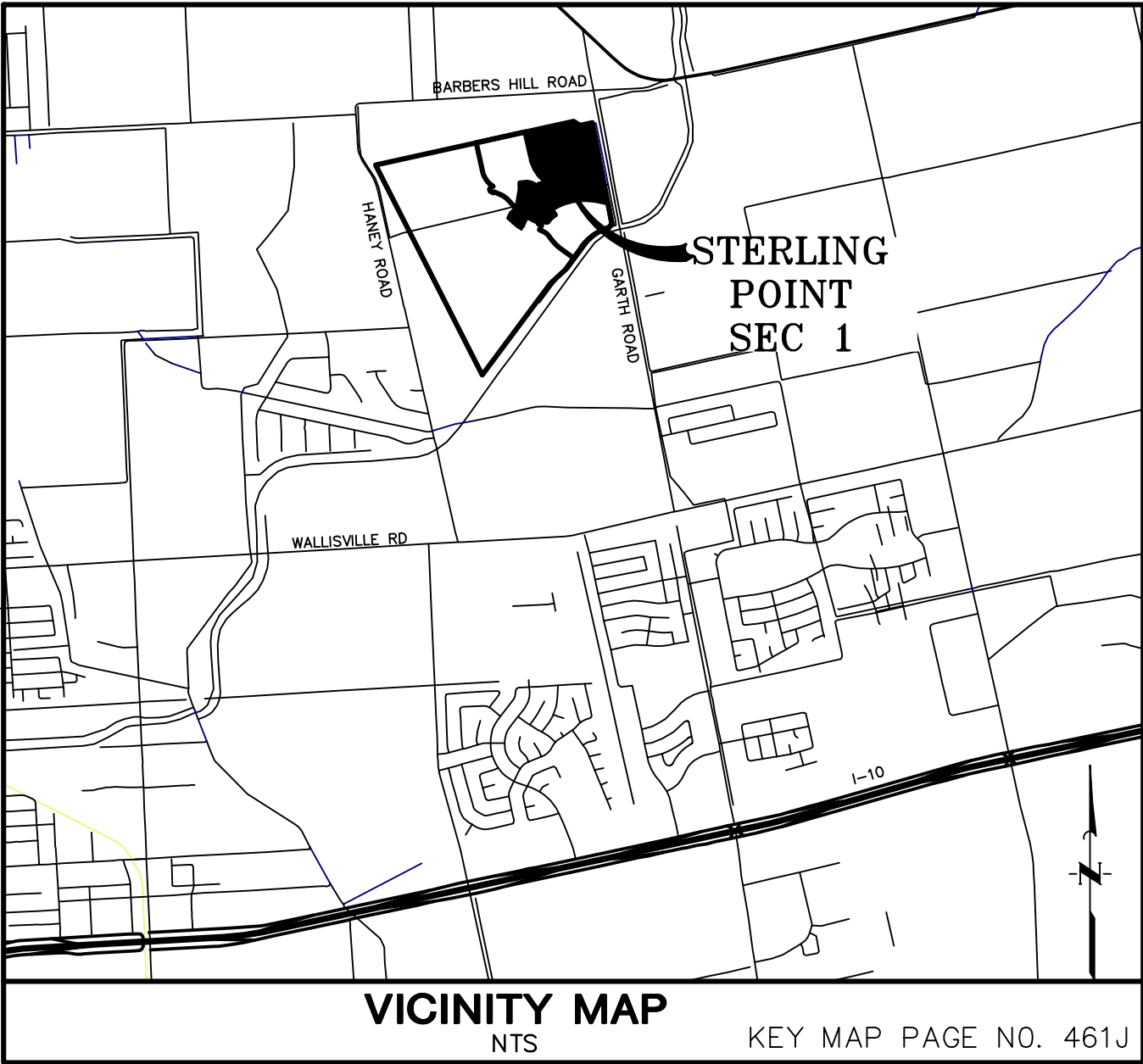
Line Table		
Line	Bearing	Distance
L1	S57°03'09"E	140.51'
L2	N77°30'45"E	237.81'
L3	S37°33'33"W	90.02'
L4	N05°47'43"W	163.58'
L5	N05°47'43"W	20.24'
L6	N05°47'43"W	136.03'
L7	N02°24'57"W	252.05'
L8	N55°05'24"W	156.18'
L9	S82°33'40"W	141.17'
L10	S79°58'03"W	66.01'
L11	S79°57'48"W	65.80'
L12	S76°42'16"W	65.80'
L13	S73°26'43"W	65.80'
L14	S70°11'11"W	65.80'
L15	S66°55'39"W	65.80'
L16	S63°40'06"W	65.80'
L17	S60°24'34"W	65.80'
L18	S57°09'02"W	65.80'
L19	S52°43'38"W	72.27'
L20	S43°46'28"W	77.24'
L21	S33°31'51"W	76.18'
L22	S24°12'00"W	24.87'
L23	N65°48'00"W	164.09'
L24	S24°12'20"W	60.00'
L25	N65°39'19"W	60.00'
L26	N58°51'09"W	110.51'
L27	N48°30'55"W	219.04'
L28	N10°34'57"W	39.44'
L29	N27°21'01"E	102.54'
L30	N47°55'09"E	189.02'
L31	N10°02'56"E	309.37'
L32	N02°48'33"W	117.00'
L33	N87°11'27"E	112.18'
L34	N44°28'29"E	60.00'
L35	N53°23'15"E	24.86'
L36	N44°34'31"W	166.21'
L37	N33°05'09"W	146.41'
L38	N23°28'22"W	54.21'

Line Table		
Line	Bearing	Distance
L39	N22°57'23"W	53.46'
L40	N19°23'46"W	52.94'
L41	N12°24'47"W	118.63'
L42	S77°35'13"W	2.81'
L43	N12°24'47"W	437.00'
L44	S12°24'47"E	167.00'
L45	N77°35'13"E	490.00'
L46	S32°35'13"W	8.64'
L47	S12°24'47"E	84.43'
L48	S33°29'07"E	103.64'
L49	S59°55'04"W	195.39'
L50	S19°28'28"E	209.93'
L51	S79°05'54"W	106.17'
L52	S11°41'24"E	102.13'
L53	S80°01'21"W	155.69'
L54	S53°23'15"W	75.57'
L55	S35°32'08"E	194.73'
L56	S79°05'54"W	219.40'
L57	S86°48'21"W	213.55'
L58	S24°12'00"W	120.37'
L59	S65°48'00"E	126.91'
L60	S42°04'51"E	91.09'
L61	N40°53'18"W	134.54'
L62	S77°35'13"W	404.57'
L63	N21°58'43"E	0.47'
L64	N33°37'48"W	185.99'
L65	N12°24'47"W	268.78'
L66	S57°24'47"E	8.64'
L67	N79°05'54"E	131.02'
L68	N77°07'33"E	140.08'
L69	S79°05'54"W	123.73'
L70	S83°43'09"W	150.79'
L71	S77°35'13"W	322.31'
L72	S77°35'13"W	546.40'
L73	N57°03'09"W	140.51'
L74	N47°14'36"E	147.67'
L75	S12°24'47"E	101.60'
L76	S14°21'21"E	49.07'

Line Table		
Line	Bearing	Distance
L77	N28°49'47"W	97.55'
L78	S33°29'07"E	56.45'
L79	N77°30'45"E	221.71'
L80	S10°54'06"E	333.83'
L81	N79°05'54"E	62.08'
L82	N72°08'35"E	94.80'
L83	N63°43'33"E	96.82'
L84	N09°55'13"W	213.78'
L85	N13°02'31"E	148.53'
L86	N39°29'35"E	78.71'
L87	N50°30'25"W	130.34'
L88	N50°30'25"W	130.34'
L89	N39°29'35"E	118.15'
L90	S29°10'56"E	54.04'
L91	N80°01'21"E	275.51'
L92	S77°39'44"W	100.79'
L93	S70°58'25"W	100.36'
L94	S64°05'31"W	99.39'
L95	S59°43'00"W	44.33'
L96	S80°32'08"E	8.31'
L97	S35°32'08"E	114.95'
L98	S77°35'13"W	420.00'
L99	S12°24'47"E	184.10'
L100	N23°34'16"W	57.69'
L101	S33°29'07"E	176.85'
L102	S27°17'53"E	49.91'
L103	S15°55'24"E	50.31'
L104	S11°17'47"E	103.28'
L105	N46°25'49"E	77.87'
L106	N80°01'21"E	160.34'
L107	S69°11'42"E	65.72'
L108	S40°53'18"E	110.60'
L109	S37°31'37"E	51.29'
L110	S30°59'37"E	51.29'
L111	S24°27'35"E	51.29'
L112	N12°24'47"W	62.46'
L113	N77°57'43"E	116.28'
L114	N28°24'05"E	175.10'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1014.00'	15°07'55"	267.80'	S64°57'27"W	267.02'	134.68'
C2	25.00'	90°29'31"	39.48'	S68°57'15"W	35.51'	25.22'
C3	1970.00'	6°48'10"	233.90'	S27°44'46"W	233.76'	117.09'
C4	270.00'	47°17'03"	222.82'	S69°10'02"E	216.55'	118.20'
C5	25.00'	81°05'14"	35.38'	S86°04'08"E	32.50'	21.38'
C6	380.01'	8°15'15"	54.75'	N57°30'53"E	54.70'	27.42'
C7	1037.00'	1°15'09"	22.67'	N62°16'04"E	22.67'	11.33'
C8	55.00'	90°00'00"	86.39'	S57°24'47"E	77.78'	55.00'
C9	400.00'	21°04'20"	147.11'	S22°56'57"E	146.28'	74.40'
C10	500.00'	19°10'50"	167.38'	S69°30'29"W	166.60'	84.48'
C11	400.00'	21°47'43"	152.16'	S22°35'16"E	151.24'	77.01'
C12	200.00'	91°42'46"	320.14'	S34°09'58"W	287.04'	206.07'
C13	1007.00'	18°22'52"	323.05'	S70°49'56"W	321.67'	162.93'
C14	350.00'	8°15'15"	50.42'	S57°30'52"W	50.38'	25.25'
C15	300.00'	9°59'22"	52.31'	S40°31'49"E	52.24'	26.22'
C16	2000.00'	7°42'27"	269.04'	S82°57'07"W	268.84'	134.72'
C17	800.00'	62°36'20"	874.14'	S55°30'10"W	831.30'	486.46'
C18	400.00'	23°43'10"	165.59'	S53°56'25"E	164.41'	84.00'
C19	300.00'	20°01'26"	104.84'	N30°52'35"W	104.31'	52.96'
C20	600.00'	28°28'31"	298.19'	S26°39'03"E	295.13'	152.24'
C21	55.00'	68°46'59"	66.03'	N68°01'17"W	62.13'	37.65'
C22	55.00'	90°00'00"	86.39'	S32°35'13"W	77.78'	55.00'
C23	25.00'	90°00'00"	39.27'	S57°24'47"E	35.36'	25.00'
C24	25.00'	29°55'35"	13.06'	N62°37'26"E	12.91'	6.68'
C25	50.00'	149°51'10"	130.77'	N57°24'47"W	96.56'	185.65'
C26	25.00'	29°55'35"	13.06'	S02°33'01"W	12.91'	6.68'
C27	25.00'	86°35'49"	37.79'	S76°47'02"E	34.29'	23.56'
C28	25.00'	84°18'46"	36.79'	N22°40'55"E	33.56'	22.63'
C29	25.00'	42°50'00"	18.69'	N40°53'28"W	18.26'	9.81'
C30	50.00'	265°40'01"	231.84'	S70°31'32"W	73.33'	53.93'
C31	25.00'	42°50'00"	18.69'	S01°56'32"W	18.26'	9.81'
C32	25.00'	84°18'46"	36.79'	S61°37'51"E	33.56'	22.63'
C33	25.00'	83°03'26"	36.24'	S18°23'21"W	33.15'	22.14'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C34	25.00'	88°55'23"	38.80'	S08°55'34"W	35.02'	24.53'
C35	25.00'	86°18'42"	37.66'	S78°41'29"E	34.20'	23.44'
C36	1970.00'	3°10'49"	109.35'	N85°12'56"E	109.33'	54.69'
C37	500.00'	6°29'58"	56.72'	N80°22'33"E	56.69'	28.39'
C38	500.00'	1°58'20"	17.21'	S78°06'43"W	17.21'	8.61'
C39	500.00'	4°37'15"	40.33'	N81°24'31"E	40.31'	20.17'
C40	2140.65'	3°57'50"	148.10'	N84°44'38"E	148.07'	74.08'
C41	25.00'	90°00'00"	39.27'	S20°48'00"E	35.36'	25.00'
C42	2000.00'	0°08'41"	5.05'	N24°16'21"E	5.05'	2.53'
C43	25.00'	90°08'41"	39.33'	N20°43'39"W	35.40'	25.06'
C44	25.00'	90°00'00"	39.27'	N69°12'00"E	35.36'	25.00'
C45	25.00'	86°18'42"	37.66'	N07°37'13"E	34.20'	23.44'
C46	25.00'	101°39'04"	44.35'	N16°54'50"E	38.76'	30.68'
C47	25.00'	87°16'04"	38.08'	N58°46'45"W	34.50'	23.84'
C48	25.00'	90°00'00"	39.27'	N32°35'13"E	35.36'	25.00'
C49	25.00'	29°55'35"	13.06'	N27°22'34"W	12.91'	6.68'
C50	50.00'	149°51'10"	130.77'	S32°35'13"W	96.56'	185.65'
C51	25.00'	29°55'35"	13.06'	S87°26'59"E	12.91'	6.68'
C52	25.00'	90°00'00"	39.27'	N32°35'13"E	35.36'	25.00'
C53	25.00'	76°53'06"	33.55'	S67°44'39"E	31.09'	19.84'
C54	25.00'	93°17'03"	40.70'	S30°56'42"W	36.35'	26.48'
C55	25.00'	42°50'00"	18.69'	N12°12'47"W	18.26'	9.81'
C56	50.00'	265°40'01"	231.84'	N56°22'12"E	73.33'	53.93'
C57	25.00'	42°50'00"	18.69'	S55°02'48"E	18.26'	9.81'
C58	25.00'	29°55'35"	13.06'	S18°40'00"E	12.91'	6.68'
C59	50.00'	128°38'10"	112.26'	N68°01'17"W	90.12'	103.98'
C60	25.00'	29°55'35"	13.06'	N62°37'26"E	12.91'	6.68'
C61	25.00'	90°00'00"	39.27'	S57°24'47"E	35.36'	25.00'
C62	30.00'	70°31'44"	36.93'	N24°21'45"E	34.64'	21.21'
C63	30.00'	70°31'44"	36.93'	N46°09'58"W	34.64'	21.21'
C64	30.00'	70°31'44"	36.93'	N24°21'45"E	34.64'	21.21'
C65	30.00'	70°31'44"	36.93'	N46°09'58"W	34.64'	21.21'



STERLING POINT SEC 1 FINAL PLAT

A SUBDIVISION OF 53.45 ACRES OF LAND OUT OF THE TALCOTT PATCHING SURVEY & A-620. CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS

121 LOTS 9 RESERVES 8 BLOCKS
NOVEMBER 2021



OWNER:
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
PHONE (281) 875-1352

ENGINEER/SURVEYOR:
JC JONES | CARTER
Texas Board of Professional Engineers Registration No. F-489
Texas Board of Professional Land Surveying Registration No. 108861-04
610 West Loop South, Suite 150 - Houston, TX 77061-7133 (770) 337-3337

STATE OF TEXAS
COUNTY OF HARRIS

We, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, acting by and through Michael W. Johnson, Vice President of U.S. Home Corporation, a Delaware Corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, owners of the 53.45 acre tract described in the above and foregoing map of Sterling Point Sec 1 Final Plat in the Talcott Patching Survey A-620 Harris County, Texas and dedicate to public use as such the streets, alleys, parks and easements shown hereon forever and do hereby waive any claims 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 of the land so dedicated.

This Sterling Point Sec 1 Final Plat accurately represents the proposed plans and type of development of that certain 53.45 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 on 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 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, 6 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 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' 6") 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 place sixteen feet (16' 0") above ground level upward, located adjacent to both sides 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 easements 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, 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 the 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 operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, d/b/a FRIENDSWOOD DEVELOPMENT COMPANY, has caused these presents to be signed by U.S. Home Corporation, a Delaware Corporation, its General Partner, by Michael W. Johnson, its Vice President,

thereunto authorized, this _____ day of _____, 2021.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas limited partnership
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY,

By: U.S. Home Corporation,
a Delaware Corporation,
its General Partner

By: Michael W. Johnson
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Johnson, Vice President of U.S. Home Corporation, a Delaware Corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, known to me to be the person whose name is 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 _____, 2021.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Jeremy A. Chandler, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Jeremy A. Chandler
Registered Professional Land Surveyor
Texas Registration No. 5755

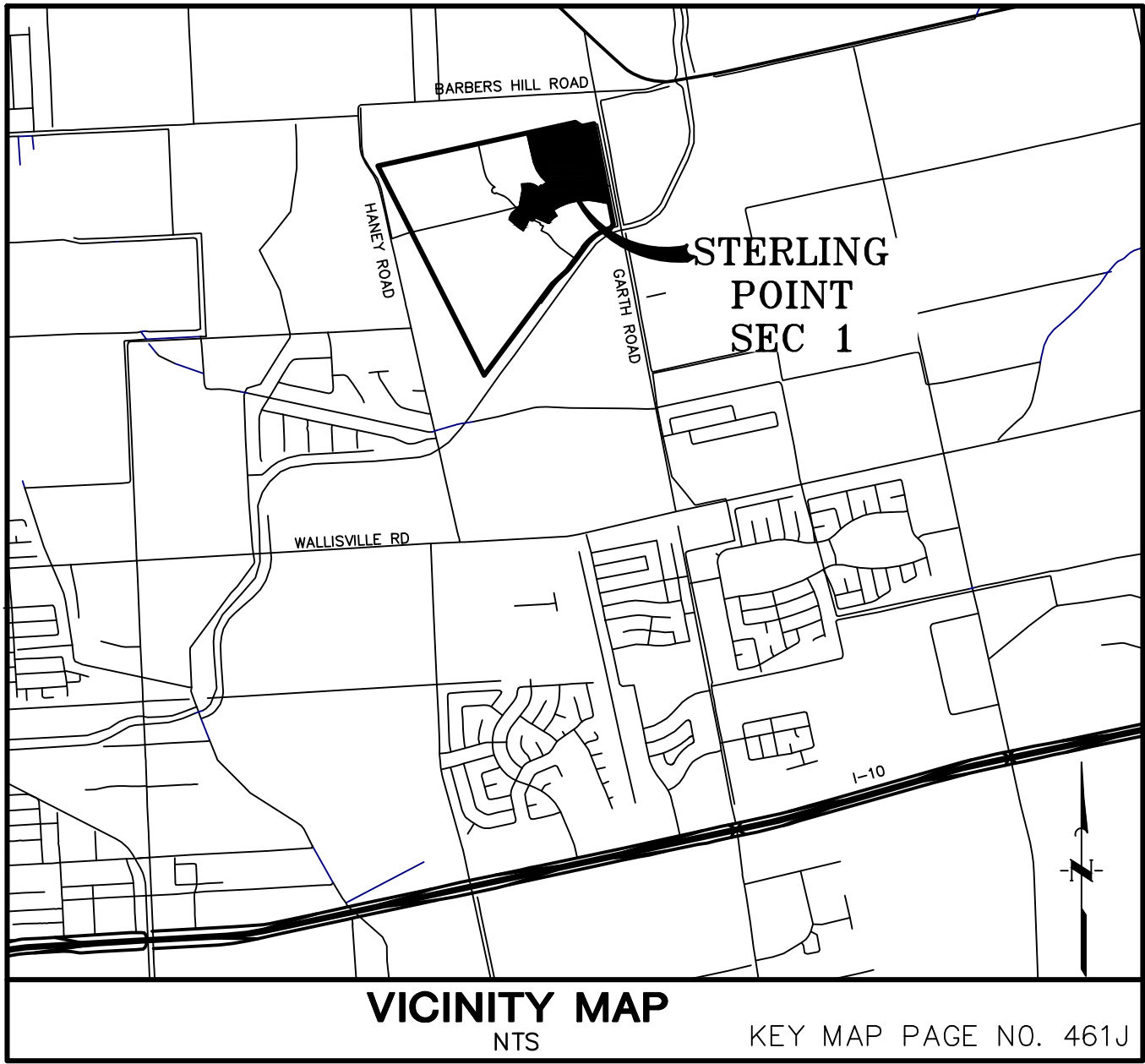
This is to certify that the Planning and Zoning Commission of the City of Baytown, Texas has approved this map and plat of Sterling Point Sec 1 Final Plat in conformance with the laws of the State of Texas and the ordinances of the City of Baytown as shown hereon and authorized the recording of this plat this _____ day of _____, 2021.

By: _____
Tracey Wheeler
Chairman of Planning and Zoning
Commission

By: _____
Martin Scribner
Secretary of the Commission

I, Loyd Smith, Interim 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.

Loyd Smith, P.E.
County Engineer



I, Tennesia 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 _____, 2021 by an order entered into the minutes of the court.

Tennesia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

I, Tennesia 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 Number _____ 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.


Tennesia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

STERLING POINT SEC 1 FINAL PLAT

A SUBDIVISION OF 53.45 ACRES OF LAND
OUT OF THE
TALCOTT PATCHING SURVEY & A-620.
CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS
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PHONE (281) 875-1352

ENGINEER/SURVEYOR:
 JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 108861-04
630 West Loop South, Suite 150 - Houston, TX 77061-7133-771 5337



PLANNING AND ZONING COMMISSION

6. b.

Meeting Date: 01/18/2022

Subject: Consider - Sterling Point Section One Final Plat

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Yvonne Briscoe, Planning and Development Services

Information

ITEM

Consider approving Sterling Point Section One Final Plat, being approximately 53.45 acres located approx 1300 feet south of the intersection of Garth Road and FM 1442 Road.

PREFACE

The plat is proposing an approximately 53.45 acre subdivision, legally described as out of the Talcott Patching Survey, Abstract 620, Harris County, Texas, containing 121 lots, nine (9) reserves and eight (8) blocks, . 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.

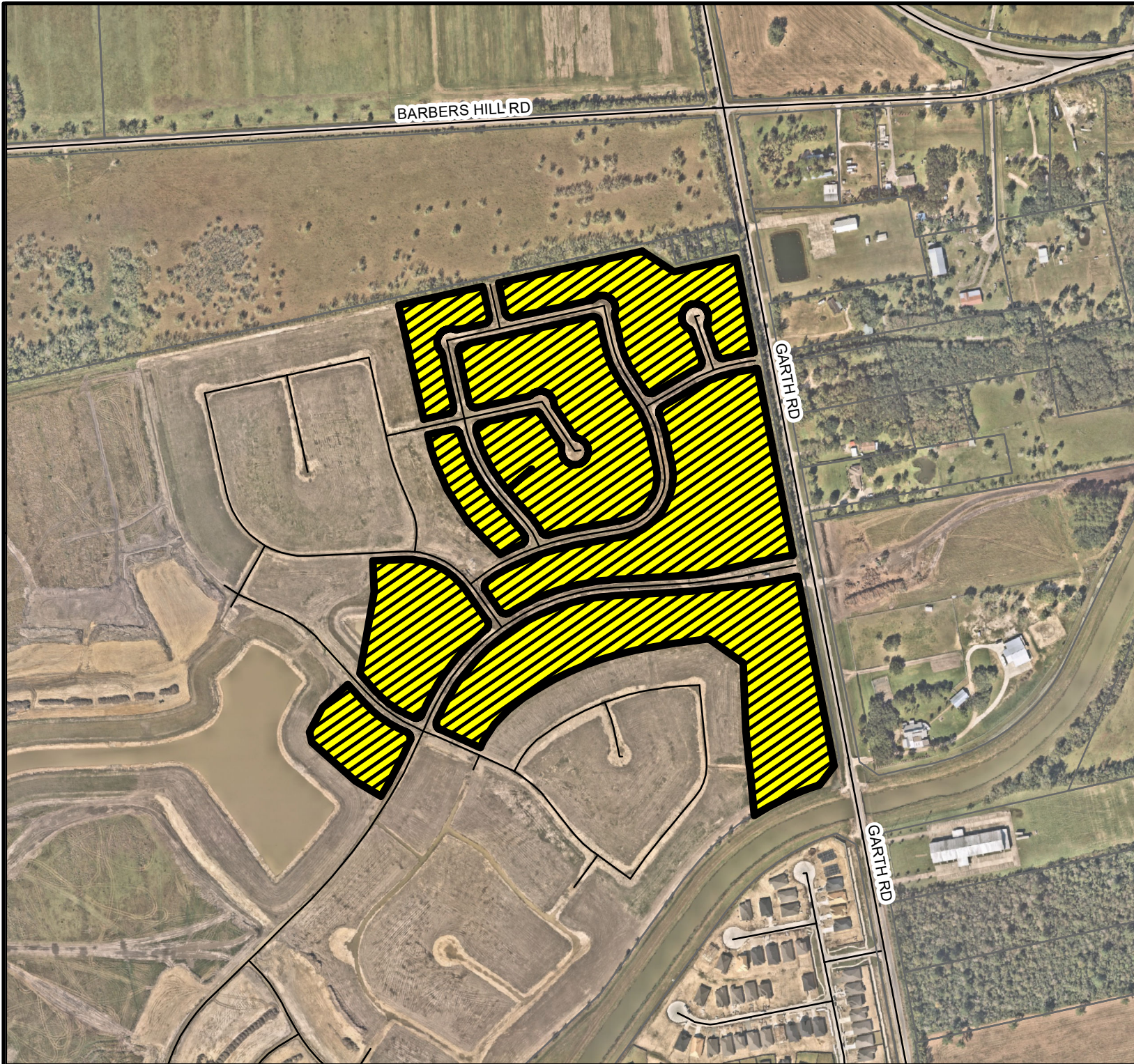
RECOMMENDATION

Staff recommends approval.

Attachments

Vicinity Map


Plat 22.01.04

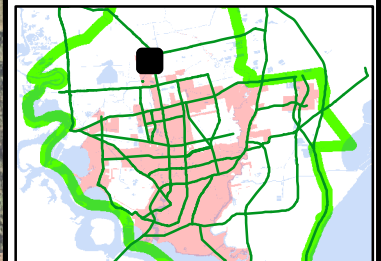


Final Plat

Sterling Point Section 1

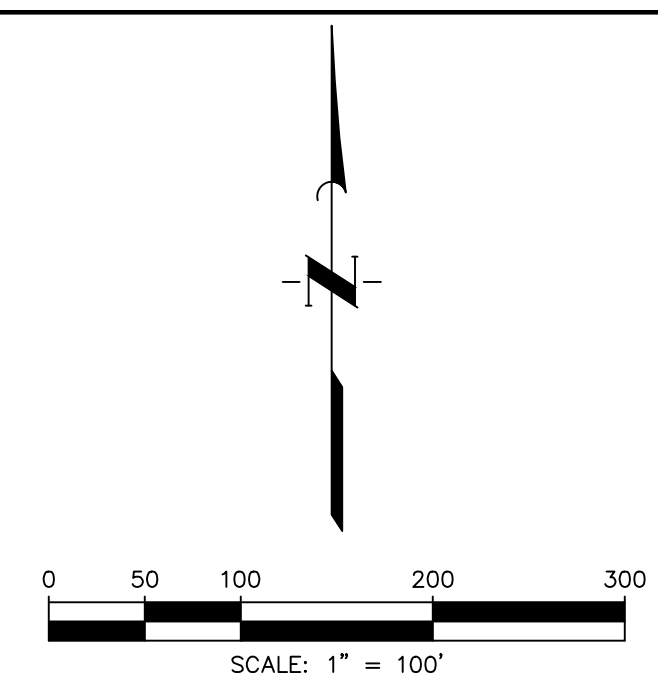
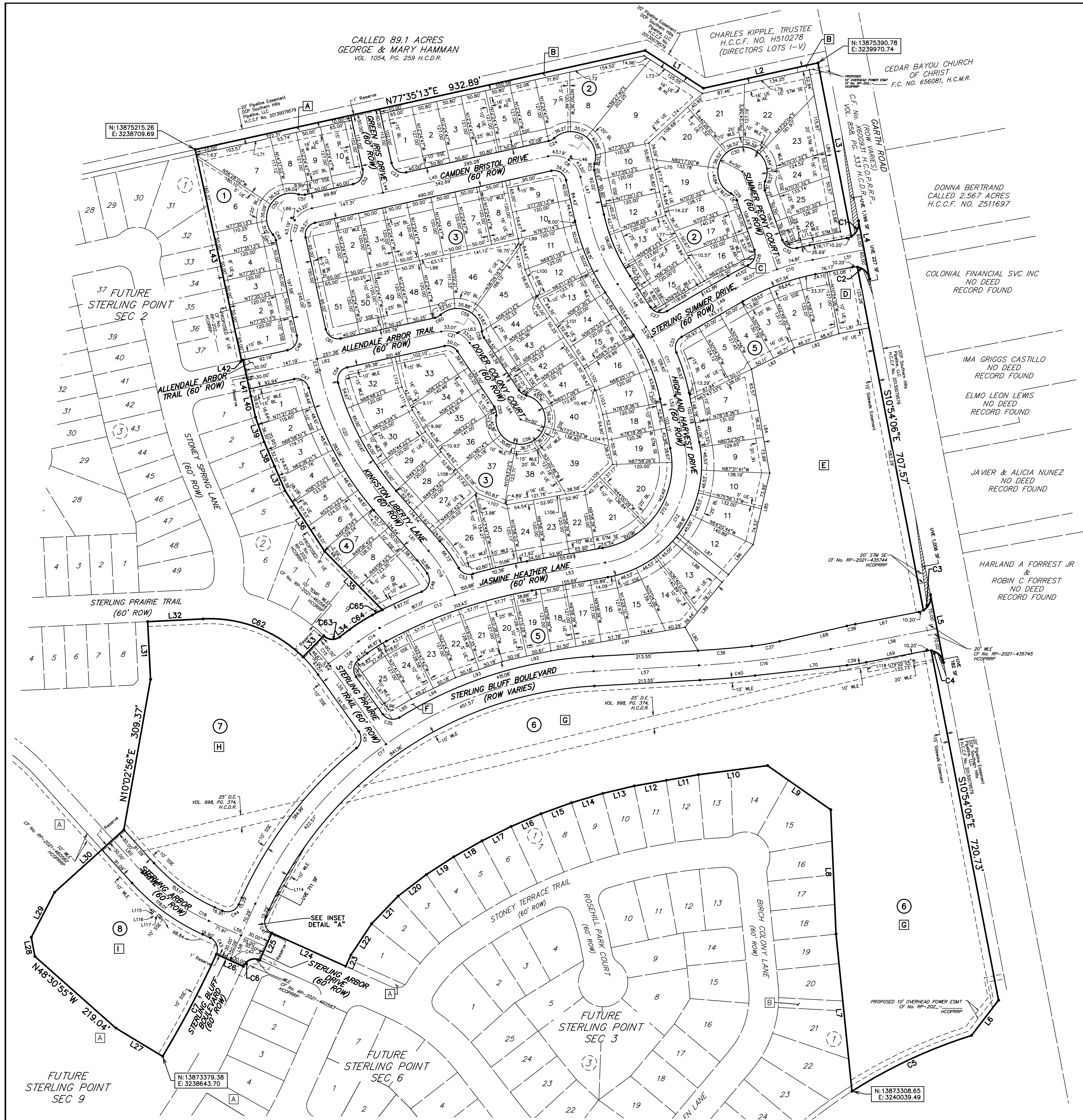
Approx. 53.45 acres

 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 = 500 feet ⁹⁰
Date: 11/24/2021



A RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space,
& Utility Purposes Only
0.0740 Acres
3,223 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape, Open Space
& Utility Purposes Only
0.4089 Acres
17,817 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Landscape, Open Space
& Utility Purposes Only
0.0728 Acres
3,171 Sq Ft

D RESTRICTED RESERVE "D"
Restricted to Landscape, Open Space,
& Utility Purposes Only
0.1809 Acres
7,878 Sq Ft

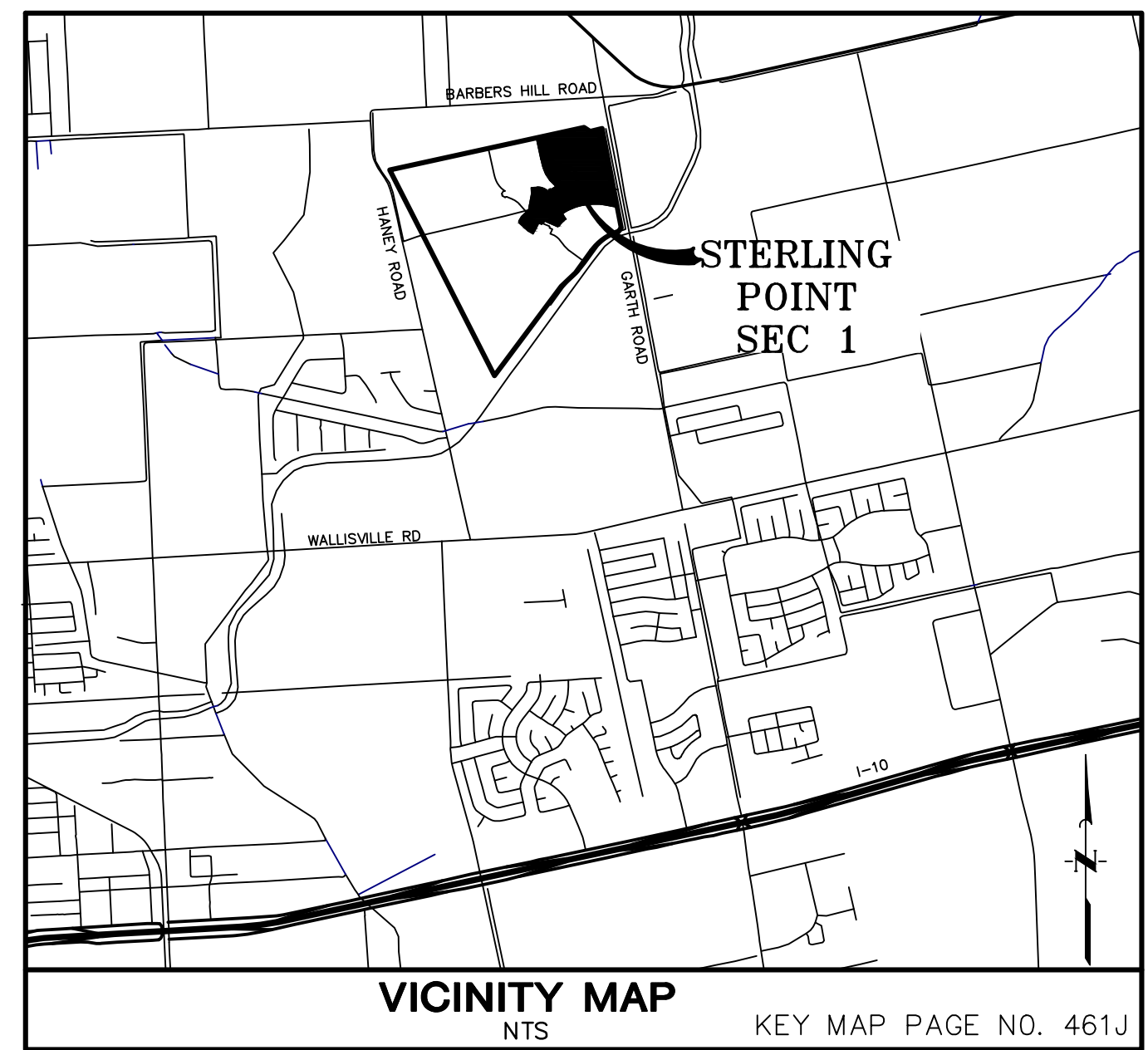
E RESTRICTED RESERVE "E"
Restricted to Landscape, Drainage &
Detention Purposes Only
4.23 Acres
184,426 Sq Ft

F RESTRICTED RESERVE "F"
Restricted to Landscape, Open Space
& Utility Purposes Only
0.4139 Acres
18,027 Sq Ft

G RESTRICTED RESERVE "G"
Restricted to Drainage & Detention
Purposes Only
11.16 Acres
486,018 Sq Ft

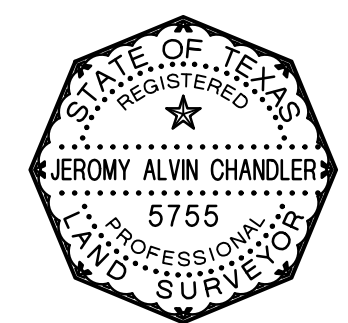
H RESTRICTED RESERVE "H"
Restricted to Drainage & Detention
Purposes Only
4.20 Acres
182,798 Sq Ft

I RESTRICTED RESERVE "I"
Restricted to Landscape, Open Space
& Recreation Purposes Only
1.95 Acres
84,981 Sq Ft



- General Notes
- 1) BL "Building Line"
DE "Drainage Easement"
Easmt "Easement"
CF "Clerk's File"
FC "Found 3/4" Iron Rod (w/ Cap Stamped "JonesCarter Property Corner")"
Fnd "Found"
HCDR "Harris County Deed Records"
HCDR "Harris County Map Records"
HCMUD "Harris County Municipal Utility District"
HCDPRP "Harris County Official Public Records of Real Property"
IR "Iron Rod"
No "Number"
ROW "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol "Volume and Page"
WLE "Waterline Easement"
① "Block Number"
Set, 3/4-inch iron rod (with Cap Stamped "JonesCarter") as Per Certification
UVE "Unobstructed Visibility Easement"
"Street Name Break"
 - 2) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - 3) All easements are centered on lot lines unless shown otherwise.
 - 4) All building lines along streets rights-of-way as shown on plat.
 - 5) The coordinates shown hereon are based on the Texas South Central Zone No. 4204 (NAD83) and may be brought to surface by applying the following Scale Factor of 0.999901678.
 - 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) Drainage easements 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 structure. Drainage easements shall be a minimum of 16 feet wide.
 - 8) Absent written authorization by the affected utilities, all CenterPoint Energy and City of Baytown utility easements must be kept unobstructed from any non-utility improvements or obstructions by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden fences backup, but generally will not replace new fencing.
 - 9) Any new development within this subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
 - 10) Detention capacity for this plat is provided within Reserves E, G, and H shown hereon. The drainage plan for the plat was approved by the Harris County Engineering Department and Harris County Flood Control District on 9/30/2021 under Project No. 2102220109 titled "Water, Sanitary, Drainage & Paving Facilities in Sterling Point Sec 1".
 - 11) No development within this platted boundary shall impede the natural flow of surface runoff from adjacent lands, nor cause flooding on adjacent properties.
 - 12) City of Baytown Benchmark Note:
Harris County Floodplain Reference Marker No. 140075, being a brass disk on the north side of East Wallisville Road on bridge over Goose Creek. Elev=36.28', NAVD83 ADJ.
 - 13) Floodplain Statement:
According to Map No. 48201C0755M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas dated January 7, 2017, the subject tract is located within Zone "X," defined as areas determined to be outside of the 0.2% annual chance floodplain (no shading.)
 - 14) This plat requires compliance with City of Baytown Ordinance Number 13671.

STERLING POINT
SEC 1 FINAL PLAT
A SUBDIVISION OF 53.45 ACRES OF LAND
OUT OF THE
TALCOTT PATCHING SURVEY & A-620.
CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS
121 LOTS 9 RESERVES 8 BLOCKS
DECEMBER 2021



OWNER:
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
PHONE (281) 875-1352

ENGINEER/SURVEYOR:
JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100663-04
6309 West Loop South, Suite 150 - Dallas, TX 75246 - (214) 737-7337



PLANNING AND ZONING COMMISSION

6. c.

Meeting Date: 01/18/2022

Subject: Consider - Bay Creek Preliminary Plat

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Helen Landaverde, Planning and Development Services

Information

ITEM

Consider approving Bay Creek Preliminary Plat, located at 8902 North Main Street.

PREFACE

The applicant is proposing a residential preliminary plat, legally described as approximately 69.553 acres in the George Ellis Survey, Abstract 21, Harris County, Texas, consisting of eight (8) blocks, 138 lots, and eight (8) reserves.

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. 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 21.01.06



Preliminary Plat Vicinity Map

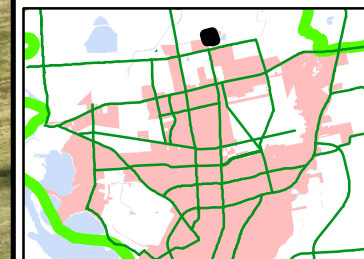
**Bay Creek
Section 1**

Approx. 69.55 acres

LEGEND

 **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 = 333 feet Date 2021-08-05

January 5, 2022

Ms. Helen Landaverde
Planning and Development Services
City of Baytown
2401 Market Street
Baytown, Texas 77520

Re: BAY CREEK SECTION ONE – PRELIMINARY PLAT

Dear Helen,

On behalf of Castlerock Communities, LLC., we Meta Planning + Design, respectfully submit our responses below to the City Comments provided December 10, 2021 for the above referenced plat.

Staff Comments:

- a. See Vicinity Map. Our records show Barbers Hill Rd/FM 1492 Road.
Response: The Vicinity map has been updated to reflect the correct roadways, see updated plat.
- b. Update Subdivision title – add PRELIMINARY PLAT
Response: The title of the plat has been updated to include “Preliminary Plat”. See updated plat.
- c. Provide Articles of Incorporation showing Bryan S. Smith as Authorization Agent and/or provide Authorization Letter for Bryan S. Smith from property owner.
Response: The Articles of Incorporation have been provided. Please find attached the required documents and correspondence.
- d. Please provide the required permanent benchmark reference on the plat (see Sec. 126-486).
Response: Benchmark reference has been added to Note 3 on the plat. See updated plat.
- e. Provide legal description/metes and bounds on the plat.
Response: Legal description/metes and bounds have been added to the face of the plat.
- f. Plat seal: provide in accordance with TELSPA Section 663.19(d) and/or provide the following note: “Preliminary, this document shall not be recorded for any purpose.”
Response: The statement has been added to the face of the plat as Note 1. See updated plat.
- g. Show the place of beginning on the plat
Response: The point of beginning has been added to the face of the plat. See updated plat.
- h. Please provide the required permanent benchmark reference on the plat (see Sec. 126-486).
Response: Benchmark reference has been added to Note 3 on the plat. See updated plat.

- i. The bearings for the boundary are not consistent
Response: The bearings on the plat have been adjusted to follow boundary correctly. See updated plat.
- j. Need to call out the ownership of the HCFC channel on the east.
Response: The ownership of the HCFC channel on the east has been added to the face of the plat. See updated plat.
- k. Provide notes on the plat for the notes referenced.
Response: The required notes have been added to the face of the plat. See updated plat.
- l. The coordinates provided on the plat do not match the location of the shapefile.
Response: The coordinates on the plat have been revised to match the shapefile. See updated plat.

Engineering Comments:

- a. This lot will need to be adjusted so that a driveway can be constructed in accordance with Section 109-79(c)(5) of the Baytown Code of Ordinances.
Response: Lot 11 of block 6 has been revised to meet the requirements of Sec 109-79(c)(5). Please find attached the updated plat, exhibit of lot and correspondence with Matthew Johnson.
- b. Please show and call out the extents of the floodplain on this property.
Response: The floodplain has been added to the face the plat (only a small portion exists within far eastern portion of Reserve "F"). Additionally, note 2 has been added to provide floodplain information. See updated plat.
- c. Please provide the required permanent benchmark reference on this plat.
Response: Benchmark reference has been added to Note 3 on the plat. See updated plat.
- d. Please provide a statement regarding the property's floodplain status.
Response: Note 2 has been added to the plat to provide floodplain status. See updated plat.
- e. Please add the following as a note on the plat: "No development within this platted boundary shall impede the natural flow of surface runoff from adjacent lands, nor cause flooding on adjacent properties."
Response: The statement has been added to the plat as Note 4.

Public Works Comments:

- a. Plat is not labeled as Preliminary or Final. Final Plat with require existing and proposed utility easements to be shown. No wet utilities will be allowed in the rear easements.
Response: The plat has been revised with the label "Preliminary Plat".

Fire Marshal Comments:

- a. IFC 2015 - D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Response: Fire Marshal has indicated that the points of access as proposed on the plat should be approved as is. Please find correspondence attached.

Enclosed is a copy of the revised plat and corresponding documents. Please contact me if you need any additional information.

Sincerely,



Dan Valdez
Enclosure

DESCRIPTION OF A TRACT OF LAND CONTAINING
43.165 ACRES (1,880,278 SQUARE FEET) SITUATED IN
GEORGE ELLIS LEAGUE, A-21 IN HARRIS COUNTY, TEXAS

Being a tract of land containing 43.165 acres (1,880,278 square feet) situated in the George Ellis League, A-21 in Harris County, Texas, being out of Lot 13 of the Subdivision of the George Ellis League, A-21, a subdivision plat recorded in Volume 72, Page 456 of the Deed Records of Harris County, Texas, and being all of a called 36.028-acre tract as conveyed unto Castlerock Communities, LP, by deed recorded under County Clerk's File No. RP-2021-353568 of the Official Public Records of Real Property of Harris County, Texas and being all of the residue of a called 17.310-acre tract as conveyed unto Joanne W. Gill by deed recorded in County Clerk's File No. W477786, Film Code No. 564-03-0203 of the Official Public Records of Real Property of Harris County, Texas, and also being all of the residue of a called 18.045-acre tract as conveyed unto Joanne W. Gill by deed recorded under County Clerk's File No. G157210, Film Code No. 133-88-1352 of the Official Public Records of Real Property of Harris County, Texas, said 43.165-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 2" iron pipe located in the northeasterly right-of-way line of North Main Street (80 feet wide at this point) for the southwesterly corner of the residue of said 18.045-acre tract, for the northwesterly corner of a called 2.2653-acre tract (Tract 2) as conveyed unto Matthew J. Seymour by deed recorded under County Clerk's File No. RP-2019-161688 of the Official Public Records of Real Property of Harris County, Texas, and for the most westerly southwest corner of said tract herein described;

THENCE North 12° 27' 14" West with the easterly right-of-way line of said North Main Street and the westerly line of the residue of said 18.045-acre tract, at a distance of 228.62 feet passing a point for the northwesterly corner of the residue of said 18.045-acre tract and for the southwesterly corner of the residue of said 17.310-acre tract, continuing with the easterly right-of-way line of said North Main Street and the westerly line of the residue of said 17.310-acre tract, at a distance of 536.95 feet passing a found 1/2-inch iron rod with cap stamped "ESOR 2634" for the northwesterly corner of said 17.310-acre tract and for the southwesterly corner of said 36.028-acre tract, continuing with the easterly right-of-way line of said North Main Street and the westerly line of said 36.028-acre tract for a total distance of 1,135.11 feet to a found 5/8-inch iron rod for the northwesterly corner of said 36.028-acre tract, for the southwesterly corner of a called 31.574-acre tract as conveyed unto Missouri Pacific Railroad Company by deed recorded under County Clerk's File No. R802767, Film Code No. 507-28-0883 of the Official Public Records of Real Property of Harris County, Texas, and for the northwesterly corner of said tract herein described;

THENCE North 77° 51' 22" East with the northerly line of said 36.028-acre tract and the southerly line of said 31.574-acre tract, a distance of 1,207.75 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the most westerly northeast corner of said tract herein described;

THENCE South 12° 10' 23" East over and across said 36.028-acre tract, a distance of 156.92 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE North 77° 49' 37" East, a distance of 7.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 12° 10' 23" East, at a distance of 441.42 feet passing the south line of said 36.028-acre tract and the north line of the residue of said 17.310-acre tract, continuing over and across the residue of said 17.310-acre tract for a total distance of 461.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE North 77° 49' 37" East over and across the residue of said 17.310-acre tract, a distance of 170.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 12° 10' 23" East, a distance of 4.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE North 77° 49' 37" East, a distance of 1,160.45 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" located in the easterly line of the residue of said 17.310-acre tract, and the northwesterly line of a called 0.3388-acre tract as conveyed unto the County of Harris by deed recorded under County Clerk's File No. Y126107, Film Code No. 096-98-2426 of the Official Public Records of Real Property of Harris County, Texas, for the beginning of a non-tangent curve to the left and for the most easterly northeast corner of said tract herein described;

THENCE in a southwesterly direction with the easterly line of the residue of said 17.310-acre tract, the westerly line of said 0.3388-acre tract and with said non-tangent curve to the left whose radius is 1,000.00 feet and whose central angle is 09° 58' 24" (chord bears South 36° 30' 42" West, a distance of 173.85 feet) for an arc length of 174.07 feet to a found 1/2-inch iron rod with cap stamped "BHA" for a corner in the easterly line of said 17.310-acre, for a corner in the westerly line of said 0.3388-acre tract, for the point of tangency and for a corner in the easterly line of said tract herein described;

THENCE South 31° 31' 30" West continuing with the easterly line of the residue of said 17.310-acre tract and the westerly line of said 0.3388-acre tract, at a distance of 234.35 passing a point for the southeasterly corner of the residue of said 17.310-acre tract, for the southwesterly corner of said 0.3388-acre tract, for the northeasterly corner of the residue of said 18.045-acre tract and for the northwesterly corner of a called 0.2271-acre tract as conveyed unto the County of Harris by deed recorded under County Clerk's File No. Y012509, Film Code No. 594-51-2032 of the Official Public Records of Real Property of Harris County, Texas, from which a found 1/2-inch iron rod with cap stamped "BHA" bears South 36° 43' 38" East, a distance of 0.15 feet, continuing with the easterly line of the residue of said 18.045-acre tract and the westerly line of said 0.2271-acre tract for a total distance of 261.07 feet to a found 1/2-inch iron rod with cap stamped "BHA" for a corner in the easterly line of the residue of said 18.045-acre tract, for a corner in the westerly line of said 0.2271-acre tract for the beginning of a tangent curve to the left and for a corner of said tract herein described;

THENCE in a southwesterly direction with the easterly line of the residue of said 18.045-acre tract, with the westerly line of said 0.2271-acre tract and with said tangent curve to the left whose radius is 690.00 feet and whose central angle is 13° 22' 23" (chord bears South 24° 49' 58" West, a distance of 160.68 feet) for an arc length of 161.05 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the point of non-tangency and for the most easterly southeast corner of said tract herein described;

THENCE North 71° 51' 13" West over and across the residue of said 18.045-acre tract, a distance of 36.01 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE North 34° 14' 12" West, a distance of 14.14 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE North 79° 14' 12" West, a distance of 115.58 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 64° 33' 13" West, a distance of 207.18 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 78° 01' 37" West, a distance of 320.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 33° 01' 37" West, a distance of 14.14 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 70° 15' 25" West, a distance of 115.97 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE North 19° 44' 35" West, a distance of 39.22 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the beginning of a tangent curve to the left and for an interior corner of said tract herein described;

THENCE in a northwesterly direction with said tangent curve to the left whose radius is 25.00 feet and whose central angle is 82° 41' 22" (chord bears North 61° 05' 15" West, a distance of 33.03 feet) for an arc length of 36.08 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the point of tangency and for an interior corner of said tract herein described;

THENCE South 77° 34' 04" West, a distance of 102.61 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 18° 29' 39" East, a distance of 64.45 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 19° 44' 35" East, a distance of 64.29 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 18° 09' 40" East, a distance of 55.02 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 15° 00' 34" East, a distance of 143.93 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an interior corner of said tract herein described;

THENCE South 11° 58' 23" East, a distance of 22.81 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" located in the southerly line of the residue of said 18.045-acre tract and the northerly line of a called 60.7025-acre tract as conveyed unto Tala Properties Inc., by deed recorded under County Clerk's File No. RP-2017-362761 of the Official Public Records of Real Property of Harris County, Texas, for the most westerly southeast corner of said tract herein described;

THENCE South 78° 01' 37" West with the southerly line of the residue of said 18.045-acre tract and the northerly line of said 60.7025-acre tract, a distance of 317.10 feet to a found 1-inch iron pipe for an angle point in the southerly line of the residue of said 18.045-acre tract, for the southeasterly corner of a called 2.2653-acre tract (Tract 2) as conveyed unto Matthew J. Seymour by deed recorded under County Clerk's File No. RP-2019-161688 of the Official Public Records of Real Property of Harris County, Texas, for an interior corner of said tract herein described;

THENCE North 12° 38' 10" West with the southerly line of the residue of said 18.045-acre tract and the easterly line of said 2.2653-acre tract, a distance of 206.67 feet to a found 1-inch iron pipe for an angle point in the southerly line of the residue of said 18.045-acre tract, for the northeasterly corner of said 2.2653-acre tract and for an interior corner of said tract herein described;

THENCE South 77° 34' 04" West with the southerly line of the residue of said 18.045-acre tract and the northerly line of said 2.2653-acre tract, a distance of 919.43 feet to the **POINT OF BEGINNING** and containing 43.165 acres (1,880,278 square feet) of land, more or less.

LINE	DISTANCE	BEARING
L1	4.75'	S 57°10'23" E
L2	7.57"	N 32°49'37" E
L3	6.16'	N 57°10'23" W
L4	4.64"	N 32°41'50" E
L5	14.14'	N 57°10'23" W
L6	14.14'	S 32°49'37" W
L7	14.14'	N 57°10'23" W
L8	15.00'	S 12°25'56" E
L9	60.38'	S 77°32'46" W
L10	150.00'	S 12°10'23" E
L11	14.22'	N 57°18'17" W
L12	119.34'	N 77°34'04" E
L13	14.14'	S 32°49'37" W
L14	18.34'	S 32°49'37" E
L15	14.17'	N 32°41'50" E
L16	147.21'	N 14°56'27" W
L17	411.00'	N 12°10'23" W
L18	14.14'	N 32°34'04" E
L19	361.00'	S 12°10'23" E
L20	14.11'	S 57°18'10" E
L21	563.40'	N 12°10'23" W
L22	7.00'	N 77°49'37" E
L23	4.00'	S 12°10'23" E
L24	36.01'	N 71°51'13" W
L25	14.14'	N 34°14'12" W
L26	14.14'	S 33°01'37" W
L27	39.22'	N 19°44'35" W
L28	64.45'	S 18°29'39" E
L29	64.29'	S 19°44'35" E
L30	55.02'	S 18°09'40" E
L31	22.81'	S 11°58'23" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50.00'	90°00'00"	78.54'	50.00'	N 32°49'37" E	70.71'
C2	50.00'	90°00'00"	78.54'	50.00'	N 57°10'23" W	70.71'
C3	50.00'	90°00'00"	78.54'	50.00'	N 32°49'37" E	70.71'
C4	400.00'	07°34'11"	52.85'	26.46'	N 15°57'29" W	52.81'
C5	600.00'	07°34'12"	79.27'	39.69'	S 15°57'29" E	79.21'
C6	550.00'	07°46'12"	74.59'	37.35'	N 15°51'29" W	74.53'
C7	50.00'	90°15'33"	78.77'	50.23'	N 57°18'10" W	70.87'
C8	25.00'	89°43'09"	39.15'	24.88'	N 57°18'49" W	35.27'
C9	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" E	35.36'
C10	25.00'	90°00'00"	39.27'	25.00'	N 57°10'23" W	35.36'
C11	25.00'	90°16'51"	39.39'	25.12'	S 32°41'11" W	35.44'
C12	25.00'	89°43'09"	39.15'	24.88'	N 57°18'49" W	35.27'
C13	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C14	25.00'	24°57'05"	10.89'	5.53'	N 24°38'56" W	10.80'
C15	50.00'	139°54'09"	122.09'	137.01'	S 32°49'37" W	93.94'
C16	25.00'	24°57'05"	10.89'	5.53'	S 89°41'51" E	10.80'
C17	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" W	35.36'
C18	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C19	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C20	25.00'	90°15'33"	39.38'	25.11'	N 57°18'10" W	35.44'
C21	25.00'	89°44'27"	39.16'	24.89'	N 32°41'50" E	35.28'
C22	375.00'	07°34'11"	49.54'	24.81'	N 15°57'29" W	49.51'
C23	25.00'	94°55'56"	41.42'	27.25'	S 30°06'06" W	36.84'
C24	575.00'	02°22'43"	23.87'	11.94'	N 18°33'13" W	23.87'
C25	575.00'	07°46'12"	77.98'	39.05'	S 15°51'29" E	77.92'
C26	525.00'	07°46'12"	71.20'	35.65'	N 15°51'29" W	71.14'
C27	625.00'	03°08'20"	34.24'	17.12'	N 18°10'25" W	34.23'
C28	25.00'	85°49'41"	37.45'	23.24'	N 59°31'06" W	34.05'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C29	25.00'	24°57'05"	10.89'	5.53'	N 65°05'31" E	10.80'
C30	50.00'	140°09'42"	122.31'	137.98'	N 57°18'10" W	94.02'
C31	25.00'	24°57'05"	10.89'	5.53'	N 00°18'09" E	10.80'
C32	25.00'	90°00'00"	39.27'	25.00'	N 57°10'23" W	35.36'
C33	25.00'	90°16'51"	39.39'	25.12'	S 32°41'11" W	35.44'
C34	25.00'	90°15'33"	39.38'	25.11'	S 57°18'10" E	35.44'
C35	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C36	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C37	25.00'	21°02'22"	9.18'	4.64'	S 01°39'12" E	9.13'
C38	50.00'	132°04'44"	115.26'	112.51'	S 57°10'23" E	91.38'
C39	25.00'	21°02'22"	9.18'	4.64'	N 67°18'26" E	9.13'
C40	25.00'	89°44'27"	39.16'	24.89'	N 57°18'10" W	35.28'
C41	25.00'	90°00'00"	39.27'	25.00'	N 32°34'04" E	35.36'
C42	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C43	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C44	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C45	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" E	35.36'
C46	25.00'	90°00'22"	39.27'	25.00'	S 57°26'07" E	35.36'
C47	25.00'	90°15'33"	39.38'	25.11'	S 32°41'50" W	35.44'
C48	25.00'	23°04'26"	10.07'	5.10'	N 89°21'50" E	10.00'
C49	50.00'	136°08'52"	118.81'	124.22'	S 32°49'37" W	92.77'
C50	25.00'	23°04'26"	10.07'	5.10'	S 23°42'36" E	10.00'
C51	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" E	35.36'
C52	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C53	25.00'	89°44'27"	39.16'	24.89'	N 32°41'50" E	35.28'
C54	1000.00'	09°58'24"	174.07'	87.26'	S 36°30'42" W	173.85'
C55	690.00'	13°22'23"	161.05'	80.89'	S 24°49'58" W	160.68'
C56	25.00'	82°41'22"	36.08'	22.00'	N 61°05'15" W	33.03'

C1	50.00'	90°00'00"	78.54'	50.00'	N 32°49'37" E	70.71'
C2	50.00'	90°00'00"	78.54'	50.00'	N 57°10'23" W	70.71'
C3	50.00'	90°00'00"	78.54'	50.00'	N 32°49'37" E	70.71'
C4	400.00'	07°34'11"	52.85'	26.46'	N 15°57'29" W	52.81'
C5	600.00'	07°34'12"	79.27'	39.69'	S 15°57'29" E	79.21'
C6	550.00'	07°46'12"	74.59'	37.35'	N 15°51'29" W	74.53'
C7	50.00'	90°15'33"	78.77'	50.23'	N 57°18'10" W	70.87'
C8	25.00'	89°43'09"	39.15'	24.88'	N 57°18'49" W	35.27'
C9	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" E	35.36'
C10	25.00'	90°00'00"	39.27'	25.00'	N 57°10'23" W	35.36'
C11	25.00'	90°16'51"	39.39'	25.12'	S 32°41'11" W	35.44'
C12	25.00'	89°43'09"	39.15'	24.88'	N 57°18'49" W	35.27'
C13	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C14	25.00'	24°57'05"	10.89'	5.53'	N 24°38'56" W	10.80'
C15	50.00'	139°54'09"	122.09'	137.01'	S 32°49'37" W	93.94'
C16	25.00'	24°57'05"	10.89'	5.53'	S 89°41'51" E	10.80'
C17	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" W	35.36'
C18	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C19	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C20	25.00'	90°15'33"	39.38'	25.11'	N 57°	

MISSOURI PACIFIC RAILROAD COMPANY
CALLED 31.574 ACRES
FILE NO. R802767
F.C. NO. 507-28-0883
O.P.R.R.P.H.C., TX

1 COUNTY OF HARRIS
CALLED 0.3388 ACRE
FILE NO. Y126107
F.C. NO. 096-98-2426
O.P.R.R.P.H.C., TX

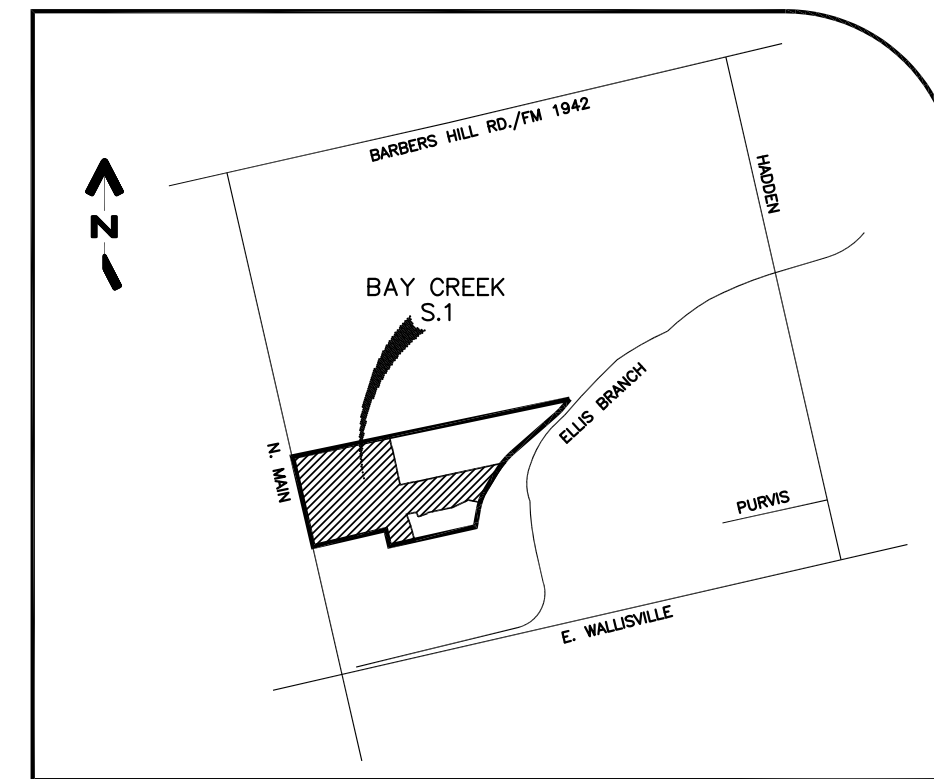
4 COUNTY OF HARRIS
CALLED 0.7403 ACRE
FILE NO. W248899
F.C. NO. 559-68-1418
O.P.R.R.P.H.C., TX

2 COUNTY OF HARRIS
CALLED 0.2271 ACRE
FILE NO. Y012509
F.C. NO. 594-51-2032
O.P.R.R.P.H.C., TX

5 COUNTY OF HARRIS
CALLED 0.0185 ACRE
FILE NO. Y109360
F.C. NO. 596-70-0454
O.P.R.R.P.H.C., TX

3 COUNTY OF HARRIS
CALLED 1.2462 ACRES
FILE NO. W248898
F.C. NO. 559-60-1412
O.P.R.R.P.H.C., TX

6 COUNTY OF HARRIS
CALLED 3.6682 ACRES
FILE NO. Y049181
F.C. NO. 595-41-1796
O.P.R.R.P.H.C., TX



Vicinity Map

LARRY KENT MURPHY AND
WIFE BECKY SUE MURPHY
CALLED RESIDUE OF 45.4530 ACRES
FILE NO. 54-1-66-0231
F.C. O.P.R.R.P.H.C., TX

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.3464	15087.4445	LANDSCAPE / OPEN SPACE
B	1.0170	44299.9122	LANDSCAPE / OPEN SPACE
C	0.0829	3610.3312	LANDSCAPE / OPEN SPACE
D	0.2815	12260.2073	LANDSCAPE / OPEN SPACE
E	0.7213	31421.5638	PARK
F	7.9277	345331.4034	DETENTION
G	0.0667	2903.4472	LANDSCAPE / OPEN SPACE
H	0.3924	17093.9986	LANDSCAPE / OPEN SPACE
J	0.8559	37328.0703	PARK
K	0.1759	7663.7088	LANDSCAPE / OPEN SPACE
L	0.5449	23733.9848	LANDSCAPE / OPEN SPACE
M	0.1583	6896.4329	LIFT STATION
N	0.1585	6902.5333	LANDSCAPE / OPEN SPACE

BAY CREEK SECTION ONE PRELIMINARY PLAT BEING 43.165 ACRES OF LAND CONTAINING 145 LOTS (50'/55' X 120' TYP.) AND THIRTEEN RESERVES IN NINE BLOCKS.

OUT OF THE
GEORGE ELLIS LEAGUE SURVEY, A-21
HARRIS COUNTY, TEXAS

OWNER:
CASTLEROCK COMMUNITIES, LLC.
2401 FOUNTAINVIEW DRIVE, SUITE 216
HOUSTON, TX. 77057
PHONE: (713) 600-7081

ENGINEER:
COBB FENDLEY
13430 NORTHWEST FWY, SUITE 1100
HOUSTON, TEXAS 77040
PHONE: (713) 462-3242

SURVEYOR:
COBB FENDLEY
13430 NORTHWEST FWY, SUITE 1100
HOUSTON, TEXAS 77040
PHONE: (713) 462-3242
KYLE CARSON SUNDAY, R.P.L.S. REGISTRATION #5924
SURVEYING FIRM #100467
PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

SCALE: 1" = 100'
0 50 100 200

JANUARY 06, 2022
MTA# I-599

G.C.C.I.S.D.
NEW HIGH SCHOOL
F.C. 627112
H.C.M.R.

MATTHEW J. SEYMOUR
CALLED 2.0039 ACRES
(TRACT 1)
FILE NO. RP-2019-161688
O.P.R.R.P.H.C., TX

TALA PROPERTIES INC.
CALLED 60.7025 ACRES
FILE NO. RP-2017-362761
O.P.R.R.P.H.C., TX

MATTHEW J. SEYMOUR
CALLED 2.2653 ACRES
(TRACT 2)
FILE NO. RP-2019-161688
O.P.R.R.P.H.C., TX

TALA PROPERTIES INC.
CALLED 60.7025 ACRES
FILE NO. RP-2017-362761
O.P.R.R.P.H.C., TX

GENERAL NOTES
1. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

2. FLOODPLAIN INFORMATION:
ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO.4820C0755M DATED JANUARY 06, 2017, THE 43.1652 ACRE TRACT SHOWN HEREON IS SITUATED IN UNSHADED ZONE "X" (OUTSIDE THE 500-YR FLOODPLAIN) AND PARTIALLY IN SHADED ZONE "X" (INSIDE THE 500-YR FLOODPLAIN).

3. BENCHMARK INFORMATION:
REFERENCE BENCHMARK
FLOODPLAIN REFERENCE MARK NUMBER 160270 IS A BRASS DISK STAMPED "659 1942"
LOCATION: FROM I-10 GO NORTH ON SOUTH MAIN 0.75 MILE TO HEAD WALL OF DRAINAGE
DITCH. MONUMENT ON WEST SIDE HEAD WALL.
ELEVATION = 35.11 (FEET) NAVD 1988 (2001 ADJUSTMENT)

4. NO DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPEDE THE NATURAL FLOW OF SURFACE RUNOFF FROM ADJACENT LANDS, NOR CAUSE FLOODING ON ADJACENT PROPERTIES.
5. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE NO. 4204 (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99990018.
6. ALL BEARINGS SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, 2001 ADJUSTMENT.

- LEGEND:
- "BL." INDICATES BUILDING LINE.
 - "UL.E." INDICATES UTILITY EASEMENT.
 - "A.E." INDICATES AERIAL EASEMENT.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "VOL." INDICATES VOLUME.
 - "PG." INDICATES PAGE.
 - "SQ. FT." INDICATES SQUARE FEET.
 - "H.C.C.F." INDICATES HARRIS COUNTY CLERK'S FILE.
 - "G.B.L." INDICATES GARAGE BUILDING LINE.
 - "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS.
 - "R." INDICATES RADIUS.

LINE	DISTANCE	BEARING
L1	4.75'	S 57°10'23" E
L2	7.57'	N 32°49'37" E
L3	6.16'	N 57°10'23" W
L4	4.64'	N 32°41'50" E
L5	14.14'	N 57°10'23" W
L6	14.14'	S 32°49'37" W
L7	14.14'	N 57°10'23" W
L8	15.00'	S 12°25'56" W
L9	60.38'	S 77°32'46" W
L10	150.00'	S 12°10'23" E
L11	14.22'	N 57°18'17" W
L12	119.34'	N 77°34'04" E
L13	14.14'	S 32°49'37" W
L14	18.34'	S 32°49'37" E
L15	14.17'	N 32°41'50" E
L16	147.21'	N 14°56'27" W
L17	411.09'	N 12°10'23" W
L18	14.14'	N 32°34'04" E
L19	361.00'	S 12°10'23" E
L20	14.11'	S 57°18'10" W
L21	563.40'	N 12°10'23" W
L22	7.00'	N 77°49'37" E
L23	4.00'	S 12°10'23" E
L24	36.01'	N 71°51'13" W
L25	14.14'	S 34°14'12" W
L26	14.14'	S 33°01'37" W
L27	39.22'	N 19°44'35" W
L28	64.45'	S 18°29'39" E
L29	64.29'	S 19°44'35" E
L30	55.02'	S 18°09'40" E
L31	22.81'	S 11°58'23" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50.00'	90°00'00"	78.54'	50.00'	N 32°49'37" E	70.71'
C2	50.00'	90°00'00"	78.54'	50.00'	N 57°10'23" W	70.71'
C3	50.00'	90°00'00"	78.54'	50.00'	N 32°49'37" E	70.71'
C4	400.00'	97°34'11"	52.85'	26.46'	N 15°57'29" W	52.81'
C5	600.00'	97°34'12"	79.27'	39.69'	S 15°57'29" E	79.21'
C6	550.00'	97°46'12"	74.59'	37.35'	N 15°51'29" W	74.53'
C7	50.00'	90°15'33"	78.77'	50.23'	N 57°18'10" W	70.87'
C8	25.00'	89°43'09"	39.15'	24.88'	N 57°18'49" W	35.27'
C9	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" E	35.36'
C10	25.00'	90°00'00"	39.27'	25.00'	N 57°10'23" W	35.36'
C11	25.00'	90°16'51"	39.39'	25.12'	S 32°41'11" W	35.44'
C12	25.00'	89°43'09"	39.15'	24.88'	N 57°18'49" W	35.27'
C13	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C14	25.00'	24°57'05"	10.89'	5.53'	N 24°38'56" W	10.80'
C15	50.00'	139°54'09"	122.09'	137.01'	S 32°49'37" W	93.94'
C16	25.00'	24°57'05"	10.89'	5.53'	S 89°41'51" E	10.80'
C17	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C18	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C19	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C20	25.00'	90°15'33"	39.38'	25.11'	N 57°18'10" W	35.44'
C21	25.00'	89°44'27"	39.16'	24.89'	N 32°41'50" E	35.28'
C22	375.00'	97°34'11"	49.54'	24.81'	N 15°57'29" W	49.51'
C23	25.00'	94°55'56"	41.42'	27.25'	S 30°06'06" W	36.84'
C24	575.00'	92°22'43"	23.87'	11.94'	N 18°33'13" W	23.87'
C25	575.00'	97°46'12"	77.98'	39.05'	S 15°51'29" E	77.92'
C26	525.00'	97°46'12"	71.20'	35.65'	N 15°51'29" W	71.14'
C27	625.00'	93°08'20"	34.24'	17.12'	N 18°10'25" W	34.23'
C28	25.00'	85°49'41"	37.45'	23.24'	N 59°31'06" W	34.05'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C29	25.00'	24°57'05"	10.89'	5.53'	N 65°05'31" E	10.80'
C30	50.00'	140°09'42"	122.31'	137.98'	N 57°18'10" W	94.02'
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C33	25.00'	90°16'51"	39.39'	25.12'	S 32°41'11" W	35.44'
C34	25.00'	90°15'33"	39.38'	25.11'	S 57°18'10" E	35.44'
C35	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C36	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C37	25.00'	21°02'22"	9.18'	4.64'	S 01°39'12" E	9.13'
C38	50.00'	132°04'44"	115.26'	112.51'	S 57°10'23" E	91.38'
C39	25.00'	21°02'22"	9.18'	4.64'	N 67°18'26" E	9.13'
C40	25.00'	89°44'27"	39.16'	24.89'	N 57°18'10" W	35.28'
C41	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" W	35.36'
C42	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C43	25.00'	90°00'00"	39.27'	25.00'	S 32°49'37" W	35.36'
C44	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C45	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" E	35.36'
C46	25.00'	90°00'22"	39.27'	25.00'	S 57°26'07" E	35.36'
C47	25.00'	90°15'33"	39.38'	25.11'	S 32°41'50" W	35.44'
C48	25.00'	23°04'26"	10.07'	5.10'	N 89°21'50" E	10.00'
C49	50.00'	136°08'52"	118.81'	124.22'	S 32°49'37" W	92.77'
C50	25.00'	23°04'26"	10.07'	5.10'	S 23°42'36" E	10.00'
C51	25.00'	90°00'00"	39.27'	25.00'	N 32°49'37" E	35.36'
C52	25.00'	90°00'00"	39.27'	25.00'	S 57°10'23" E	35.36'
C53	25.00'	89°44'27"	39.16'	24.89'	N 32°41'50" E	35.28'
C54	1000.00'	09°58'24"	174.07'	87.26'	S 36°30'42" W	173.85'
C55	690.00'	13°22'23"	161.05'	80.89'	S 24°49'58" W	160.68'
C56	25.00'	82°41'22"	36.08'	22.00'	N 61°05'15" W	33.03'

From: [Matthew.Johnson](#)
To: [Kathryn Parker](#)
Cc: [Daniel Valdez](#); [Helen.Landaverde](#)
Subject: RE: Bay Creek Section One
Date: Tuesday, December 21, 2021 12:06:18 PM

Looks good to me.

Matthew Johnson, PE, PTOE, PTP, CFM
Senior Development Engineer / Traffic Engineer
City of Baytown
2123 Market Street
Baytown, Texas 77520
281-420-7119

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Kathryn Parker <kparker@meta-pd.com>
Date: 12/21/21 11:52 AM (GMT-06:00)
To: "Matthew.Johnson" <Matthew.Johnson@baytown.org>
Cc: Daniel Valdez <dvaldez@meta-pd.com>, "Helen.Landaverde" <Helen.Landaverde@baytown.org>
Subject: RE: Bay Creek Section One

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Matt,

We have revised the Bay Creek Sec 1 plat per the driveway spacing comments. Attached is a revised exhibit showing the new distances. Please review and let us know if this is sufficient to address that plat comment. If so, we will proceed with submitting the revised plat for consideration by P&Z.

Thanks,

Kathryn Parker | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1803
F : 281-895-3482
kparker@meta-pd.com

From: Daniel Valdez <dvaldez@meta-pd.com>
Sent: Tuesday, December 21, 2021 10:06 AM
To: Kathryn Parker <kparker@meta-pd.com>
Subject: Fwd: Bay Creek Section One

Best,

Dan Valdez | Senior Planner
META Planning + Design LLC
T : [281-810-1422](tel:281-810-1422)
D : [281-619-6420](tel:281-619-6420)

Sent from my mobile device.

Begin forwarded message:

From: "Matthew.Johnson" <Matthew.Johnson@baytown.org>
Date: December 13, 2021 at 12:40:12 PM CST
To: Daniel Valdez <dvaldez@meta-pd.com>
Cc: "Helen.Landaverde" <Helen.Landaverde@baytown.org>
Subject: RE: Bay Creek Section One

Daniel,

The exhibit does not provide enough room for a driveway to be placed outside of the intersection.

Our maximum residential driveway width is 22' and the minimum end return radius is 5'. Since the radius cannot cross the property line, the minimum distance would have to be 27', not 21'.

Effective Monday, July 12th emailed and paper applications will no longer be accepted. All applications will need to be submitted through City of Baytown's new Citizen Self Service permitting system at css.baytown.org.

Matthew Johnson, PE, PTOE, PTP, CFM
Senior Development Engineer / Traffic Engineer
City of Baytown
2123 Market Street

Baytown, Texas 77520
281-420-7119

Apply for permits, get permit status, request inspections, and make payments all conveniently from the City of Baytown's new Citizen Self Service permitting software. Apply at [Energov CSS](#).

From: Daniel Valdez <dvaldez@meta-pd.com>
Sent: Monday, December 13, 2021 11:32 AM
To: Matthew.Johnson <Matthew.Johnson@baytown.org>
Cc: Helen.Landaverde <Helen.Landaverde@baytown.org>
Subject: Bay Creek Section One

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Matthew,

We spoke briefly regarding the comment on the Bay Creek Section One plat and the possibility of a driveway at the intersection of Reeded Grass Road and Park Landing Lane.

Please review and let me know if you have any questions at all. Thanks

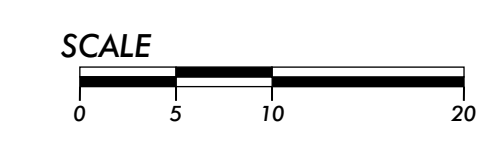
Best,
Dan Valdez | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1492
F : 281-895-3482
DVALDEZ@META-PD.COM
**Please note my new email address*



a plat exhibit for
BAY CREEK
SECTION I
prepared for
CASTLEROCK COMMUNITIES



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



MTA-I-599
DECEMBER 20, 2021

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From: [Frederick.Spencer](#)
To: [Helen.Landaverde](#); [Kathryn Parker](#); [Daniel Valdez](#)
Cc: [Kenneth.Dobson](#)
Subject: RE: Fire Code Requirments_Bay Creek Section One
Date: Thursday, December 30, 2021 1:53:31 PM

After reviewing the revised drawing, the Baytown Fire Marshal's Office will approve the distances between the two access points into the subdivision.

Feel free to contact me for any questions or concerns.

Thank you,

Frederick Spencer

From: Helen.Landaverde
Sent: Monday, December 20, 2021 2:16 PM
To: Victor.Medina <Victor.Medina@baytown.org>; Frederick.Spencer <Frederick.Spencer@baytown.org>; Jeff.Kelly <Jeff.Kelly@baytown.org>
Subject: FW: Fire Code Requirments_Bay Creek Section One

FYI, please see email below.

Thank you,

Helen

From: Kathryn Parker <kparker@meta-pd.com>
Sent: Monday, December 20, 2021 2:12 PM
To: Kenneth.Dobson <Kenneth.Dobson@baytown.org>; fire@baytown.com
Cc: Daniel Valdez <dvaldez@meta-pd.com>; Helen.Landaverde <Helen.Landaverde@baytown.org>
Subject: Fire Code Requirments_Bay Creek Section One

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

We received a comment on the attached plat which indicates the points of access to North Main Street need to be spaced out. We've tried reaching out a few times but haven't been able to get ahold of anyone. We would like to be able to discuss this requirement with someone within the Fire Marshal's office for clarification.

Our concern is that sliding the entrances $\pm 820'$ apart (as it appears the comment is requiring) would

conflict with the existing pipelines and the Lift Station.
Would there be any way to apply for a variance on this section?

Additionally, we are looking for clarification regarding the rule so we can plan accordingly for upcoming plats that may not have as much frontage on the ROW in which primacy access would be taken from.

Is there any time this week or next that we can set a meeting (Virtual if possible)?
If you need any additional information in the meantime, please let me know.

Thank you,

Kathryn Parker | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1803
F : 281-895-3482
kparker@meta-pd.com

From: [planning](#)
To: [Daniel Valdez](#); [Kathryn Parker](#)
Cc: [Helen Landaverde](#)
Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073
Date: Tuesday, January 4, 2022 1:25:33 PM
Attachments: [image001.png](#)
[image002.png](#)

Yes, these are acceptable.

Thank you,

Helen

From: Daniel Valdez <dvaldez@meta-pd.com>
Sent: Tuesday, January 4, 2022 11:29 AM
To: planning <planning@baytown.org>; Kathryn Parker <kparker@meta-pd.com>
Cc: Helen.Landaverde <Helen.Landaverde@baytown.org>
Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Helen,

Our client has provided the attached. Please let me know if these are acceptable.

Best,
Dan Valdez | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1492
F : 281-895-3482
DVALDEZ@META-PD.COM
**Please note my new email address*

From: planning <planning@baytown.org>
Sent: Tuesday, January 4, 2022 9:40 AM
To: Daniel Valdez <dvaldez@meta-pd.com>; Kathryn Parker <kparker@meta-pd.com>
Cc: Helen.Landaverde <Helen.Landaverde@baytown.org>
Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

Good morning,

I apologize for the late reply. I had been out of the office the week of Christmas and was not able to provide a response last week. The authorization is incomplete. Please provide Articles of Incorporation for CastleRock Communities- Agent Information – If the property is owned by any entity or corporation and not an individual, please submit Articles of Incorporation or other documentation verifying signatory authorization. We need documentation authorizing Greg Yakim's signature (ex. his name listed on the Articles of Incorporation and/or reference a signatory authorization such as a manager, president, CEO, etc.).

Thank you,



Helen Landaverde
Planner II
Planning and Development Services
City of Baytown
Phone: (281) 420-7157

"Together We Enrich Lives and Build Community"

Effective Monday, July 19th, both emailed and paper applications will no longer be accepted. All applications will need to be submitted through the City of Baytown's NEW permitting system, Citizen Self Service Portal. Registration and permit submittals can be applied for and submitted at css.baytown.org, any questions, please email staff for help and direction.

From: Daniel Valdez <dvaldez@meta-pd.com>
Sent: Monday, January 3, 2022 1:44 PM
To: planning <planning@baytown.org>; Kathryn Parker <kparker@meta-pd.com>
Cc: Helen.Landaverde <Helen.Landaverde@baytown.org>
Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Helen,

Can you please let me know if the authorization document is acceptable for approval?

Best,
Dan Valdez | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1492
F : 281-895-3482
DVALDEZ@META-PD.COM
**Please note my new email address*

From: Daniel Valdez
Sent: Wednesday, December 29, 2021 8:23 PM
To: planning <planning@baytown.org>; Kathryn Parker <kparker@meta-pd.com>
Cc: helen.landaverde@baytown.org
Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

Good evening Helen,

Our client has provided the attached document for the signature authorization requirement. Can you please let me know if this will be acceptable for approval?

Best,
Dan Valdez | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1492
F : 281-895-3482
DVALDEZ@META-PD.COM
**Please note my new email address*

From: planning <planning@baytown.org>
Sent: Monday, December 20, 2021 4:49 PM
To: Daniel Valdez <dvaldez@meta-pd.com>; Kathryn Parker <kparker@meta-pd.com>
Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

Correct. Wasn't sure if you were able to see the markup from your account.

Helen

From: Daniel Valdez <dvaldez@meta-pd.com>
Sent: Monday, December 20, 2021 2:32 PM
To: Kathryn Parker <kparker@meta-pd.com>
Cc: planning <planning@baytown.org>
Subject: Re: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

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I think it's the same one.

Best,
Dan Valdez | Senior Planner
META Planning + Design LLC
T : [281-810-1422](tel:281-810-1422)
D : [281-619-6420](tel:281-619-6420)

Sent from my mobile device.

On Dec 20, 2021, at 2:02 PM, Kathryn Parker <kparker@meta-pd.com> wrote:

Was there a new mark up posted? Or is this the same one as before? If so we have that.

Kathryn Parker | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1492
F : 281-895-3482
kparker@meta-pd.com

From: planning <planning@baytown.org>
Sent: Monday, December 20, 2021 10:53 AM
To: Daniel Valdez <dvaldez@meta-pd.com>; Kathryn Parker <kparker@meta-pd.com>

Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

Good morning,

Were you able to review the markup? Do you need a copy of the markup?



Helen Landaverde
Planner II
Planning and Development Services
City of Baytown
Phone: (281) 420-7157

"Together We Enrich Lives and Build Community"

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From: Daniel Valdez <dvaldez@meta-pd.com>

Sent: Friday, December 17, 2021 11:11 AM

To: planning <planning@baytown.org>; Kathryn Parker <kparker@meta-pd.com>

Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Helen,

Thank you for the email. I have attached the comments that Nai was able to provide to me and the screen clip below is what shows up on the CSS.

I was able to reach out to Matthew last week and have reached out to fire. Hopefully we can get the remaining items resolved asap and move forward with a January P&Z meeting.

Let me know if you have any questions.

Markups			
Text	Added By	Page	
Please add the following as a note on the plat: "No development within this platted boundary shall impede the natural flow of surface runoff from adjacent lands, nor cause flooding on adjacent properties."	matthew.johnson	1	Respond
1.637'-8 1/4"	JD Hebert	1	Respond
please show and call out the extents of the floodplain on this property.	matthew.johnson	1	Respond
please provide the required permanent benchmark reference on this plat	matthew.johnson	1	Respond
54'-1"	hlandaverde	1	Respond
48'-8"	JD Hebert	1	Respond
50'-2"	hlandaverde	1	Respond
add PRELIMINARY PLAT	hlandaverde	1	Respond
57'-5 1/2"	hlandaverde	1	Respond
51'-11 1/2"	hlandaverde	1	Respond
this lot will need to be adjusted so that a driveway can be constructed in accordance with Section 109-79(c)(5) of the Baytown Code of Ordinances	matthew.johnson	1	Respond
55'-8 3/4"	hlandaverde	1	Respond
Our records show Barbers Hill Rd/FM 1942 Road	hlandaverde	1	Respond
10.40 ft	matthew.johnson	1	Respond
please provide a statement regarding the property's floodplain status.	matthew.johnson	1	Respond
52'-4"	hlandaverde	1	Respond

Best,
 Dan Valdez | Senior Planner
META Planning + Design LLC
 24275 Katy Freeway, Suite 200
 Katy, Texas 77494
 T : 281-810-1422
 D : 281-749-1492
 F : 281-895-3482
DVALDEZ@META-PD.COM
**Please note my new email address*

From: planning <planning@baytown.org>
Sent: Thursday, December 16, 2021 3:37 PM
To: Daniel Valdez <dvaldez@meta-pd.com>; Kathryn Parker <kparker@meta-pd.com>
Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073
Importance: High

Good afternoon,

I apologize for the late reply. I was out of the office last Friday and early this week. Please upload a comment response letter along with the revised plat. You will need to upload one document (plat and response letter). Our system does not allow for Additional Supporting Documents so you will not be able to upload the response letter separately.

Some of the red markings are from Engineering, Fire and Planning. Planning measured radial lots. The other red markings probably came from Engineering or the Fire Department. I did not have comments regarding the proposed radial lots. Please reach out to Engineering and/or Fire regarding the other red markings.

Regarding Lot 11 of Block 6, you will need to contact Matthew Johnson at matthew.johnson@baytown.org for clarification. Chapter 109 is Engineering and Construction Standards. If you are not able to reach him at his email you can also reach out to our Engineering Department at engineering@baytown.org. Fire's email is fire@baytown.org.

As discussed today over the telephone, we have been experiencing difficulties with our permit/application system. I have notified our Admin about applicants not being able to see or access the review comments after the review session has been closed. In the mean time we will provide review comments via e-mail until this gets sorted out. Additionally, case managers are not able to get notifications on new uploads (ex. revised plats) at this time. I kindly request that you send me an email regarding the new upload so that I can route the revisions all departments in a timely manner.

I sincerely apologize for the inconvenience and delay this has caused you and your client. I appreciate your patience and understanding in this matter. We are working to correct the errors in our system as soon as possible.

Thank you,



Helen Landaverde
Planner II
Planning and Development Services
City of Baytown
Phone: (281) 420-7157

"Together We Enrich Lives and Build Community"

Effective Monday, July 19th, both emailed and paper applications will no longer be accepted. All applications will need to be submitted through the City of Baytown's NEW permitting system, Citizen Self Service Portal. Registration and permit submittals can be applied for and submitted at css.baytown.org, any questions, please email staff for help and direction.

From: Daniel Valdez <dvaldez@meta-pd.com>
Sent: Friday, December 10, 2021 10:47 AM
To: planning <planning@baytown.org>
Cc: Helen.Landaverde <Helen.Landaverde@baytown.org>; Kathryn Parker <kparker@meta-pd.com>
Subject: RE: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Helen,

I called you yesterday and today, but need a some clarification on the Bay Creek Section One plat comments:

- What are all the red dimensions? Are those comments? The online portal is asking for responses.
- Lot 11 of Block 6 needs to be revised. I have read through the referenced ordinance, but need clarification on the allowances and threshold for a lot across from an intersection prior to us making this change.

Also, how do we provide response comments in the CSS? Do we provide a comment for each comment, or can we upload a comment response letter? Additionally, what time do you need all responses and the revised drawing by on Monday?

Please provide me answers as soon as possible so we can turn around the necessary documents.

Best,
Dan Valdez | Senior Planner
META Planning + Design LLC
24275 Katy Freeway, Suite 200
Katy, Texas 77494
T : 281-810-1422
D : 281-749-1492
F : 281-895-3462
DVALDEZ@META-PD.COM
**Please note my new email address*

From: Baytown.NoReply@baytown.org <Baytown.NoReply@baytown.org>
Sent: Thursday, December 9, 2021 10:01 AM
To: Daniel Valdez <dvaldez@meta-pd.com>; BSmith@c-rock.com
Subject: Review for ZZ - Preliminary Subdivision Plat, Bay Creek Section One application failed - ZS21110073

Daniel Valdez,

Review of the plans submitted to the City of Baytown is complete and requires corrections.

Please log in to your [Customer Self Service \(CSS\) portal](#), the Attachments Tab contains the files submitted for review along with comments/markups/corrections made by reviewing departments that will assist you in making corrections. If you have any questions regarding the comments please contact the staff member listed on the review.

Resubmit corrected plans within 3 business days of receiving this email.

Once review is complete you will receive an email outlining the next steps. Remember you can follow the progress of your applications through your CSS portal.

Thank you,



The City of Baytown

Online Services

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Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A TEXAS LIMITED PARTNERSHIP UNDER THE NAME OF "CASTLEROCK COMMUNITIES, L.P." TO A DELAWARE LIMITED LIABILITY COMPANY, CHANGING ITS NAME FROM "CASTLEROCK COMMUNITIES, L.P." TO "CASTLEROCK COMMUNITIES LLC", FILED IN THIS OFFICE ON THE TWENTY-SIXTH DAY OF AUGUST, A.D. 2021, AT 12:19 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF CONVERSION IS THE THIRTY-FIRST DAY OF AUGUST, A.D. 2021 AT 11:58 O'CLOCK P.M.



A handwritten signature in black ink, appearing to read "JBullock", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

6166555 8100F
SR# 20213088539

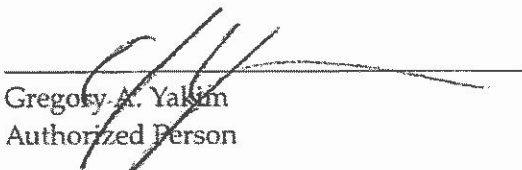
You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 204016103
Date: 08-26-21

**STATE OF DELAWARE
CERTIFICATE OF CONVERSION
FROM A NON-DELAWARE LIMITED PARTNERSHIP TO A
DELAWARE LIMITED LIABILITY COMPANY
PURSUANT TO SECTION 18-214 OF THE
DELAWARE LIMITED LIABILITY COMPANY ACT**

1. The jurisdiction where the Non-Delaware Limited Partnership was first formed is Texas.
2. The jurisdiction immediately prior to filing this Certificate is Texas.
3. The date the Non-Delaware Limited Partnership was first formed is March 3, 2004.
4. The name of the Non-Delaware Limited Partnership immediately prior to filing this Certificate is:
CastleRock Communities, L.P.
5. The name of the Delaware Limited Liability Company as set forth in the Certificate of Formation is:
CastleRock Communities LLC
6. This Certificate will be effective **August 31, 2021, at 11:58 p.m., Eastern Standard Time.**

IN WITNESS WHEREOF, the undersigned has duly executed this Certificate of Conversion on the 26th day of August 2021.



Gregory A. Yakim
Authorized Person

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "CASTLEROCK COMMUNITIES LLC" FILED IN THIS OFFICE ON THE TWENTY-SIXTH DAY OF AUGUST, A.D. 2021, AT 12:19 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF FORMATION IS THE THIRTY-FIRST DAY OF AUGUST, A.D. 2021 AT 11:58 O'CLOCK P.M.


Jeffrey W. Bullock, Secretary of State

6166555 8100F
SR# 20213088539

You may verify this certificate online at corp.delaware.gov/authver.shtml

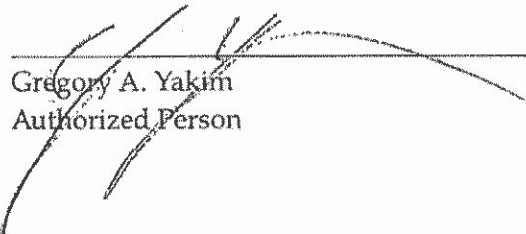
Authentication: 204016103
Date: 08-26-21

STATE OF DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE OF FORMATION
OF
CASTLEROCK COMMUNITIES LLC

The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

- **First.** The name of the limited liability company is:
CastleRock Communities LLC (the "Company").
- **Second.** The Registered Office of the Company in the State of Delaware is located at 251 Little Falls Drive, in the City of Wilmington, Delaware 19808 . The name of the Registered Agent at such address upon whom process against the Company may be served is Corporation Service Company.
- **Third.** The existence of the Company will begin effective August 31, 2021, at 11:58 p.m. Eastern Standard Time.

IN WITNESS WHEREOF, the undersigned authorized person has duly executed this Certificate of Formation on the 26th day of August 2021.



Gregory A. Yakim
Authorized Person

CERTIFICATE OF CORPORATE RESOLUTIONS

I, the undersigned, hereby certify that I am CEO/COB CastleRock Communities LLC, a Limited Partnership duly organized and existing under the laws of the State of Delaware.

I further certify that a special meeting of the Senior Managers of said partnership, duly and legally called and held on November 15, 2021, at which meeting a quorum was present and voting throughout, the following Resolution was duly adopted and is now in full force and effect:

"RESOLVED, that Bryan Smith, VP of Land, Houston, of this LLC, is hereby authorized for and on behalf of this LLC to sign lot purchase contracts closing documents for land contracts previously approved by management.

"FURTHER RESOLVED, that the execution by Allison Kraker of any document authorized by the foregoing Resolutions or any document executed in the accomplishment of any action or actions so authorized, is and/or shall become upon delivery the enforceable and binding act and obligation of this corporation, without the necessity of the signature or attestation of any other officer of this corporation or the affixing of the corporate seal.

I further certify that these Resolutions are within the power of the Senior Executives to pass as provided in the Articles and By-Laws of this LLC.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix the seal of this corporation on this, 15th November 2021.



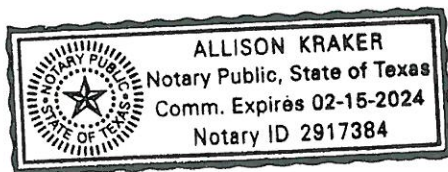
Greg Yakim, CEO/COB
CastleRock Communities LLC.


Signed in:

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on November 15, 2021, by, Greg Yakim, CEO/COB of CastleRock Communities, a Delaware LLC, on behalf of said LLC.





Notary Public in and for
The State of Texas



Office of the Secretary of State

August 31, 2021

Attn: CAPITOL SERVICES INC

Capitol Services, Inc.
PO Box 1831
Austin, TX 78767 USA

RE: CastleRock Communities LLC
File Number: [Entity not of Record, Filing Number Not Available]

It has been our pleasure to approve and place on record the filing instrument effecting a conversion. The appropriate evidence is attached for your files. Payment of the filing fee is acknowledged by this letter.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure



Office of the Secretary of State

CERTIFICATE OF CONVERSION

The undersigned, as Deputy Secretary of State of Texas, hereby certifies that a filing instrument for

CastleRock Communities, L.P.
File Number: 800312423

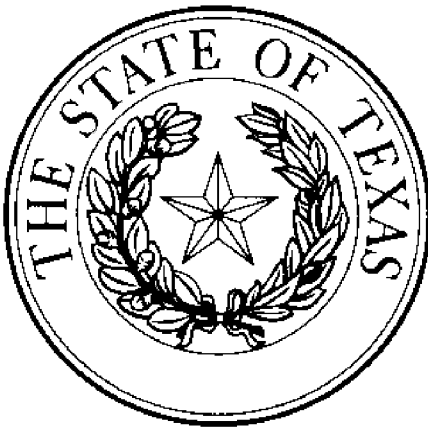
Converting it to

CastleRock Communities LLC
File Number: [Entity not of Record, Filing Number Not Available]

has been received in this office and has been found to conform to law. ACCORDINGLY, the undersigned, as Deputy Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing the acceptance and filing of the conversion on the date shown below.

Dated: 08/26/2021

Effective: 08/31/2021 10:58 pm



A handwritten signature of Jose A. Esparza, consisting of stylized initials "JE" followed by a long horizontal line.

Jose A. Esparza
Deputy Secretary of State

Form 642
(Revised 05/11)

Return in duplicate to:
 Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 512 463-5555
 FAX: 512 463-5709

Filing Fee: See instructions



This space reserved for office
use.

Certificate of Conversion
of a
Limited Partnership Converting
to a
Limited Liability Company

Converting Entity Information

The name of the converting limited partnership is:
 CastleRock Communities, L.P.

The jurisdiction of formation of the limited partnership is: Texas

The date of formation of the limited partnership is: March 3, 2004

The file number, if any, issued to the limited partnership by the secretary of state is: 800312423

Converted Entity Information

The limited partnership named above is converting to a limited liability company. The name of the limited liability company is:

CastleRock Communities LLC

The limited liability company will be formed under the laws of: Delaware

Plan of Conversion

☐ The plan of conversion is attached.

If the plan of conversion is not attached, the following section must be completed.

Alternative Statements

In lieu of providing the plan of conversion, the converting limited partnership certifies that:

1. A signed plan of conversion is on file at the principal place of business of the limited partnership, the converting entity. The address of the principal place of business of the limited partnership is:

2401 Fountain View Drive, Suite 215	Houston	TX	USA	77057
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

2. A signed plan of conversion will be on file after the conversion at the principal place of business of the limited liability company, the converted entity. The address of the principal place of business of the limited liability company is:

2401 Fountain View Drive, Suite 215	Houston	TX	USA	77057
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

3. A copy of the plan of conversion will be furnished on written request without cost by the converting entity before the conversion or by the converted entity after the conversion to any owner or member of the converting or converted entity.

Certificate of Formation for the Converted Entity

If the converted entity is a Texas limited liability company, the certificate of formation of the Texas limited liability company must be attached to this certificate either as an attachment or exhibit to the plan of conversion, or as an attachment or exhibit to this certificate of conversion if the plan has not been attached to the certificate of conversion.

Approval of the Plan of Conversion

The plan of conversion has been approved as required by the laws of the jurisdiction of formation and the governing documents of the converting entity.

Effectiveness of Filing (Select either A, B, or C.)

A. ☐ This document becomes effective when the document is accepted and filed by the secretary of state.

B. ☒ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: 08/31/2021 at 10:58 p.m. Central Time

C. ☐ This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90th day after the date of signing is: _____

The following event or fact will cause the document to take effect in the manner described below:

Tax Certificate

☐ Attached hereto is a certificate from the comptroller of public accounts that certifies that the converting entity is in good standing for purposes of conversion.

☒ In lieu of providing the tax certificate, the limited liability company as the converted entity is liable for the payment of any franchise taxes.

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument. The undersigned certifies that the statements contained herein are true and correct, and that the person signing is authorized under the provisions of the Business Organizations Code to execute the filing instrument.

Date: August 26, 2021

By: YW Holdings, L.L.C.

[Signature]
Signature of authorized person (see instructions)

Gregory A. Yakim, Manager

Printed or typed name of authorized person

CASTLEROCK COMMUNITIES LLC, F/K/A
CASTLEROCK COMMUNITIES, L.P.
2401 FOUNTAIN VIEW DRIVE, SUITE 215
HOUSTON, TX 77057

9/20, 2021

Via Certified Mail and Return Receipt Requested
7004 2510 0000 4993 6705

Department of the Treasury
Internal Revenue Service
Ogden, UT 84201-0011

Re: **CastleRock Communities LLC, f/k/a CastleRock Communities, L.P.**
EIN: 20-0825594

Dear Sir or Madam:

CastleRock Communities, L.P., a Texas limited partnership (the "Partnership"), was organized in the State of Texas on March 3, 2004, and assigned employer identification number ("EIN") 20-0825594.

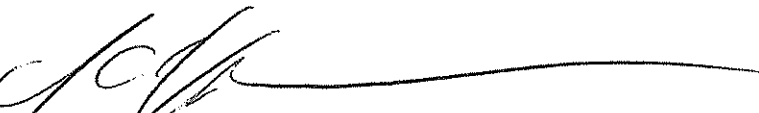
Effective August 31, 2021, the Partnership filed jointly a Certificate of Conversion and Certificate of Formation with the State of Delaware to convert the Partnership to a Delaware limited liability company, and change its name to "CastleRock Communities LLC". A copy of the certified Certificate of Conversion and Certificate of Formation is enclosed.

We respectfully request that you reflect the Partnership as a Limited Liability Company and change its name on your records to reflect its current name and entity type, which is "CastleRock Communities LLC."

Also, we request that you provide a copy of the IRS Form 147C letter with the entity's name "CastleRock Communities LLC," with its EIN 20-0825594, and return it to our office in the envelope provided.

Should you have any questions or require further information, please do not hesitate to contact me at [insert phone number].

Sincerely,



Gregory A. Yakim
As Chief Executive Officer of CastleRock Communities LLC
Enclosure

713 600 7001



PLANNING AND ZONING COMMISSION

6. d.

Meeting Date: 01/18/2022

Subject: Consider - Sterling Point Section Two Final Plat

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Consider approving Sterling Point Section Two Final Plat, being approximately 23.14 acres located east of Garth Road and south of FM 1442 Road.

PREFACE

The plat is proposing an approximately 23.14 acre subdivision, legally described as out of the Talcott Patching Survey, Abstract 620, Harris County, Texas, containing 103 lots, four (4) reserves and four (4) blocks. 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

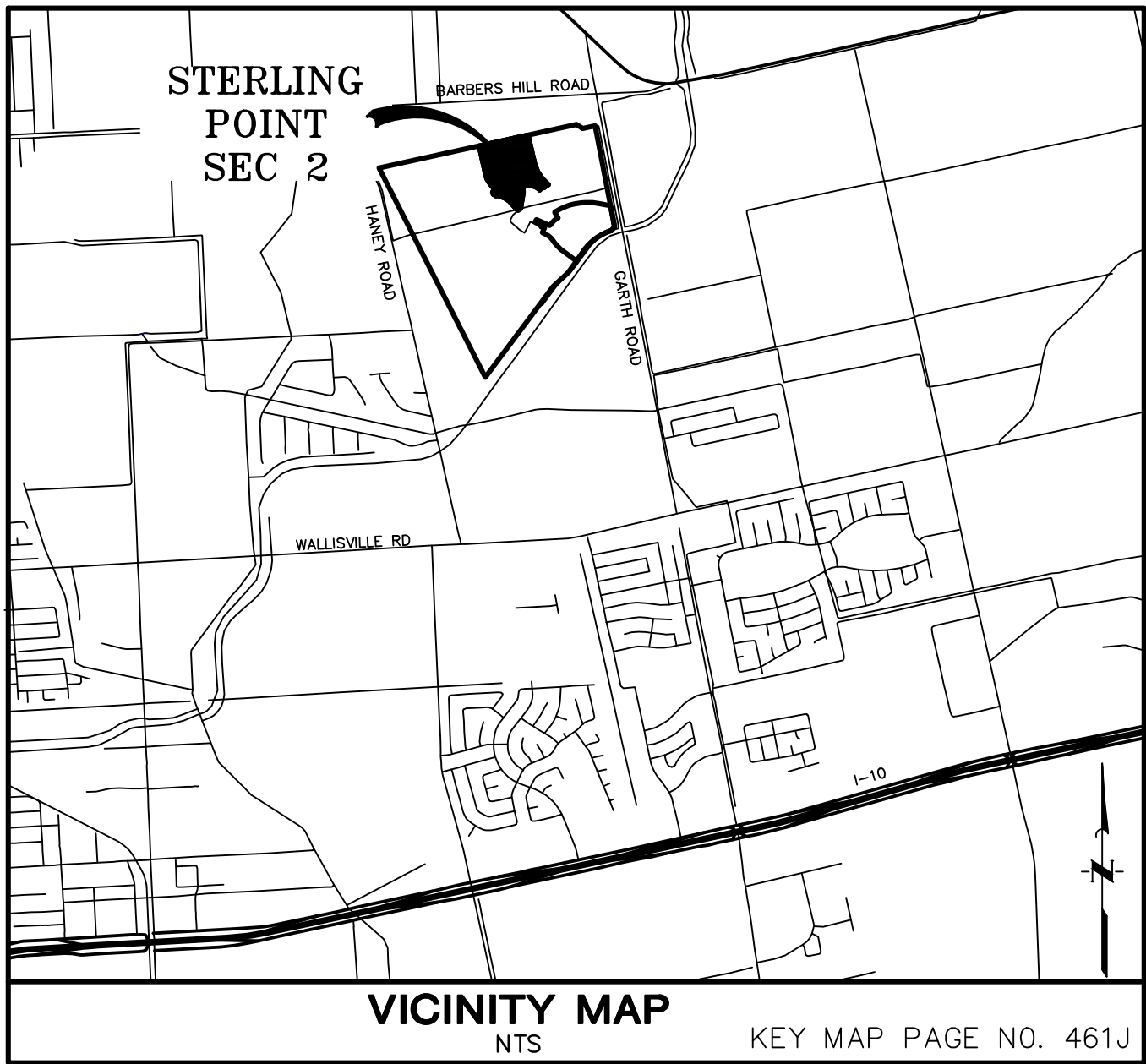
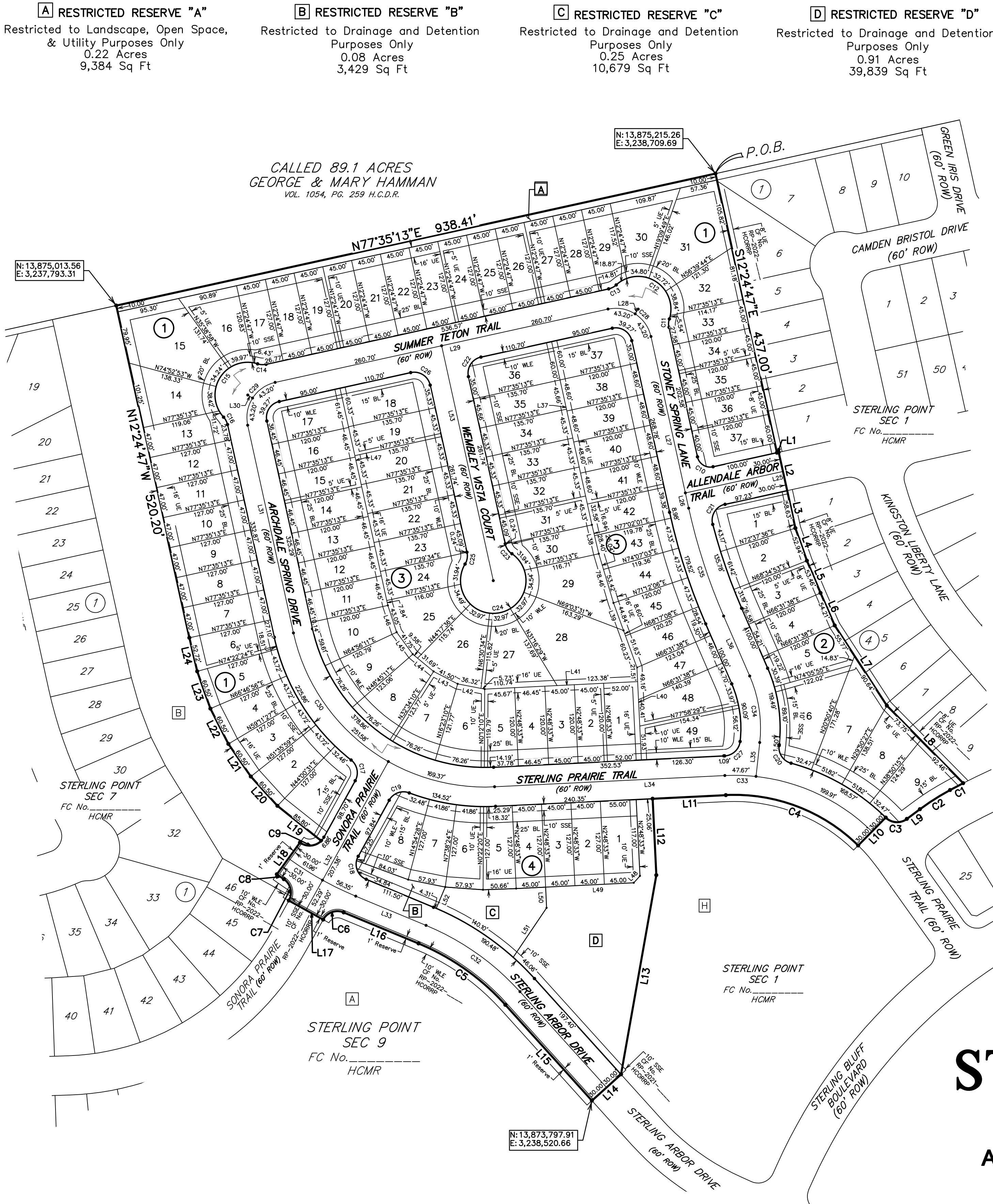
Staff recommends approval.

Attachments

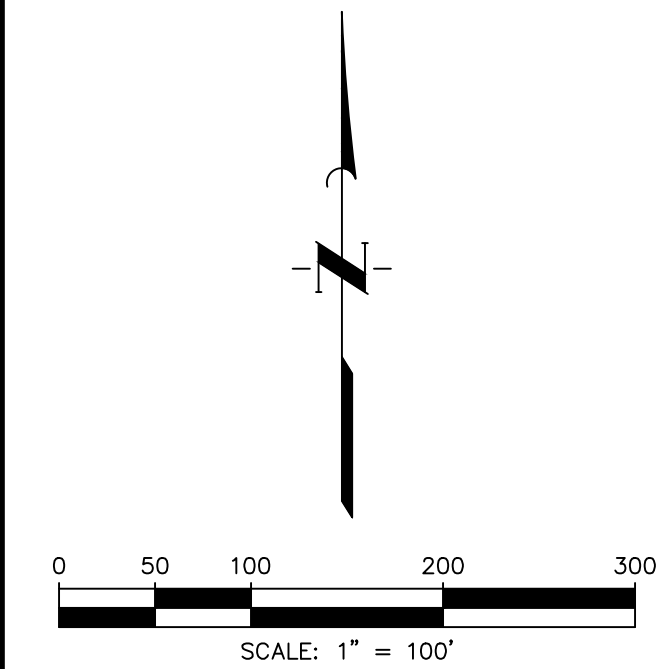
Plat 22.01.11

Line Table		
Line	Bearing	Distance
L1	N77°35'13"E	2.81'
L2	S12°24'47"E	60.00'
L3	S12°24'47"E	58.63'
L4	S19°23'46"E	52.94'
L5	S22°57'23"E	53.46'
L6	S23°28'22"E	54.21'
L7	S33°05'09"E	146.41'
L8	S44°34'31"E	166.21'
L9	S53°23'15"W	24.86'
L10	S44°28'29"W	60.00'
L11	S87°11'27"W	112.18'
L12	S02°48'33"E	117.00'
L13	S10°02'56"W	309.37'
L14	S47°55'09"W	60.00'
L15	N42°04'51"W	197.40'
L16	N67°27'39"W	123.95'
L17	N60°57'19"W	60.00'
L18	N36°05'46"E	60.00'
L19	N51°22'41"W	85.80'
L20	N42°11'45"W	60.50'
L21	N34°36'17"W	60.50'
L22	N27°00'49"W	60.50'
L23	N19°25'20"W	60.50'
L24	N13°11'39"W	52.72'
L25	S77°35'13"W	152.81'
L26	N12°24'47"W	268.78'
L27	N32°35'13"E	8.64'
L28	N12°24'47"W	268.78'
L29	S77°35'13"W	521.41'
L30	N57°24'47"W	8.64'
L31	N12°24'47"W	325.29'
L32	N28°59'47"E	259.67'
L33	N67°27'39"W	116.48'
L34	S87°11'27"W	352.53'
L35	N06°17'40"E	52.22'
L36	N23°28'22"W	100.00'
L37	S12°24'47"E	286.98'
L38	N13°18'25"W	28.40'
L39	N20°01'19"W	44.84'
L40	S02°48'33"E	141.51'
L41	S87°11'27"W	234.12'
L42	N79°02'28"W	36.32'
L43	N62°46'58"W	41.50'
L44	N50°18'41"W	31.69'
L45	N36°14'25"W	41.75'
L46	N18°18'03"W	43.05'
L47	N12°24'47"W	340.15'
L48	S42°11'27"W	14.14'
L49	S87°11'27"W	135.00'
L50	N02°48'33"W	31.68'
L51	N34°01'39"E	91.32'
L52	S23°06'49"W	35.39'
L53	N12°24'47"W	367.73'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1037.00'	1°15'09"	22.67'	S62°16'04"W	22.67'	11.33'
C2	380.00'	8°15'15"	54.74'	S57°30'52"W	54.70'	27.42'
C3	25.00'	81°05'14"	35.38'	N86°04'08"W	32.50'	21.38'
C4	270.00'	47°17'03"	222.82'	N69°10'02"W	216.55'	118.20'
C5	370.00'	25°22'48"	163.90'	N54°46'15"W	162.56'	83.32'
C6	25.00'	83°32'33"	36.45'	S70°46'04"W	33.31'	22.33'
C7	25.00'	84°18'46"	36.79'	N13°09'36"W	33.56'	22.63'
C8	530.00'	1°24'44"	13.06'	N54°36'36"W	13.06'	6.53'
C9	25.00'	81°19'33"	35.49'	N85°26'00"E	32.58'	21.48'
C10	20.00'	90°00'00"	31.42'	S57°24'47"E	28.28'	20.00'
C11	25.00'	29°55'35"	13.06'	S02°33'01"W	12.91'	6.68'
C12	50.00'	149°51'10"	130.77'	N57°24'47"W	96.56'	185.65'
C13	25.00'	29°55'35"	13.06'	N62°37'26"E	12.91'	6.68'
C14	25.00'	29°55'35"	13.06'	S87°26'59"E	12.91'	6.68'
C15	50.00'	149°51'10"	130.77'	S32°35'13"W	96.56'	185.65'
C16	25.00'	29°55'35"	13.06'	N27°22'34"W	12.91'	6.68'
C17	25.00'	80°37'24"	35.18'	N11°18'55"W	32.35'	21.21'
C18	25.00'	96°27'27"	42.09'	S19°13'56"E	37.29'	27.99'
C19	25.00'	81°33'02"	35.58'	S69°46'18"W	32.65'	21.56'
C20	25.00'	81°05'14"	35.38'	S34°14'58"E	32.50'	21.38'
C21	25.00'	92°07'03"	40.19'	S31°31'42"W	36.00'	25.94'
C22	25.00'	90°00'00"	39.27'	S32°35'13"W	35.36'	25.00'
C23	25.00'	42°17'38"	18.45'	S34°05'58"E	18.04'	9.67'
C24	50.00'	265°40'01"	231.84'	N77°35'13"E	73.33'	53.93'
C25	25.00'	42°48'18"	18.68'	N09°01'04"E	18.25'	9.80'
C26	25.00'	90°00'00"	39.27'	N57°24'47"W	35.36'	25.00'
C27	25.00'	80°29'28"	35.12'	N47°08'05"E	32.30'	21.16'
C28	55.00'	90°00'00"	86.39'	N57°24'47"W	77.78'	55.00'
C29	55.00'	90°00'00"	86.39'	N32°35'13"E	77.78'	55.00'
C30	300.00'	80°23'46"	420.95'	N52°36'40"W	387.26'	253.50'
C31	500.00'	13°33'25"	118.31'	N60°40'57"W	118.03'	59.43'
C32	400.00'	25°22'48"	177.19'	N54°46'15"W	175.74'	90.07'
C33	300.00'	47°17'03"	247.58'	N69°10'02"W	240.61'	131.33'
C34	200.00'	29°46'02"	103.91'	N08°35'21"W	102.74'	53.15'
C35	900.00'	11°03'35"	173.73'	N17°56'35"W	173.46'	87.13'



- General Notes
- 1) BL "Building Line"
DE "Drainage Easement"
FC "Easement"
CF "Clerk's File"
FC "Found 3/4" Iron Rod (w/ Cap Stamped "Jones/Carter Property Corner")"
FC "Film Code"
Fnd "Found"
HCDR "Harris County Deed Records"
HCDR "Harris County Map Records"
HCDR "Harris County Municipal Utility District"
HCDRRP "Harris County Official Public Records of Real Property"
IR "Iron Rod"
No "Number"
P.O.B. "Point of Beginning"
ROW "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol Pg "Volume and Page"
WLE "Waterline Easement"
① "Block Number"
UE "Set 3/4-inch iron rod (with Cap Stamped "Jones/Carter") as Per Certification"
UVE "Unobstructed Visibility Easement"
..... "Street Name Break"
 - 2) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and remain in the dedicator, his heirs, assigns or successors.
 - 3) All easements are centered on lot lines unless shown otherwise.
 - 4) All building lines along streets rights-of-way as shown on plat.
 - 5) The coordinates shown hereon are based on the Texas South Central Zone No. 4204 (NAD83) and may be brought to surface by applying the following Scale Factor of 0.999901678.
 - 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) Drainage easements 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 structure. drainage easements shall be a minimum of 16 feet wide.
 - 8) Absent written authorization by the affected utilities, all CenterPoint Energy and City of Baytown utility easements must be kept unobstructed from any non-utility improvements or obstructions by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put solid wooden fences backup, but generally will not replace new fencing.
 - 9) Any new development within this subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
 - 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) City of Baytown Benchmark Note:
Harris County Floodplain Reference Marker No. 140075, being a brass disk on the north side of East Wallisville Road on bridge over Goose Creek. Elev=36.28', NAVD83 ADJ.
 - 12) Floodplain Statement:
According to Map No. 48201C0755M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas dated January 7, 2017, the subject tract is located within Zone "X," defined as areas determined to be outside of the 0.2% annual chance floodplain (no shading.)
 - 13) This plat requires compliance with City of Baytown Ordinance Number 13671.





PLANNING AND ZONING COMMISSION

6. e.

Meeting Date: 01/18/2022

Subject: Consider - Wallisville Center Preliminary Plat

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Helen Landaverde, Planning and Development Services

Information

ITEM

Consider approving Wallisville Center Preliminary Plat located at 5103 East Wallisville Road.

PREFACE

The preliminary plat, in the G Ellis Survey, Tracts 36A & 36A-1, Abstract No. 21, Harris County, Texas, is approximately 2.1131 acres and proposes one (1) lot in one (1) block

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. 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

Plat 22.01.06

STATE OF TEXAS
HARRIS COUNTY

WE, GARTH ROAD PROPERTY, INC, A TEXAS CORPORATION, ACTING BY AND THROUGH, IMRAN K. KAREDA, PRESIDENT, AND NIZARALI N. MOMIN, SECRETARY, BEING OFFICERS OF GARTH ROAD PROPERTY, INC, A TEXAS CORPORATION, OWNERS, HEREN(AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.1131 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WALLISVILLE CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS 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 TO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSERVED 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSERVED 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

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.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") 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 HOUSTON, 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 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 OPERATIONS 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 CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH EXISTING HARRIS COUNTY ROAD LAW, SECTION 51 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.

IN TESTIMONY WHEREOF, THE GARTH ROAD PROPERTY, INC, A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IMRAN K. KAREDA, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, NIZARALI N. MOMIN, THIS _____ DAY OF _____, 2022.

GARTH ROAD PROPERTY, INC, A TEXAS CORPORATION

BY: _____ ATTEST: _____
IMRAN K KAREDA, PRESIDENT NIZARALI N. MOMIN, SECRETARY

STATE OF TEXAS
HARRIS COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITIES, ON THIS DAY PERSONALLY APPEARED IMRAN K KAREDIYA AND NIZARALI N. MOMIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

I, CRAIG A. LANEY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

CRAIG A. LANEY, P.L.S.
TEXAS REGISTRATION NO. 4507

THIS IS TO CERTIFY THAT THE CITY OF BAYTOWN, TEXAS HAS APPROVED THIS PLAT AND MAP OF THE WALLISVILLE CENTER PRELIMINARY IN CONFORMANCE WITH 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 _____, 2022.

MARTIN SCRIBNER,
ACIP, CFM

I, LOYD SMITH, INTERIM 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.

LOYD SMITH, P.E.
INTERIM COUNTY ENGINEER

I, TENESHIA 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 _____, 2022 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

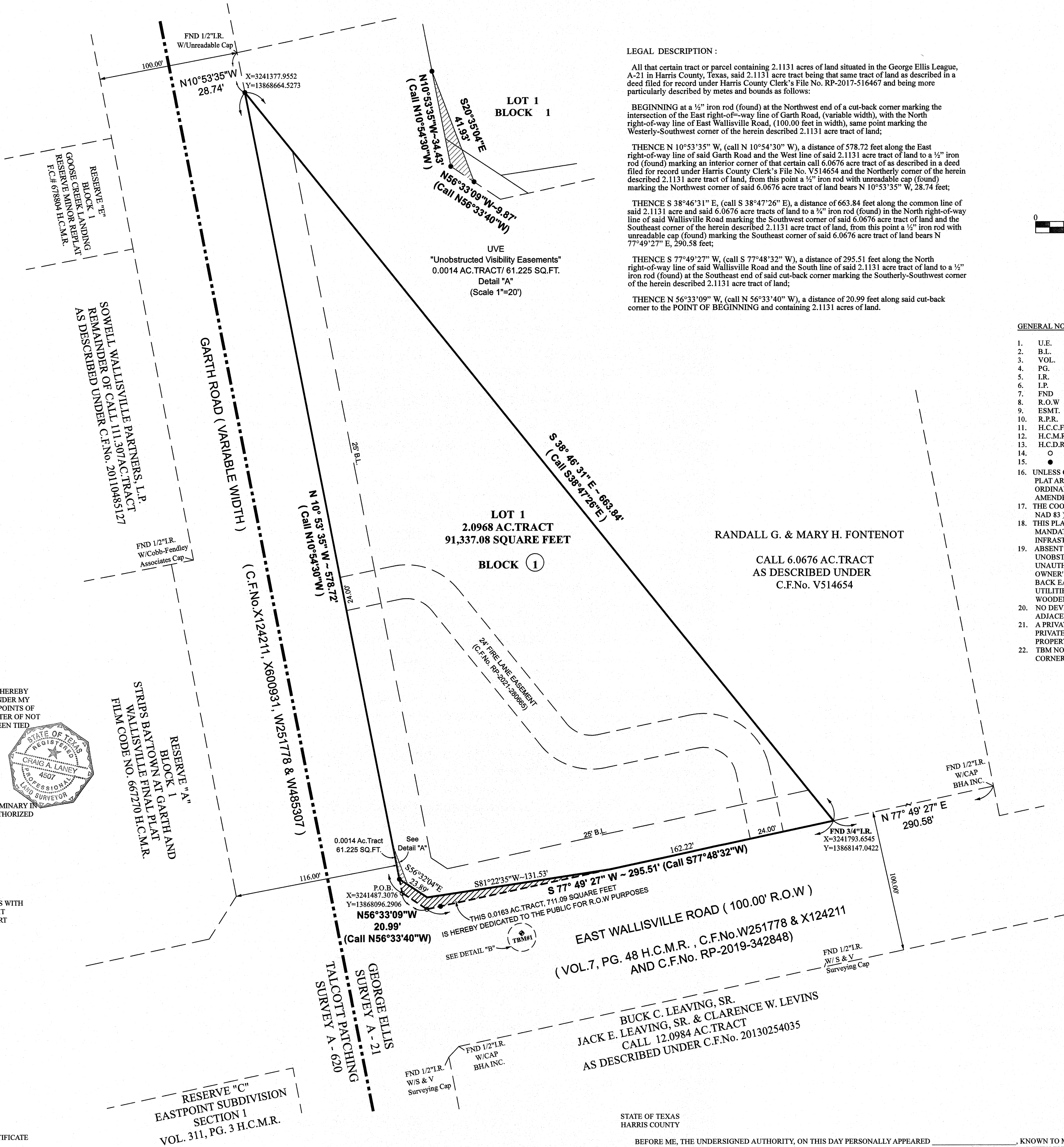
BY: _____
DEPUTY

I, TENESHIA 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 _____, 2022, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2022, 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



LEGAL DESCRIPTION :

All that certain tract or parcel containing 2.1131 acres of land situated in the George Ellis League, A-21 in Harris County, Texas, said 2.1131 acre tract being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. RP-2017-516467 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod (found) at the Northwest end of a cut-back corner marking the intersection of the East right-of-way line of Garth Road, (variable width), with the North right-of-way line of East Wallisville Road, (100.00 feet in width), same point marking the Westerly-Southwest corner of the herein described 2.1131 acre tract of land;

THENCE N 10°53'35" W, (call N 10°54'30" W), a distance of 578.72 feet along the East right-of-way line of said Garth Road and the West line of said 2.1131 acre tract of land to a 1/2" iron rod (found) marking an interior corner of that certain call 6.0676 acre tract of as described in a deed filed for record under Harris County Clerk's File No. V514654 and the Northerly corner of the herein described 2.1131 acre tract of land, from this point a 1/2" iron rod with unreadable cap (found) marking the Northwest corner of said 6.0676 acre tract of land bears N 10°53'35" W, 28.74 feet;

THENCE S 38°46'31" E, (call S 38°47'26" E), a distance of 663.84 feet along the common line of said 2.1131 acre and said 6.0676 acre tracts of land to a 1/2" iron rod (found) in the North right-of-way line of said Wallisville Road marking the Southwest corner of said 6.0676 acre tract of land and the Southeast corner of the herein described 2.1131 acre tract of land, from this point a 1/2" iron rod with unreadable cap (found) marking the Southeast corner of said 6.0676 acre tract of land bears N 77°49'27" E, 290.58 feet;

THENCE S 77°49'27" W, (call S 77°48'32" W), a distance of 295.51 feet along the North right-of-way line of said Wallisville Road and the South line of said 2.1131 acre tract of land to a 1/2" iron rod (found) at the Southeast end of said cut-back corner marking the Southerly-Southwest corner of the herein described 2.1131 acre tract of land;

THENCE N 56°33'09" W, (call N 56°33'40" W), a distance of 20.99 feet along said cut-back corner to the POINT OF BEGINNING and containing 2.1131 acres of land.

GENERAL NOTES

1. U.E. INDICATES "UTILITY EASEMENT"
2. B.L. INDICATES "BUILDING LINE"
3. VOL. INDICATES "VOLUME"
4. PG. INDICATES "PAGE"
5. I.R. INDICATES "IRON ROD"
6. I.P. INDICATES "IRON PIPE"
7. FND INDICATES "FOUND"
8. R.O.W INDICATES "RIGHT-OF-WAY"
9. ESMT. INDICATES "EASEMENT"
10. R.P.R. INDICATES "REAL PROPERTY RECORD"
11. H.C.C.F.No. INDICATES "HARRIS COUNTY CLERK'S FILE NUMBER"
12. H.C.M.R. INDICATES "HARRIS COUNTY MAP RECORD"
13. H.C.D.R. INDICATES "HARRIS COUNTY DEED RECORD"
14. O INDICATES "FOUND 1/2" IRON ROD "
15. ● INDICATES "FOUND 5/8" IRON ROD WITH CAP STAMPED EIC.SURVEYING CO."
16. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 126, CODE OF ORDINANCES, CITY OF BAYTOWN, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
17. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No.4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.0009853.
18. 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".
19. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSERVED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING. NO DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPEDE THE NATURAL FLOW OF SURFACE RUNOFF FROM ADJACENT LANDS, NOR CAUSE FLOODING OF ADJACENT PROPERTIES.
21. A PRIVATE PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 50TH OF THE PROPERTY LINE. A PRIVATE NON-PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 100TH OF THE PROPERTY LINE.
22. TBM NO.1, SET "X" ON TOP CONCRETE INLET LOCATED APPROXIMATELY 62' EAST AND 31' SOUTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY, ELEVATION=36.85'.

WALLISVILLE CENTER

OF A TRACT CONTAINING 2.1131 ACRE TRACT,
92,048.17 SQUARE FEET , SITUATED
IN THE GEORGE ELLIS SURVEY A - 21
HARRIS COUNTY, TEXAS
"BAYTOWN ETJ"

CONTAINING
1 LOT 1 BLOCK

NOVEMBER 2021

OWNER

GARTH ROAD PROPERTY, INC,
A TEXAS CORPORATION

8500 GARTH ROAD
BAYTOWN TEXAS 77521
(281) 226 - 0101

SURVEYOR

E.I.C. SURVEYING COMPANY
FIRM NO. 10033400

12345 JONES ROAD #270
HOUSTON, TEXAS 77070
(281) 955-2772

STATE OF TEXAS
HARRIS COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

WE, WALLIS BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS WALLISVILLE CENTER, SAID LIENS BEING EVIDENCED BY INSTRUMENTS OF RECORD IN THE CLERK'S FILE NO. RP-2021-177211 AND RP-2021-177212 OF THE R.P.R. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

WALLIS BANK

BY: _____

PRINT NAME : _____

TITLE : _____



PLANNING AND ZONING COMMISSION

7. a.

Meeting Date: 01/18/2022

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
