



# CITY OF BAYTOWN

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## NOTICE OF MEETING

### PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, JULY 19, 2022

5:00 P.M.

COUNCIL CHAMBER, CITY HALL

2401 MARKET STREET, BAYTOWN, TEXAS 77520

## AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **MINUTES**
  - a. Consider approving the meeting minutes of the June 21, 2022, Planning and Zoning Commission regular meeting.
3. **PLATS**
  - a. Consider approving Marigold Meadows Section One Preliminary Plat, being approximately 17.34 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.
  - b. Consider approving Marigold Meadows Section Two Preliminary Plat, being approximately 15.97 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.
  - c. Consider approving Marigold Meadows Section Five Preliminary Plat, being approximately 25.20 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.
  - d. Consider approving Marigold Meadows Preliminary Plat Street Dedication and Reserve, being approximately 6.70 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.
  - e. Consider approving Marigold Meadows Preliminary Plat South Detention, being approximately 15.40 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.

- f. Consider approving Rollingbrook Estates Section Three Preliminary Plat, being approximately 10.44 acres located south of Rollingbrook Drive and east of Emmett Hutto Boulevard.
- g. Consider approving Southwinds Section Five Preliminary Plat, being approximately 14.31 acres located north of Kilgore Parkway at the terminus of Crosswinds Drive.

**4. ZONING**

- a. Conduct a public hearing and consider a request to amend the official zoning map to rezone an approximately 14.76 parcel located at 8200 North Main Street from an Open Space/Recreation (OR) to a General Commercial (GC) Zoning District.
- b. Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 13.26 acres located generally south of East Archer Road and directly west of and with frontage on, Barkuloo Road from Open Space/Recreation (OR) to Low Density Single-Family Residential Dwellings (SF1).
- c. Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 0.33 acres of land located at 315, 319, 325 East Defee Avenue from Mixed Residential at Low to Medium Densities (SF2) to Neighborhood Serving Commercial (NSC) Zoning District.
- d. Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 25.20 acres generally located at the southeast intersection of Sjolander Road and IH-10 from Open Space/Recreation (OR) to General Commercial (GC) Zoning District.

**5. TEXT AMENDMENT**

- a. Conduct a public hearing and consider proposed text amendments to the Unified Land Development Code of the City of Baytown to consolidate certain land development ordinances.

**6. CONSENT**

- a. Consider approving Ashbel Crossing Section Three Final Plat Replat No 1, a section of road along Wild Flora Way, intersected by Red Yucca Drive.
- b. Consider approving Ashbel Crossing Section One Final Plat Replat No 1, a section of road along Wild Flora Way, intersected by Frontier Trail.

**7. DIRECTOR'S REPORT**



- a. Receive a report regarding planning and zoning items.

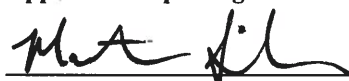
## 8. **ADJOURN**

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.

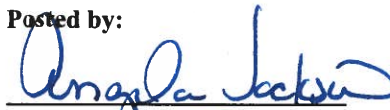
THE CITY OF BAYTOWN IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF BAYTOWN'S PUBLIC FACILITIES ARE WHEEL CHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. REQUESTS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



Martin Scribner, Director of Planning and Development Services

Posted by:



Angela Jackson, City Clerk



Posted this 15th day of July, 2022 at 5:00 P.M.



## **PLANNING AND ZONING COMMISSION**

**2. a.**

**Meeting Date:** 07/19/2022

**Subject:** Consider approving meeting minutes of the June 21, 2022, Regular Meeting

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Nai Mongiello, Planning and Development Services

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### **Information**

#### **ITEM**

Consider approving the meeting minutes of the June 21, 2022, Planning and Zoning Commission regular meeting.

#### **PREFACE**

The minutes of the June 21, 2022, Planning and Zoning Commission regular meeting are attached for your review.

#### **RECOMMENDATION**

Staff recommends approval.

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### **Attachments**

Minutes

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# CITY OF BAYTOWN

## PLANNING AND DEVELOPMENT SERVICES

### MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING Tuesday, June 21, 2022

The Planning and Zoning Commission met at 5:00 p.m. on Tuesday, June 21, 2022, in the Council Chamber located at 2401 Market Street, Baytown, Texas.

Members Present:	Donna Winfrey	Vice Chairwoman
	Tammi Scott	Commissioner
	Rick Harlow	Commissioner
	Helen Berrott-Tims	Commissioner
	Mitchell Pearce	Commissioner
Members not Present:	Tracey Wheeler	Chairwoman
	Agustin Loreda	Commissioner
	Stanley Ballou	Commissioner
Staff Present:	Christopher Chavis	Planning Assistant Director
	Franci Linder	Principal Planning Manager
	Trevor Fanning	City Attorney
	Trevor Harlow	Planner II
	Helen Landaverde	Planner II
	Lamyaa Salem	Planner II
	Nai Mongiello	Planning Specialist

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

Vice Chairwoman Donna Winfrey called the June 21, 2022, Planning and Zoning Commission meeting to order at 5:00 p.m.

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

#### 2. **MINUTES**

- a. **Consider approving the regular meeting minutes of the May 17, 2022, Planning and Zoning Commission meeting.**

Commissioner Mitchell Pearce motioned to approve the minutes, seconded by Commissioner Rick Harlow. Motion **PASSED** unanimously.

#### 3. **PLATS**

- a. **Consider approving Bayview Heights Preliminary Plat, being approximately 57.7 acres of land located north of Hunt Road and west of North Main Street.**

Ms. Lamyaa Salem summarized the item.

Abigail Martinez, with LJA Engineering, stated she was available to answer any questions.

Commissioner Pearce motioned to approve the preliminary plat, seconded by Commissioner Tammi Scott. Motion **PASSED** unanimously.

- b. Consider approving Heights of Baytown Section Two Preliminary Plat, being approximately 28.52 acres of land located on the south side of IH 10 between FM 2354 and SH 99.**

Ms. Salem summarized the item.

Commissioner Helen Berrott-Tims motioned to approve the preliminary plat, seconded by Commissioner Harlow. Motion **PASSED** unanimously.

Vice Chairwoman Winfrey read the public hearing procedures.

#### **4. ZONING**

- a. Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 5.26 acres of land located at 715 Alamo Street from General Commercial (GC) to Mixed Residential at Low to Medium Densities (SF2) Zoning District.**

Ms. Salem summarized the item.

Mr. Ronnie Gonzales, representing the applicant, stated he was available to answer questions.

Commissioner Pearce motioned to recommend approval of the rezoning, seconded by Commissioner Harlow. Motion **PASSED** unanimously.

#### **5. SPECIAL USE PERMIT**

- a. Conduct a public hearing and consider a request for a Special Use Permit (SUP) for the reconstruction and expansion of a non-conforming use, located at 3404 and 3406 Wisconsin Street, on approximately 0.25 acres of land, zoned Mixed Residential at Low to Medium Densities (SF2).**

Mr. Christopher Chavis summarized the item.

Mr. Bill Eckert, Director of Baytown Homeless Services, stated that the purpose of this three-year process has been to update the dilapidated homeless shelter.

Ms. Pete Lester, Baytown Homeless Services Board Member, stated that although there have been short-term fixes to the structures, they are in dire need of a comprehensive update. They are committed to maintain the “residential” look and feel of the structures.

Mr. Paul Bonnett, with PGAL is the architect for the project; he stated that that the purpose is to upgrade the facility while maintaining compliance with all codes and ordinances.

Commissioner Scott motioned to recommend approval of the special use permit, seconded by Commissioner Harlow. Motion **PASSED** unanimously.

## **6. TEXT AMENDMENT**

- a. Conduct a public hearing and consider proposed text amendments to the Unified Land Development Code regarding the Mixed Use Zoning District.**

Mr. Chavis summarized the item.

Commissioner Pearce asked if owners of lots that are smaller than 5,000 square feet would be eligible to apply for a variance; Mr. Chavis answered yes.

Commissioner Pearce motioned to recommend approval of the text amendment, seconded by Commissioner Harlow. Motion **PASSED** unanimously with Commissioner Scott abstaining from the vote as she has a conflict of interest.

## **7. CONSENT**

- a. Consider approving Bay Ten Business Park Tract 10 Final Plat, bounded by Grand Parkway, Old Needlepoint Road, and Parkside Avenue.**
- b. Consider approving Burnet Fields Section Three Final Plat, approximately 17.70 acres located on the east side of Haney Road, approximately 3,000 feet north of the intersection of Haney Road and Wallisville Road.**
- c. Consider approving Sterling Point Section Four Final Plat, located on the east side of Haney Road, approximately 4,000 feet north of the intersection of Haney Road and Wallisville Road.**
- d. Consider approving Sterling Point Section Five Final Plat, located on the east side of Haney Road, approximately 4000 feet north of the intersection of Haney Road and Wallisville Road.**
- e. Consider approving Sterling Point Section Six Final Plat, located on the east side of Haney Road, approximately 4,000 feet north of the intersection of Haney Road and Wallisville Road.**

Commissioner Harlow motioned to recommend approval of the consent agenda, seconded by Commissioner Berrott-Tims. Motion **PASSED** unanimously.

## **8. DIRECTOR'S REPORT**

- a. Receive a report regarding planning and zoning items.**

Mr. Chavis discussed the following planning-related items:

City Council

- Comprehensive Plan approved
- Annexation & Rezone – 2210 E IH 10 (OR to LI)
- Rezone – 2015 Massey Tompkins Rd. (OR to SF2 & GC)
- Rezone – 2111 Ontario St. (GC to SF2)
- Bayview Heights PID approved

BOA

- Duplex in MU district approved

**9. ADJOURN**

Vice Chairwoman Winfrey adjourned the meeting at 5:40 p.m.



## **PLANNING AND ZONING COMMISSION**

**3. a.**

**Meeting Date:** 07/19/2022

**Subject:** Consider - Marigold Meadows Section One Preliminary Plat

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Helen Landaverde, Planning and Development Services

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### **Information**

#### **ITEM**

Consider approving Marigold Meadows Section One Preliminary Plat, being approximately 17.34 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.

#### **PREFACE**

The applicant is proposing to update a previously-approved preliminary plat. The new preliminary plat, legally described as approximately 17.34 acres in the G Ellis Survey, A-21, City of Baytown, Harris County, Texas, proposes to create 38 lots, three (3) blocks, and six (6) reserves.

A preliminary plat for Marigold Meadows Section One was previously approved on July 20, 2021, for approximately 52.90 acres consisting of 106 lots, eight (8) blocks, and 12 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.

The City approved a development agreement with Forestar Group, Inc.; Ordinance No. 14,652 was passed by City Council on January 28, 2021. The proposed subdivision is included in the agreement.

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.

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### **Attachments**

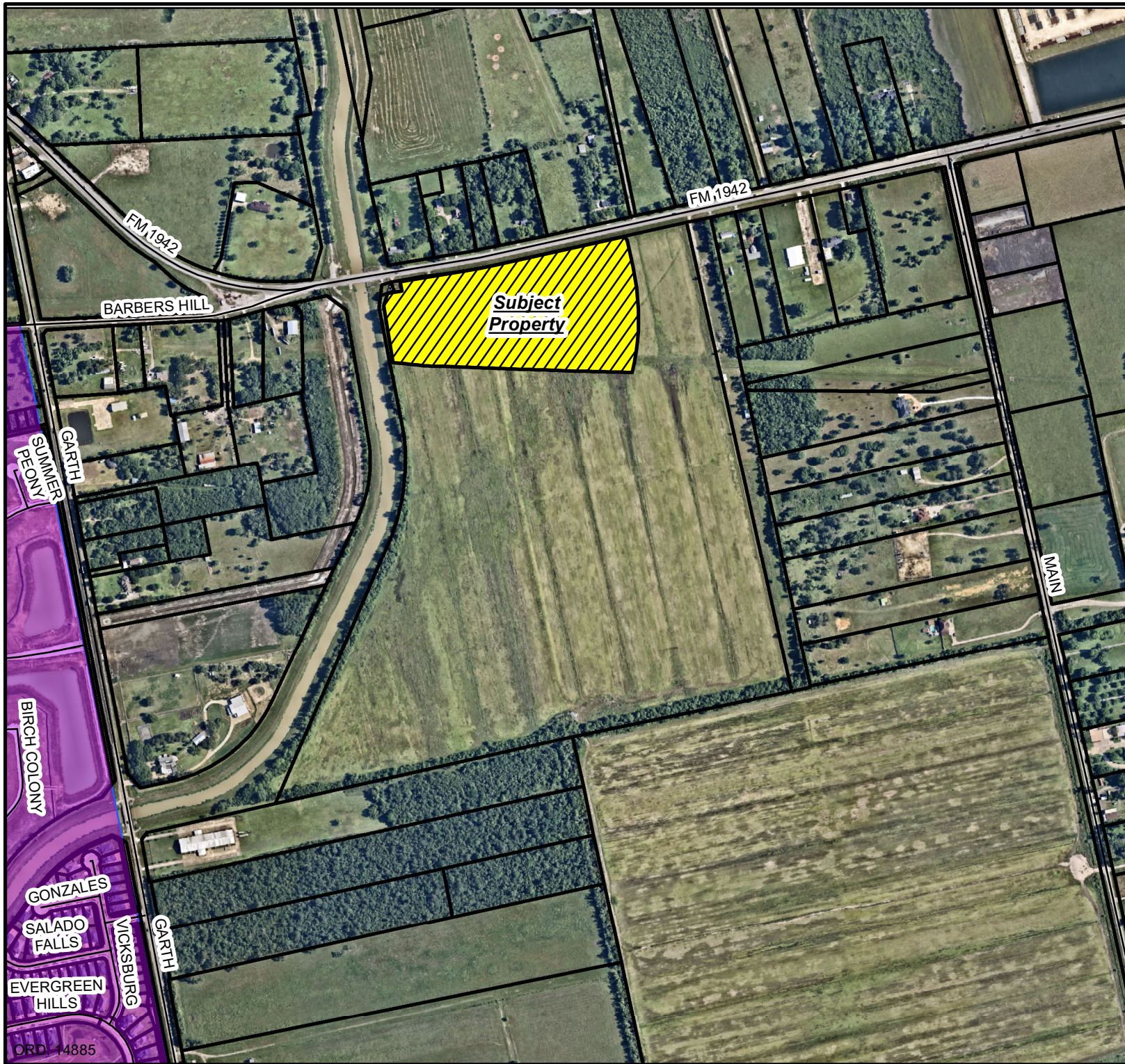
Vicinity Map

General Plan

Plat

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# Preliminary Plat

## Vicinity Map

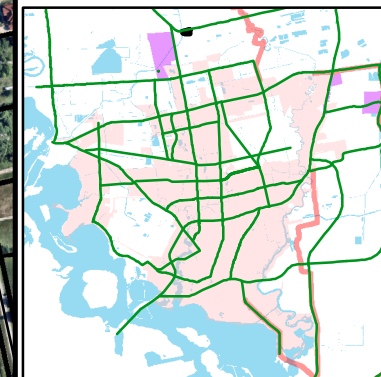
## Marigold Meadows Section 1

Approx. 17.34 acres

 Subject Property

### City Limits

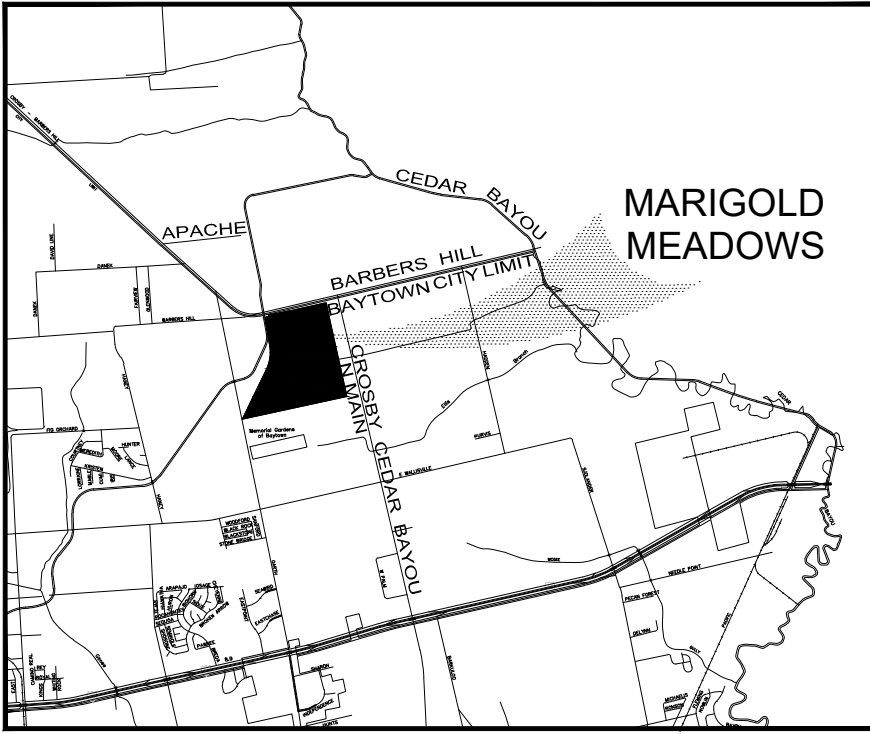
 LIMITED  
ANNEXATION



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 = 712 feet Date 2022-06-16





Vicinity Map  
(Not to scale)

- WARREN PETROLEUM CORPORATION  
CENTERLINE 25' PIPELINE EASEMENT  
VOLUME 3348, PAGE 55  
VOLUME 3416, PAGE 643  
D.R.H.C.
- TARGA NGL PIPELINE COMPANY LLC  
CENTERLINE 30' PIPELINE EASEMENT  
FILE NO. RP-2017-543215  
O.P.R.R.P.H.C.
- BALLARD EXPLORATION COMPANY, INC.  
PIPE LINE AREA  
FILE NO. RP-2017-557294  
O.P.R.R.P.H.C.
- TARGA NGL PIPELINE COMPANY LLC  
CENTERLINE 30' PIPELINE EASEMENT  
FILE NO. 20130226559  
F.C. NO. 087-01-1717  
O.P.R.R.P.H.C.
- WILLIAMS PURITY PIPELINES, LLC  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. 20140103828  
F.C. NO. 098-84-1404  
O.P.R.R.P.H.C.
- GULF REFINING CO.  
CENERLINE 25' PIPELINE EASEMENT  
FILE NO. F171635  
F.C. NO. 167-06-1959  
O.P.R.R.P.H.C.
- PHILLIPS PIPE LINE COMPANY  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. E983032  
F.C. NO. 155-01-1825  
O.P.R.R.P.H.C.
- GULF REFINING COMPANY  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. E378889  
F.C. NO. 117-07-1024  
FILE NO. E923753  
F.C. NO. 151-04-1555  
FILE NO. E923754  
F.C. NO. 151-04-1561  
O.P.R.R.P.H.C.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BAYTOWN ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE BAYTOWN PLANNING AND ZONING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



GENERAL NOTE:

- THIS IS A GENERAL LAYOUT AND SPECIFICS SUCH AS LOT SIZES, LOT DIMENSIONS, AND SETBACKS ARE NOT SHOWN. AS EACH PRELIMINARY AND FINAL PLAT ARE APPROVED, ALL APPROPRIATE ORDINANCES AND RESTRICTIONS WILL APPLY.
- THIS GENERAL PLAN IS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT AGREEMENT, ORDINANCE NO. 14, 652, PASSED BY CITY COUNCIL ON JANUARY 28, 2021. THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL HOUSING UNITS WITHIN THE AREA DESIGNATED FOR SINGLE-FAMILY USE IN THE PLAN DEVELOPMENT SHALL NOT EXCEED 450 UNITS.
- NO PORTION OF THE PROPERTY INCLUDED IN THIS GENERAL PLAN LIES WITHIN 500 YEAR FLOODPLAIN AND FLOODWAY.

50' x 120'	297 LOTS	76.7%
60' x 120'	90 LOTS	23.3%
TOTAL	387 LOTS	100%

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°25'17" W	348'
L2	S 77°31'02" W	1053'
L3	N 12°28'47" W	2558'
L4	N 77°47'26" E	2846'
L5	S 25°37'08" W	1483'
L6	S 09°26'56" E	729'
L7	S 18°36'40" W	69'
L8	S 80°14'17" W	77'
L9	S 09°45'56" E	50'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2915'	164'	S 79°07'40" W	164'
C2	1000'	614'	S 08°01'35" W	604'

A GENERAL PLAN OF

# MARIGOLD MEADOWS

±119.3 ACRES

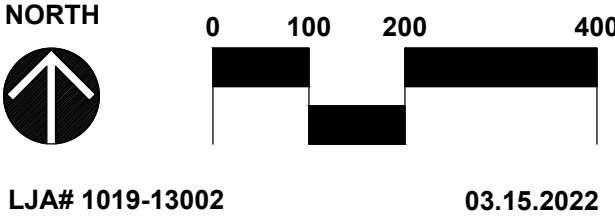
OUT OF THE  
GEORGE ELLIS SURVEY, A-21  
CITY OF BAYTOWN, HARRIS COUNTY, TEXAS

OWNER:  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
3355 W. ALABAMA STE. 1240  
HOUSTON, TX 77098

PLANNER:

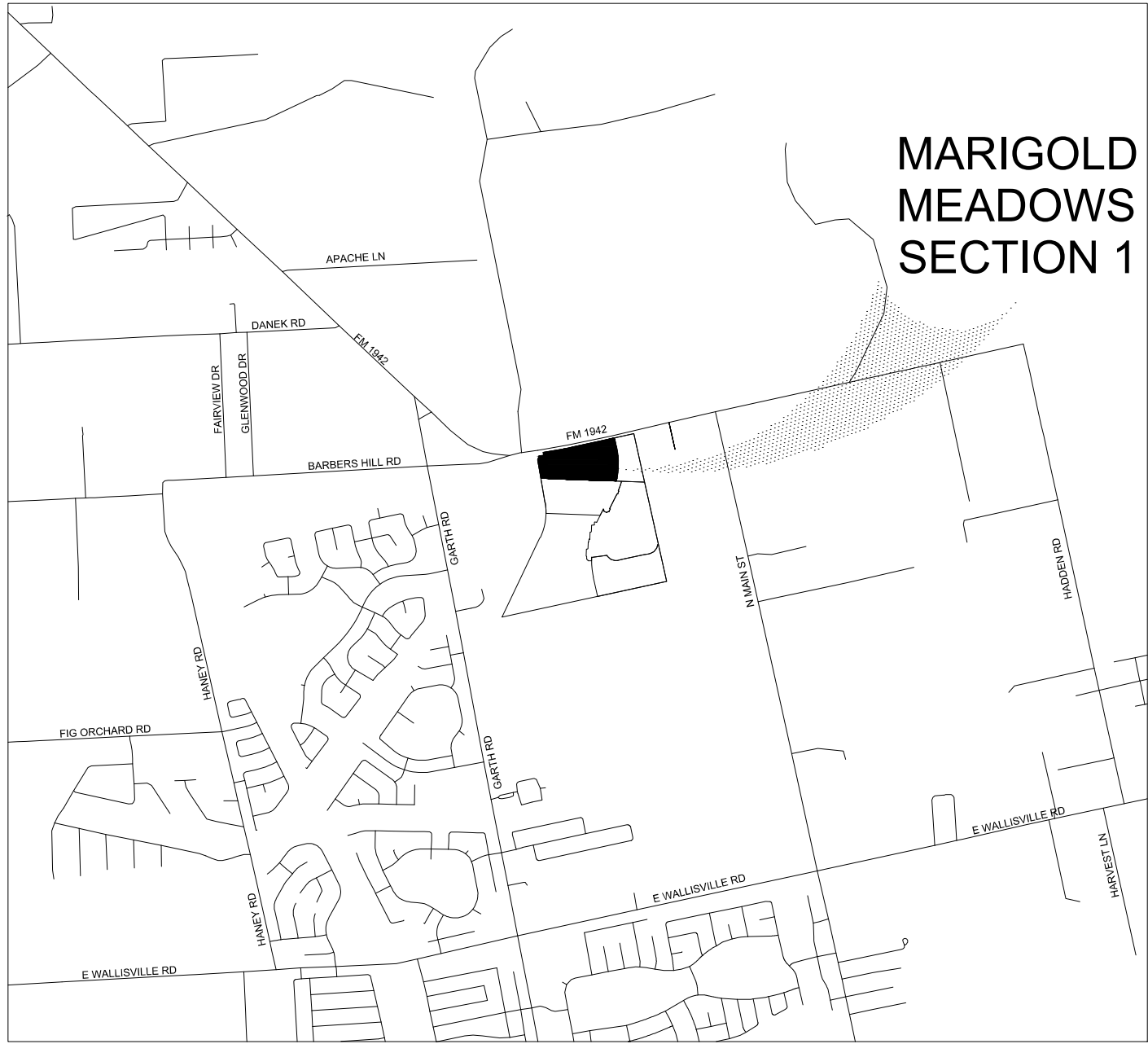
**LJA**  
PLANNING &  
LANDSCAPE  
ARCHITECTURE

Land & Master Planning  
Land Use/Feasibility  
Studies  
Sustainable Design  
Urban Design  
Landscape Architecture  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
713.953.5200 - 713.953.5026



LJA# 1019-13002 03.15.2022





Vicinity Map  
(1 Inch = 1/2 Mile)

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±1.81Ac.	Landscape/Open Space
B	±2.40Ac.	Landscape/Open Space
C	±2.91Ac.	Landscape / Drill Site / Ope
D	±0.09Ac.	Landscape / Lift Station / C
E	±0.40Ac.	Landscape/Open Space
F	±0.87Ac.	Landscape / Park / Open S

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2915'	164'	S 79°07'40" W	164'
C2	25'	39'	N 57°28'58" W	35'
C3	1270'	569'	N 00°21'33" E	565'

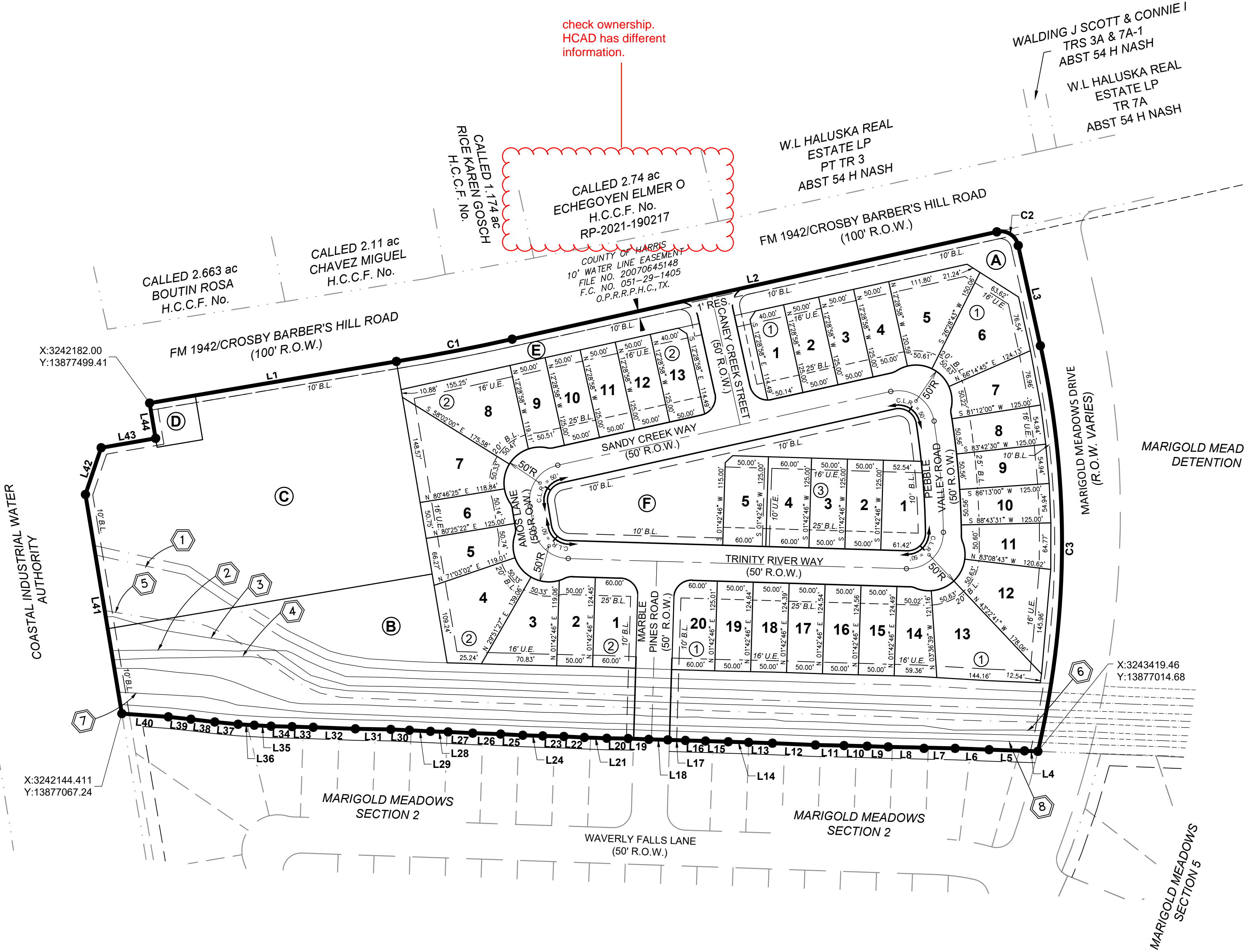
Please add the following as a note on the plat:  
"No development within this platted boundary shall impede the natural flow of surface runoff from adjacent lands, nor cause flooding on adjacent properties."

where is the land that is to be dedicated for a lift station located?

check ownership.  
HCAD has different information.

please revise this note to include the actual and specific floodplain information for the property

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 80°25'17" W	348'	L23	S 88°22'12" E	29'
L2	S 77°31'02" W	691'	L24	S 88°00'23" E	28'
L3	N 12°28'58" W	143'	L25	S 87°06'42" E	31'
L4	S 87°40'56" E	19'	L26	S 87°57'58" E	39'
L5	S 88°09'03" E	49'	L27	S 87°15'31" E	34'
L6	S 87°47'46" E	47'	L28	S 87°52'38" E	25'
L7	S 88°30'50" E	43'	L29	S 87°09'36" E	29'
L8	S 88°53'39" E	50'	L30	S 87°23'54" E	26'
L9	S 87°59'02" E	29'	L31	S 89°07'06" E	49'
L10	S 88°39'58" E	32'	L32	S 87°53'05" E	59'
L11	S 88°49'13" E	40'	L33	S 88°10'27" E	29'
L12	S 87°38'54" E	60'	L34	S 88°50'36" E	30'
L13	S 87°57'17" E	33'	L35	S 86°37'23" E	23'
L14	S 88°12'02" E	28'	L36	S 86°34'03" E	23'
L15	S 88°11'17" E	32'	L37	S 84°37'01" E	33'
L16	S 88°26'53" E	28'	L38	S 83°08'59" E	33'
L17	S 88°03'24" E	24'	L39	S 84°05'49" E	32'
L18	S 88°20'04" E	27'	L40	S 86°00'00" E	65'
L19	S 87°49'52" E	29'	L41	S 09°26'56" E	309'
L20	S 89°15'00" E	30'	L42	S 18°36'40" W	69'
L21	S 87°52'37" E	31'	L43	S 80°14'17" W	77'
L22	S 87°24'30" E	28'	L44	S 09°45'56" E	50'



LEGEND	
RES.	INDICATES RESERVE
B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
R.O.W.	INDICATES RIGHT-OF-WAY
INDICATES STREETNAME CHANGE	
H.C.C.F.	HARRIS COUNTY CLERK FILE

Please provide the required benchmark and monument on the plat (see Sec. 126-486) (point of beginning; need to call out the POB for the boundary).  
Provide legal description/metes and bounds

1	WARREN PETROLEUM CORPORATION CENTERLINE 25" PIPELINE EASEMENT VOLUME 3348, PAGE 55 VOLUME 3416, PAGE 643 D.R.H.C.	6	GULF REFINING CO. CENTERLINE 25" PIPELINE EASEMENT FILE NO. F171635 F.C. NO. 187-08-1959 O.P.R.R.P.H.C.
2	TARGA NGL PIPELINE COMPANY LLC CENTERLINE 30" PIPELINE EASEMENT FILE NO. RP-2017-543215 O.P.R.R.P.H.C.	7	PHILLIPS PIPE LINE COMPANY CENTERLINE 25" PIPELINE EASEMENT FILE NO. E383032 F.C. NO. 155-01-1825 O.P.R.R.P.H.C.
3	BALLARD EXPLORATION COMPANY, INC. WAIVER OF SURFACE RIGHTS & DESIGNATION OF DRILL SITE & PIPELINE AREA FILE NO. RP-2017-557294 O.P.R.R.P.H.C.	8	GULF REFINING COMPANY CENTERLINE 25" PIPELINE EASEMENT FILE NO. E378888 F.C. NO. 117071020 F.C. NO. 117-07-1024 F.C. NO. E923753 F.C. NO. 151-04-1555 FILE NO. E923754 F.C. NO. 151-04-1561 O.P.R.R.P.H.C.
4	TARGA NGL PIPELINE COMPANY LLC CENTERLINE 30" PIPELINE EASEMENT FILE NO. 20130226559 F.C. NO. 087-01-1717 O.P.R.R.P.H.C.		
5	WILLIAMS PURITY PIPELINES, LLC CENTERLINE 25" PIPELINE EASEMENT FILE NO. 20140103828 F.C. NO. 096-84-1404 O.P.R.R.P.H.C.		

## A PRELIMINARY PLAT OF MARIGOLD MEADOWS SECTION 1

±17.3 ACRES  
38 LOTS (50' x 120' TYP.) AND  
6 RESTRICTED RESERVES IN 3 BLOCKS

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

OWNER:  
FORESTAR REAL ESTATE GROUP, INC.  
3355 W. ALABAMA STE. 1240  
HOUSTON, TEXAS 77098

PLANNER:

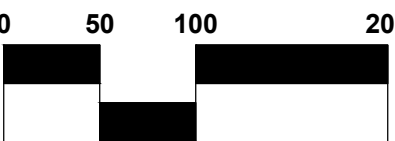


Land & Master Planning  
Land Use/Feasibility Studies  
Sustainable Design  
Urban Design  
Landscape Architecture

3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77062  
713.953.5200 - F 713.953.5026



LJA# 1019-13002



05.24.2022

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BAYTOWN ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE, WHICH ARE SUBSEQUENTLY GRANTED BY THE BAYTOWN PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.





## **PLANNING AND ZONING COMMISSION**

**3. b.**

**Meeting Date:** 07/19/2022

**Subject:** Consider - Marigold Meadows Section Two Preliminary Plat

**Prepared by:** Helen Landaverde, Planning and Development Services

---

### **Information**

#### **ITEM**

Consider approving Marigold Meadows Section Two Preliminary Plat, being approximately 15.97 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.

#### **PREFACE**

The applicant is proposing to update a previously-approved preliminary plat. The new preliminary plat, legally described as approximately 15.97 acres in the G Ellis Survey, A-21, City of Baytown, Harris County, Texas, proposes to create 77 lots, three (3) blocks, and five (5) reserves.

A preliminary plat for Marigold Meadows Section Two was previously approved on July 20, 2021, for approximately 29 acres consisting of 133 lots, seven (7) blocks, 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.

The City approved a development agreement with Forestar Group, Inc.; Ordinance No. 14,652 was approved January 28, 2021. The proposed subdivision is included in the development agreement.

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**

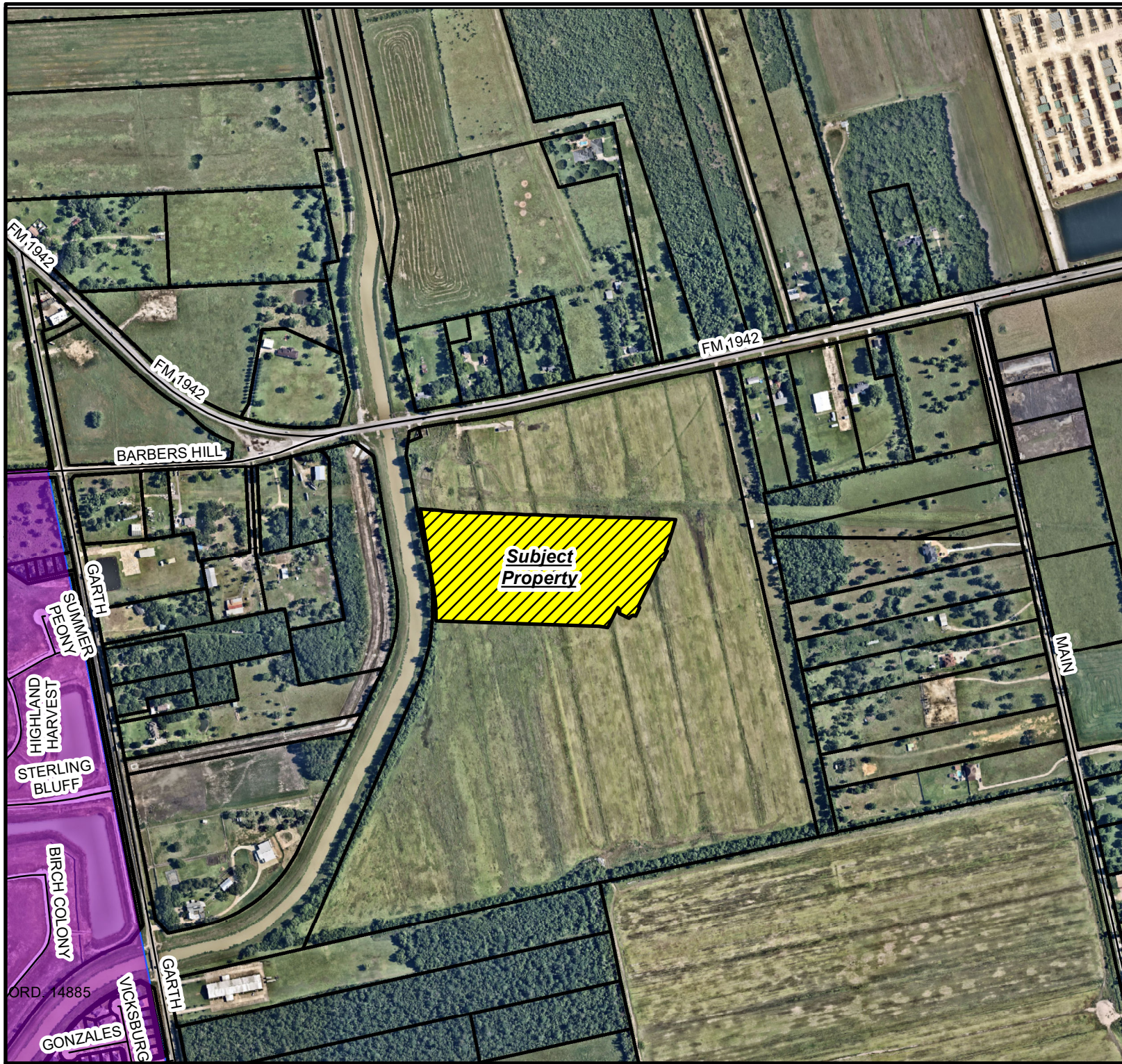
Vicinity Map

General Plan

Plat

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# Preliminary Plat

## Vicinity Map

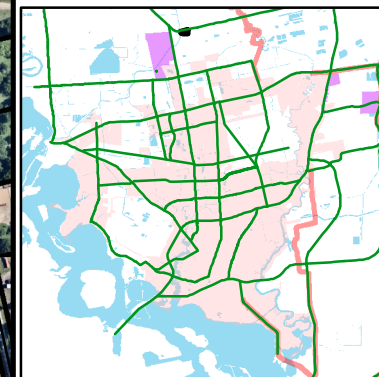
## Marigold Meadows Section 2

Approx. 15.97 acres

 Subject Property

### City Limits

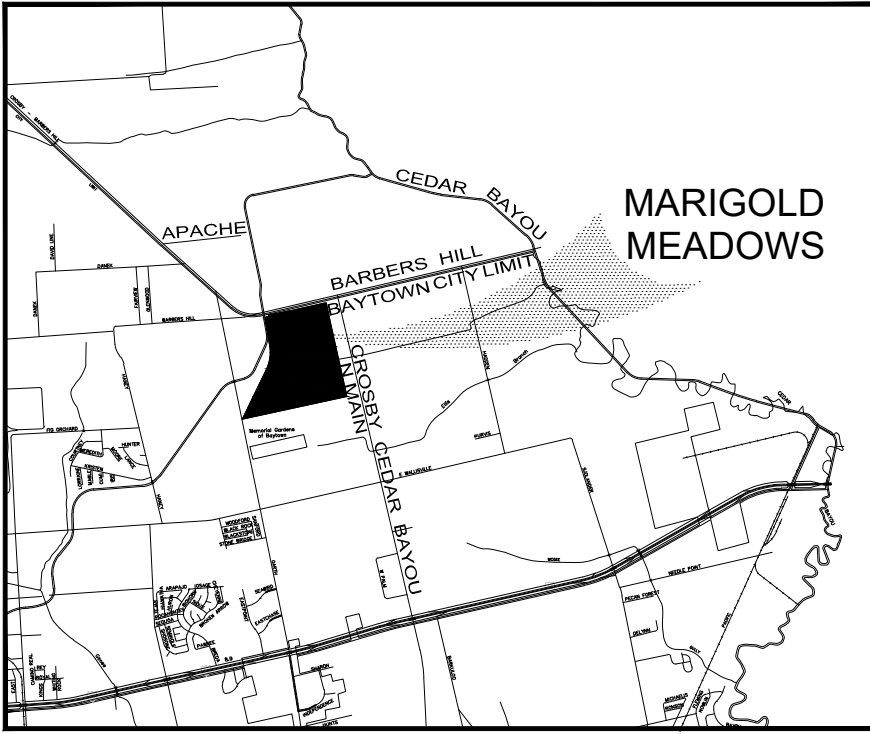
 LIMITED  
ANNEXATION



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 = 712 feet      Date 2022-06-16





Vicinity Map  
(Not to scale)

- WARREN PETROLEUM CORPORATION  
CENTERLINE 25' PIPELINE EASEMENT  
VOLUME 3348, PAGE 55  
VOLUME 3416, PAGE 643  
D.R.H.C.
- TARGA NGL PIPELINE COMPANY LLC  
CENTERLINE 30' PIPELINE EASEMENT  
FILE NO. RP-2017-543215  
O.P.R.R.P.H.C.
- BALLARD EXPLORATION COMPANY, INC.  
PIPE LINE AREA  
FILE NO. RP-2017-557294  
O.P.R.R.P.H.C.
- TARGA NGL PIPELINE COMPANY LLC  
CENTERLINE 30' PIPELINE EASEMENT  
FILE NO. 20130226559  
F.C. NO. 087-01-1717  
O.P.R.R.P.H.C.
- WILLIAMS PURITY PIPELINES, LLC  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. 20140103828  
F.C. NO. 098-84-1404  
O.P.R.R.P.H.C.
- GULF REFINING CO.  
CENERLINE 25' PIPELINE EASEMENT  
FILE NO. F171635  
F.C. NO. 167-06-1959  
O.P.R.R.P.H.C.
- PHILLIPS PIPE LINE COMPANY  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. E983032  
F.C. NO. 155-01-1825  
O.P.R.R.P.H.C.
- GULF REFINING COMPANY  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. E378889  
F.C. NO. 117-07-1024  
FILE NO. E923753  
F.C. NO. 151-04-1555  
FILE NO. E923754  
F.C. NO. 151-04-1561  
O.P.R.R.P.H.C.

DISCLAIMER AND LIMITED WARRANTY

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50' x 120'	297 LOTS	76.7%
60' x 120'	90 LOTS	23.3%
TOTAL	387 LOTS	100%

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°25'17" W	348'
L2	S 77°31'02" W	1053'
L3	N 12°28'47" W	2558'
L4	N 77°47'26" E	2846'
L5	S 25°37'08" W	1483'
L6	S 09°26'56" E	729'
L7	S 18°36'40" W	69'
L8	S 80°14'17" W	77'
L9	S 09°45'56" E	50'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2915'	164'	S 79°07'40" W	164'
C2	1000'	614'	S 08°01'35" W	604'

A GENERAL PLAN OF

# MARIGOLD MEADOWS

±119.3 ACRES

OUT OF THE  
**GEORGE ELLIS SURVEY, A-21**  
CITY OF BAYTOWN, HARRIS COUNTY, TEXAS

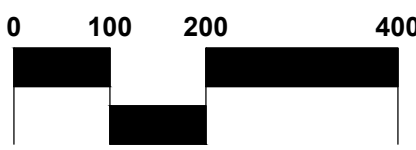
OWNER:  
**FORESTAR (USA) REAL ESTATE GROUP, INC.**  
3355 W. ALABAMA STE. 1240  
HOUSTON, TX 77098

PLANNER:



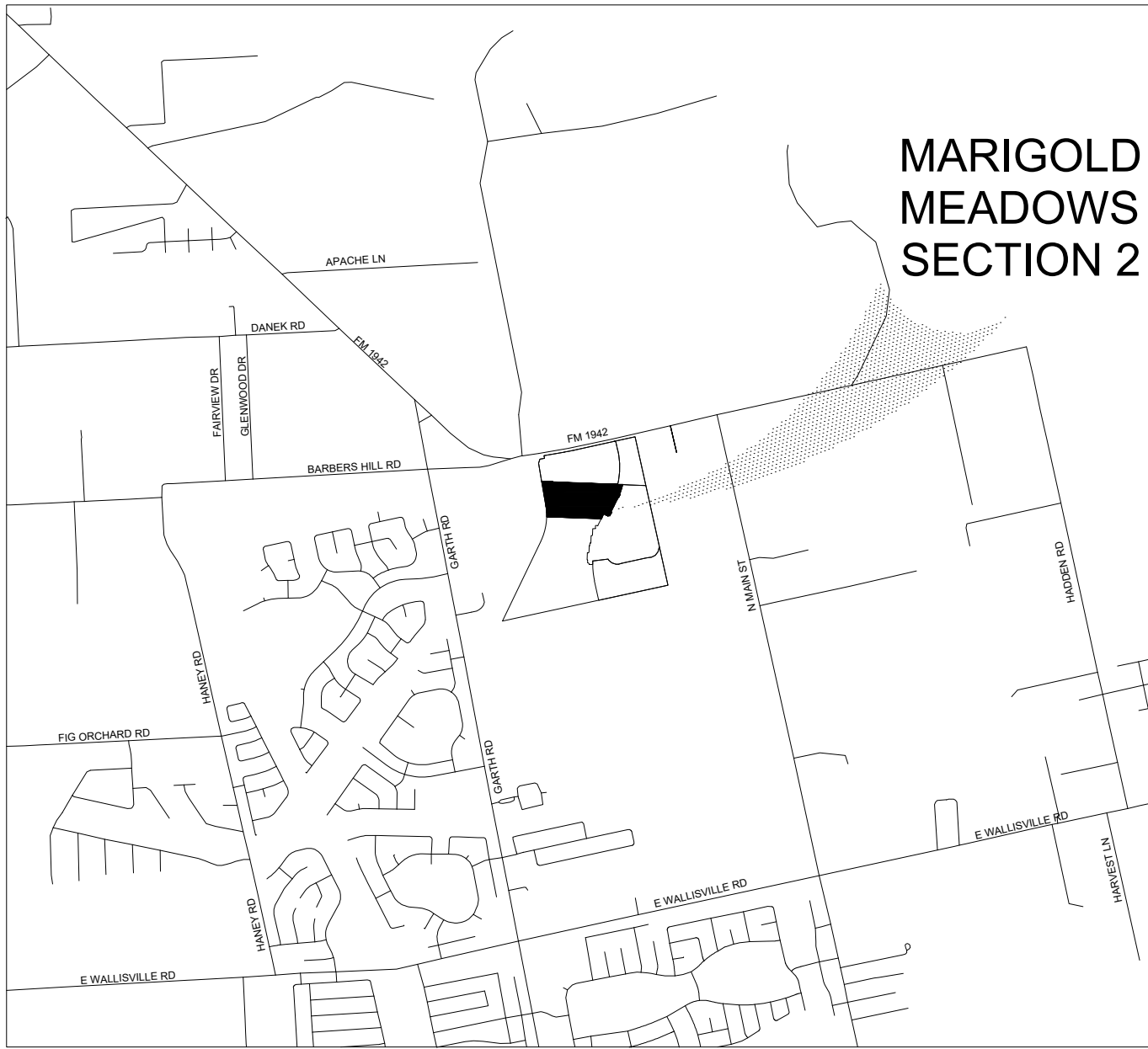
Land & Master Planning  
Land Use/Feasibility  
Studies  
Sustainable Design  
Urban Design  
Landscape Architecture  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
713.953.5200 - 713.953.5026

NORTH



LJA# 1019-13002

03.15.2022



Vicinity Map  
(1 Inch =1/2 Mile)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°00'00" E	65'
L2	S 84°05'49" E	32'
L3	S 83°08'59" E	33'
L4	S 84°37'01" E	33'
L5	S 86°34'03" E	23'
L6	S 86°37'23" E	23'
L7	S 88°50'36" E	30'
L8	S 88°10'27" E	29'
L9	S 87°53'05" E	59'
L10	S 89°07'06" E	49'
L11	S 87°23'54" E	26'
L12	S 87°09'36" E	29'
L13	S 87°52'38" E	25'
L14	S 87°15'31" E	34'
L15	S 87°57'58" E	39'
L16	S 87°06'42" E	31'
L17	S 88°00'23" E	28'
L18	S 88°22'12" E	29'
L19	S 87°24'30" E	28'
L20	S 87°52'37" E	31'
L21	S 89°15'00" E	30'
L22	S 87°49'52" E	29'
L23	S 88°20'04" E	27'
L24	S 88°03'24" E	24'
L25	S 88°26'53" E	28'
L26	S 88°11'17" E	32'

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BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L27	S 88°12'02" E	28'
L28	S 87°57'17" E	33'
L29	S 87°38'54" E	60'
L30	S 88°49'13" E	40'
L31	S 88°39'58" E	32'
L32	S 87°59'02" E	29'
L33	S 88°53'39" E	50'
L34	S 88°30'50" E	43'
L35	S 87°47'46" E	47'
L36	S 88°09'03" E	49'
L37	S 87°40'56" E	19'
L38	S 87°43'43" E	88'
L39	S 16°03'08" W	75'
L40	S 19°06'22" W	63'
L41	S 21°58'25" W	36'
L42	S 23°58'45" W	50'
L43	S 25°22'18" W	44'
L44	S 26°37'26" W	236'
L45	S 26°37'26" W	50'
L46	S 26°37'26" W	2'
L47	N 63°22'34" W	60'
L48	S 26°37'26" W	120'
L49	N 82°42'58" W	47'
L50	N 88°03'32" W	871'
L51	N 09°26'56" W	424'

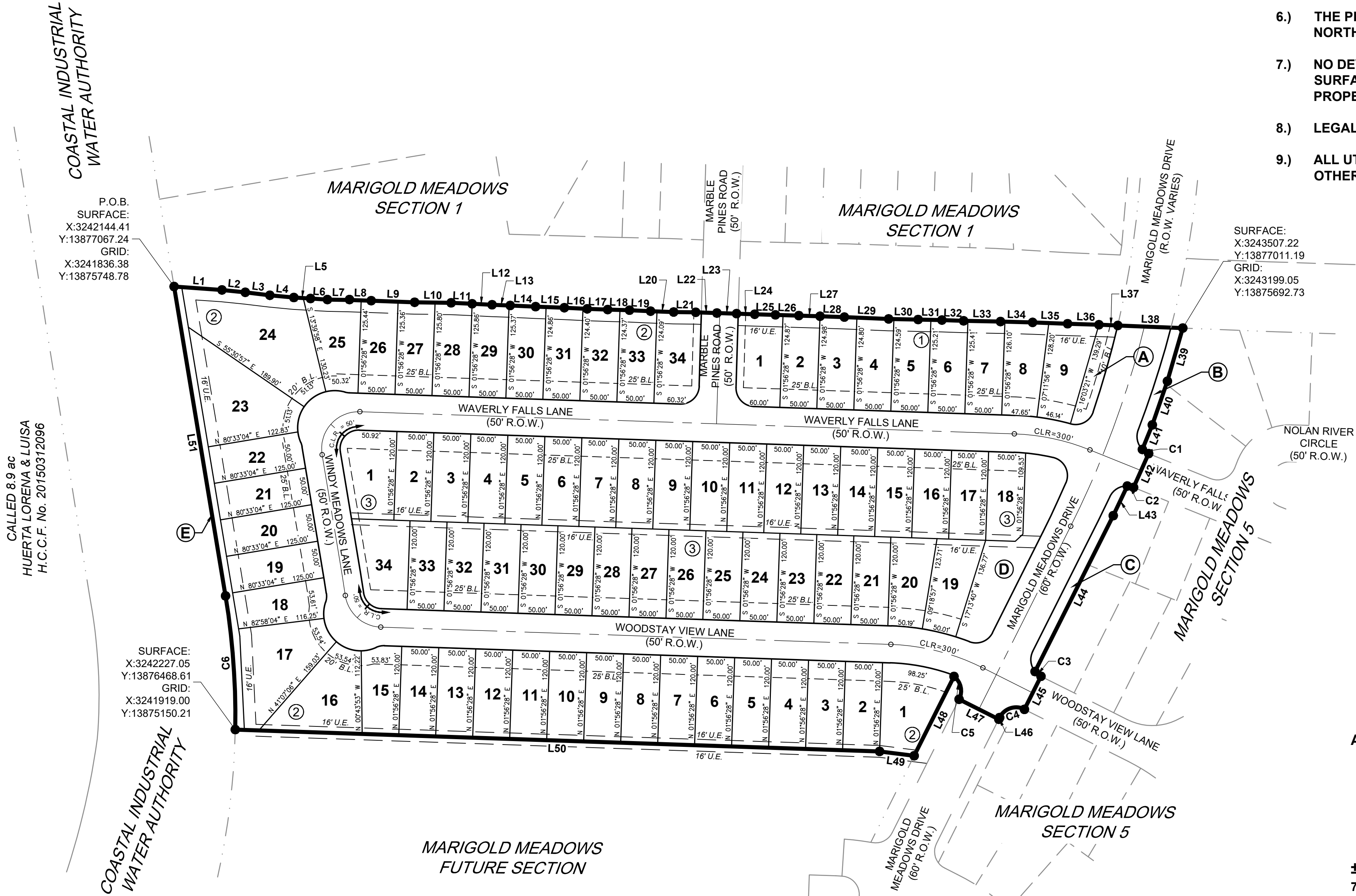
BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25'	10'	S 56°19'17" E	10'
C2	25'	9'	N 78°05'47" W	9'
C3	25'	10'	S 51°35'14" E	10'
C4	25'	39'	S 71°37'26" W	35'
C5	25'	34'	N 12°36'28" W	32'
C6	1000'	181'	N 04°08'20" W	181'

SURVEYOR'S CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 19, 2021, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II URBAN SURVEY.

FOR PRELIMINARY PLAT PURPOSES ONLY

AURELIO D. CORTES  
REGISTERED PROFESSIONAL LAND SURVEYOR #5413



- GENERAL NOTE:
- PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
  - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED 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.
  - THIS PLAT IS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT AGREEMENT, ORDINANCE NO. 14, 652, PASSED BY CITY COUNCIL ON JANUARY 28, 2021.
  - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL No.48201C0755M, DATED JANUARY 06, 2017, NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100/500 YEAR FLOOD PLAIN.
  - THE PERMANENT BENCHMARK IS BASED ON N.G.S. MONUMENT "160280", P.I.D. AW5658, NORTHING: 13876227.33 EASTING: 3241591.80, ELEVATION: 38.72' (NAVD 1988. 2001 ADJUSTMENT)
  - NO DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPEDE THE NATURAL FLOW OF SURFACE RUNOFF FROM ADJACENT LANDS, NOR CAUSE FLOODING ON ADJACENT PROPERTIES.
  - LEGAL DESCRIPTION AND METES AND BOUNDS WILL BE PROVIDED ON THE FINAL PLAT.
  - ALL UTILITY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

- LEGEND
- RES. INDICATES RESERVE
  - B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - R.O.W. INDICATES RIGHT-OF-WAY
  - INDICATES STREETNAME CHANGE
  - H.C.C.F. HARRIS COUNTY CLERK FILE

A PRELIMINARY PLAT OF  
**MARIGOLD MEADOWS**  
SECTION 2

±15.97 ACRES  
77 LOTS (50' x 120' TYP.) AND  
5 RESTRICTED RESERVES IN 3 BLOCKS

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

OWNER:  
**FORESTAR REAL ESTATE GROUP, INC.**

PLANNER:

**LJA**  
PLANNING &  
LANDSCAPE  
ARCHITECTURE

Land & Master Planning  
Land Use/Feasibility Studies  
Sustainable Design  
Urban Design  
Landscape Architecture

3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
713.953.5200 - F 713.953.5026

SURVEYOR:  
**COBBFENDLEY**  
13430 NORTHWEST FREEWAY, SUITE 1100  
HOUSTON, TEXAS 77040

NORTH  
0 50 100 200  
LJA# 1019-13002 06.15.2022



## **PLANNING AND ZONING COMMISSION**

**3. c.**

**Meeting Date:** 07/19/2022

**Subject:** Consider - Marigold Meadows Section Five Preliminary Plat

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Helen Landaverde, Planning and Development Services

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### **Information**

#### **ITEM**

Consider approving Marigold Meadows Section Five Preliminary Plat, being approximately 25.20 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.

#### **PREFACE**

The applicant is proposing a residential preliminary plat, legally described as approximately 25.20 acres in the G Ellis Survey, A-21, City of Baytown, Harris County, Texas, to create 88 lots, three (3) blocks, and seven (7) restricted 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.

The City approved a development agreement with Forestar Group, Inc.; Ordinance No. 14,652 was approved on January 28, 2021. The proposed subdivision is included in the development agreement.

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**

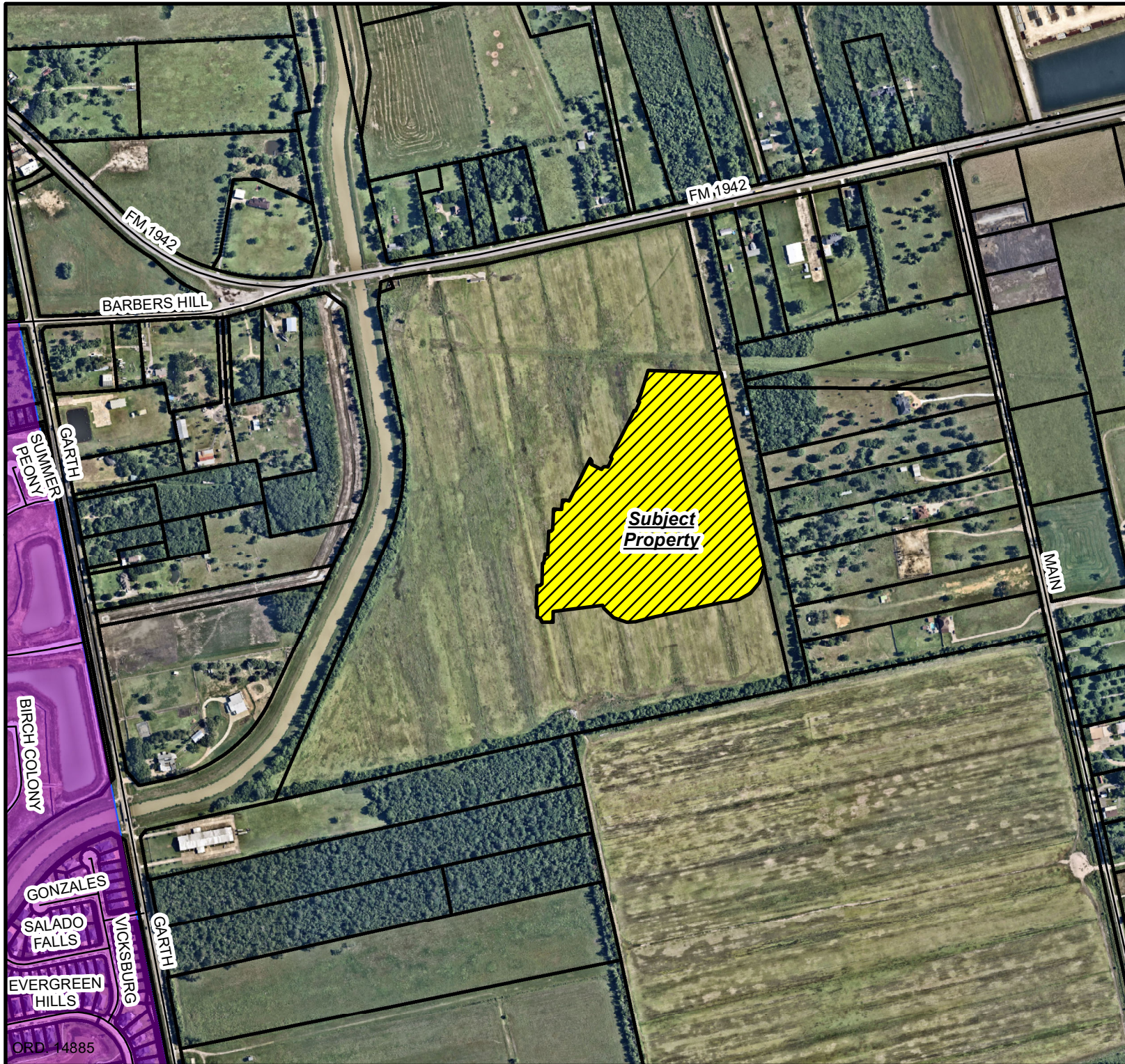
Vicinity Map

General Plan

Plat

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## Preliminary Plat

### Vicinity Map

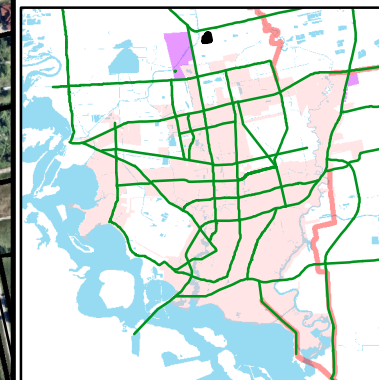
### Marigold Meadows Section 5

Approx. 25.20 acres

 Subject Property

#### City Limits

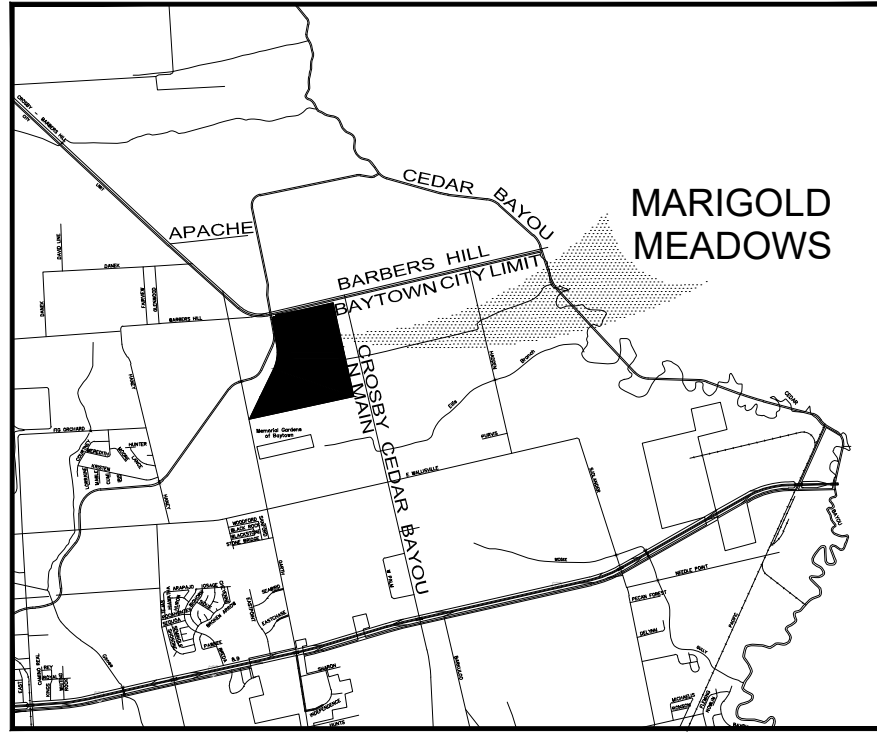
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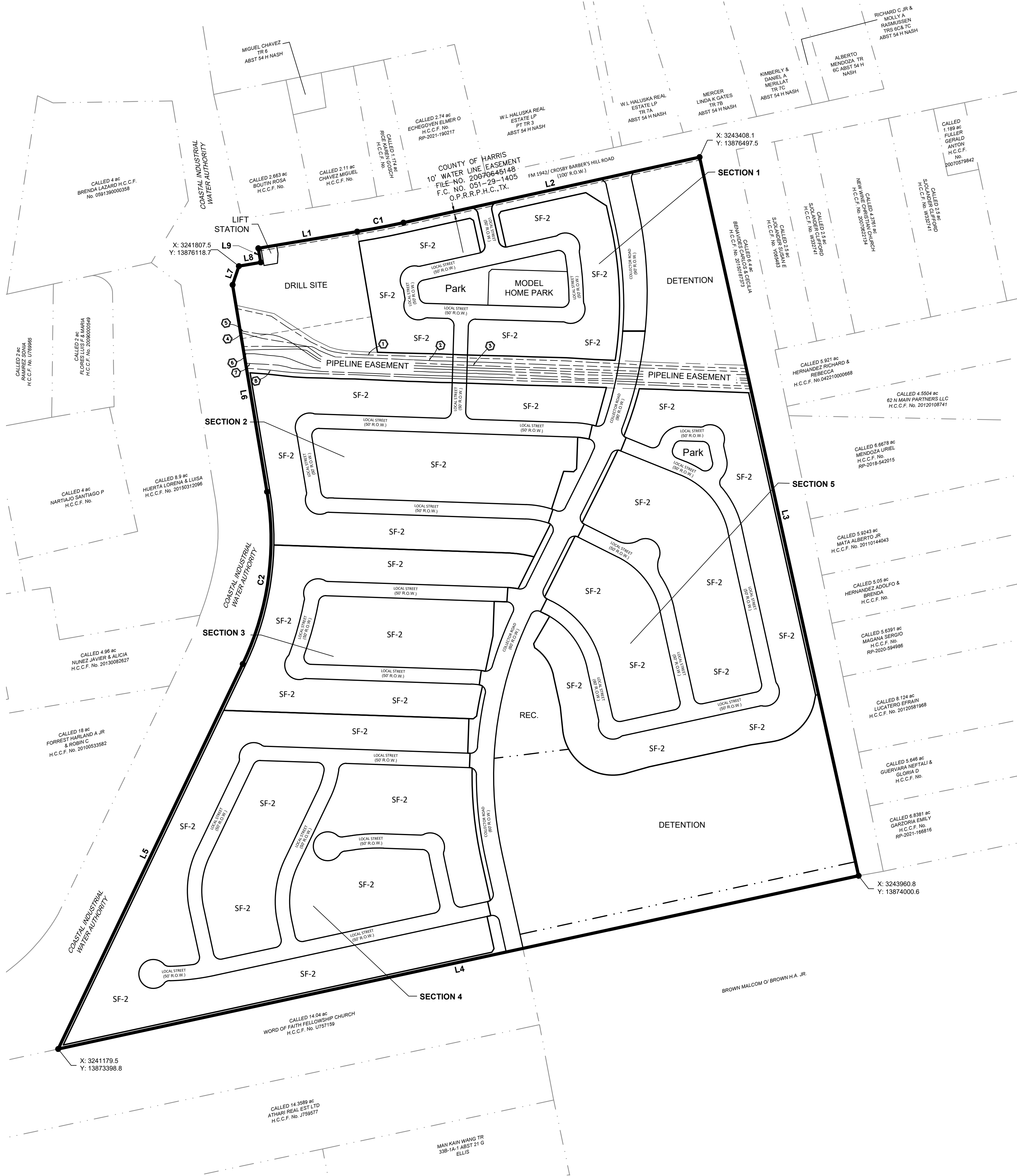
1 inch = 712 feet Date 2022-06-16





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FILE NO. E923753  
F.C. NO. 151-04-1555  
FILE NO. E923754  
F.C. NO. 151-04-1561  
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A GENERAL PLAN OF

# MARIGOLD MEADOWS

±119.3 ACRES

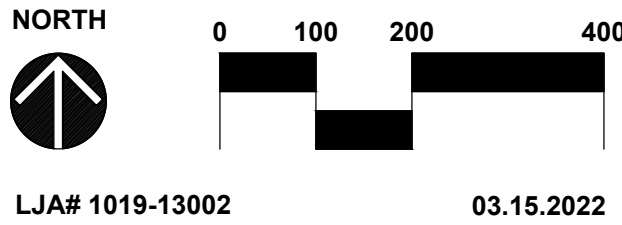
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OWNER:  
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3355 W. ALABAMA STE. 1240  
HOUSTON, TX 77098

PLANNER:



Land & Master Planning  
Land Use/Feasibility  
Studies  
Sustainable Design  
Urban Design  
Landscape Architecture  
3600 W Sam Houston Pkwy S  
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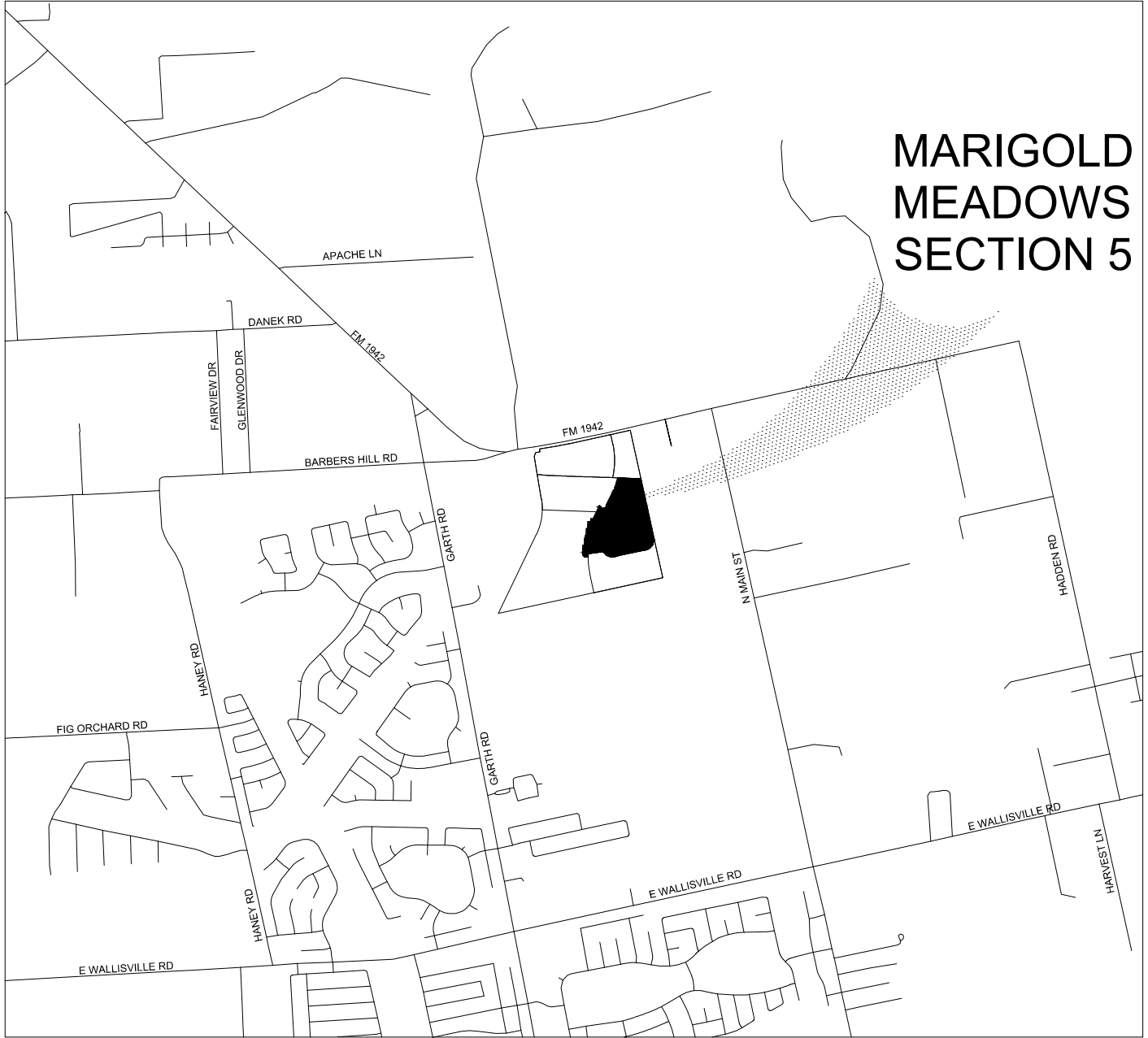


LJA# 1019-13002 03.15.2022

DISCLAIMER AND LIMITED WARRANTY

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Vicinity Map  
(1 Inch = 1/2 Mile)

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 87°43'43" E	126'	L22	S 88°03'32" E	16'
L2	S 88°00'51" E	264'	L23	N 46°56'28" E	14'
L3	S 12°28'47" E	1073'	L24	N 01°56'28" E	109'
L4	S 77°31'13" W	10'	L25	N 08°03'03" E	50'
L5	S 16°11'49" W	68'	L26	N 01°56'28" E	123'
L6	S 38°20'21" W	75'	L27	S 88°03'32" E	12'
L7	S 62°25'00" W	71'	L28	N 46°56'28" E	14'
L8	S 80°09'40" W	37'	L29	N 01°56'28" E	110'
L9	S 81°05'00" W	60'	L30	S 88°03'32" E	36'
L10	S 77°47'26" W	360'	L31	N 03°37'38" E	50'
L11	S 75°58'49" W	60'	L32	N 26°37'26" E	251'
L12	S 74°00'43" W	48'	L33	S 63°22'34" E	60'
L13	S 89°40'38" W	48'	L34	N 26°37'26" E	2'
L14	N 70°44'06" W	71'	L35	N 26°37'26" E	50'
L15	N 47°13'27" W	71'	L36	N 26°37'26" E	236'
L16	N 27°08'25" W	19'	L37	N 25°22'18" E	44'
L17	S 83°00'29" W	263'	L38	N 23°58'45" E	50'
L18	N 89°54'36" W	60'	L39	N 21°58'25" E	36'
L19	N 02°28'07" E	50'	L40	N 19°06'22" E	63'
L20	N 88°03'32" W	8'	L41	N 16°03'08" E	75'
L21	N 01°56'28" E	120'			

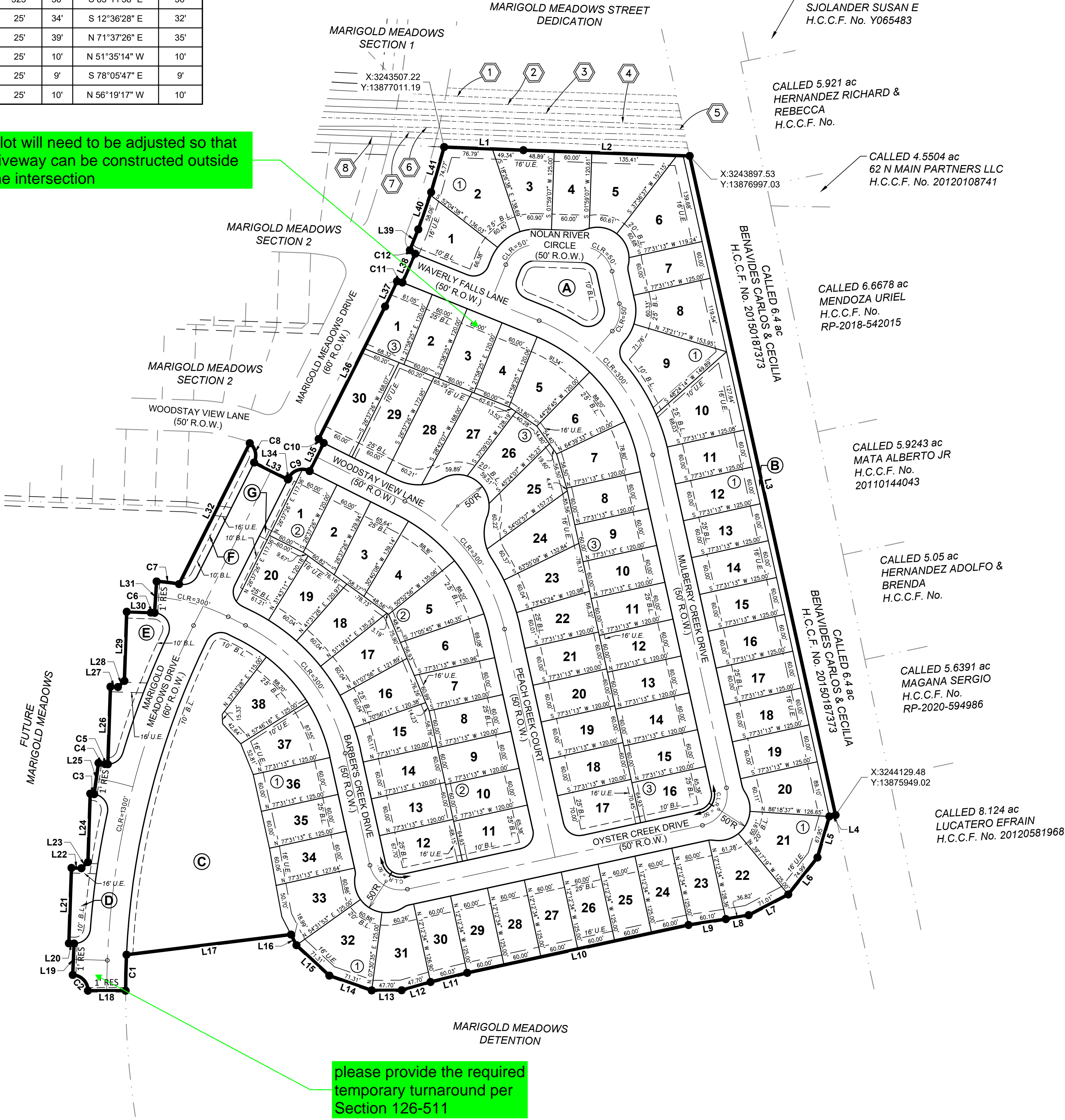
RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.24Ac.	Landscape / Open Space / Park
B	±0.25Ac.	Landscape / Open Space
C	±1.82Ac.	Landscape / Open Space / Recreation / Utility Easement
D	±0.16Ac.	Landscape / Open Space / Utility Easement
E	±0.25Ac.	Landscape / Open Space / Utility Easement
F	±0.11Ac.	Landscape / Open Space / Utility Easement
G	±0.07Ac.	Landscape / Open Space / Utility Easement

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BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1270'	57'	S 01°22'59" W	57'
C2	25'	38'	N 43°59'04" W	35'
C3	275'	6'	S 82°35'16" E	6'
C4	325'	10'	S 81°01'45" E	10'
C5	25'	5'	S 85°17'21" E	5'
C6	275'	8'	S 87°12'57" E	8'
C7	325'	36'	S 83°11'38" E	36'
C8	25'	34'	S 12°36'28" E	32'
C9	25'	39'	N 71°37'26" E	35'
C10	25'	10'	N 51°35'14" W	10'
C11	25'	9'	S 78°05'47" E	9'
C12	25'	10'	N 56°19'17" W	10'

this lot will need to be adjusted so that a driveway can be constructed outside of the intersection



please provide the required temporary turnaround per Section 126-511

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."

- GENERAL NOTE:
- PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
  - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED 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.
  - THIS PLAT IS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT AGREEMENT, ORDINANCE NO. 14, 652, PASSED BY CITY COUNCIL ON JANUARY 28, 2021.
  - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT.
  - NO PORTION OF THE PROPERTY INCLUDED IN THIS PLAT LIE WITHIN 500 YEAR FLOODPLAIN AND FLOODWAY.
  - THE PERMANENT BENCHMARK IS BASED ON N.G.S. MONUMENT "160280", P.I.D. AW5658, NORTHING: 13876227.33 EASTING: 3241591.80, ELEVATION: 38.72' (NAVD 1988, 2001 ADJUSTMENT)

please rewrite this note to describe the actual status of the property within/without the floodplain

- LEGEND
- RES. INDICATES RESERVE
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREETNAME CHANGE
- H.C.C.F. HARRIS COUNTY CLERK FILE
- WARREN PETROLEUM CORPORATION CENTERLINE 25' PIPELINE EASEMENT VOLUME 3348, PAGE 55 VOLUME 3416, PAGE 643 D.R.H.C.
- GULF REFINING CO. CENTERLINE 25' PIPELINE EASEMENT FILE NO. F171635 F.C. NO. 167-06-1959 O.P.R.R.P.H.C.
- TARGA NGL PIPELINE COMPANY LLC CENTERLINE 30' PIPELINE EASEMENT FILE NO. RP-2017-543215 O.P.R.R.P.H.C.
- PHILLIPS PIPE LINE COMPANY CENTERLINE 25' PIPELINE EASEMENT FILE NO. E985032 F.C. NO. 155-01-1825 O.P.R.R.P.H.C.
- BALLARD EXPLORATION COMPANY, INC. WAIVER OF SURFACE RIGHTS & DESIGNATION OF DRILL SITE & PIPELINE AREA FILE NO. RP-2017-557294 O.P.R.R.P.H.C.
- GULF REFINING COMPANY CENTERLINE 25' PIPELINE EASEMENT FILE NO. E378888 F.C. NO. 117071020 FILE NO. E378889 F.C. NO. 117-07-1024 FILE NO. E923753 F.C. NO. 151-04-1555 FILE NO. E923754 F.C. NO. 151-04-1561 O.P.R.R.P.H.C.
- TARGA NGL PIPELINE COMPANY LLC CENTERLINE 30' PIPELINE EASEMENT FILE NO. 20130226559 F.C. NO. 087-01-1717 O.P.R.R.P.H.C.
- WILLIAMS PURITY PIPELINES, LLC CENTERLINE 25' PIPELINE EASEMENT FILE NO. 20140103828 F.C. NO. 098-84-1404 O.P.R.R.P.H.C.

A PRELIMINARY PLAT OF

# MARIGOLD MEADOWS

SECTION 5

±25.2 ACRES  
88 LOTS (60' x 120' TYP.) AND  
7 RESTRICTED RESERVES IN 3 BLOCKS

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

OWNER:  
FORESTAR REAL ESTATE GROUP, INC.  
3355 W. ALABAMA STE. 1240  
HOUSTON, TEXAS 77098

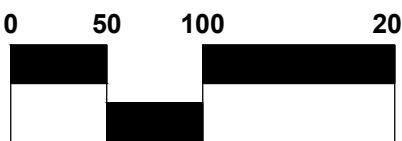
PLANNER:

**LJA**  
PLANNING &  
LANDSCAPE  
ARCHITECTURE

Land & Master Planning  
Land Use/Feasibility Studies  
Sustainable Design  
Urban Design  
Landscape Architecture

3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77062  
713.953.5200 - F 713.953.5026

NORTH



LJA# 1019-13002

05.24.2022





## **PLANNING AND ZONING COMMISSION**

**3. d.**

**Meeting Date:** 07/19/2022

**Subject:** Consider - Marigold Meadows Preliminary Plat Street Dedication and Reserves

**Prepared by:** Helen Landaverde, Planning and Development Services

---

### **Information**

#### **ITEM**

Consider approving Marigold Meadows Preliminary Plat Street Dedication and Reserve, being approximately 6.70 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.

#### **PREFACE**

The applicant is proposing to update a previously-approved preliminary plat. The new preliminary plat, legally described as approximately 6.70 acres in the G Ellis Survey, A-21 City of Baytown, Harris County, Texas, proposes to create two (2) reserves.

A preliminary plat for Marigold Meadows and Street Dedication was previously approved on July 20, 2021, for approximately 4.70 acres and consisting of ten (10) lots, one (1) block, and two (2) 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.

The City approved a development agreement with Forestar Group, Inc.; Ordinance No. 14,652 was approved by City Council on January 28, 2021. The proposed subdivision is included in the development agreement.

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.

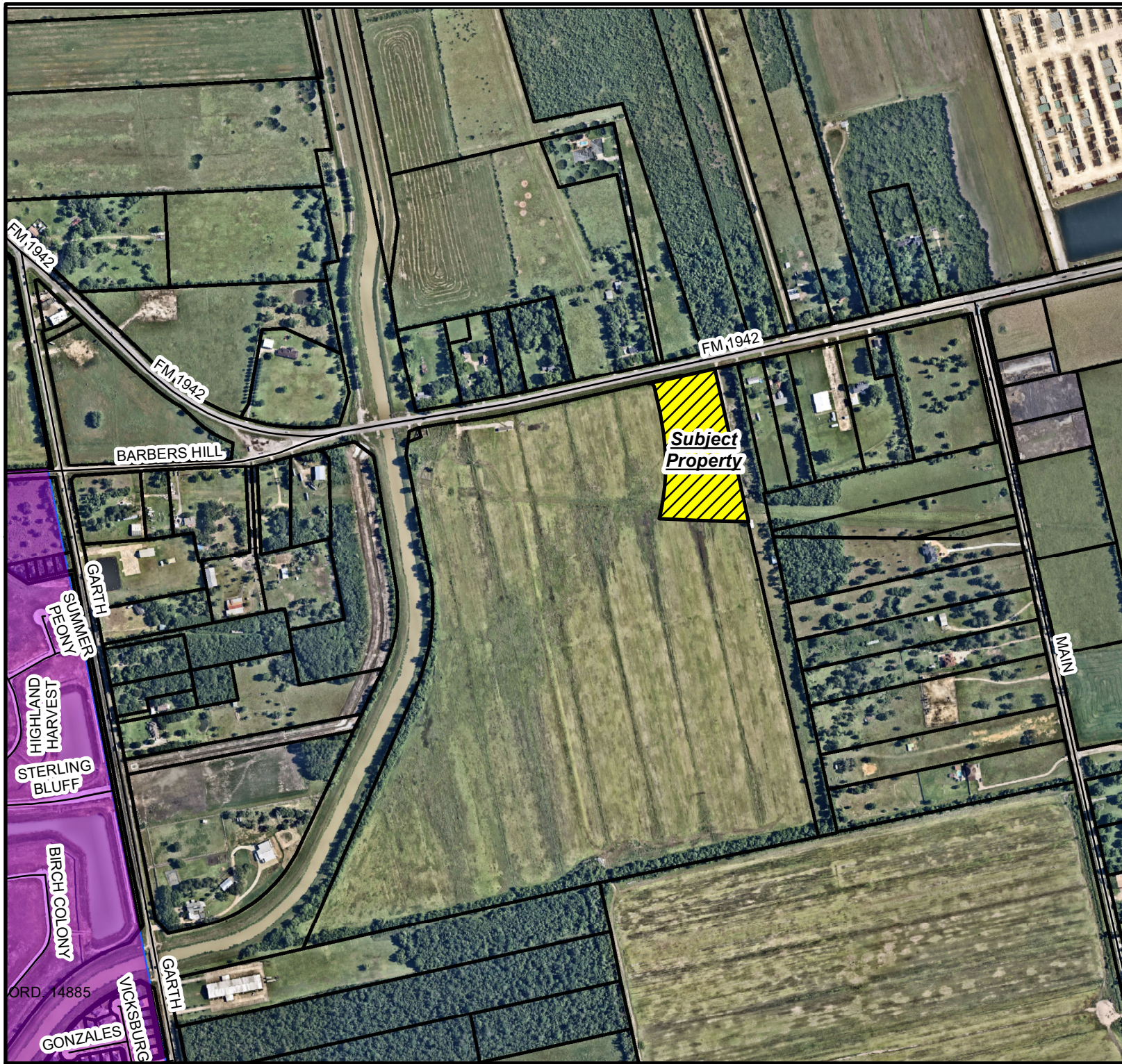
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### **Attachments**

Vicinity Map  
General Plan  
Plat

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# Preliminary Plat

## Vicinity Map

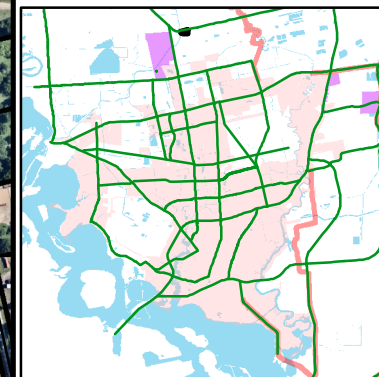
## Marigold Meadows Street Dedication and Reserves

Approx. 6.73 acres

 Subject Property

### City Limits

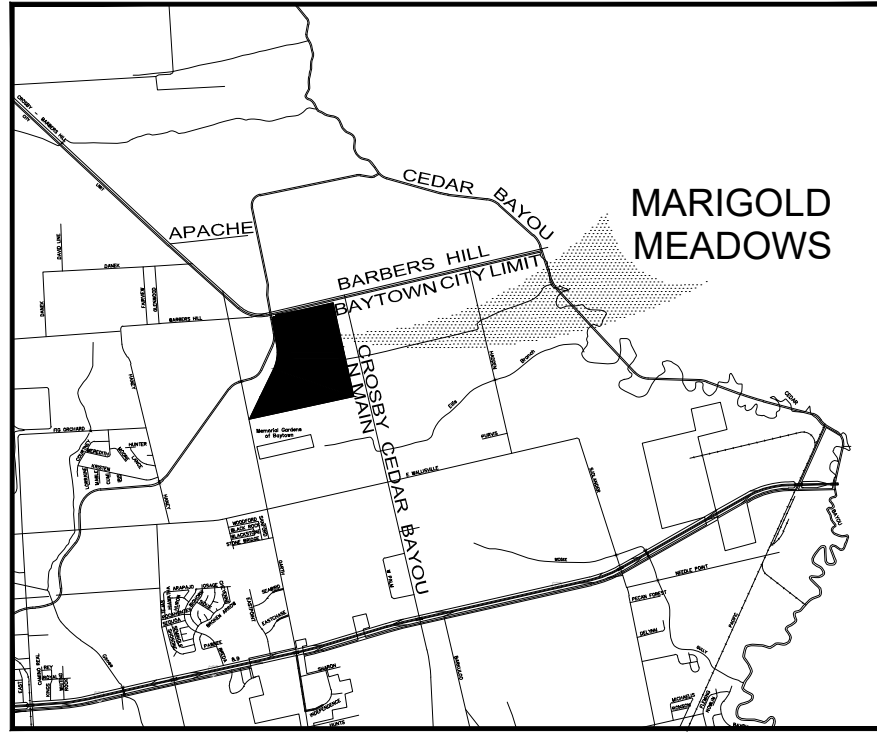
 LIMITED  
ANNEXATION



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.

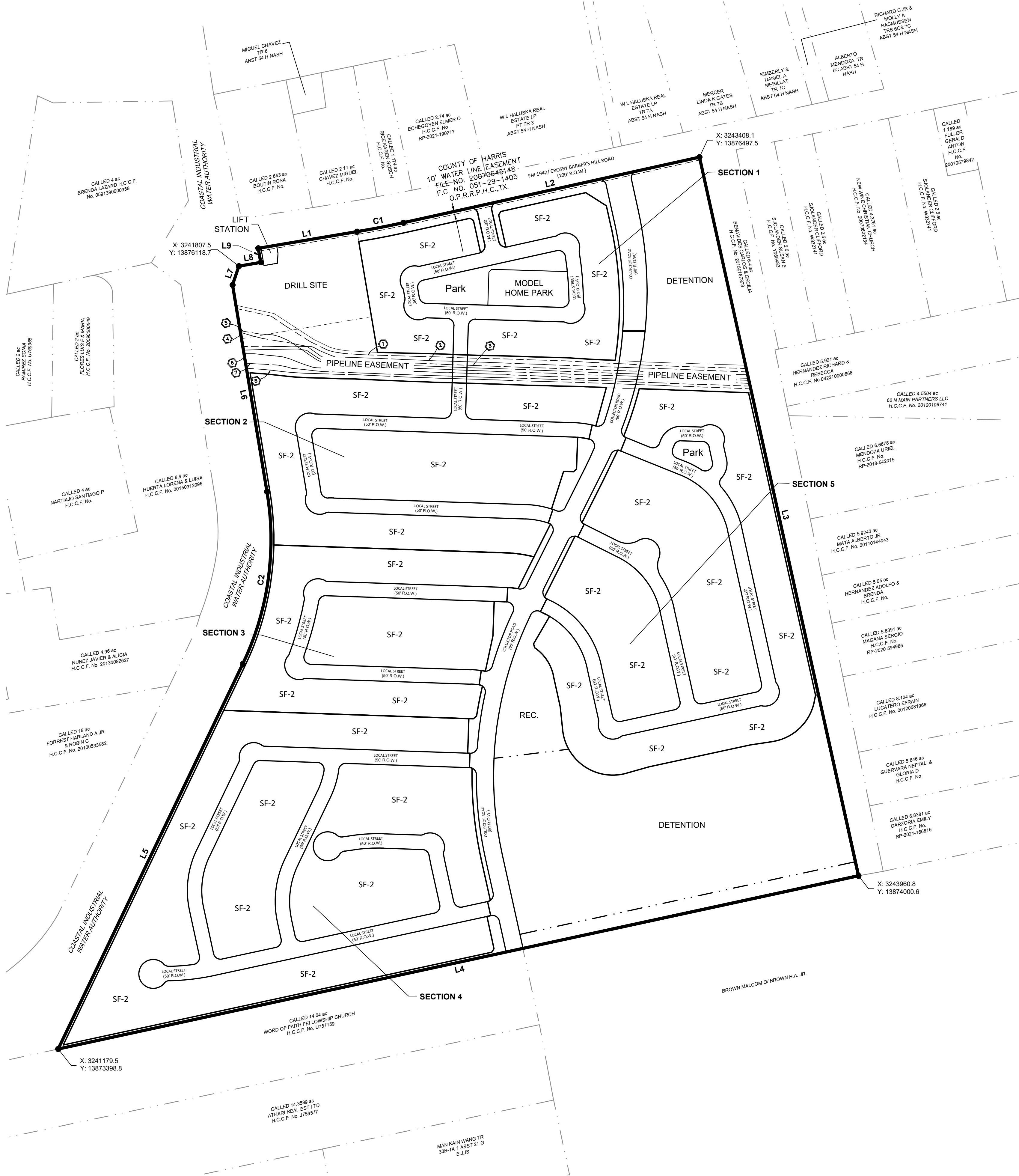
1 inch = 712 feet Date 2022-06-16





Vicinity Map  
(Not to scale)

- WARREN PETROLEUM CORPORATION  
CENTERLINE 25' PIPELINE EASEMENT  
VOLUME 3348, PAGE 55  
VOLUME 3416, PAGE 643  
D.R.H.C.
- TARGA NGL PIPELINE COMPANY LLC  
CENTERLINE 30' PIPELINE EASEMENT  
FILE NO. RP-2017-543215  
O.P.R.R.P.H.C.
- BALLARD EXPLORATION COMPANY, INC.  
PIPE LINE AREA  
FILE NO. RP-2017-557294  
O.P.R.R.P.H.C.
- TARGA NGL PIPELINE COMPANY LLC  
CENTERLINE 30' PIPELINE EASEMENT  
FILE NO. 20130226559  
F.C. NO. 087-01-1717  
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- WILLIAMS PURITY PIPELINES, LLC  
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FILE NO. 20140103828  
F.C. NO. 098-84-1404  
O.P.R.R.P.H.C.
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CENERLINE 25' PIPELINE EASEMENT  
FILE NO. F171635  
F.C. NO. 167-06-1959  
O.P.R.R.P.H.C.
- PHILLIPS PIPE LINE COMPANY  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. E983032  
F.C. NO. 155-01-1825  
O.P.R.R.P.H.C.
- GULF REFINING COMPANY  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. E378889  
F.C. NO. 117-07-1024  
FILE NO. E923753  
F.C. NO. 151-04-1555  
FILE NO. E923754  
F.C. NO. 151-04-1561  
O.P.R.R.P.H.C.



- GENERAL NOTE:
- THIS IS A GENERAL LAYOUT AND SPECIFICS SUCH AS LOT SIZES, LOT DIMENSIONS, AND SETBACKS ARE NOT SHOWN. AS EACH PRELIMINARY AND FINAL PLAT ARE APPROVED, ALL APPROPRIATE ORDINANCES AND RESTRICTIONS WILL APPLY.
  - THIS GENERAL PLAN IS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT AGREEMENT, ORDINANCE NO. 14, 652, PASSED BY CITY COUNCIL ON JANUARY 28, 2021. THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL HOUSING UNITS WITHIN THE AREA DESIGNATED FOR SINGLE-FAMILY USE IN THE PLAN DEVELOPMENT SHALL NOT EXCEED 450 UNITS.
  - NO PORTION OF THE PROPERTY INCLUDED IN THIS GENERAL PLAN LIES WITHIN 500 YEAR FLOODPLAIN AND FLOODWAY.

50' x 120'	297 LOTS	76.7%
60' x 120'	90 LOTS	23.3%
TOTAL	387 LOTS	100%

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°25'17" W	348'
L2	S 77°31'02" W	1053'
L3	N 12°28'47" W	2558'
L4	N 77°47'26" E	2846'
L5	S 25°37'08" W	1483'
L6	S 09°26'56" E	729'
L7	S 18°36'40" W	69'
L8	S 80°14'17" W	77'
L9	S 09°45'56" E	50'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2915'	164'	S 79°07'40" W	164'
C2	1000'	614'	S 08°01'35" W	604'

A GENERAL PLAN OF

# MARIGOLD MEADOWS

±119.3 ACRES

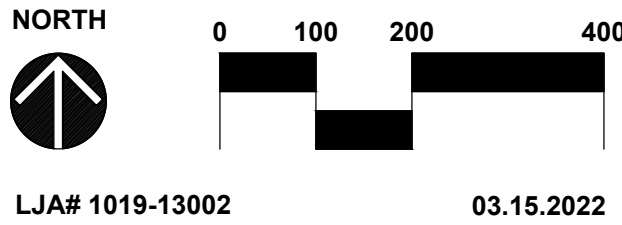
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FORESTAR (USA) REAL ESTATE GROUP, INC.  
3355 W. ALABAMA STE. 1240  
HOUSTON, TX 77098

PLANNER:



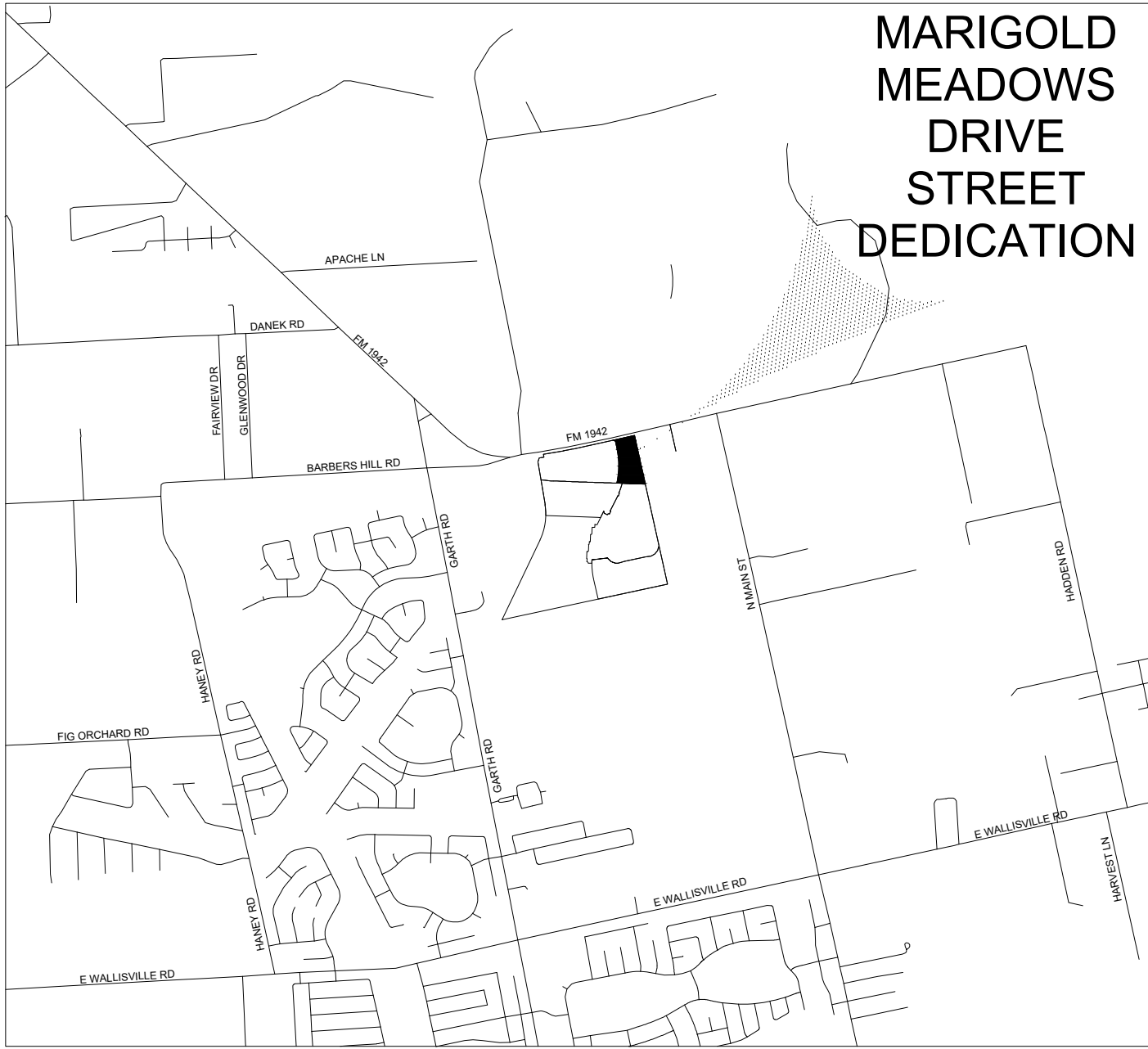
Land & Master Planning  
Land Use/Feasibility  
Studies  
Sustainable Design  
Urban Design  
Landscape Architecture  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
713.953.5200 - 713.953.5026



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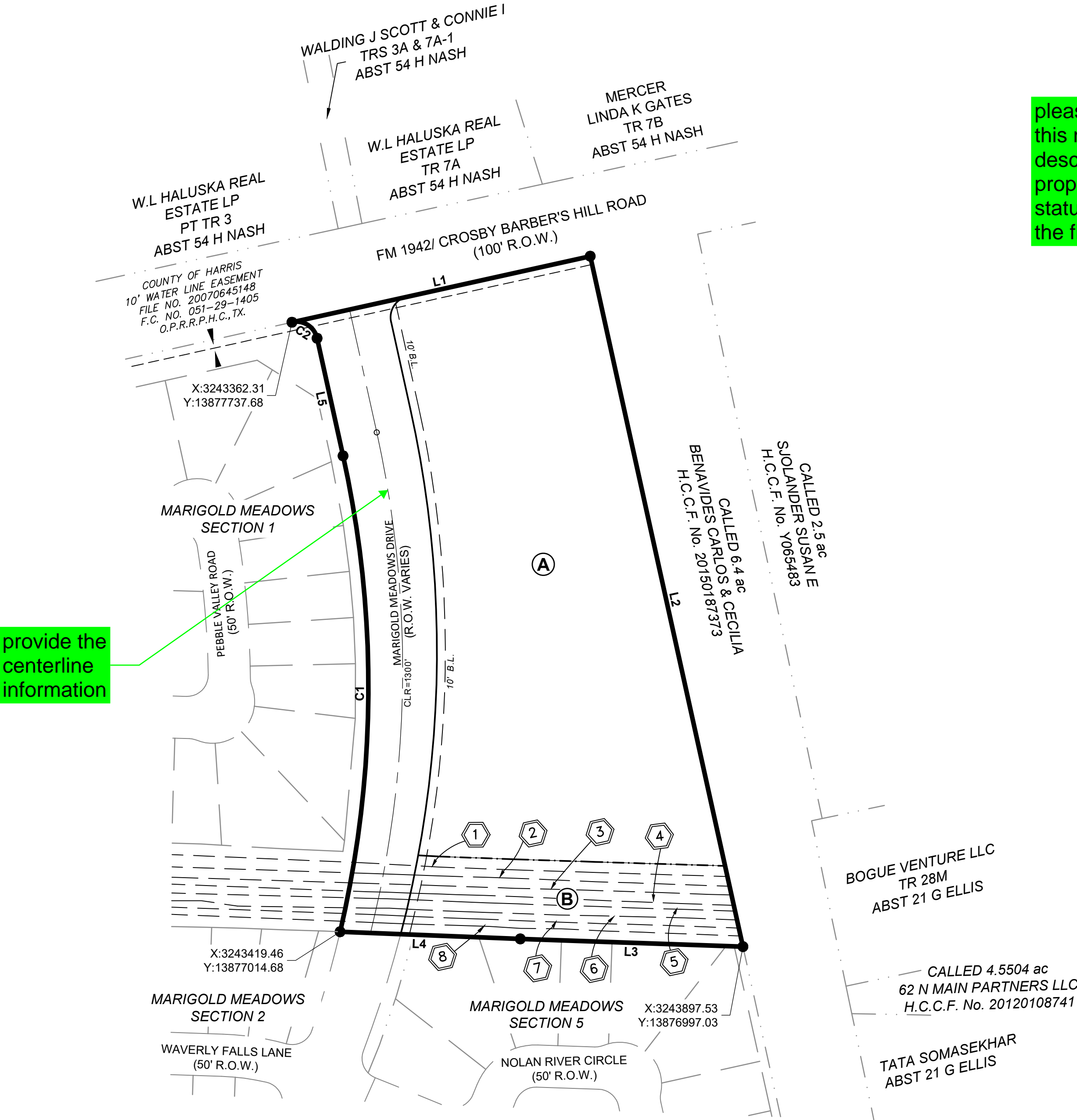
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RESERVE TABLE		
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A	±4.47Ac.	Open Space / Landscape / Detention
B	±0.83Ac.	Open Space / Landscape / Pipeline Easements

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- LEGEND  
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R.O.W. INDICATES RIGHT-OF-WAY  
H.C.C.F. HARRIS COUNTY CLERK FILE  
B.L. INDICATES BUILDING LINE

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VOLUME 3416, PAGE 643  
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FILE NO. E983032  
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8. GULF REFINING COMPANY  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. E378888  
F.C. NO. 117071020  
FILE NO. E378889  
F.C. NO. 117-07-1024  
FILE NO. E923753  
F.C. NO. 151-04-1555  
FILE NO. E923754  
F.C. NO. 151-04-1561  
O.P.R.R.P.H.C.

Show POB on plat.  
Provide legal description and metes and bounds.

please rewrite this note to describe the property's status within the floodplain

provide the centerline information

A PRELIMINARY PLAT OF

# MARIGOLD MEADOWS DRIVE STREET DEDICATION and Reserves

±6.7 ACRES  
0 LOTS AND  
2 RESTRICTED RESERVES IN 0 BLOCKS

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

OWNER:  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
3355 W. ALABAMA STE. 1240  
HOUSTON, TEXAS 77098

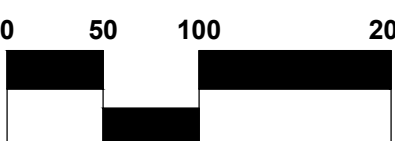
PLANNER:



Land & Master Planning  
Land Use/Feasibility Studies  
Sustainable Design  
Urban Design  
Landscape Architecture

3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
713.953.5200 - 713.953.5026

NORTH



LJA# 1019-13002

05.24.2022





## **PLANNING AND ZONING COMMISSION**

**3. e.**

**Meeting Date:** 07/19/2022

**Subject:** Consider - Marigold Meadows Preliminary Plat South Detention

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Helen Landaverde, Planning and Development Services

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### **Information**

#### **ITEM**

Consider approving Marigold Meadows Preliminary Plat South Detention, being approximately 15.40 acres located south of FM 1942/Crosby Barber's Hill Road and west of North Main Street.

#### **PREFACE**

The applicant is proposing a preliminary plat, legally described as approximately 15.40 acres in the G Ellis Survey, A-21 City of Baytown, Harris County, Texas, to create two (2) restricted 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.

The City approved a development agreement with Forestar Group, Inc.; Ordinance No. 14,652 was approved by City Council on January 28, 2021. The proposed subdivision is included in the development agreement.

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.

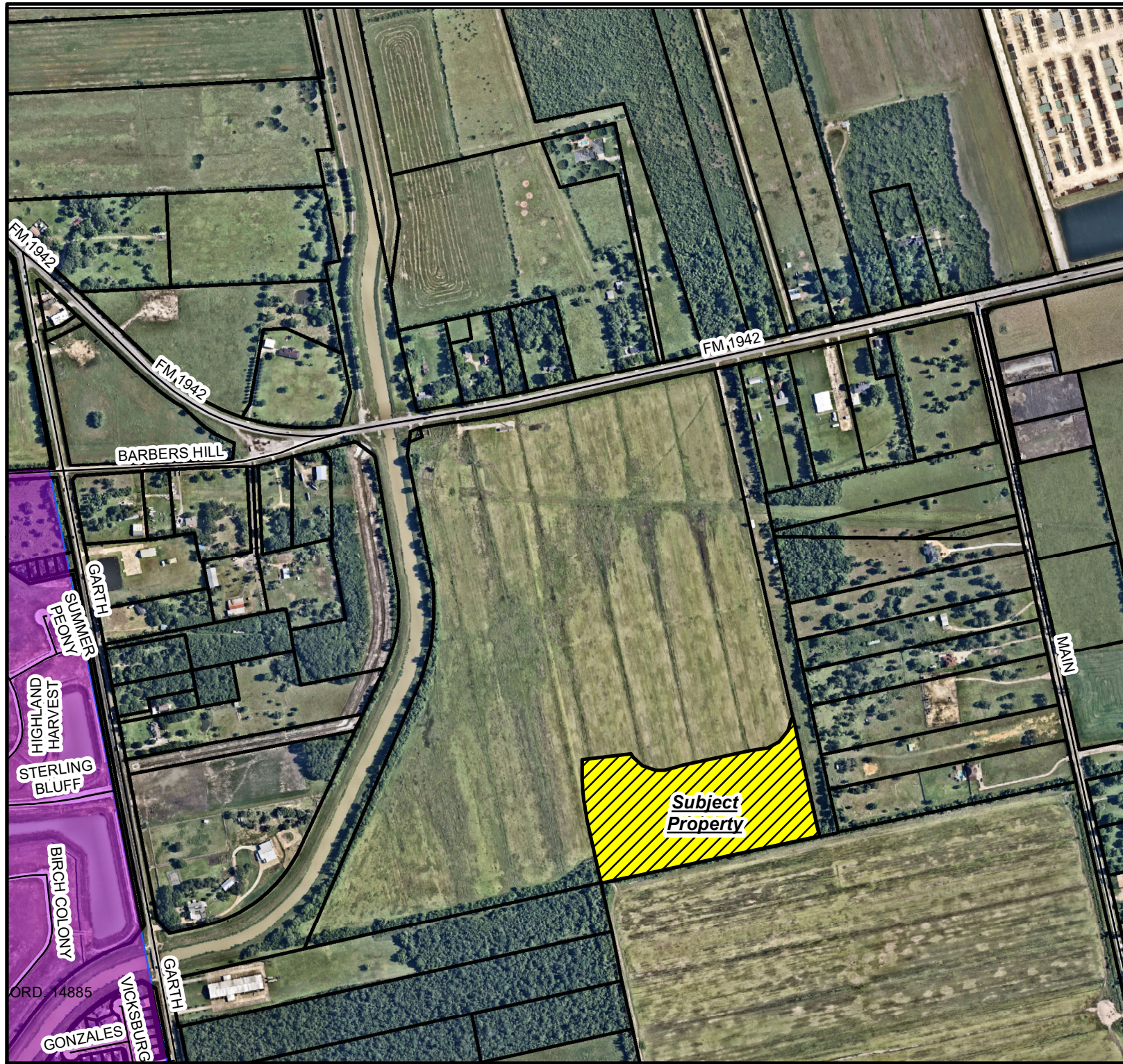
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### **Attachments**

Vicinity Map  
General Plan  
Plat

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# Preliminary Plat

## Vicinity Map

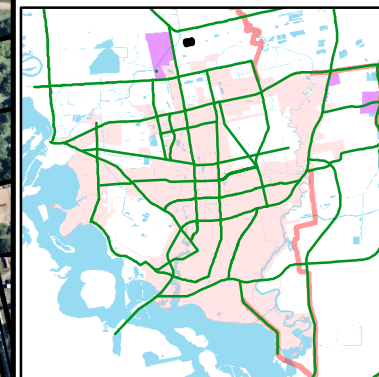
## Marigold Meadows South Detention

Approx. 15.42 acres

 Subject Property

### City Limits

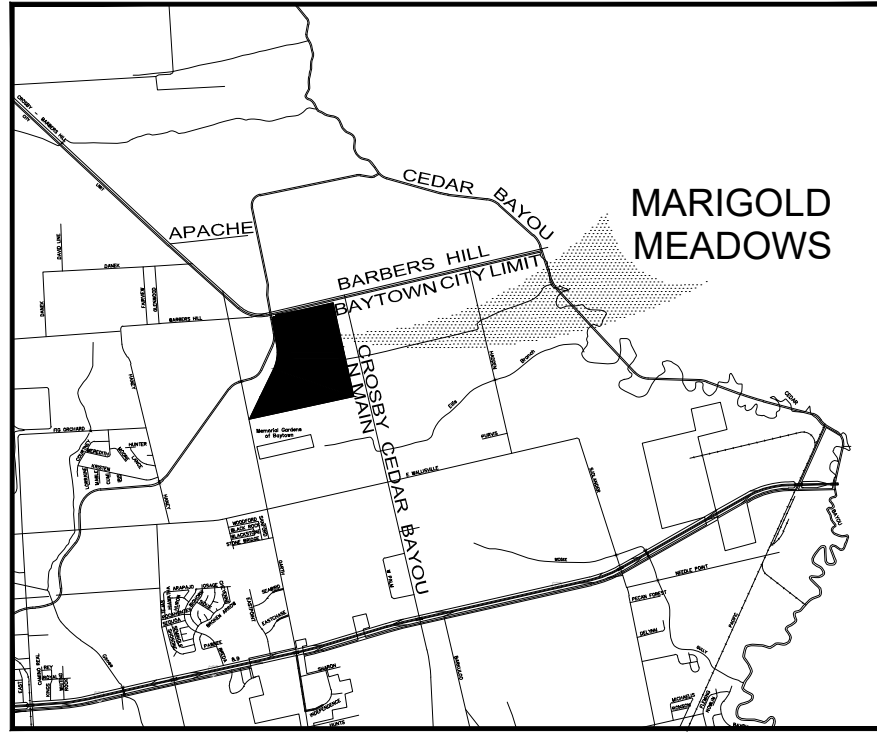
 LIMITED  
ANNEXATION



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 = 712 feet Date 2022-06-16





Vicinity Map  
(Not to scale)

- WARREN PETROLEUM CORPORATION  
CENTERLINE 25' PIPELINE EASEMENT  
VOLUME 3348, PAGE 55  
VOLUME 3416, PAGE 643  
D.R.H.C.
- TARGA NGL PIPELINE COMPANY LLC  
CENTERLINE 30' PIPELINE EASEMENT  
FILE NO. RP-2017-543215  
O.P.R.R.P.H.C.
- BALLARD EXPLORATION COMPANY, INC.  
PIPE LINE AREA  
FILE NO. RP-2017-557294  
O.P.R.R.P.H.C.
- TARGA NGL PIPELINE COMPANY LLC  
CENTERLINE 30' PIPELINE EASEMENT  
FILE NO. 20130226559  
F.C. NO. 087-01-1717  
O.P.R.R.P.H.C.
- WILLIAMS PURITY PIPELINES, LLC  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. 20140103828  
F.C. NO. 098-84-1404  
O.P.R.R.P.H.C.
- GULF REFINING CO.  
CENERLINE 25' PIPELINE EASEMENT  
FILE NO. F171635  
F.C. NO. 167-06-1959  
O.P.R.R.P.H.C.
- PHILLIPS PIPE LINE COMPANY  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. E983032  
F.C. NO. 155-01-1825  
O.P.R.R.P.H.C.
- GULF REFINING COMPANY  
CENTERLINE 25' PIPELINE EASEMENT  
FILE NO. E378889  
F.C. NO. 117-07-1024  
FILE NO. E923753  
F.C. NO. 151-04-1555  
FILE NO. E923754  
F.C. NO. 151-04-1561  
O.P.R.R.P.H.C.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BAYTOWN ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE BAYTOWN PLANNING AND ZONING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



GENERAL NOTE:

- THIS IS A GENERAL LAYOUT AND SPECIFICS SUCH AS LOT SIZES, LOT DIMENSIONS, AND SETBACKS ARE NOT SHOWN. AS EACH PRELIMINARY AND FINAL PLAT ARE APPROVED, ALL APPROPRIATE ORDINANCES AND RESTRICTIONS WILL APPLY.
- THIS GENERAL PLAN IS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT AGREEMENT, ORDINANCE NO. 14, 652, PASSED BY CITY COUNCIL ON JANUARY 28, 2021. THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL HOUSING UNITS WITHIN THE AREA DESIGNATED FOR SINGLE-FAMILY USE IN THE PLAN DEVELOPMENT SHALL NOT EXCEED 450 UNITS.
- NO PORTION OF THE PROPERTY INCLUDED IN THIS GENERAL PLAN LIES WITHIN 500 YEAR FLOODPLAIN AND FLOODWAY.

50' x 120'	297 LOTS	76.7%
60' x 120'	90 LOTS	23.3%
<b>TOTAL</b>	<b>387 LOTS</b>	<b>100%</b>

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°25'17" W	348'
L2	S 77°31'02" W	1053'
L3	N 12°28'47" W	2558'
L4	N 77°47'26" E	2846'
L5	S 25°37'08" W	1483'
L6	S 09°26'56" E	729'
L7	S 18°36'40" W	69'
L8	S 80°14'17" W	77'
L9	S 09°45'56" E	50'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2915'	164'	S 79°07'40" W	164'
C2	1000'	614'	S 08°01'35" W	604'

A GENERAL PLAN OF

# MARIGOLD MEADOWS

±119.3 ACRES

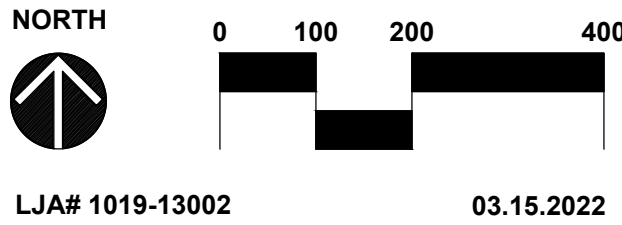
OUT OF THE  
**GEORGE ELLIS SURVEY, A-21**  
CITY OF BAYTOWN, HARRIS COUNTY, TEXAS

OWNER:  
**FORESTAR (USA) REAL ESTATE GROUP, INC.**  
3355 W. ALABAMA STE. 1240  
HOUSTON, TX 77098

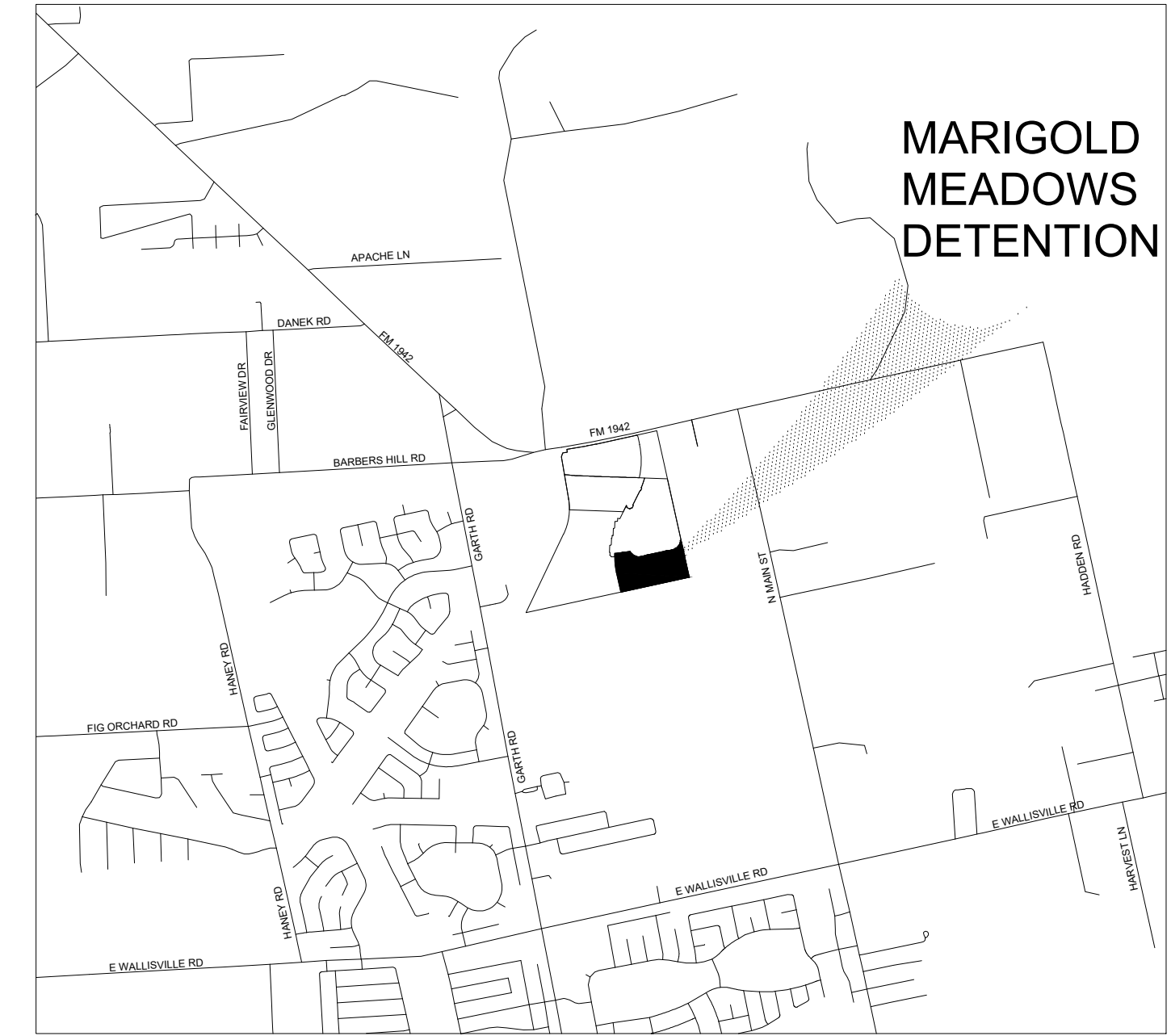
PLANNER:



Land & Master Planning  
Land Use/Feasibility  
Studies  
Sustainable Design  
Urban Design  
Landscape Architecture  
3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
713.953.5200 - 713.953.5026



LJA# 1019-13002 03.15.2022



Vicinity Map  
(1 Inch = 1/2 Mile)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 83°00'29" E	263'
L2	S 27°08'25" E	19'
L3	S 47°13'27" E	71'
L4	S 70°44'06" E	71'
L5	N 89°40'38" E	48'
L6	N 74°00'43" E	48'
L7	N 75°58'49" E	60'
L8	N 77°47'26" E	360'
L9	N 81°05'00" E	60'
L10	N 80°09'40" E	37'
L11	N 62°25'00" E	71'
L12	N 38°20'21" E	75'
L13	N 16°11'49" E	68'
L14	N 77°31'13" E	10'
L15	S 12°28'47" E	645'
L16	S 77°47'26" W	1193'
L17	N 12°28'47" W	334'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1270'	336'	N 04°54'07" W	335'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±14.05Ac.	LANDSCAPE / OPEN SPACE / DETENTION / UTILITY EASEMENT
B	±1.37Ac.	LANDSCAPE / OPEN SPACE / DRAINAGE / UTILITY EASEMENT

DISCLAIMER AND LIMITED WARRANTY

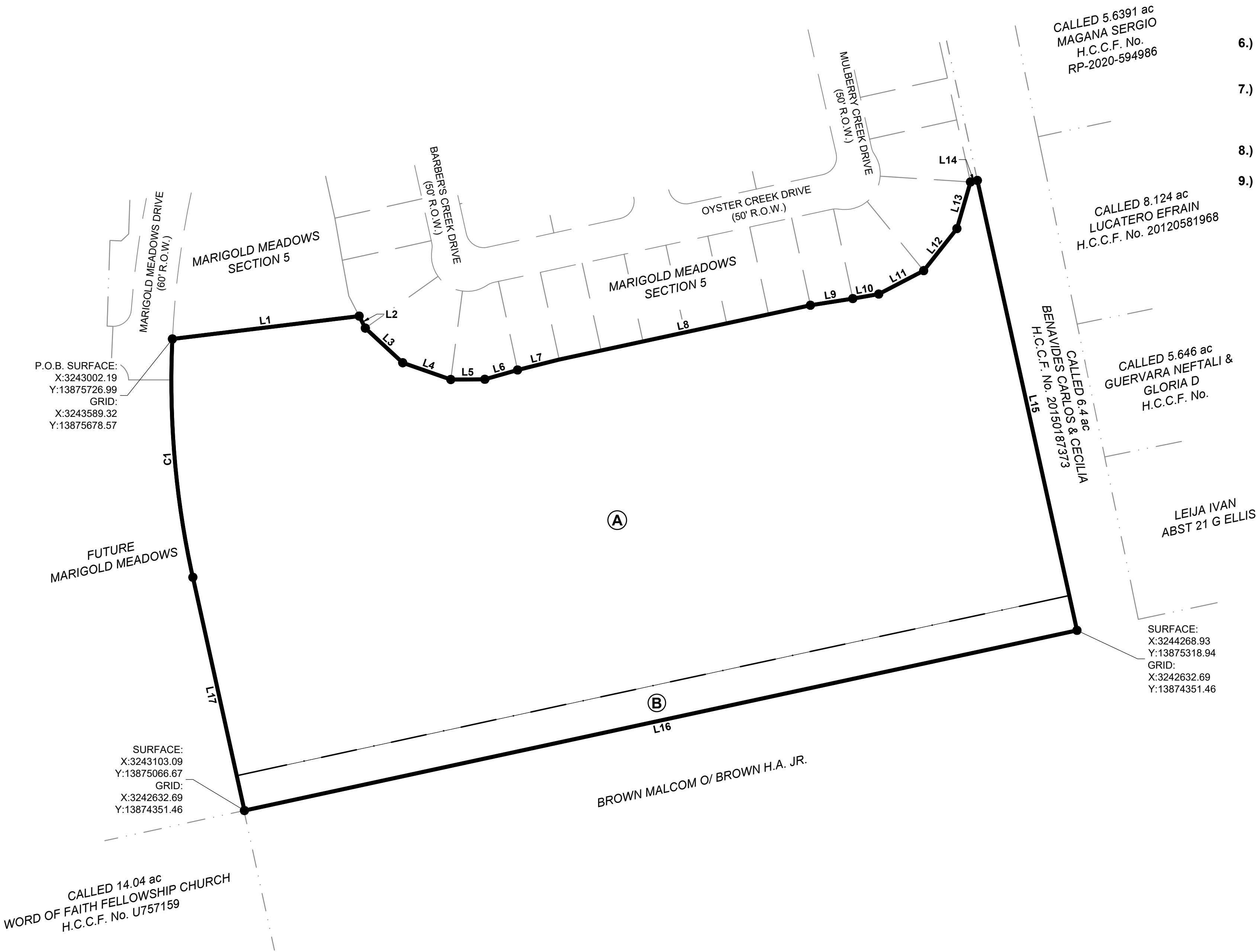
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF BAYTOWN ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE BAYTOWN PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

SURVEYOR'S CERTIFICATE

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 19, 2021, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II URBAN SURVEY.

FOR PRELIMINARY PLAT PURPOSES ONLY

AURELIO D. CORTES  
REGISTERED PROFESSIONAL LAND SURVEYOR #5413



- GENERAL NOTE:  
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED 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.
  - THIS PLAT IS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT AGREEMENT, ORDINANCE NO. 14, 652, PASSED BY CITY COUNCIL ON JANUARY 28, 2021.
  - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL No.48201C0755M, DATED JANUARY 06, 2017, NONE OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN THE 100/500 YEAR FLOOD PLAIN.
  - THE PERMANENT BENCHMARK IS BASED ON N.G.S. MONUMENT "160280", P.I.D. AW5658, NORTHING: 13876227.33 EASTING: 3241591.80, ELEVATION: 38.72' (NAVD 1988. 2001 ADJUSTMENT)
  - NO DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPEDE THE NATURAL FLOW OF SURFACE RUNOFF FROM ADJACENT LANDS, NOR CAUSE FLOODING ON ADJACENT PROPERTIES.
  - LEGAL DESCRIPTION AND METES AND BOUNDS WILL BE PROVIDED ON THE FINAL PLAT.
  - ALL UTILITY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

LEGEND  
H.C.C.F. HARRIS COUNTY CLERK FILE

A PRELIMINARY PLAT OF

# MARIGOLD MEADOWS

## SOUTH DETENTION

±15.42 ACRES  
0 LOTS AND  
2 RESTRICTED RESERVES IN 0 BLOCKS

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

SURVEYOR:  
COBBFENDLEY  
13430 NORTHWEST FREEWAY, SUITE 1100  
HOUSTON, TEXAS 77040

OWNER:  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
3355 W. ALABAMA STE. 1240  
HOUSTON, TEXAS 77098

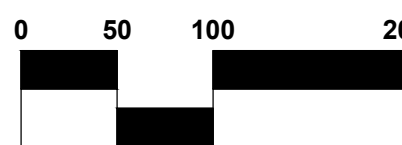
PLANNER:



Land & Master Planning  
Land Use/Feasibility Studies  
Sustainable Design  
Urban Design  
Landscape Architecture

3600 W Sam Houston Pkwy S  
Suite 600  
Houston, Texas 77042  
713.953.5200 - 1.713.953.5026

NORTH



LJA# 1019-13002

06.15.2022



## **PLANNING AND ZONING COMMISSION**

**3. f.**

**Meeting Date:** 07/19/2022

**Subject:** Consider - Rollingbrook Estates Section Three Preliminary Plat

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Christopher Chavis  
Planning and Development Services

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### **Information**

#### **ITEM**

Consider approving Rollingbrook Estates Section Three Preliminary Plat, being approximately 10.44 acres located south of Rollingbrook Drive and east of Emmett Hutto Boulevard.

#### **PREFACE**

This consideration item is concerning the preliminary plat for property legally described as part of and out of Harvey Whiting Survey, Abstract 840, and William Scott League, Abstract 66, Harris County, Texas, for a residential subdivision.

The proposed residential subdivision plat shows the development of 59 lots and zero (0) reserves within three (3) blocks. The proposed area is currently vacant.

The application has been reviewed by the Development Review Committee and was found to meet the minimum requirements of the Code of Ordinances.

The supporting documentation is attached for your review.

#### **RECOMMENDATION**

Staff recommends approval.

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### **Attachments**

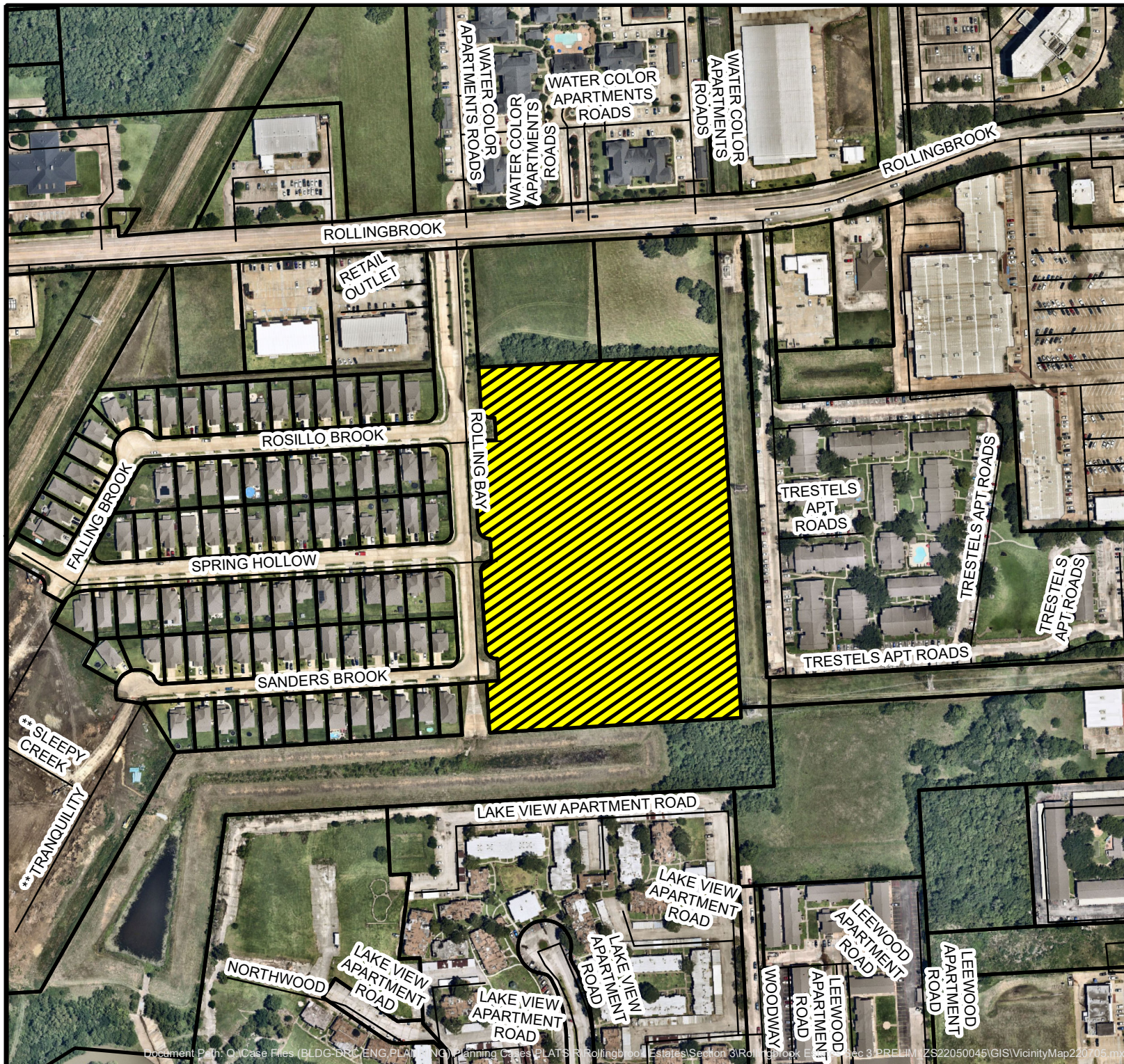
Vicinity Map

General Plan

Preliminary Plat

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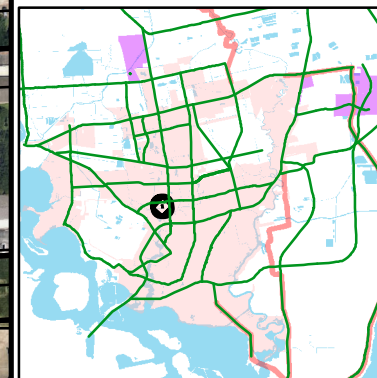
# Preliminary Plat

Vicinity Map

Rollingbrook Estates  
Section 3

Approx. 10.44 acres

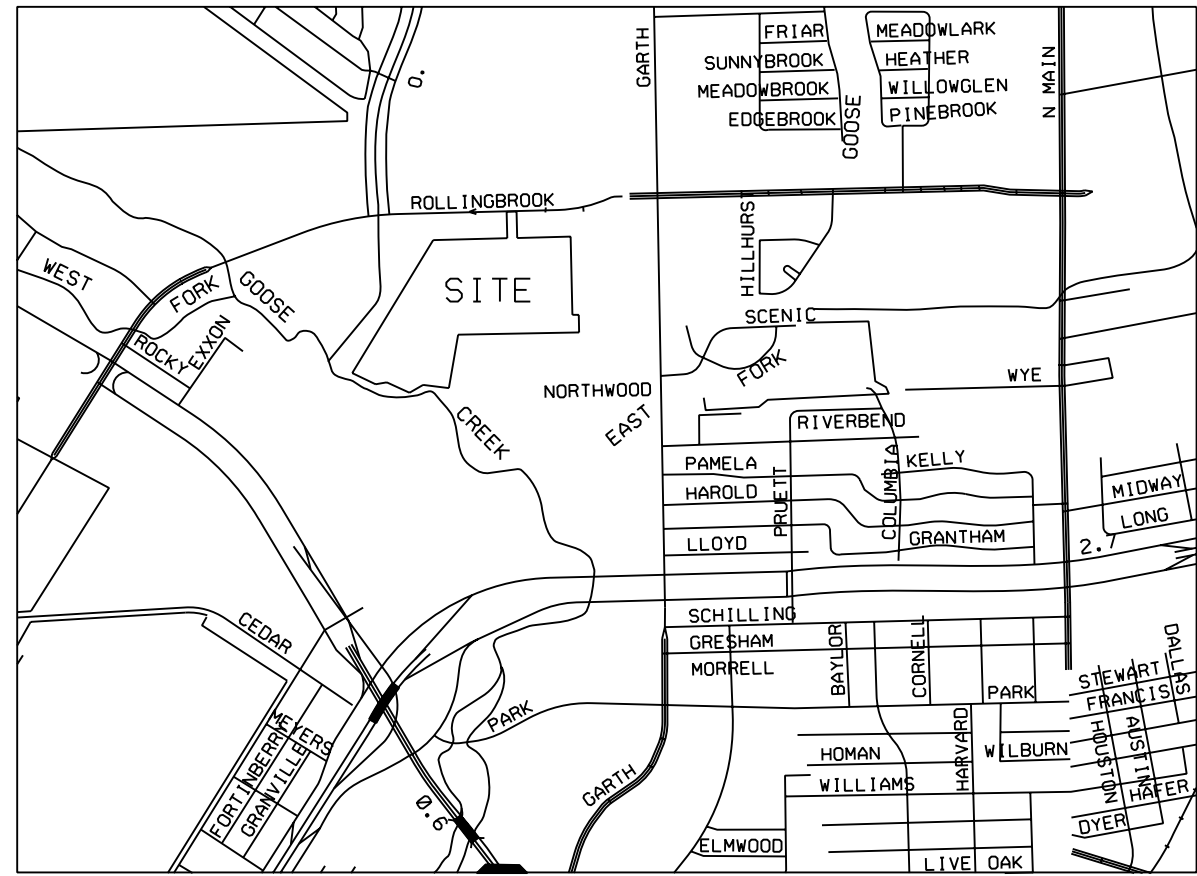
 Subject\_Property



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

1 inch = 300 feet     Date 2022-06-06





VICINITY MAP



NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	25.00	39.27	90°00'00"	35.36	N 41°33'16" E
C2	25.00	39.27	90°00'00"	35.36	S 48°26'44" E
C3	25.00	21.03	48°11'43"	20.41	S 62°27'24" W
C4	50.00	162.65	186°23'06"	99.84	N 48°26'54" W
C5	25.00	21.03	48°11'24"	20.41	S 20°38'57" W
C6	25.00	21.03	48°11'24"	20.41	N 27°33'27" W
C7	50.00	162.64	186°22'28"	99.85	N 41°33'05" E
C8	25.00	21.02	48°11'02"	20.41	S 69°21'13" E
C9	25.00	24.94	57°09'05"	23.92	N 57°58'44" E
C10	100.00	137.34	78°41'26"	126.80	N 68°44'54" E
C11	100.00	176.82	101°18'34"	154.67	S 21°15'06" E
C12	25.00	29.91	48°11'13"	20.41	S 05°18'34" W
C13	50.00	133.98	153°31'35"	97.34	S 57°58'45" W
C14	25.00	21.03	48°11'16"	20.41	S 69°21'06" E
C15	25.00	24.94	57°09'05"	23.92	N 57°58'44" E
C16	25.00	39.27	90°00'00"	35.36	S 48°26'45" E
C17	25.00	39.27	90°00'00"	35.36	N 41°33'15" E
C18	25.00	39.27	90°00'00"	35.36	S 48°26'45" E
C19	25.00	39.27	90°00'00"	35.36	N 41°33'15" E
C20	25.00	39.27	90°00'00"	35.36	S 48°26'45" E
C21	25.00	39.27	90°00'00"	35.36	N 41°33'15" E
C22	25.00	39.27	90°00'00"	35.36	S 48°26'45" E
C23	25.00	39.27	90°00'00"	35.36	N 41°33'15" E
C24	25.00	21.02	48°10'29"	20.41	S 67°21'29" E
C25	50.00	133.99	153°32'08"	97.35	S 57°58'56" W
C26	25.00	21.03	48°11'19"	20.41	S 05°18'32" W
C27	25.00	39.27	90°00'01"	35.36	N 74°24'11" E
C28	25.00	39.27	89°59'59"	35.36	S 15°35'49" E
C29	50.00	68.67	78°41'26"	63.48	N 68°44'54" E
C30	50.00	88.41	101°18'34"	77.33	S 21°15'06" E
C31	25.00	39.27	90°00'01"	35.36	N 74°24'11" E
C32	25.00	39.27	89°59'59"	35.36	S 15°35'49" W
C33	75.00	74.81	57°09'04"	71.75	S 57°58'43" W
C34	25.00	53.60	122°50'55"	43.91	N 32°01'17" W
C35	25.00	39.27	90°00'01"	35.36	N 41°33'15" E
C36	25.00	39.27	90°00'00"	35.36	N 48°26'45" W
C37	25.00	39.27	90°00'00"	35.36	N 41°33'15" E
C38	50.00	39.27	90°00'00"	35.36	S 48°26'45" E

NUMBER	DIRECTION	DISTANCE
L1	N 29°24'11" E	12.56'

PRELIMINARY MASTER PLAT

ROLLINGBROOK ESTATES  
SUBDIVISION

A 49.892 ACRE TRACT  
IN THE  
HARVEY WHITING SURVEY,  
ABSTRACT NO. 840  
&  
WILLIAM SCOTT LEAGUE,  
ABSTRACT NO. 66  
HARRIS COUNTY, TEXAS

OWNER: BCHPW DEVELOPMENT, LP

PROJECT 32-05



**Civil Concepts, Inc.**  
SURVEYING & MAPPING, CIVIL ENGINEERING  
ARCHITECTURAL, CONSTRUCTION  
3425 FEDERAL STREET, PASADENA, TEXAS 77504  
OFFICE: 713.947.6606 FAX: 713.947.6609

- NOTE:
1. PARTS OF THIS PLAT ARE LOCATED WITHIN ZONE AE AND HAVE A ONE PERCENT CHANCE EACH YEAR OF BEING INUNDATED BY FLOODING.
  2. AVERAGE RESIDENTIAL DENSITY APPROXIMATELY 27 RESIDENTS PER NET ACRE.
  3. S.L. INDICATES BUILDING LINE.
  4. U.E. INDICATES UTILITY EASEMENT.
  5. THE LOCATION OF THE SUBJECT TRACT ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485456-0765-L, DATED JUNE 18, 2007, PARTIALLY WITHIN (UNSHADED) ZONE "X", AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND PARTIALLY WITHIN (SHADED) ZONE "X", AREAS OF 0.2% ANNUAL CHANCE. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND PARTIALLY WITHIN ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCE MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
  6. BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARKER, BRASS DISC, FLOODPLAIN RM NO. 140040, HORIZONTAL DATUM NAD83, VERTICAL DATUM NAVD83, VERTICAL ADJ., 2001 ADJUSTMENT, ELEVATION: 21.48. MONUMENT IS AT THE NORTHWEST CORNER OF THE BRIDGE, LOCATED AT ROLLINGBROOK DRIVE AND GOOSE CREEK.

AVERAGE RESIDENTIAL DENSITY  
49,892 ACRES      27 RESIDENTS  
215 LOTS      PER NET ACRE

LANDSCAPING	RESERVE A	2320 SQ. FT.	0.053 AC.
RESERVES AND EASEMENTS	RESERVE B	2740 SQ. FT.	0.063 AC.
	RESERVE C	7015 SQ. FT.	0.161 AC.
	RESERVE D	2879 SQ. FT.	0.048 AC.
HLP EASEMENT	RESERVE E	2610 SQ. FT.	0.060 AC.
LANDSCAPING AND DETENTION	RESERVE F	446,253 SQ. FT.	10.244 AC.

STATE OF TEXAS §  
COUNTY OF HARRIS §

WE, \_\_\_\_\_, ACTING BY AND THROUGH \_\_\_\_\_, BEING AN OFFICER OF IDC RESIDENTIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY HERINAFTER REFERRED TO AS OWNERS OF THE \_\_\_\_\_ TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ROLLINGBROOK ESTATES, SECTION THREE FINAL PLAT, 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 DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE 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 UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING 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 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, DRAINS, 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 BE 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, IDC RESIDENTIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, THEREUNTO AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
PRINT NAME AND TITLE

STATE OF TEXAS  
COUNTY OF HARRIS

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, RONALD G. HARRISON, 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 EIGHTS (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.

RONALD G. HARRISON, R.P.L.S.,  
TEXAS REGISTRATION NO. 5342



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF BAYTOWN, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ROLLINGBROOK ESTATES, SECTION THREE FINAL PLAT, AS SHOWN HEREON. IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND THE SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BAYTOWN, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TRACEY WHEELER  
CHAIRMAN

MARTIN SCRIBNER  
SECRETARY

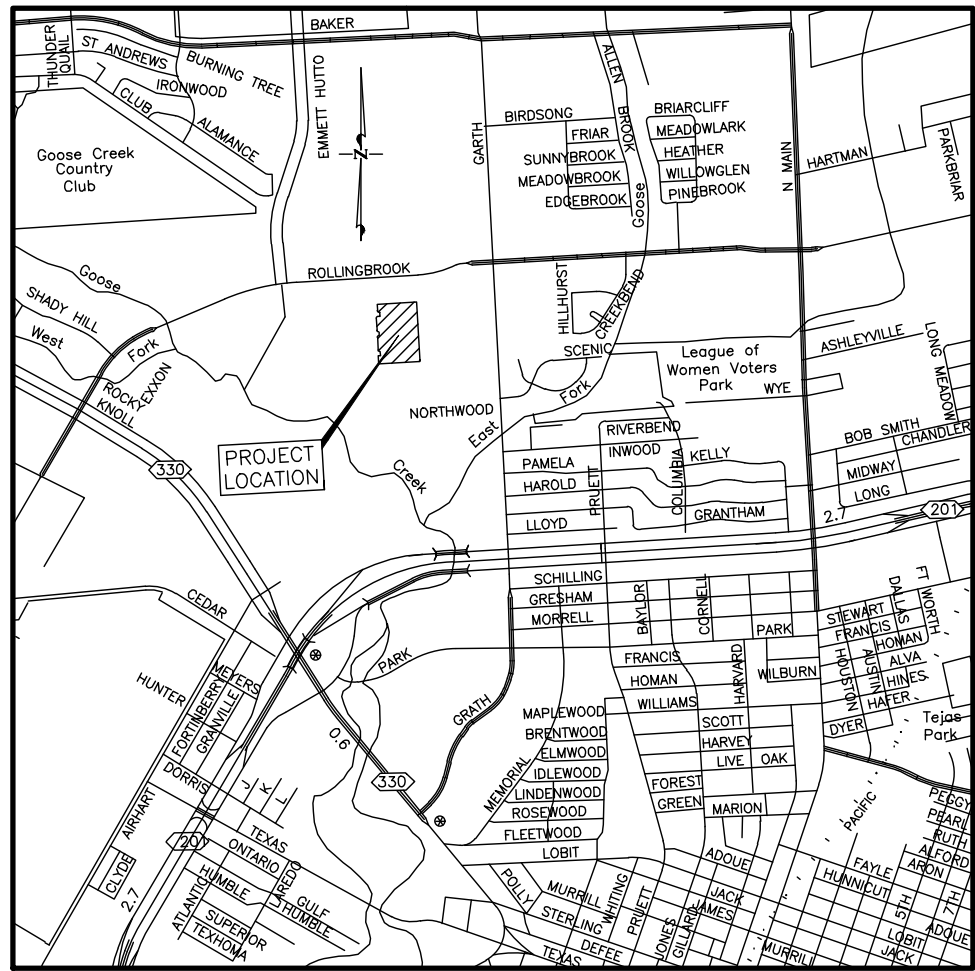
I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2022, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., 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.

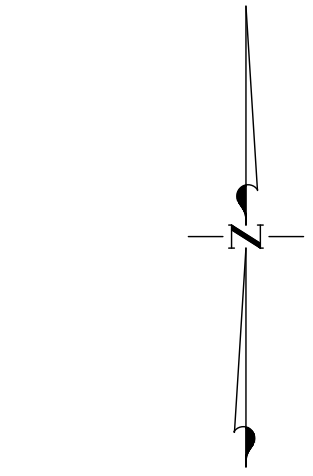
TENESHA HUDSPETH  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 86°33'16" E	27.40'	C1	25.00'	39.27'	35.36'	N 48°26'18" W	90°00'00"
L2	N 03°26'45" W	50.00'	C2	25.00'	39.27'	35.36'	N 41°33'42" E	90°00'00"
L3	N 03°26'45" W	50.00'	C3	25.00'	39.27'	35.36'	N 48°26'18" W	90°00'00"
L4	N 86°33'15" W	28.86'	C4	25.00'	39.27'	35.36'	N 41°33'42" E	90°00'00"
L5	N 03°26'44" W	50.00'	C5	25.00'	39.27'	35.36'	N 48°26'18" W	90°00'00"
L6	S 86°33'15" W	5.00'	C6	25.00'	39.27'	35.36'	N 48°26'45" W	90°00'02"
			C7	25.00'	21.03'	20.41'	S 62°27'33" W	48°11'23"
			C8	50.00'	162.65'	99.85'	S 48°26'45" E	186°22'44"
			C9	25.00'	21.03'	20.41'	N 20°38'57" E	48°11'23"
			C10	25.00'	39.27'	35.36'	N 41°33'15" E	89°59'58"
			C11	25.00'	39.27'	35.36'	S 48°26'45" E	90°00'02"
			C12	25.00'	21.03'	20.41'	N 27°32'25" W	48°11'23"
			C13	50.00'	162.65'	99.85'	S 41°33'15" W	186°22'44"
			C14	25.00'	21.03'	20.41'	N 69°21'04" W	48°11'23"
			C15	25.00'	39.27'	35.36'	N 41°33'15" E	89°59'58"



VICINITY MAP Scale: 1"=1/2 Mile



## LEGEND

R.O.W.	..... RIGHT OF WAY
B.L.	..... BUILDING LINE
S.S.E.	..... SANITARY SEWER EASEMENT
U.E.	..... UTILITY EASEMENT
A.E.	..... AERIAL EASEMENT
W.L.E.	..... WATER LINE EASEMENT
STW.E.	..... STORM SEWER EASEMENT
H.C.D.R.	..... HARRIS COUNTY DEED RECORDS
H.C.M.R.	..... HARRIS COUNTY MAP RECORDS
H.C.C.F. No.	..... HARRIS COUNTY CLERK'S FILE NUMBER
OPRRHCT	..... OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY TEXAS
Easmt.	..... EASEMENT
H.C.F.C.D.	..... HARRIS COUNTY FLOOD CONTROL DISTRICT
Vol.	..... VOLUME
Pg.	..... PAGE
Sq.Ft.	..... SQUARE FEET
(S)	..... SET 5/8 INCH IRON ROD W/CAP STAMPED BENCHMARK ENGR.
(F)	..... FOUND 5/8 INCH IRON ROD W/CAP STAMPED BENCHMARK ENGR.

## ROLLINGBROOK ESTATES, SECTION THREE PRELIMINARY PLAT

A SUBDIVISION OF 10.4433 ACRES OF LAND  
IN THE HARVEY WHITING SURVEY, ABSTRACT No. 840  
& WILLIAM SCOTT LEAGUE, ABSTRACT No. 66  
CITY OF BAYTOWN, HARRIS COUNTY, TEXAS

59 LOTS 3 BLOCKS 0 RESERVES  
SCALE: 1"=60' DATE: JULY, 2022

OWNERS:  
ROLLINGBROOK ESTATES, L.P.  
3003 W. ALABAMA  
Houston, Texas 77098  
(713)773-5552

PREPARED BY:  
**BENCHMARK ENGINEERING CORPORATION**  
Consulting Engineers - Planners - Surveyors  
2401 Fountainview Suite 500  
Houston, Texas 77057 U.S.A.  
(713)266-9930 Fax (713)266-3804

Texas Board of Professional Engineers  
Registration Number F-6788  
TBPLS Firm Registration Number 10009000

SHEET 1 OF 2  
B.E.C. JOB #21031





## **PLANNING AND ZONING COMMISSION**

**3. g.**

**Meeting Date:** 07/19/2022

**Subject:** Consider - Southwinds Section Five Preliminary Plat

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Tristan Lyons, Planning and Development Services

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### **Information**

#### **ITEM**

Consider approving Southwinds Section Five Preliminary Plat, being approximately 14.31 acres located north of Kilgore Parkway at the terminus of Crosswinds Drive.

#### **PREFACE**

This preliminary plat, legally described as a subdivision containing 14.31 acres out of the William Bloodgood Augmentation Survey, A-5 Chambers County, Texas, proposes to create 68 lots and three (3) reserves in two (2) blocks, for residential development.

This subdivision will provide for a continuation of residential development fronting on Kilgore Parkway, providing single-family development throughout the property.

The application has been reviewed by the Development Review Committee, which found that the application meets the minimum requirements of the Code of Ordinances and the development agreement.

The supporting documents are attached for your review.

#### **RECOMMENDATION**

Staff recommends approval.

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### **Attachments**

Vicinity Map  
General Plan  
Plat

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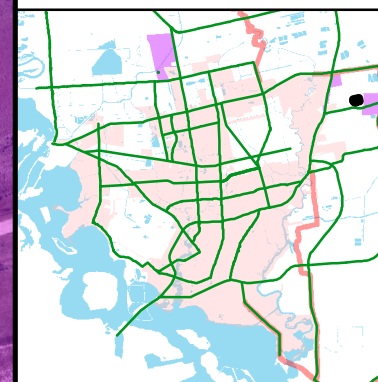
**Approx. 14.31 acres**

ORD. 11867



**Subject Property**

LIMITED  
ANNEXATION

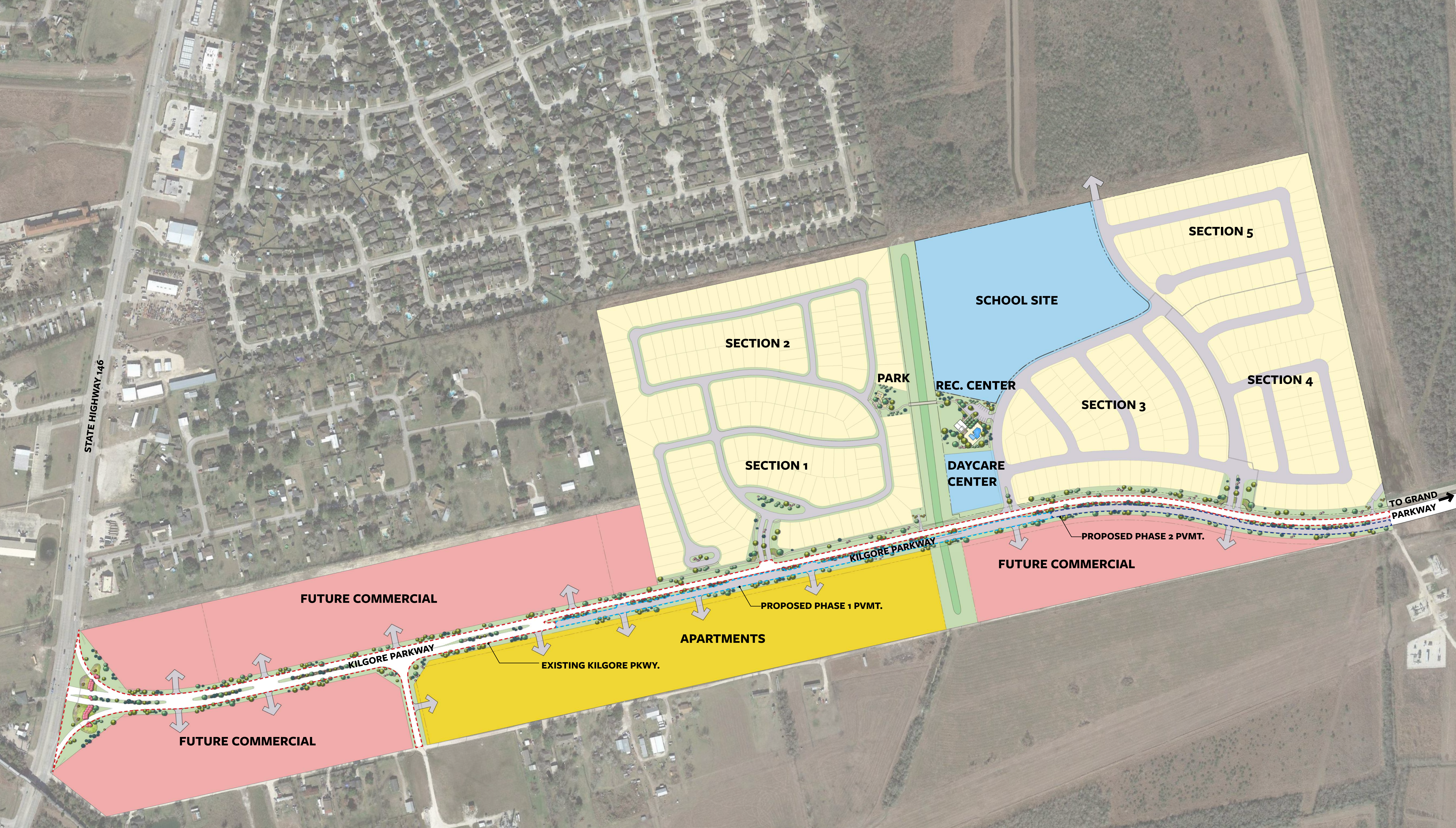


The City of Baytown Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.

1 inch = 430 feet

31 Date 2022-07-14







STATE OF TEXAS  
COUNTY OF CHAMBERS

WE, BAYTOWN-45 RESIDENTIAL DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP BY SOUTHWINDS RESIDENTIAL LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY PARKER PATTERSON AS CO-MANAGING MEMBER AND BY BLG DEVELOPMENT, INC. (FORMERLY DEVLAN GROUP INC.), A TEXAS CORPORATION AS CO-MANAGING MEMBER, BY M. KEITH BEHRENS, PRESIDENT, OWNERS OF THE 14.314 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SOUTHWINDS SECTION FIVE PRELIMINARY PLAT, WILLIAM BLOODGOOD AUGMENTED SURVEY, A-521 CHAMBERS 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 TO THE LAND SO DEDICATED.

THIS PRELIMINARY PLAT OF SOUTHWINDS SECTION FIVE ACCURATELY REPRESENTS THE PROPOSED PLAN AND TYPE OF DEVELOPMENT OF THAT CERTAIN 14.314 ACRE TRACT OF LAND SHOWN HEREON. WE DO FURTHER DEDICATE TO THE PUBLIC ALL EASEMENTS AND PUBLIC UTILITIES THEREIN, AND WE HEREBY COVENANT AND RESTRICT THE LAND SHOWN HEREON THIS PLAT TO THE USES AS SHOWN ON THE PLAT, AND NO USE OF SUCH LAND, DIFFERENT FROM THAT SHOWN ON THE RECORDED PLAT SHALL BE MADE UNLESS AND UNTIL ALL ORDINANCE REQUIREMENTS OF THE CITY OF BAYTOWN AND THE LAWS OF THE STATE OF TEXAS APPLICABLE TO SUCH PROPOSED USES SHALL HAVE FIRST BEEN COMPLIED WITH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. 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 UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS 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, CULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF BAYTOWN, CHAMBERS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE 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 DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SOUTHWINDS SECTION FOUR WHERE BUILDING SETBACK LINES OR 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 DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

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

BY: \_\_\_\_\_  
PARKER PATTERSON  
CO-MANAGING MEMBER  
COUNTY OF CHAMBERS

BY: \_\_\_\_\_  
BLG DEVELOPMENT, INC.  
CO-MANAGING MEMBER  
M. KEITH BEHRENS  
PRESIDENT

X: 3,276,094.70  
Y: 13,865,619.30

STATE OF TEXAS  
COUNTY OF CHAMBERS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF CHAMBERS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BAYTOWN-45 RESIDENTIAL DEVELOPMENT, LP, A TEXAS LIMITED PARTNERSHIP BY SOUTHWINDS RESIDENTIAL LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BLG DEVELOPMENT, INC. (FORMERLY DEVLAN GROUP, INC.), A TEXAS CORPORATION AS CO-MANAGING MEMBER, M. KEITH BEHRENS, PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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

BY: \_\_\_\_\_  
TRACEY WHEELER  
CHAIRMAN OF PLANNING AND  
ZONING COMMISSION

BY: \_\_\_\_\_  
MARTIN SCRIBNER, AICP, CFM  
SECRETARY TO THE COMMISSION

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

COUNTY ENGINEER

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

COUNTY JUDGE

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

COUNTY JUDGE

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

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

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

LIEN HOLDERS RELEASE

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

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, TEXAS,

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

DICK SADKA  
SENIOR VICE PRESIDENT  
BANCORPSOUTH BANK

STATE OF TEXAS  
COUNTY OF CHAMBERS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

1) EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTE WATER DISPOSAL LINES, GAS AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

2) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A SCALE FACTOR OF 0.99989684 (HARRIS COUNTY FLOOD CONTROL REFERENCE MARK NO. RM160130). FOUND MONUMENTS MARKED "CM" WERE HELD FOR CONTROLLING MONUMENTS.

3) ALL 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 DRAINAGE STRUCTURE.

4) STORM SEWERS MAINTAINED BY CHAMBERS COUNTY. THE DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED AND MAINTAINED BY CHAMBERS MUD No. 1 AND NOT THE CITY OF BAYTOWN IN ACCORDANCE WITH AN ENGINEERING REPORT APPROVED BY THE CITY OF BAYTOWN. DETENTION FOR SOUTHWINDS SECTION FOUR HAS BEEN PROVIDED WITHIN THE KILGORE DITCH NORTH OF KILGORE ROADWAY AND MAINTENANCE WILL BE PROVIDED BY CHAMBERS COUNTY.

5) SOUTHWINDS SECTION FIVE WILL FOLLOW THE DECLARATION OF COVENANTS AND RESTRICTIONS "EXHIBIT C" RESTRICTIVE COVENANTS FOR 200.87 ACRES - KILGORE PARKWAY AND HIGHWAY 146, CHAMBERS COUNTY, TX, DATED JULY 24, 2015 (VOL. 1585, PG 150)

6) SOUTHWINDS SECTION FIVE WILL BE SINGLE FAMILY RESIDENTIAL WITH 4.752 LOTS PER ACRE.

7) REFERENCE DRAINAGE REPORT TITLED: "KILGORE REGIONAL DRAINAGE PLAN - PLAN B ALTERNATE 4"

8) FLOODPLAIN: ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48071C0170E DATED MAY 4, 2015, THE 20.441 ACRE TRACT SHOWN HEREON IS SITUATED ENTIRELY IN ZONE "X" (UNSHADED) AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

9) A MAILBOX INSTALLATION THAT CONFORMS TO THE FOLLOWING CRITERIA WILL BE CONSIDERED ACCEPTABLE UNLESS IN THE JUDGMENT OF THE CHAMBERS COUNTY COMMISSIONERS COURT, THE INSTALLATION INTERFERES WITH THE SAFETY OF THE TRAVELING PUBLIC OR THE FUNCTION, MAINTENANCE OR OPERATION OF THE COUNTY ROADWAY SYSTEM.

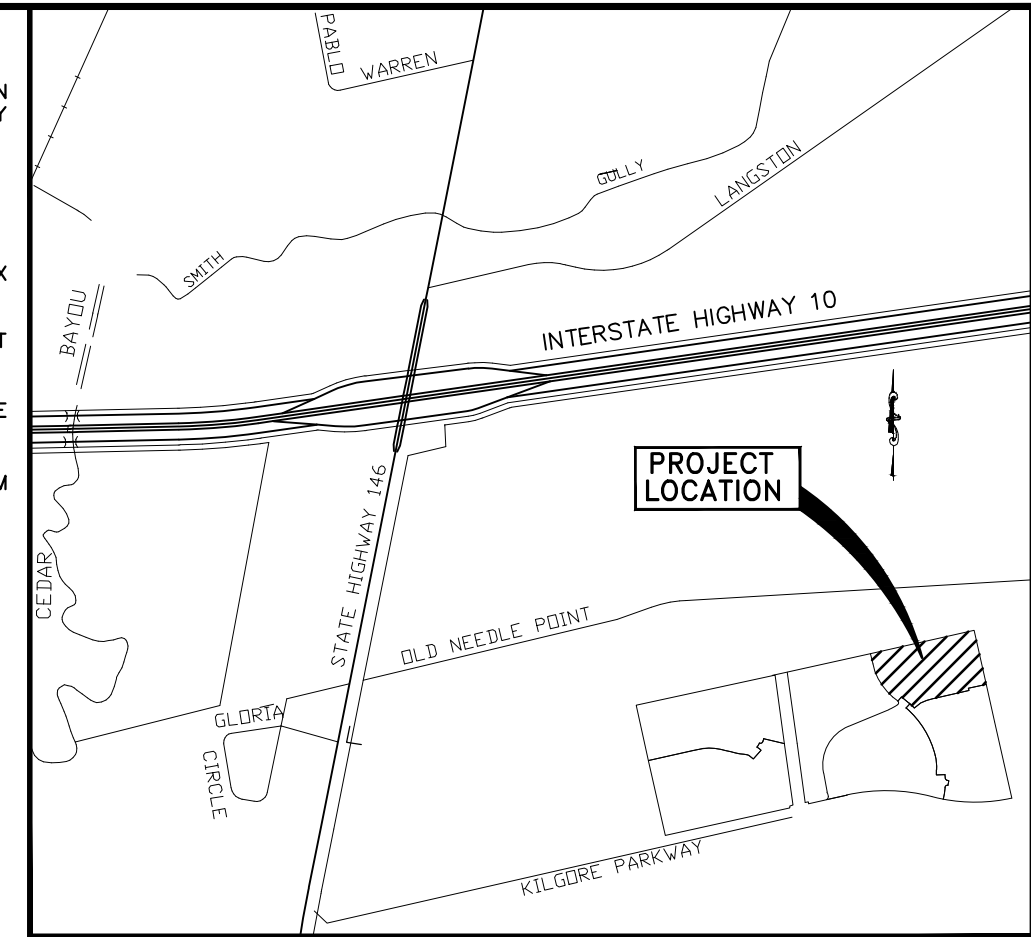
- FOR ROADWAYS HAVING A SPEED LIMIT GREATER THAN 40 MPH, THE FACE OF THE MAILBOX MUST BE SET BACK A MINIMUM OF 3 FEET FROM THE EDGE OF THE PAVEMENT AND MUST BE MOUNTED ON A BREAK-A-WAY POST ON FORMING TO THE STANDARDS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).

- FOR ROADWAYS WITHOUT CURBS AND HAVING A SPEED LIMIT OF 40 MPH OR LESS, THE FACE OF THE MAILBOX MUST BE SET BACK A MINIMUM OF 3 FEET FROM THE EDGE OF THE PAVEMENT.

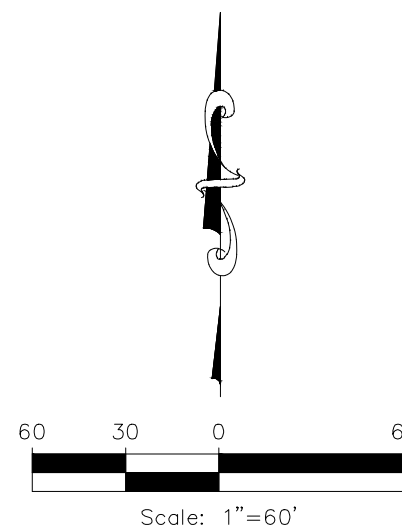
- FOR ROADWAYS WITH CURBS AND HAVING A SPEED LIMIT IF 40 MPH OR LESS, THE FACE OF THE MAILBOX MUST BE SET BACK A MINIMUM OF 6 INCHES FROM THE BACK OF CURB

10) ANY OBJECT LOCATED WITHIN AN UNOBSTRUCTED VISIBILITY EASEMENT (U.V.E.) AS SHOWN ON THE PLAT SHALL BE NO TALLER THAN 30" FROM THE TOP OF CURB.

11) NO DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPED THE NATURAL FLOW OF SURFACE RUNOFF FROM ADJACENT LANDS, NOR CAUSE FLOODING ON ADJACENT PROPERTIES.



LOCATION MAP  
KEY MAP #461



LEGEND

- = BOUNDARY CORNER
- o = R.O.W. GEOMETRY POINT
- + = STREET NAME BREAK LINE
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT (DRY UTILITIES ONLY)
- W.S.D.U.E. = UTILITY EASEMENT FOR WATER, SANITARY OR DRAINAGE ONLY
- U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
- ① = BLOCK NUMBER
- TBM = TEMPORARY BENCHMARK
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY

BACK PROPERTY LINE

5' B.L.

LOT

5' B.L.

25' B.L.

ROW LINE

NTS

TYPICAL 5 FOOT SIDE BUILDING LINE

SETBACKS FOR ALL INTERIOR LOTS

OWNER:

BAYTOWN-45 RESIDENTIAL

DEVELOPMENT

a Texas limited partnership

205 S MARKET STREET

BRENNHAM, TX 77833

(979) 337-8370

**CobbFendley**

1895 Firm Registration No. 574

1895 Firm Registration No. 100467

13430 Northwest Freeway, Suite 1100

Houston, Texas 77040

713 462 3242 | fax 713 462 3262

www.cobbendley.com

# SOUTHWINDS SECTION FIVE PRELIMINARY PLAT A SUBDIVISION CONTAINING 14.314 ACRES OUT OF THE WILLIAM BLOODGOOD AUGMENTATION SURVEY, A-5 CHAMBERS COUNTY, TEXAS

SCALE: 1"=60'

JULY 2022

## TO CREATE 68 LOTS 3 RESERVES IN 2 BLOCKS

1 OF 2

CLERK'S FILE NO. \_\_\_\_\_

FILED FOR RECORD

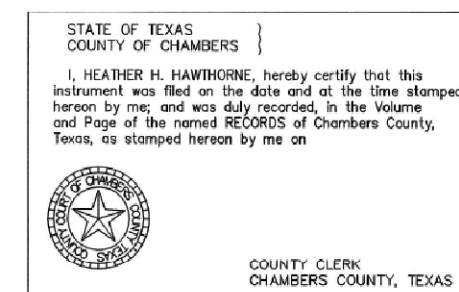
This is the \_\_\_\_\_ day of \_\_\_\_\_

A.D. \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Clerk's File No. \_\_\_\_\_ Vol. \_\_\_\_\_ Pg. \_\_\_\_\_

County Clerk, Chambers County, Texas

By \_\_\_\_\_ Deputy



REFERENCE BENCHMARK:

FLOODPLAIN REFERENCE MARK NUMBER 160070 IS A BRASS DISK STAMPED

"RM 160070"

LOCATION: FROM L-10 AND SH 146, TRAVEL SOUTH ON SH 146 1.4 MILES

TO PINEHURST AND TURN RIGHT, THEN WEST ON PINEHURST 0.35 MILES TO

IRONWOOD AND TURN RIGHT, THEN NORTH ON IRONWOOD 0.15 MILES TO

FOREST HOLLOW

MONUMENT IS AT THE SOUTHEAST CORNER OF IRONWOOD AND FOREST

HOLLOW ON AN INLET (3264351.49, 13861402.31)

ELEVATION = 22.19 (FEET) NAVD 1988 (2001 ADJUSTMENT)

SITE BENCHMARK

TRAVERSE NO. 1

TBM 3077-57-1

"X" CUT ON TOP OF LIGHT STANDARD BOLT

LOCATED ON THE SOUTH SIDE OF KILGORE PARKWAY

PAVEMENT ELEVATION = 34.08 (FEET)



DESCRIPTION OF A TRACT OF LAND CONTAINING  
14.314 ACRES (623,532 SQUARE FEET) SITUATED IN  
THE WILLIAM BLOODGOOD AUGMENTATION SURVEY,  
A-5 IN CHAMBERS COUNTY, TEXAS

Being a tract of land containing 14.314 acres (623,532 square feet) situated in the William Bloodgood Augmentation Survey, A-321 in Chambers County, Texas, and being out of the residue of a called 72.9393-acre tract (Tract 1) as conveyed unto Baytown-45 Residential Development LP by deed recorded under File No. 2021-163989 of the Official Public Records of Chambers County, Texas, save and except a 16.1803-acre tract (Tract 2). Said 14.314-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found 1/2-inch iron rod with a cap stamped "Wells RPLS 5742" located on the north right-of-way line of Kilgore Parkway (120 feet wide, Volume 1295, Page 281, Official Public Records of Chambers County, Texas) for southeast corner of the residue of said 72.9393-acre tract and for the southwest corner of the residue of a called 40.53-acre tract (Tract 3) as conveyed unto Angel Brothers Enterprises LTD by deed recorded in Volume 492, Page 326 of the Official Public Records of Chambers County, Texas, having surface coordinates of N=13,864,112.37 and E=3,274,080.65;

THENCE North 12° 39' 22" West, with the east line of the residue of said 72.9393-acre tract and the southwest corner of the residue of said 40.53-acre tract, a distance of 814.50 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an angle point on the east line of the residue of said 72.9393-acre and for an angle point on the west line of the residue of said 40.53-acre tract;

THENCE North 12° 39' 06" West, continuing with the east line of the residue of said 72.9393-acre tract and the west line of the residue of said 40.53-acre tract, a distance of 402.98 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the southeast corner of said tract herein described and for the POINT OF BEGINNING, having surface coordinates of N=13,865,300.28 and E=3,273,813.94.

THENCE South 77° 20' 47" West, over and across the residue of said 72.9393-acre tract, a distance of 189.98 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an angle point on the south line of said tract herein described;

THENCE South 12° 39' 13" East, a distance of 24.97 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an angle point on the south line of said tract herein described;

THENCE South 77° 21' 05" West, a distance of 388.83 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an angle point on the south line of said tract herein described;

THENCE South 73° 53' 39" West, a distance of 60.76 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an angle point on the south line of said tract herein described;

THENCE South 67° 02' 26" West, a distance of 69.62 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an angle point on the south line of said tract herein described;

THENCE South 52° 24' 16" West, a distance of 85.00 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the beginning of a non-tangent curve to the left and for the southwest corner of said tract herein described;

THENCE in a northwesterly direction with said non-tangent curve to the left whose radius is 1,020.00 feet and whose central angle is 03° 59' 50" (chords bears North 47° 32' 21" West, a distance of 71.15 feet) at an arc length of 62.93 feet passing a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" the easterly corner of Tradewinds Drive (60 feet wide, File No. 2021-175483, Map Records of Chambers County, Texas), continuing for a total arc length of 71.16 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the point of tangency and for a corner on the westerly line of said tract herein described;

THENCE North 49° 32' 16" West, with the northeasterly right-of-way line of said Tradewinds Drive, a distance of 105.27 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the northerly corner of said Tradewinds Drive and for an angle point on the westerly line of said tract herein described;

THENCE South 40° 27' 44" West with northwesterly right-of-way line of said Tradewinds Drive, a distance of 60.00 feet to a found 5/8-inch iron rod with yellow stamped "Cobb Fendley & Associates" located on the easterly line of a called 16.1803-acre tract as conveyed unto Goose Creek Consolidated Independent School District by deed recorded under County Clerk's File No. 2019-143455 of the Official Public Records of Chambers County, Texas, for an angle point on the westerly line of said tract herein described;

THENCE North 49° 32' 16" West, with the easterly line of said 16.1803-acre tract, a distance of 70.54 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the beginning of a tangent curve to the right and for a corner on the westerly line of said tract herein described;

THENCE in a northwesterly direction with the easterly line of said 16.1803-acre tract and with said tangent curve to the right whose radius is 630.00 feet and whose central angle is 36° 53' 20" (chords bears North 31° 05' 36" West, a distance of 398.65 feet) for an arc length of 405.62 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the point of tangency and for a corner on the westerly line of said tract herein described;

THENCE North 12° 38' 55" West, with the easterly line of said 16.1803-acre tract, a distance of 110.85 feet to a found 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" located on the north line of the residue of said 72.9393-acre tract and on the south line of a called 87.72-acre tract as conveyed unto Old Needlepoin 97.2 LLC, by deed recorded in Volume 1431, Page 111 of the Official Public Records of Chambers County, Texas, for the northeast corner of said 16.1803-acre tract and for the northwest corner of said tract herein described;

THENCE North 77° 21' 05" East, with the north line of the residue of said 72.9393-acre tract and the south line of said 87.72-acre tract, at a distance of 634.77 feet passing a found 1/2-inch iron rod for the southeast corner of said 87.72-acre tract and for the southwest corner of a called 28.80-acre tract as conveyed unto Ricky Fontenot, d/b/a Fontenot Farms & Trucking, by deed recorded in Volume 1454, Page 646 of the Official Public Records of Chambers County, Texas, continuing with the north line of the residue of said 72.9393-acre tract and the south line of said 28.80-acre tract for a total distance of 1,105.34 feet to a found 1-inch iron shaft located on the west line of the residue of a called 40.53-acre tract (Tract 3) as conveyed unto Angel Brothers Enterprises, LTD, by deed recorded in Volume 492, Page 326 of the Official Public Record of Chambers County, Texas, for the northeast corner of the residue of said 72.9393-acre tract, for the southeast corner of said 28.80-acre tract and for the northeast corner of said tract herein described;

THENCE South 12° 39' 06" East with the east line of the residue of said 72.9393-acre tract and the west line of said 40.53-acre tract, a distance of 575.02 feet to the POINT OF BEGINNING and containing 14.314 acres (623,532 square feet), more or less.

SOUTHWINDS SECTION 5 DEVELOPMENT SCHEDULE	
WS&D CONSTRUCTION:	JANUARY 2023
PAVING CONSTRUCTION:	FEBRUARY 2023
SOUTHWINDS SECTION 5 PLAT RECORDATION:	APRIL 2023

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	1020.00'	3° 59' 50"	71.16'	N47° 32' 21"W ~ 71.15'
C2	630.00'	36° 53' 20"	405.61'	N31° 05' 36"W ~ 398.65'
C3	570.00'	0° 26' 11"	4.34'	N12° 52' 01"W ~ 4.34'
C4	25.00'	89° 33' 49"	39.08'	N57° 52' 01"W ~ 35.22'
C5	25.00'	101° 01' 01"	44.08'	S26° 50' 34"W ~ 38.59'
C6	570.00'	25° 52' 19"	257.38'	S36° 36' 06"E ~ 255.20'
C7	600.00'	36° 53' 20"	386.30'	S31° 05' 36"E ~ 379.66'
C8	50.00'	276° 22' 46"	241.19'	N22° 07' 40"W ~ 66.67'
C9	25.00'	48° 11' 23"	21.03'	S88° 01' 59"E ~ 20.41'
C10	25.00'	48° 11' 23"	21.03'	S43° 46' 38"W ~ 20.41'
C11	625.00'	9° 28' 45"	103.40'	N72° 36' 42"E ~ 103.28'
C12	600.00'	9° 28' 45"	99.26'	N72° 36' 42"E ~ 99.15'
C13	575.00'	9° 28' 45"	95.13'	S72° 36' 42"W ~ 95.02'
C14	25.00'	90° 00' 18"	39.27'	N32° 20' 56"E ~ 35.36'
C15	25.00'	89° 59' 42"	39.27'	N57° 39' 04"W ~ 35.35'
C16	25.00'	23° 04' 26"	10.07'	S65° 48' 52"W ~ 10.00'
C17	50.00'	136° 08' 35"	118.81'	N57° 39' 04"W ~ 92.77'
C18	25.00'	23° 04' 27"	10.07'	N01° 07' 00"W ~ 10.00'
C19	50.00'	89° 59' 42"	78.54'	N57° 39' 04"W ~ 70.71'
C20	25.00'	89° 59' 42"	39.27'	N57° 39' 04"W ~ 35.35'

BLOCK 1	
PARCEL	AREA
1	6234 SF
2	6250 SF
3	6250 SF
4	6250 SF
5	6250 SF
6	6250 SF
7	6250 SF
8	6250 SF
9	6250 SF
10	6250 SF
11	6250 SF
12	6250 SF
13	6250 SF
14	6250 SF
15	6250 SF
16	6250 SF
17	6159 SF
18	11586 SF
19	13480 SF
20	6714 SF

BLOCK 1	
PARCEL	AREA
21	6250 SF
22	6250 SF
23	6249 SF
24	6249 SF
25	6249 SF
26	6249 SF
27	6249 SF

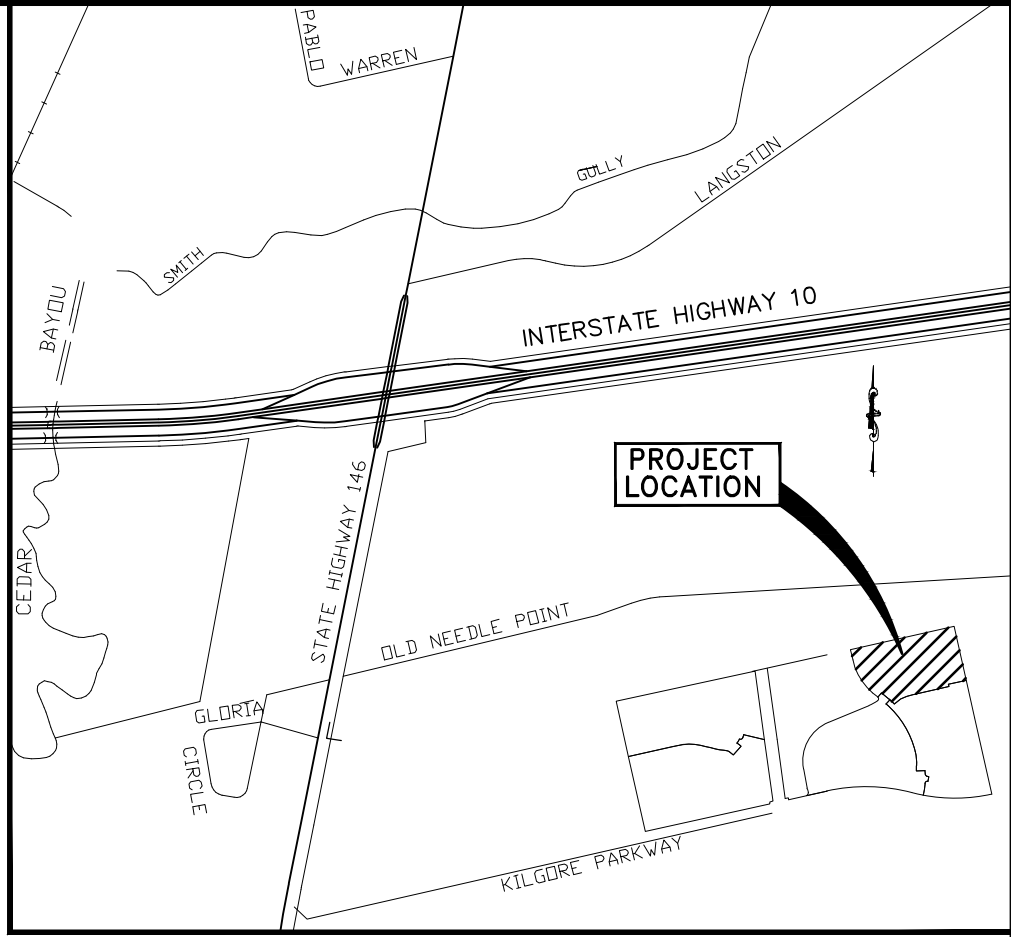
BLOCK 2	
PARCEL	AREA
1	7028 SF
2	6030 SF
3	6000 SF
4	6000 SF
5	6000 SF
6	6000 SF
7	6000 SF
8	6000 SF
9	6000 SF
10	6000 SF
11	6000 SF
12	6000 SF
13	6000 SF
14	6000 SF
15	6000 SF
16	6467 SF
17	6468 SF
18	6000 SF
19	6000 SF
20	6000 SF

BLOCK 2	
PARCEL	AREA
21	6000 SF
22	6000 SF
23	6000 SF
24	6000 SF
25	6117 SF
26	6430 SF
27	6691 SF
28	6785 SF
29	8591 SF
30	12210 SF
31	8719 SF
32	8029 SF
33	7384 SF
34	6752 SF
35	6587 SF
36	6570 SF
37	6570 SF
38	6570 SF
39	6570 SF
40	6591 SF

BLOCK 2	
PARCEL	AREA
41	7067 SF

LINE TABLE	
LINE #	BEARING & DISTANCE
L1	S12° 39' 13"E ~ 24.97'
L2	S73° 53' 39"W ~ 60.76'
L3	S67° 02' 26"W ~ 69.62'
L4	S52° 24' 16"W ~ 85.00'
L5	N49° 32' 16"W ~ 105.27'
L6	S40° 27' 44"W ~ 60.00'
L7	N49° 32' 16"W ~ 70.54'
L8	S12° 38' 55"E ~ 110.85'
L9	N12° 38' 55"W ~ 110.85'
L10	S49° 32' 16"E ~ 70.54'
L11	S49° 32' 16"E ~ 70.54'
L12	N85° 00' 39"W ~ 35.80'
L13	N00° 00' 00"E ~ 21.96'
L14	N67° 52' 20"E ~ 49.51'
L15	S67° 52' 20"W ~ 49.51'
L16	N12° 39' 13"W ~ 70.04'

RESERVE TABLE		
RESERVE	AREA	USE
A	0.03 AC	LANDSCAPE & OPEN SPACE
B	0.55 AC	LANDSCAPE & OPEN SPACE
C	0.22 AC	LANDSCAPE & OPEN SPACE



OWNER:  
BAYTOWN-45 RESIDENTIAL  
DEVELOPMENT  
a Texas limited partnership  
205 S MARKET STREET  
BRENNHAM, TX 77833  
(979) 337-8370

**Cobb Fendley**  
TBE Firm Registration No. 274  
TBEPLS Firm Registration No. 10647  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbfendley.com

SOUTHWINDS SECTION FIVE  
PRELIMINARY PLAT  
A SUBDIVISION CONTAINING 14.314 ACRES  
OUT OF THE WILLIAM BLOODGOOD AUGMENTATION  
SURVEY, A-5  
CHAMBERS COUNTY, TEXAS  
SCALE: 1"=60'  
JULY 2022  
TO CREATE 68 LOTS 3 RESERVES IN 2 BLOCKS  
2 OF 2



## PLANNING AND ZONING COMMISSION

4. a.

**Meeting Date:** 07/19/2022

**Subject:** Zoning Map Amendment from OR to GC

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Helen Landaverde, Planning and Development Services

---

### **Information**

#### **ITEM**

Conduct a public hearing and consider a request to amend the official zoning map to rezone an approximately 14.76 parcel located at 8200 North Main Street from an Open Space/Recreation (OR) to a General Commercial (GC) Zoning District.

#### **PREFACE**

The applicant is proposing to rezone the property to GC, which will allow a large range of options for future commercial development. The subject property consists of four (4) separate tracts, which creates an irregularly-shaped area and excludes a parcel directly at the southeast corner of North Main Street and East Wallisville Road. The subject property is vacant and has frontage along two arterial streets. The subject property was annexed into the City of Baytown's corporate limits in March 2015. At the time of annexation, the property was automatically zoned OR and has remained in that designation since then.

In 2018, City Council approved a rezoning from OR to GC at 8210 North Main Street – properties that are approximately 300 feet south of the subject property.

Supporting documentation is attached for review.

#### **RECOMMENDATION**

Staff recommends approval of the proposed zoning map amendment.

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### **Attachments**

Staff Report  
Vicinity Map  
FLUP Map  
Zoning Map  
Staff Report

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## ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

**App Date:** 6/13/2022  
**Plan Number:** ZP22060081

**Description:** Rezone from OR to GC

**Parcel:** 0402210000135, 0402210000793, 0402210000791 and  
0402210000792

**Applicant**  
Tiffany Foster  
4730 Mohegan Court  
Baytown, TX 77521

**Owner**  
Grand Parkway Properties LLC  
7127 Morrow Court  
Sugar Land, TX 77521

**Pre-Application** Chavis-220505

**Property**  
Address 8200 North Main Street  
Legal Description Tracts 8, 8M, 8N, and 8P, Abstract 21, G Ellis, Baytown,  
Harris County, Texas  
Acres 14.76

**Zoning**  
Current Zoning: Open Space/Recreation (OR)  
Proposed Zoning: General Commercial (GC)

**Use**  
Current Use Type Vacant  
Specific Current Use  
Proposed Use Type Commercial  
Specific Proposed Use

### **Applicant Statement**

#### **Explain how the proposed change is consistent with guiding documents**

The proposed development is undetermined at this time but covers three tracts totaling approximately 14.7 acres near the southeast intersection of N. Main and East Wallisville. This area was annexed several years ago and was automatically zoned as the most restrictive, Open Space Recreation (OR) upon annexation. The property owners desire to zone the properties so they may plan for future development.





## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

The Baytown Comprehensive Plan 2040 designates the subject property as Large Scale Commercial on the Future Land Use Plan (FLUP). This designation accommodates commercial retail, office and service uses, restaurants, entertainment, medical, and big boxes, such as grocery or clothing stores. Properties can be developed as smaller neighborhood scale uses to compliment the large existing residential areas to the west and north. Leading to the subject properties along the east side of N. Main are already zoned as General Commercial (GC). Developments within the Large Scale Commercial FLUP designation should be located along major roadways for high visibility and accessibility. The Major Thoroughfare Plan (MTP) designates N. Main as an existing major arterial and East Wallisville as an existing minor arterial. The proposed rezoning to GC is in compliance with the FLUP and MTP.

The Comprehensive Plan, along with the Unified Land Development Code, addresses the City's desire for orderly growth. The rezoning of approximately 14.7 acres for mixed commercial development would be consistent with the City's guiding documents to include platting, engineering, and building standards.

### **Explain how the proposed change is compatible with the surrounding area**

The proposed rezoning of the subject properties to GC would be compatible with the surrounding land on the east side of N. Main. The area directly to the west across N. Main is a major ETJ subdivision with very few complimentary services to support the homes. The parcels are relatively small so would be ideal for small retail, food service, and personal services to support the residential area and the public schools on East Wallisville. The larger parcel could be subdivided with access on N. Main and E. Wallisville.

### **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. If necessary, a turning lane can be developed on N. Main to ensure safety for entering/exiting the commercial area. There appears to be a prior dedication of land for the future right-of-way widening on N. Main. 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)**



## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

The proposed development will utilize existing infrastructure to support the commercial use. There is a 20-foot sewer easement already located on the property and there is a 12-inch PVC sanitary sewer line adjacent on N. Main. The property is served by the Northeast District wastewater treatment plant. There is the main 30-inch water line north of the property at the intersection of N. Main and East Wallisville. This property will most likely be served by the 16-inch water line on the west side of N. Main. There is a 24-inch stormwater pipe in the right-of-way near the property that could potentially provide service. 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 on each parcel to serve the specific developments.

### **Explain any changed conditions**

The subject properties were annexed more than five years ago and automatically zoned Open Space/Recreation. Since that time, a few hundred homes were constructed and planned in the area, along with a new school, and City of Baytown public service facility. There's very little land reserved for commercial uses and services to support the residential in the N. Main commercial corridor. Zoning these properties as General Commercial will allow an opportunity for small commercial, such as food service, daycares, office, or other small retail to be developed.

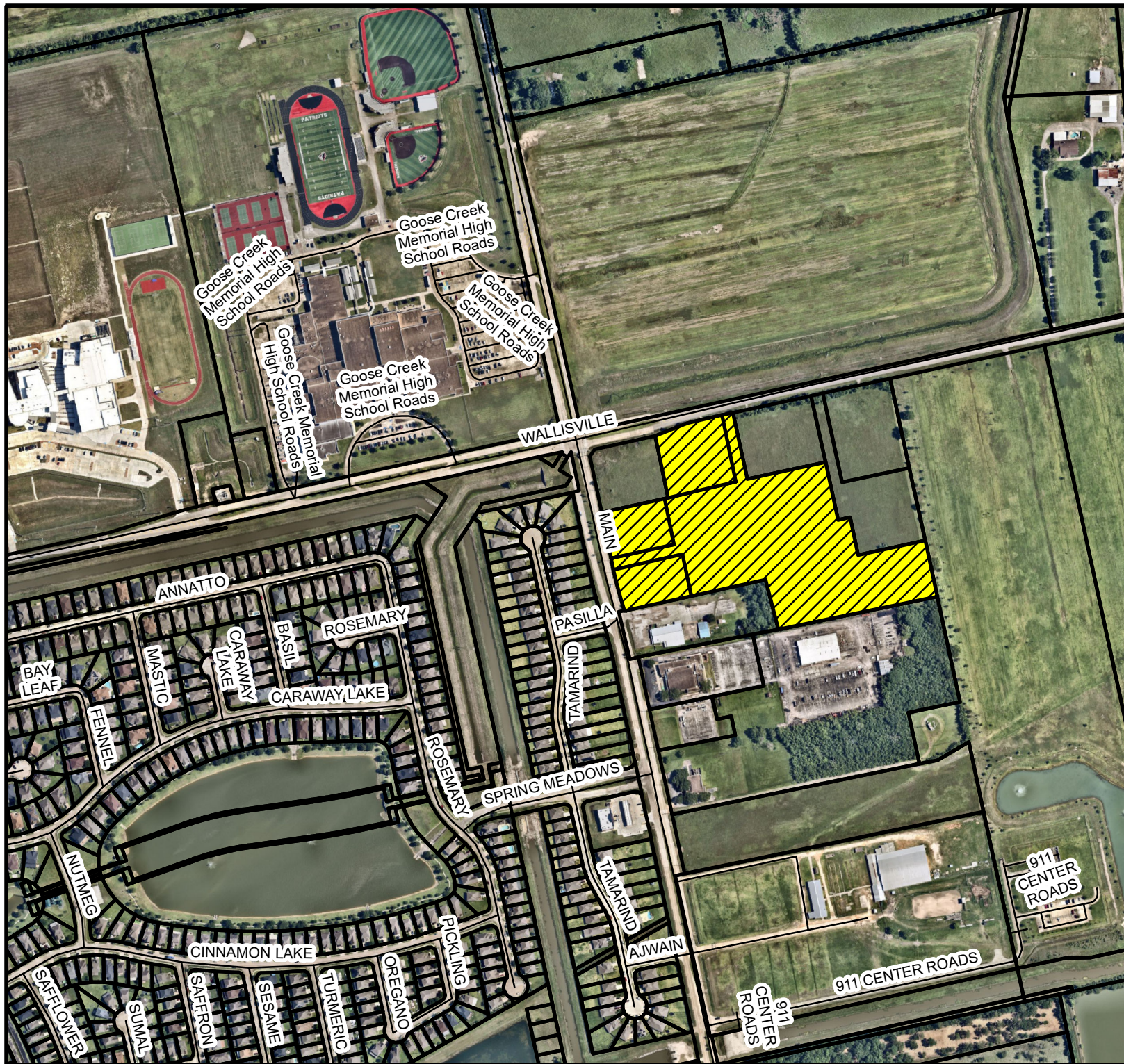
### **Explain how the proposed request will affect the natural environment (will there be any adverse impacts on the natural environment, including water, air, noise, storm water management, wildlife, vegetation, and wetlands)**

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 sufficient buffering and setbacks from the adjacent, non-commercial properties. 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 small-scale commercial development on N. Main and East Wallisville, north of Interstate 10. With the new school and recent expansion of the neighborhood, there are nearly 4,000 people within a 1/2 mile radius during the day. Small commercial uses could include retail, personal services, and food establishments. The currently vacant land is prime for commercial development near the intersection.





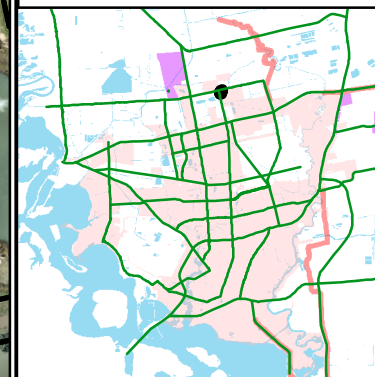
# Zoning Map Amendment

## Vicinity Map

Southeast quadrant of  
North Main Street and  
East Wallisville Road

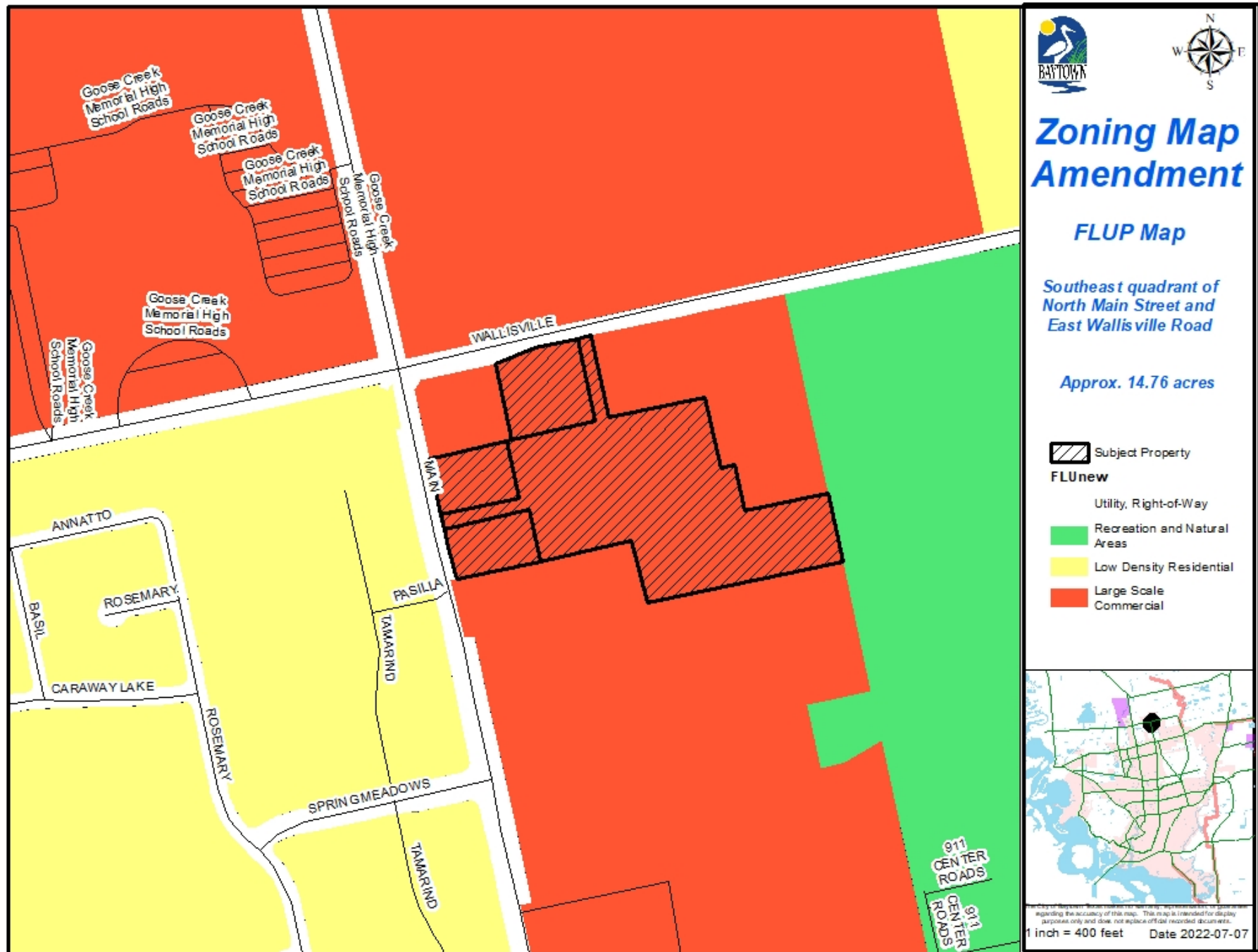
Approx. 14.76 acres

 Subject\_Property



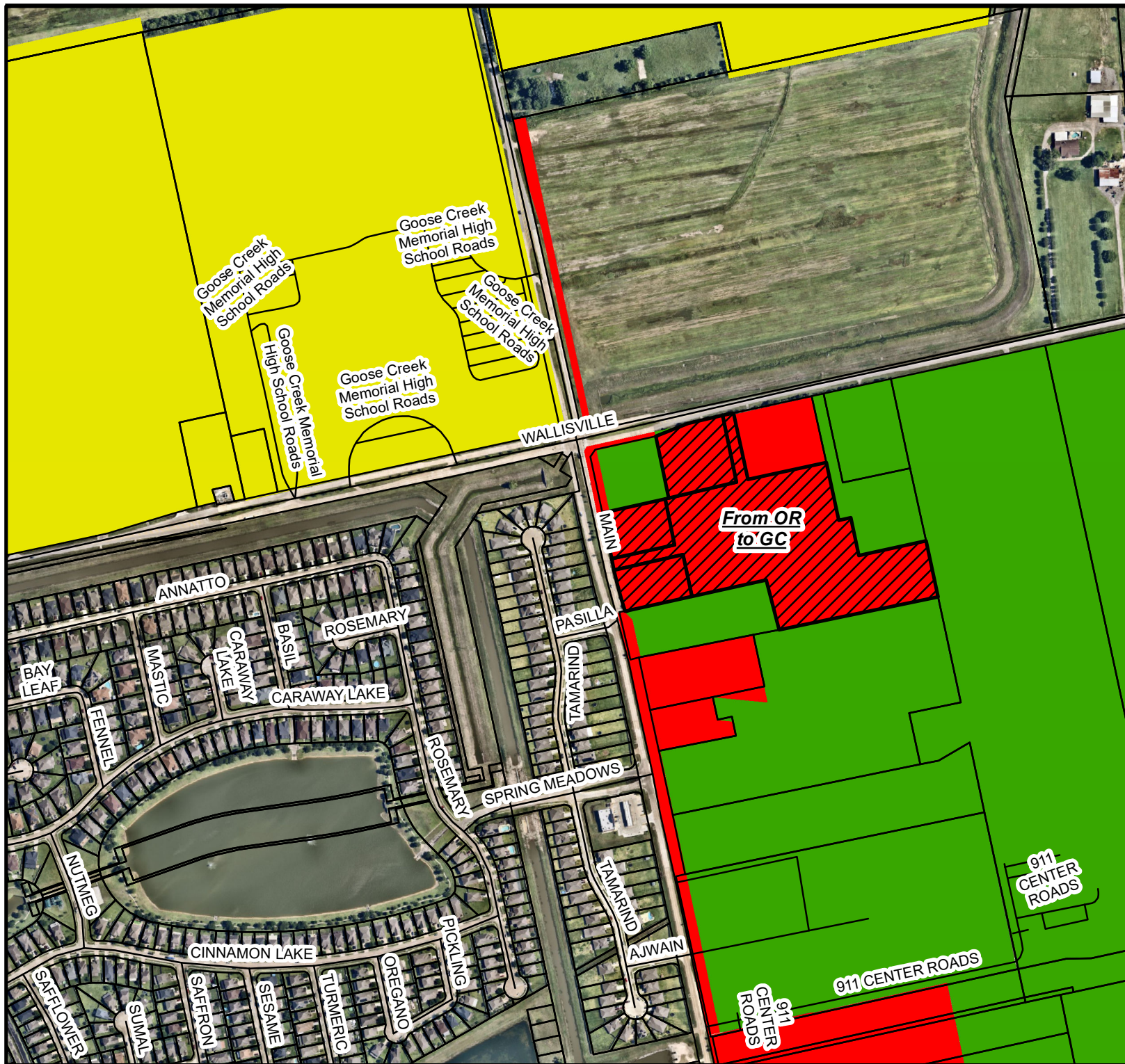
The City of Baytown, Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.  
1 inch = 550 feet Date 2022-07-07





Document Path: Q:\Case Files (BLDG-DRC\ENG\PLANNING)\Planning Cases\Zoning Amendments\Map Amendments\2022\6200 N Main St\_ZP22050050\GIS\Maps\6200 N Main(3).mxd






# Zoning Map Amendment

## Zoning Map

Southeast quadrant of  
North Main Street and  
East Wallisville Road


Approx. 14.76 acres


 Subject Property

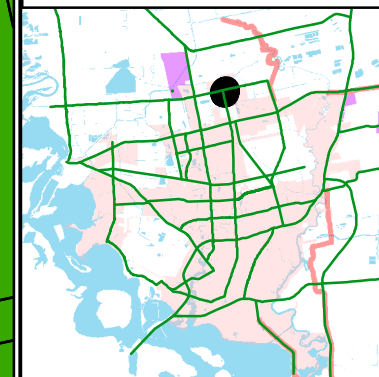
### ULDC Zoning

#### Zoning Districts

 GC (General Commercial)

 OR (Open Space/Recreation)

 SF2 (Mixed Res. Low/Med. Density)

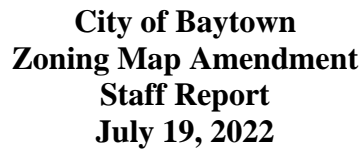


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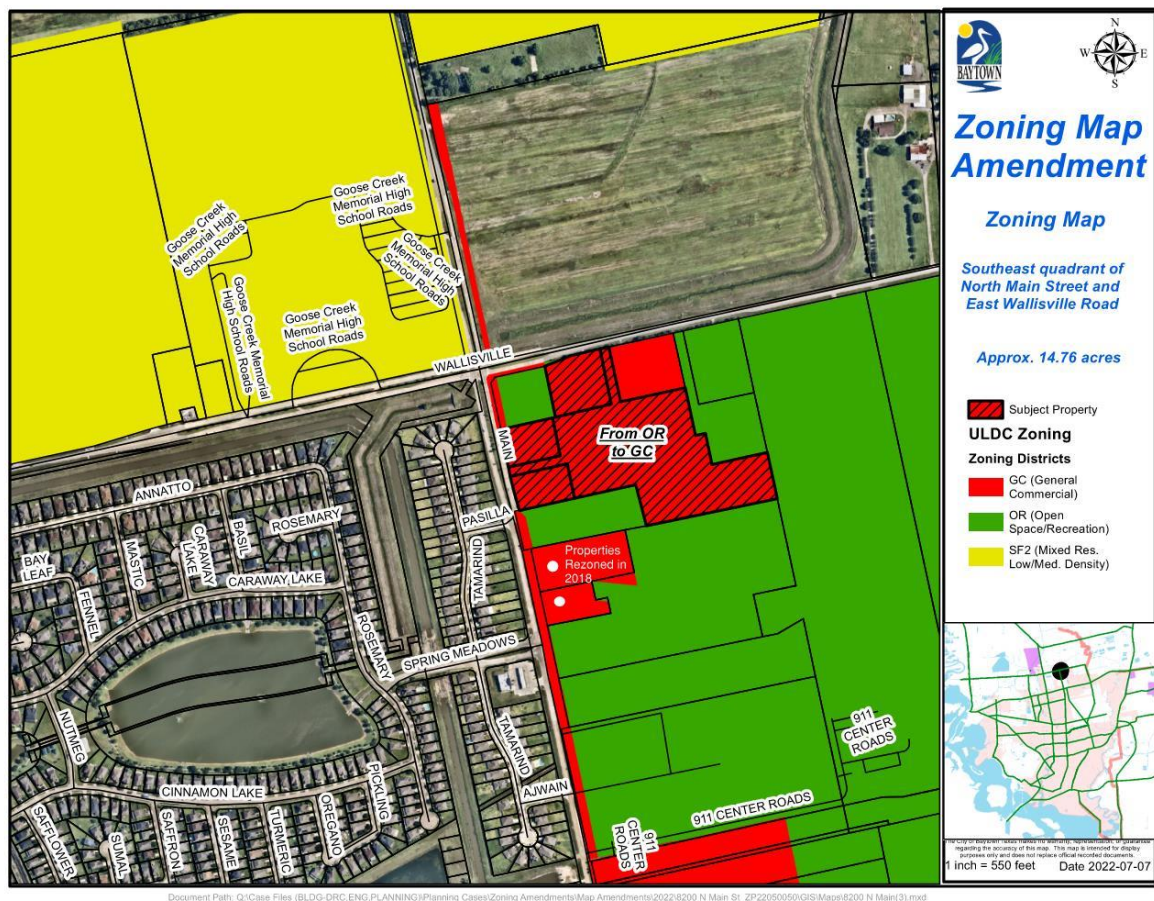
1 inch = 550 feet

Date 2022-07-07









*Proposed Zoning Map*

#### **Adjacent Parcel Information:**

**North:** ETJ, vacant and undeveloped

**South:** Open Space/Recreation (OR)

**East:** Open Space/Recreation (OR)

**West:** ETJ, residential

#### **History:**

The subject property was annexed into the City of Baytown's corporate limits in March of 2015. At the time of annexation, the property was automatically zoned OR and has remained in that designation since then.

In 2018, City Council approved a rezoning from OR to GC at 8210 North Main Street – properties that are approximately 300 feet south of the subject property.

#### **Staff Analysis (Background):**

Currently zoned OR, the subject property has limited options on how it can develop. The applicant is proposing to rezone the property to GC, which will allow a large range of options for future commercial development. The subject property consists of four (4) separate tracts, which create an irregularly-shaped area and excludes a parcel directly at the southeast corner of North Main Street and East Wallisville Road. The subject property is vacant and has frontage along two arterial streets.

The surrounding area includes two schools, residential housing, some commercial/office uses, and large rural and vacant tracts of land.



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 applicant's rezoning proposal is consistent with the comprehensive plan and its FLUP designation – "Large Scale Commercial." This designation supports commercial retail, office and service uses that are typically three acres or larger. These uses are all permitted within the proposed GC zoning district.

The designation is located, primarily, along portions of major roadway corridors within the community for high visibility and accessibility. The proposed rezoning has frontage along North Main Street and East Wallisville Road – two arterial roadways within an area that has experienced and is trending toward future suburban residential growth.

The Comprehensive Plan provides the locational contexts in which uses should occur. Large Scale Commercial should be consistent with the following:

- **be located at the intersection of two arterial roadways, or along an arterial corridor;**
- be located at the intersection of an arterial roadway and a freeway, or along the frontage of a freeway; or,
- be an extension of an established commercial area that does not conflict with adjacent residential uses, regardless of if located at an intersection.

The zoning proposal meets **one** of the three location criteria, and the GC zoning district permits uses aligned with the Large Scale Commercial designation. Thus, the proposal is consistent with the guiding documents.

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

The subject property is in an area where the northeast and southeast quadrants of the intersection are largely vacant. The northwest quadrant is occupied by a school, and the southwest quadrant is occupied by single-family detached residential housing.

The GC zoning district permits uses that are compatible with the surrounding areas. More so, the subject property's location on a large vacant land area reduces the conflict with nearby land uses. For those intense uses like warehousing, storage, and manufacturing, there are additional development requirements to mitigate negative impacts and to maintain compatibility. GC zoning is compatible with other commercial structures and uses along the east side of North Main Street, which includes some office buildings.

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

It is not anticipated that the proposed commercial zoning and sequential land use 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; therefore, promoting the health, safety and welfare of the community.

4. **Facilitation of infrastructure.**

City utilities are provided within the vicinity of the property. There are existing sewer and water lines that run along the frontage of the property. Any proposed development and/or expansion will be required to meet all current adopted codes of the City of Baytown to serve the overall development.



5. **There are changed conditions.**

Baytown's residential growth located north of the IH-10 corridor continues to change the needs for the area. As residential growth occurs, a higher demand for commercial services becomes more apparent. These factors occasionally warrant a zoning proposal like this.

6. **Effect on natural environment.**

This rezoning will have a limited impact on the natural environment. When the property is developed, the City of Baytown Code of Ordinances will govern any environmental impacts. The developer will be required to mitigate adverse impacts by standards contained throughout the City of Baytown Code of Ordinances.

7. **Community need.**

Commercial uses are abundant throughout the city. The proposed zoning facilitates the FLUP, and the Comprehensive Plan's policies and goals.

**Staff Recommendation:**

Staff recommends approval of the proposed zone map amendment.





## **PLANNING AND ZONING COMMISSION**

**4. b.**

**Meeting Date:** 07/19/2022

**Subject:** Zoning Map Amendment from OR to SF1

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Trevor Harlow, Planning and Development Services

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### **Information**

#### **ITEM**

Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 13.26 acres located generally south of East Archer Road and directly west of and with frontage on, Barkuloo Road from Open Space/Recreation (OR) to Low Density Single-Family Residential Dwellings (SF1).

#### **PREFACE**

The applicant is requesting to rezone approximately 13.26 acres located at 5627 Barkuloo Road, legally described as tracts 9, 16 & 17 in the H F Gillette Survey, Abstract 297, Baytown, Harris County, Texas, from Open Space/Recreation (OR) to Low Density Single-Family Residential Dwellings (SF1) to allow new residential construction on the property.

The subject property is currently used for residential purposes. The surrounding area is characterized by a mix of residential dwellings, open space, and the airport to the east. The subject property and its neighboring properties to the north and south are all zoned OR.

Supporting documentation is attached for your review.

#### **RECOMMENDATION**

Staff recommends approval of the requested zoning map amendment.

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### **Attachments**

Application and Supporting Documents

Vicinity Map

FLUP Map

Zoning Map

Staff Report

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## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

**App Date:** 5/27/2022  
**Plan Number:** ZP22050071

**Description:** Rezone from OR to SF1

**Parcel:** 0421670000075

**Applicant**  
Johnathan Wu  
1800 Bering Dr  
Suite 1050  
Houston, TX 77057

**Owner**  
Jesus Fajardo

**Pre-Application** Chavis220527

**Property**  
Address 5627 Barkuloo Road  
Legal Description Tracts 9, 16 & 17 in the H F Gillette Survey, Abstract 297,  
Baytown, Harris County, Texas

Acres 13.26

**Zoning**  
Current Zoning: Open Space/Recreation (OR)  
Proposed Zoning: Low Density Single-family Residential Dwellings (SF1)

**Use**  
Current Use Type Residential  
Specific Current Use Manufactured Home (occupied)  
Proposed Use Type Residential  
Specific Proposed Use Residential

### **Applicant Statement**

#### **Explain how the proposed change is consistent with guiding documents**

As a guiding document, the Baytown 2040 Comprehensive Plan Future Land Use Plan (FLUP) provides the logic and direction about land use with regard to regulation i.e., zoning. The request is consistent with the FLUP which is designated Low Density Residential; it is also consistent with the major thoroughfare plan, vision statement and the ULDC.





## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

### **Explain how the proposed change is compatible with the surrounding area**

The subject tract and all adjacent tracks (within the city's jurisdiction) are zoned OR which, together with the subject tract, were all involuntary annexed in 2017 and automatically zoned OR. This annexation occurred despite the fact that at the time (and continuing today) the area already contained a mobile home park in addition to individual manufactured homes peppered throughout the area such as the one which was already there at the time of the annexation and in which the property owner currently resides.

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

Any proposed development will be required to meet all current, adopted codes of the City of Baytown; all of which promote the health, safety and welfare of the community.

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

As part of the involuntary annexation, the City of Baytown was required to provide City utilities, however as of the date of this filing, no utilities are available. According to the 2017 Annexation Action Plan (and as currently still noted on the City of Baytown's website), the City plans to provide utilities to the area which includes the subject property is slated as "Barkuloo Road Phase 2," with construction to begin in November 2021 with a completion date of June 2022."

### **Explain any changed conditions**

In January of 2015, the property owner, Mr. Jesus Fajardo purchased the subject property from Garcia Ruben via direct sale. At the time and currently, the property is gated and has two improvements including a residential mobile home (where Mr. Fajardo currently resides) and the remains of what had been a single-family residence. The gate and those improvements can be seen from Barkuloo Road. When he purchased the subject property, Mr. Fajardo did so with the sole intention of constructing his dream home. But in 2017, unbeknownst to Mr. Fajardo, the subject property was involuntarily annexed by the City of Baytown. The practical and legal significance of such a change did not avail itself to Mr. Fajardo until just recently, when he hired a contractor to begin planning to construct his family's dream home.

### **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)**

Development of this property and construction of Mr. Fajardo's home will have limited impact on the natural environment other than the added impervious coverage and loss of greenspace. When the property is developed, the City of Baytown Code of Ordinances will govern any environmental impacts.



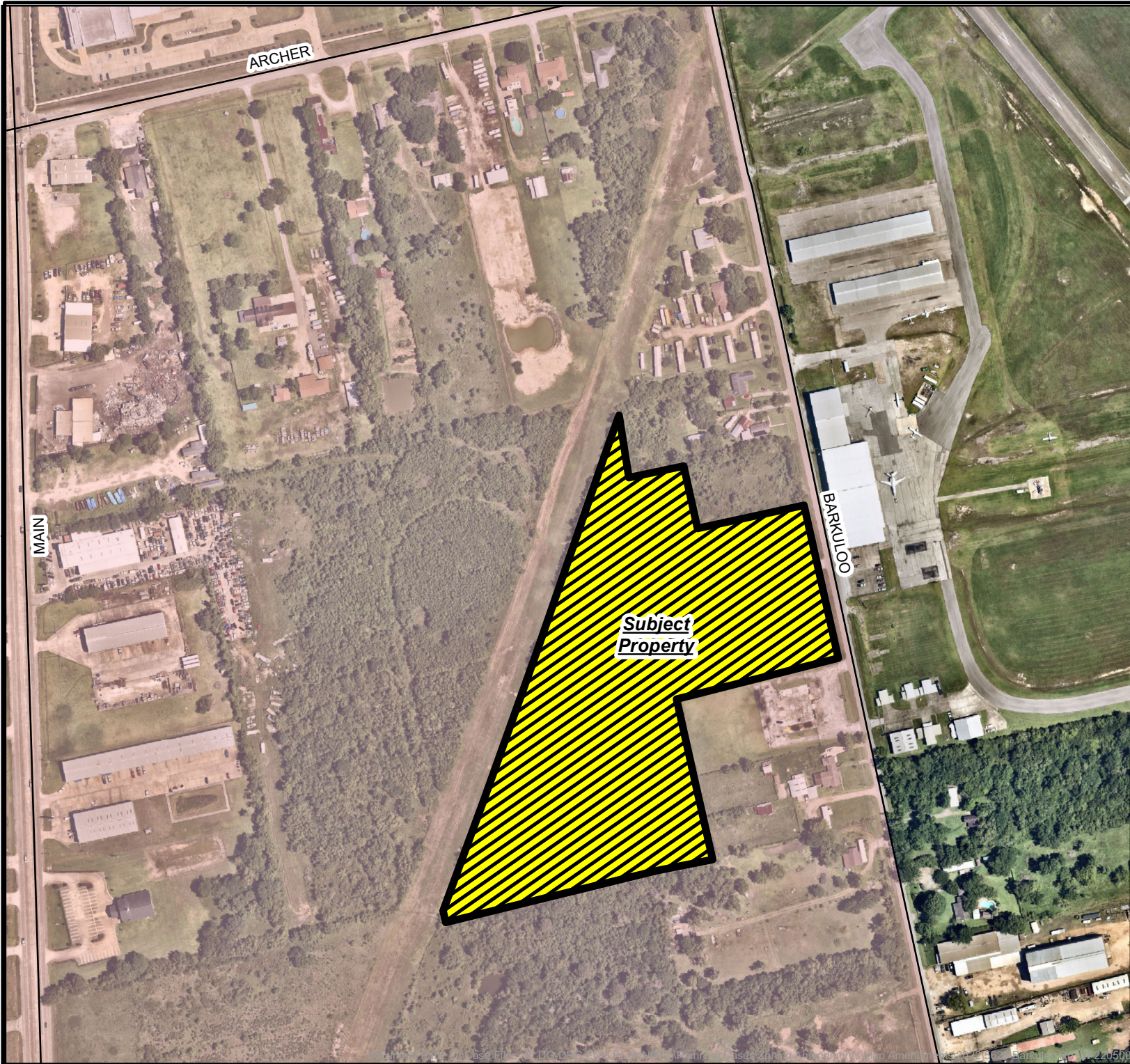


## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

### **Explain how the proposed request will meet community needs**

Granting the zoning change will allow development in a newly-annexed part of the city. In this particular case, the rezoning would promote infill development. This development will likely increase the tax base by raising the property value, and encourage similar such development throughout the surrounding tracts several of which are vacant or underdeveloped.





# Zoning Map Amendment

*Vicinity Map*

**5627 Barkuloo Rd**

**From OR to SF1**

**Approx. 13.26 acres**

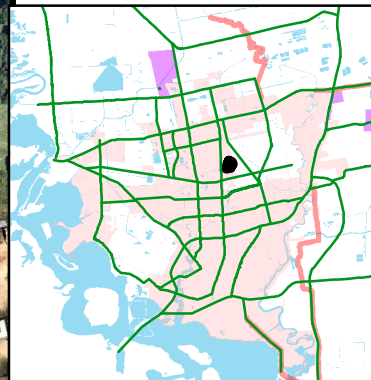
## LEGEND



Subject Property



CITY LIMITS

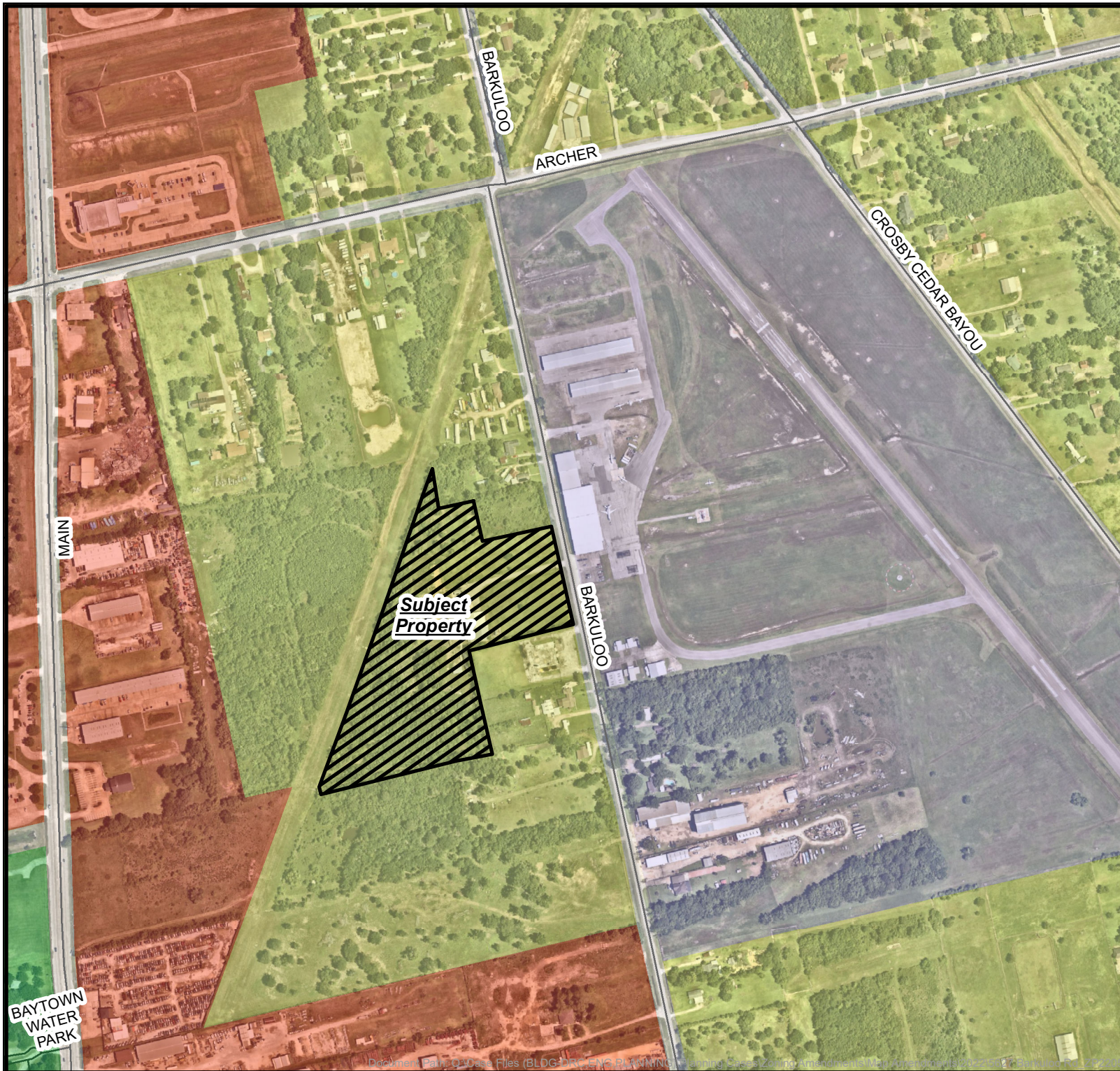


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Date 2022-06-22






# Zoning Map Amendment

FLUP Map

5627 Barkuloo Rd


Approx. 13.26 acres

## LEGEND

 Subject Property

## FLUP

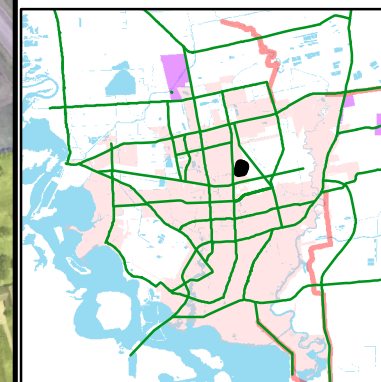
Utility, Right-of-Way

 Recreation and Natural Areas

 Low Density Residential

 Large Scale Commercial

 Industrial

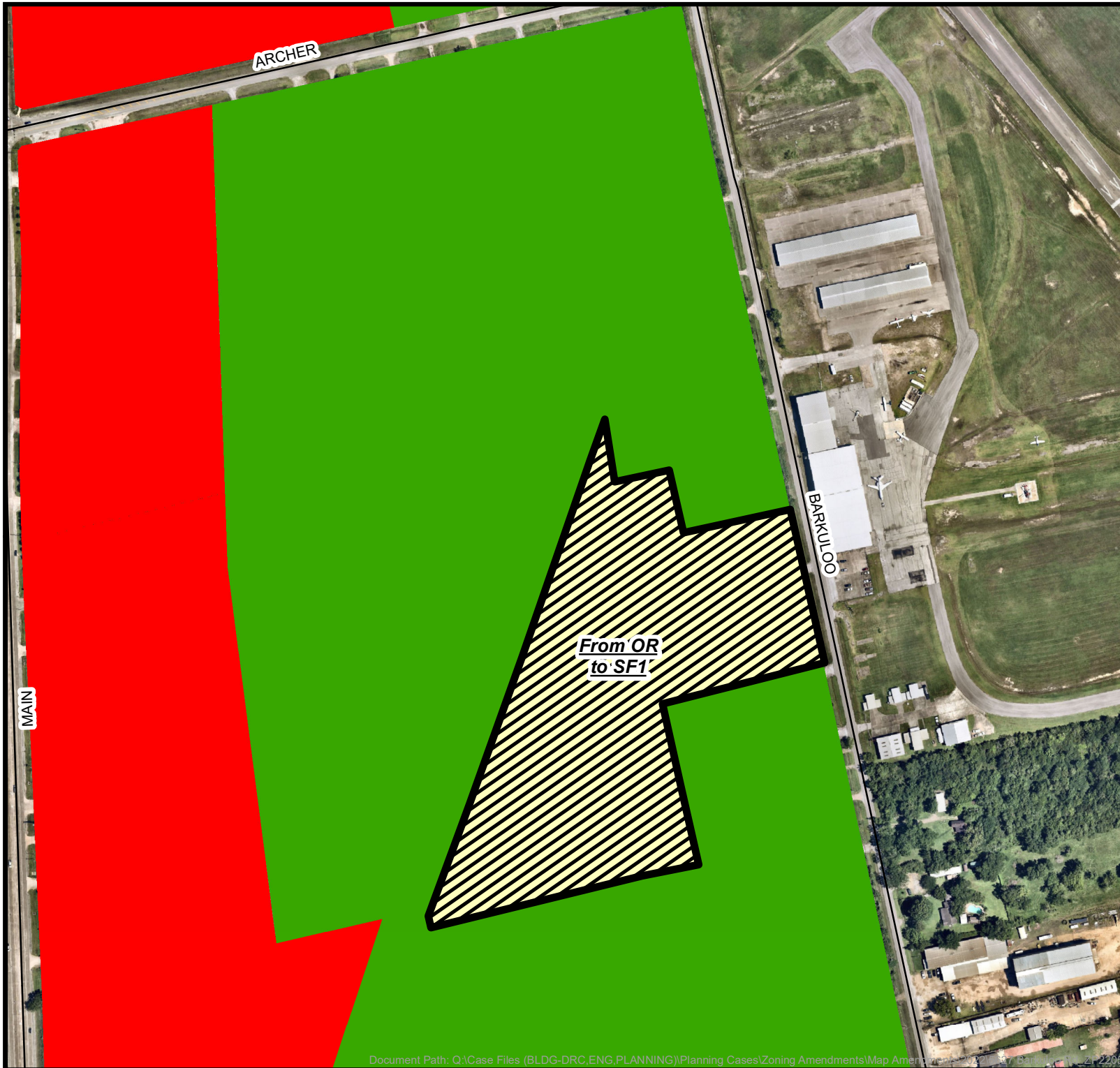


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Date 2022-06-22





# Zoning Map Amendment


Zoning Map

5627 Barkuloo Rd

Approx. 13.26 acres

From OR to SF1


## LEGEND

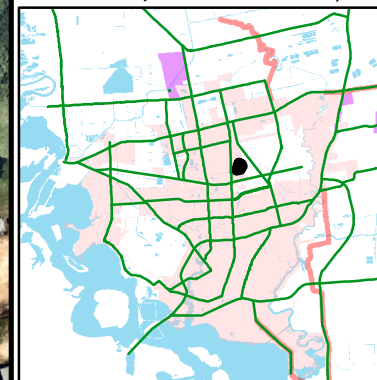
 Subject Property

## ULDC Zoning

### Zoning Districts

 GC (General Commercial)

 OR (Open Space/Recreation)



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1 inch = 333 feet

Date 2022-06-22





**City of Baytown  
Zoning Map Amendment  
Staff Report  
July 19, 2022**

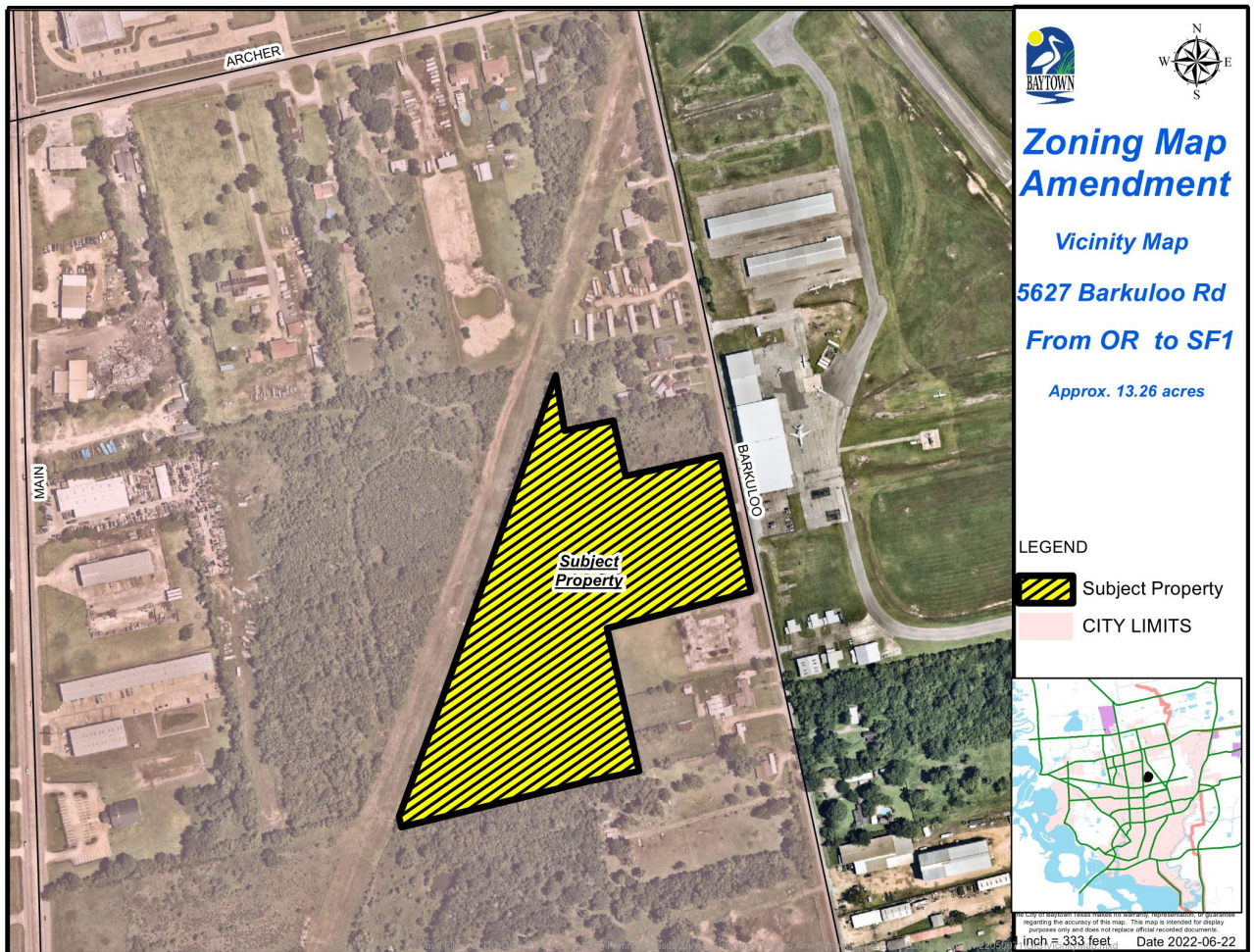
**Plan Number:** ZP22050071

**Address:** 5627 Barkuloo Road Baytown, TX 77521

**Requested Action:** The proposed rezoning of approximately 13.26 acres located at 5627 Barkuloo Road, legally described as Tracts 9, 16 & 17 in the H F Gillette Survey, Abstract 297, Baytown, Harris County, Texas, from Open Space/Recreation (OR) to Low Density Single-Family Residential Dwellings (SF1) Zoning District.

**Applicant:** Jonathan WU – representative of the property owner

**Subject Property:**





### **Parcel Information**

**Current Use:** Residential

**Proposed Use:** Residential

**Future Land Use Plan:** Low Density Residential

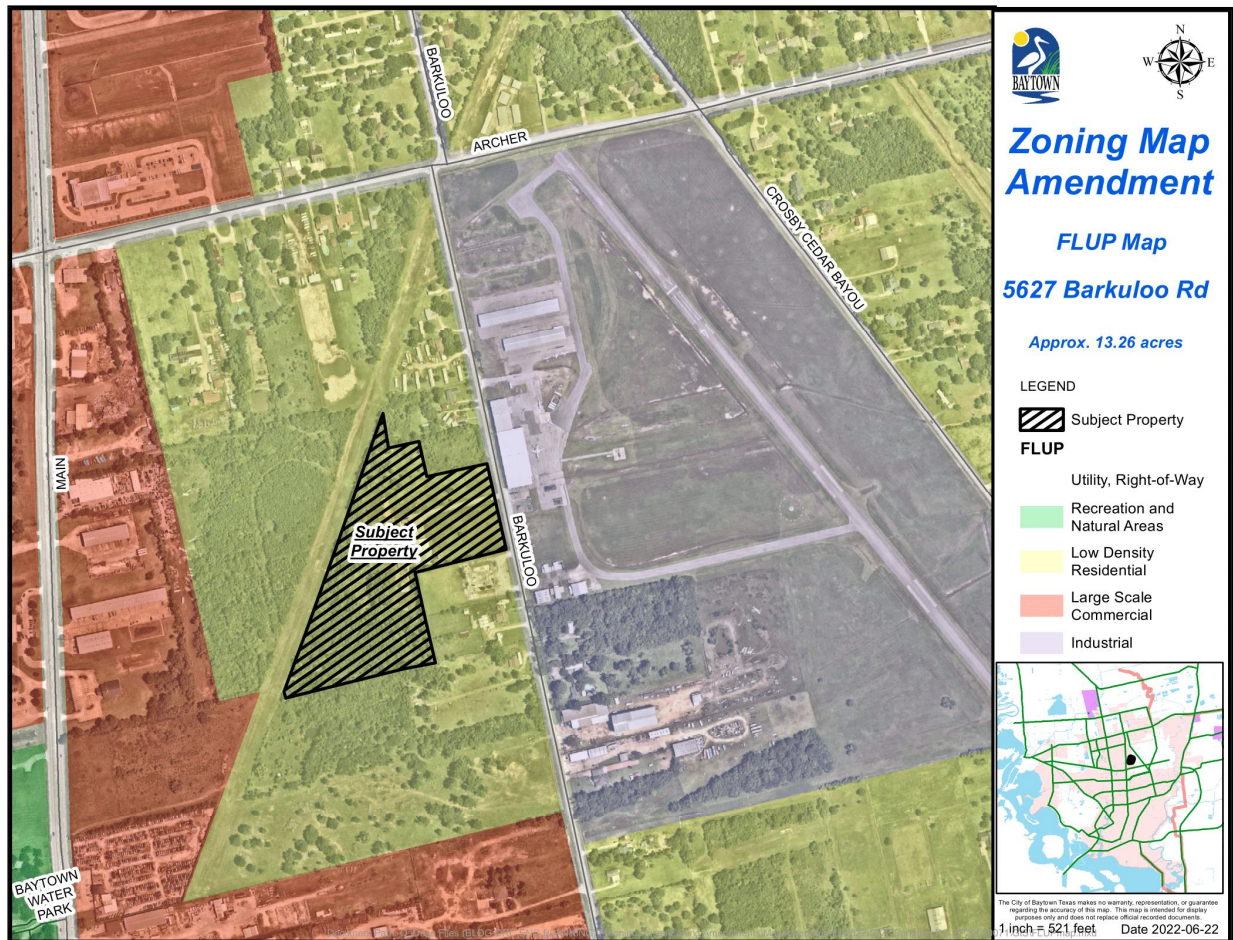
### **Adjacent Parcel Information**

**North:** Residential

**South:** Residential

**East:** Airport

**West:** Vacant/undeveloped

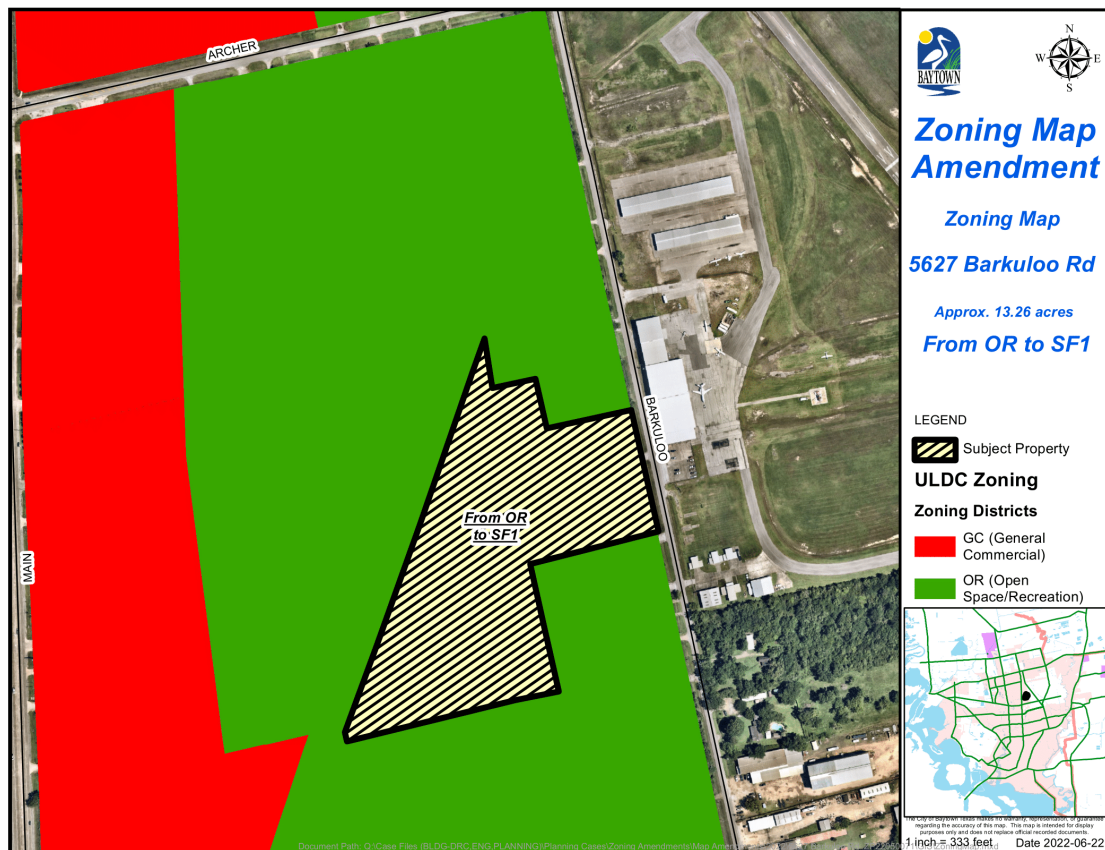


*Future Land Use Plan Map*

### **Staff Analysis (Background):**

The applicant is requesting to rezone the subject property, with an existing residential use, from Open Space/Recreation (OR) to Low Density Single-Family Residential Dwellings (SF1). The proposed rezoning is to allow new residential construction on the property. This property, along with much of the surrounding properties, was involuntarily annexed into city limits in 2017 and was automatically zoned OR. While many of the properties have pre-existing residential uses, they are zoned OR, which does not allow the properties to do any new residential development. If the proposed rezoning request is successful, the subject property will allow new residential development, which is consistent with the established character of the area.





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. The *Baytown 2040 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 Low Density Residential, which supports the rezoning proposal to SF1.

In addition, the proposed rezoning furthers the goals of the Land Use and Development section, in particular Goal 1 “*A fiscally sustainable growth development pattern that considers the implications of new growth on infrastructure*” This rezoning supports Goal 1 as it allows for low density residential development, which is the desired growth pattern of the area according to the FLUP. Low density residential development in this area would represent sustainable growth patterns that are in line with the current and expected infrastructure demands.

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

The proposed residential development is compatible with the surrounding area. Large lot residential development is the primary development in the area which the SF1 zoning district is largely compatible with. SF1 allows for density up to four units an acre, which is well in line with the development patterns seen in the surrounding area. Additionally, the applicant has stated a plan to develop a single-family dwelling that will have similar character to the other large lot residences in the area.



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

It is not anticipated that the proposed project expansion will be detrimental to the health, safety, or general welfare of the 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.

4. **Facilitation of infrastructure.**

City utilities are currently not extended to properties in this area. The planned utility expansion along Barkuloo Road will extend utilities south to East Archer Road within the coming months. Following this expansion, additional utility service will continue south offering property owners along Barkuloo Road, between East Archer Road and East Cedar Bayou Lynchburg Road, the opportunity to connect. Any proposed development and/or expansion will be required to meet all current adopted codes of the City of Baytown to serve the overall development.

5. **There are changed conditions.**

This property was annexed under a city sponsored annexation and placed into the OR zoning district. Although the property is currently used for residential purposes, the OR district will not allow new residential uses and any expansion of the residential activity will not be allowed in the current zoning district. This proposed rezoning to SF1 is aligned with the current conditions of the area and it is supported by the FLUP designation of Low Density Residential.

6. **Effect on natural environment.**

This rezoning will have a limited impact on the natural environment. If the property is developed any further, the City of Baytown Code of Ordinances will govern any environmental impacts. The applicant is required to mitigate adverse impacts by standards contained throughout the City of Baytown Code of Ordinances.

7. **Community need.**

It is important to support continued residential development in all areas of the city; further development in this area with a rezone to a residential use would promote residential growth in this area of the city.

The proposed rezoning supports the FLUP and the Comprehensive Plan. Ensuring that the property is zoned accordingly will aid in the beautification efforts through the implementation of additional regulations such as requiring development and operational performance standards that are designed to enhance the built environment of residential uses.

**Staff Recommendation**

Staff recommends approval of the proposed zoning map amendment.





## **PLANNING AND ZONING COMMISSION**

**4. c.**

**Meeting Date:** 07/19/2022

**Subject:** Zoning Map Amendment from SF2 to NSC

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Lamyaa Salem, Planning and Development Services

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### **Information**

#### **ITEM**

Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 0.33 acres of land located at 315, 319, 325 East Defee Avenue from a Mixed Residential at Low to Medium Densities (SF2) to a Neighborhood Serving Commercial (NSC) Zoning District.

#### **PREFACE**

The applicant is requesting to rezone approximately 0.33 acres of land located at 315, 319, 325 East Defee Avenue, legally described as lots 17&18 and lots 19&20 Block 57 (016&051 Thomas Wright), Goose Creek subdivision, Baytown, Harris County, Texas; and lot 2 Block 11 Long A C, Baytown, Harris County, Texas from Mixed Residential at Low to Medium Densities (SF2) to Neighborhood Serving Commercial (NSC) Zoning District.

The subject property, located south of East Defee Avenue and north of East Texas Avenue, at the southwest corner of North 4th Street and East Defee Avenue. The surrounding area is characterized by residential dwellings and residential zoning to the east, west and north. The subject properties are used for parking to support businesses on North Texas Avenue.

The proposed zone change addresses a community need identified in the Comprehensive Plan.

Supporting documentation is attached for your review.

#### **RECOMMENDATION**

Staff recommends approval subject to the following conditions:

- 1- Properties must be platted.
  - 2- Screening requirements must be met.
  - 3- Properties must comply with setback requirements.
- 

### **Attachments**

Application and Supporting Documents

Vicinity Map

Zoning Map









## ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

**App Date:** 5/23/2022  
**Plan Number:** ZP22050064

**Description:** Rezone from SF2 to NSC

**Parcel:** 05006900000019, 0670430110002, 05006900000017

**Applicant**

Rodolfo L. Lucatero  
2705 Stonehedge drive  
Baytown, TX 77521  
Business: (713) 291-1304

**Owners**

Rodolfo L. Lucatero, and  
Jacob Y. Riser

**Property**

**Legal Description** properties located at 315, 319 and 325 E. Defee Avenue, legally described as lots 17&18 and lots 19&20 Block 57 (016&051 Thomas Wright), Goose Creek subdivision, Baytown, Harris County, Texas, and lot 2 Block 11 Long A C, Baytown, Harris County, Texas.

**Acres** 0.33

**Zoning**

**Current Zoning:** Mixed residential at low to medium densities (SF2)  
**Proposed Zoning:** Neighborhood serving commercial (NSC)

**Use**

**Current Use Type** Parking  
**Specific Current Use**  
**Proposed Use Type** parking to support existing businesses  
**Specific Proposed Use**

**Applicant Statement**

**Explain how the proposed change is consistent with guiding documents**

The future land use plan for this property is to make it into a parking lot.

**Explain how the proposed change is compatible with the surrounding area**

The space will look much cleaner and neater than it did before.

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

It will keep people from parking on the street on Texas Ave.





## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

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

It will keep people from parking on the street on Texas Ave causing less traffic or cluttered streets.

**Explain any changed conditions**

The property will be paved and gated.

**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)**

Storm water management will be made to prevent flooding in connected business.

**Explain how the proposed request will meet community needs**

There will be more parking available for employees of connected business keeping the streets less cluttered.






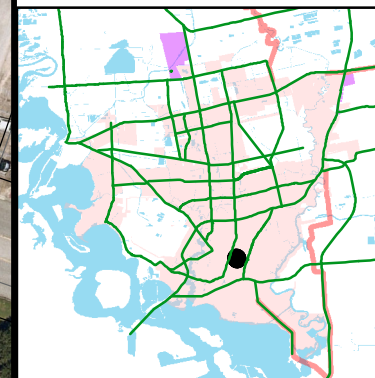
# Zoning Map Amendment

Vicinity Map

**315, 319, 325  
E Defee Ave.**

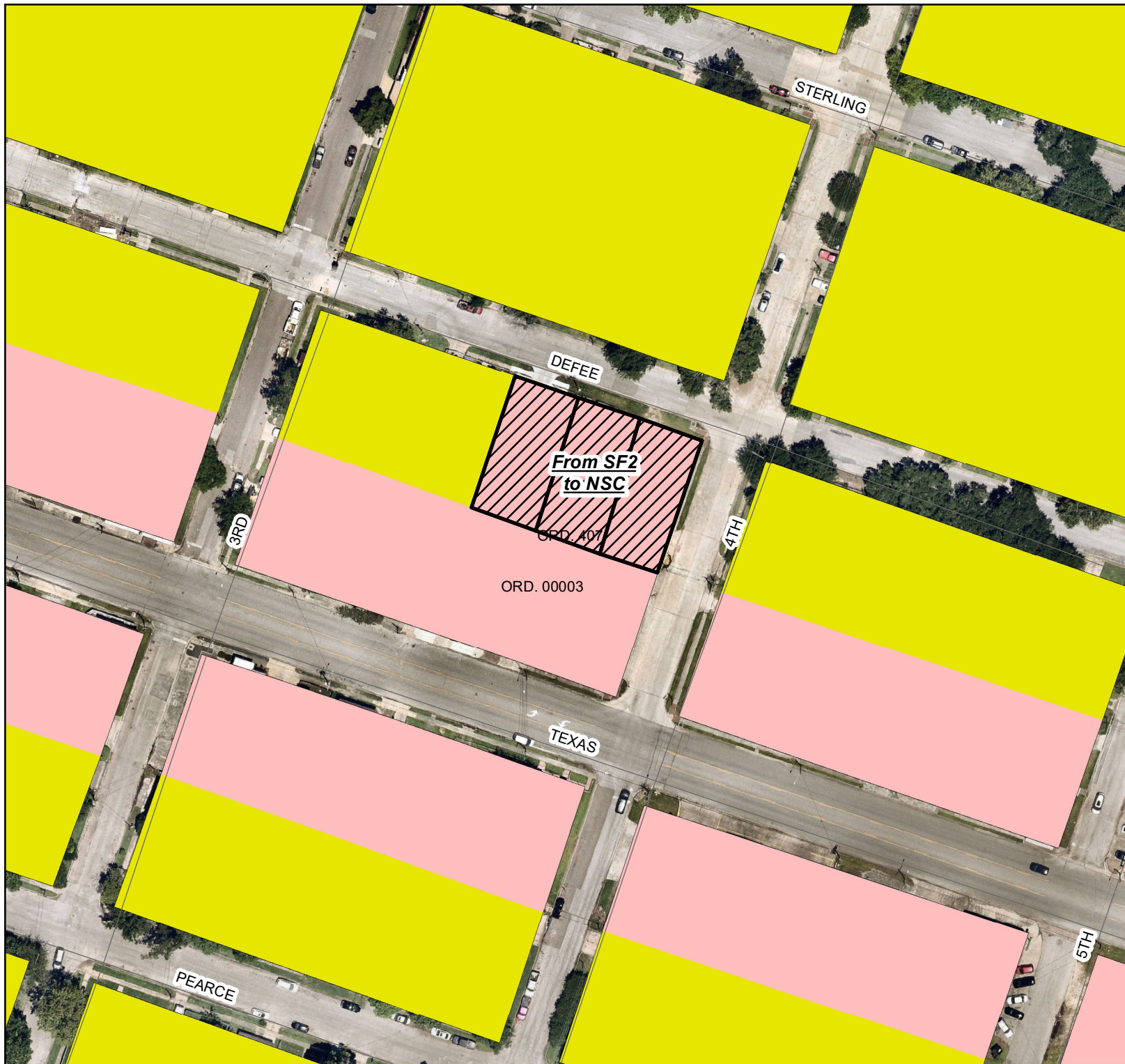
Approx. 0.33 acres

 Subject Properties



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1 inch = 100 feet Date 2022-07-6






# Zoning Map Amendment

## Zoning Map

**315, 319, 325  
E Defee Ave.**


*Approx. 0.33 acres*

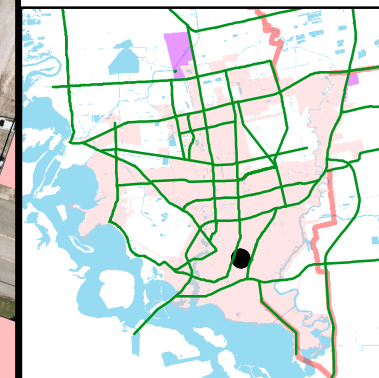
 Subject Properties

### ULDC Zoning

#### Zoning Districts

 NSC (Neighborhood Serving Commercial)

 SF2 (Mixed Res. Low/Med. Density)



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1 inch = 100 feet Date: 2022-07-6






# Zoning Map Amendment

**FLUM**

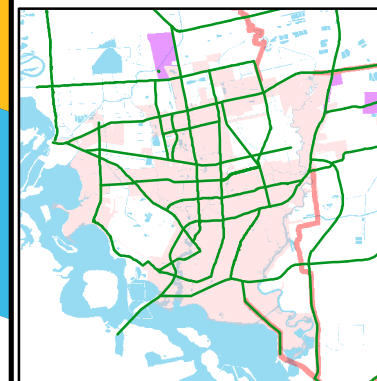
**315, 319, 325  
E Defee Ave.**

*Approx. 0.33 acres*

 Subject\_Properties

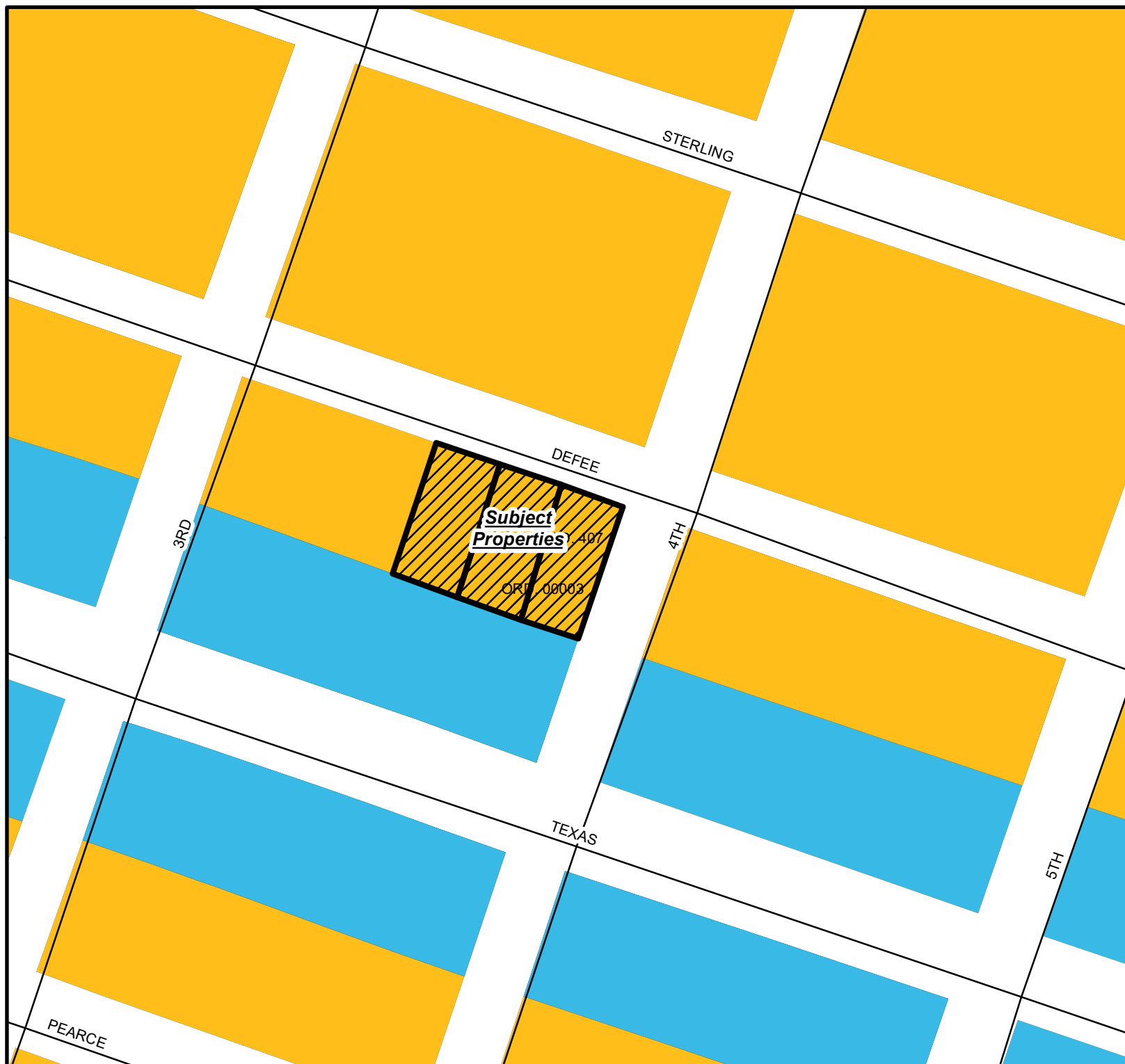
## FLUnew

-  Mixed Density Residential
-  Mixed Use



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## City of Baytown Zoning Map Amendment Staff Report

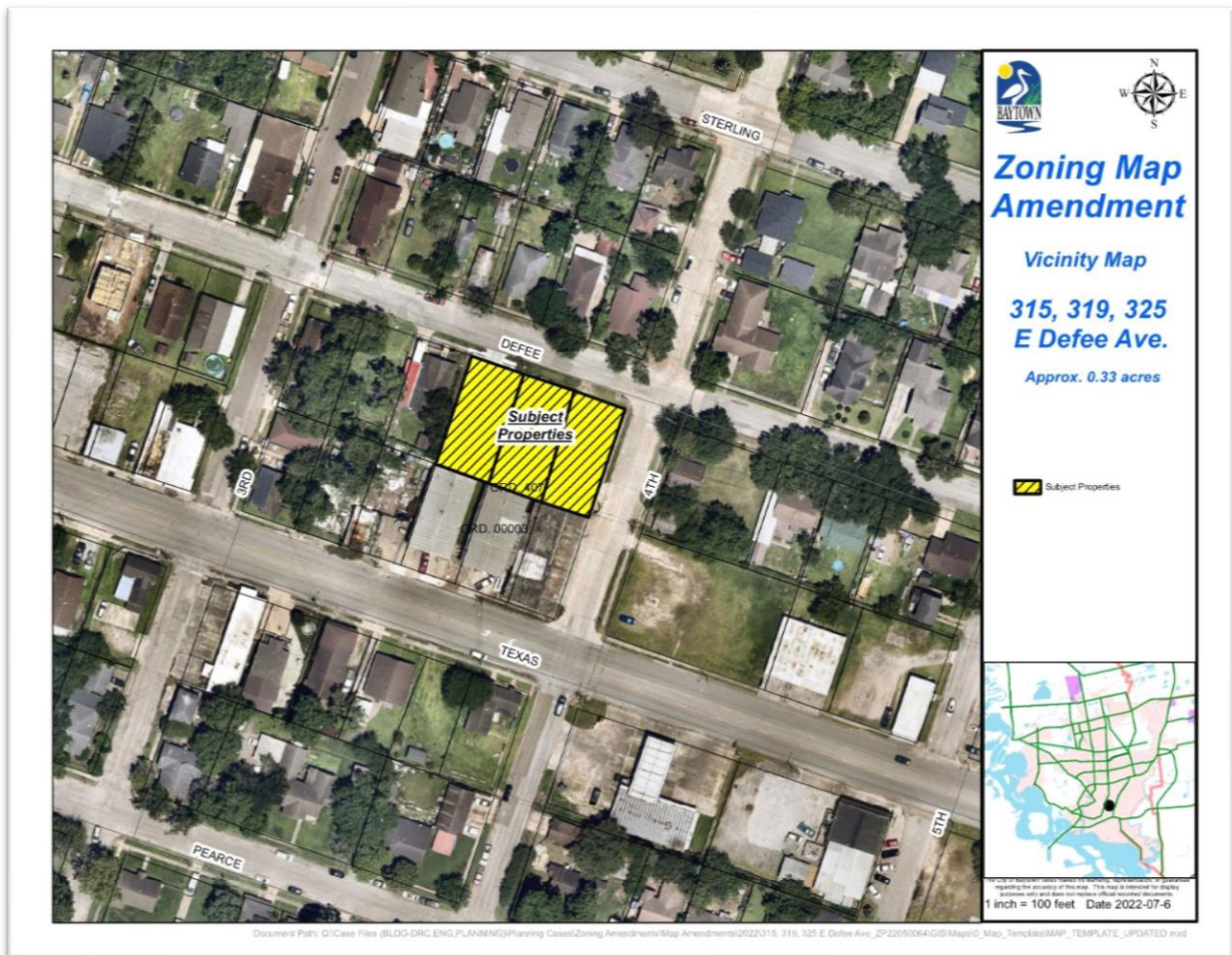
**Plan Number:** ZP22050064

**Address:** 315, 319, and 325 E. Defee Avenue

**Requested Action:** Amendment to the official zoning map to rezone approximately 0.33 acres from Mixed Residential at Low to Medium Densities (SF2) to Neighborhood Serving Commercial (NSC) zoning district.

**Applicants:** Rodolfo Lucatero- Quality Insulation and Scaffold, and Jacob Y. Riser-Riser LLC

**Subject Property:**



*Vicinity Map*

**Parcel Information:**

The subject properties, a total area of 0.33 acres, generally located at the southwest corner of N. 4<sup>TH</sup> Street and E. Defee Ave. is currently used for commercial parking. The surrounding area is characterized by a mix of residential dwellings to the east, west, and north, and existing Neighborhood Serving Commercial (NSC) to the south.



**Parcel Information:**

**Current Use:** Parking for adjacent businesses

**Proposed Use:** Parking for adjacent businesses

**Future Land Use Plan:** Mixed Density Residential

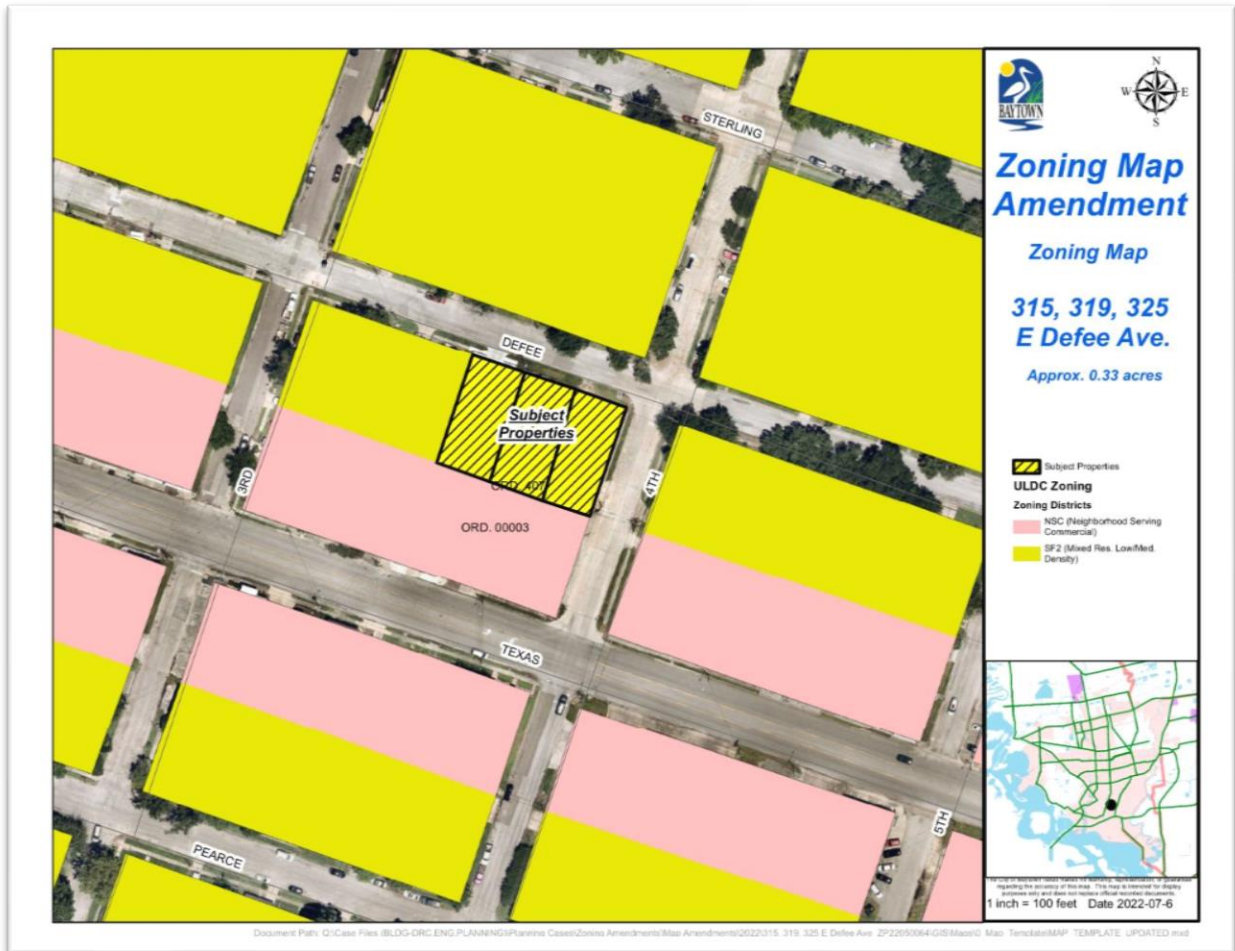
**Adjacent Parcel Information:**

**North:** Right of way and Mixed residential at low to medium densities (SF2)

**South:** Neighborhood serving commercial (NSC)

**East:** Right of way and Mixed residential at low to medium densities (SF2)

**West:** Mixed residential at low to medium densities (SF2)



*Zoning Map*

**Staff Analysis:**

The applicants of the three subject properties are requesting to rezone the subject properties, which are used for commercial parking, from SF2 to NSC zoning district to allow for parking use associated with applicants' properties fronting on E. Texas Ave. that would support their existing businesses. As defined in the ULDC, Article II, Division 2 Sec. 2.04, the NSC district is "intended to accommodate commercial uses adjacent to a residential neighborhood and not accommodate regional commercial uses. The neighborhood serving commercial district is designed or intended to improve traffic flow and provides the option of pedestrian activity from dwelling units to the neighborhood commercial uses." NSC permits a variety of general retail, repair businesses, manufacturing(custom), medical facilities and offices.



The owner of the property located at 310 E. Texas Ave. (Auto body shop) bought the neighboring property to the rear (315 E. Defee) on 11/2021 and has been using the new property for employee and customer parking to support the business on Texas Ave. The owner of both properties located at 316 (industrial upholstery) and 322 E. Texas Ave. (personal finance business) has owned the adjacent properties at the rear on 319 and 325 E. Defee since 2012 and also has been using the properties fronting on E. Defee for parking.

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 Baytown 2040 Comprehensive Plan, approved by City Council on May 26, 2022, is a policy document that sets forth a City's long-range planning policies in order to reflect the aspirations and values of residents, property owners, businesses and organizations within the community. The Comprehensive plan provides guidance for the City's zoning map and related decisions (zone change requests, variance applications, etc.). The Future Land Use Map (FLUM) graphically illustrates general future land uses based upon the recommendations made throughout the City's Comprehensive Plan. The FLUM designates the subject property as "Mixed Density Residential".

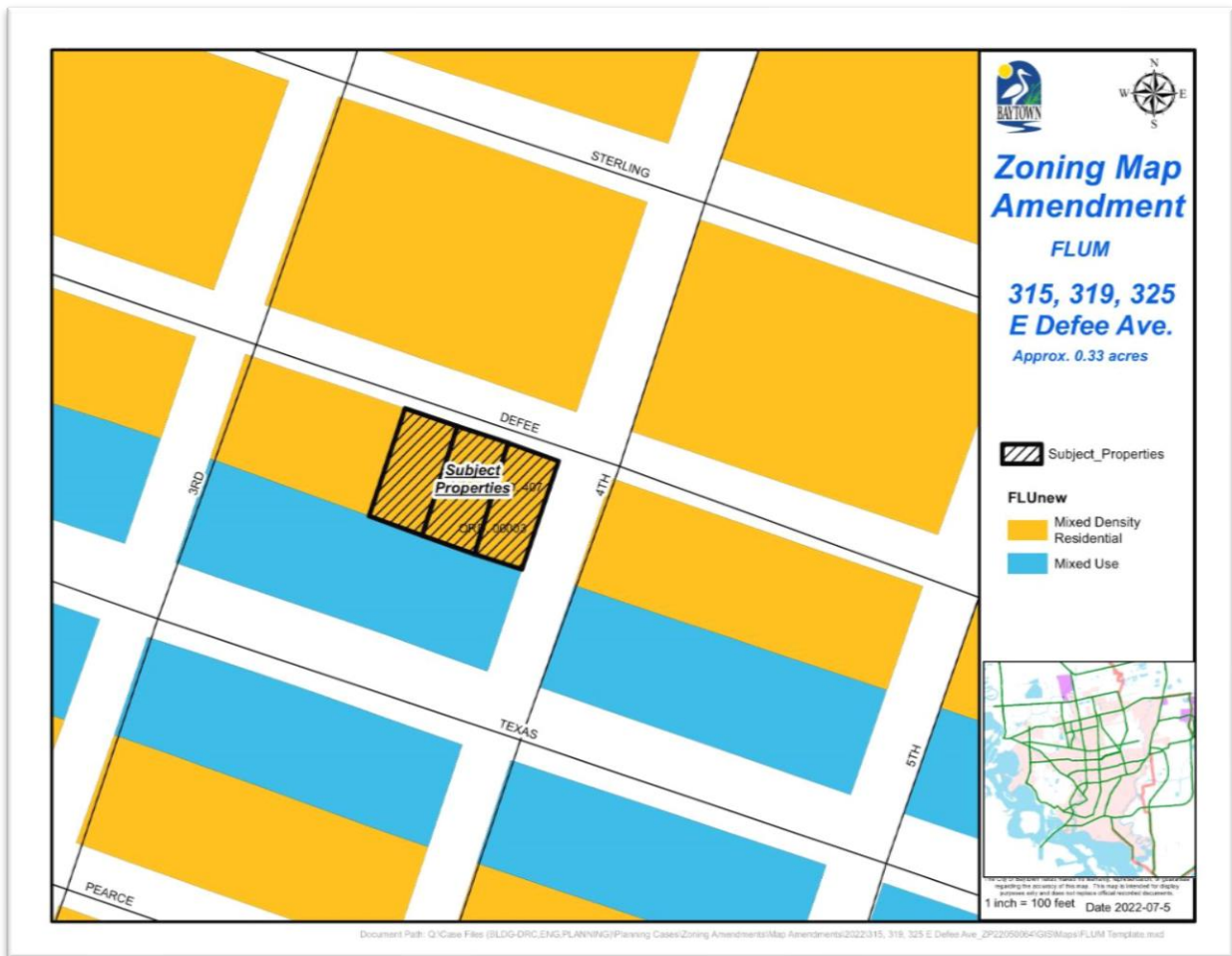
According to the 2040 Comprehensive Plan, Mixed Density Residential offers a mix of housing types and densities. The density of such areas permits between 6 and 23+ dwelling units per acre depending on the mix of building types and location of the housing as specified by zoning.

- Primary Land Use Types in Mixed Density Residential: conservation subdivisions, detached residential dwellings, attached residential dwellings, patio homes or other small-lot housing types with common walls, accessory dwelling units (attached and detached), and multi-family developments.
- Secondary Land Use Types in Mixed Density Residential: public/institutional uses, parks and public spaces, and neighborhood scale commercial that meets location criteria for this use.

The 2040 Comprehensive plan identifies the location criteria for "Neighborhood Scale Commercial" as the following:

- Should be located at the entrance to or with convenient access to an adjacent residential neighborhood (such as within a quarter to a half mile walking distance), or
- Should be located at the intersection of a collector street and an arterial roadway, or
- Should be located at the intersection of two arterial roadways, or
- Should be an extension of an established commercial area that does not conflict with adjacent residential uses, regardless of if located at an intersection.





*FLUM Map*

The subject properties are: 1) adjacent and across from a residential neighborhood, 2) at the intersection of two collector roads and 100 feet away from an arterial road, 3) the proposal is considered an extension of the existing established commercial uses on E. Texas Ave. As such, the proposed zoning change of the subject properties from SF2 to NSC meets the secondary use locational criteria for neighborhood scale commercial and is consistent with the 2040 comprehensive plan guidance and the FLUM designation.

Business Needs: Increased economic activity grows Baytown's tax base, allowing the city to provide the infrastructure and services desired by residents and businesses.

The 2040 comprehensive plan Economic Development goals:

- Goal ED1: An economically resilient and diversified business environment that encourages entrepreneurs and local business start-ups to serve potential growth markets,
- Goal ED2: A continued focus on Baytown's existing economic assets, including historic neighborhoods and corridors such as Texas Avenue, natural resources, industrial facilities and the waterfront.

The owners of the subject properties are looking to sustain and grow their businesses in Baytown and are using the subject properties to provide parking spaces for their employees and customers as their businesses grow. One of the comprehensive plan Strategic Action Priorities (SAP) is to evaluate long-standing vacant properties/buildings to identify necessary code or zoning designation changes based on frequent use requests,



size/appropriateness of the property to the uses contained in the underlying zoning district, and this plan's Future Land Use Map.

Based on the number of properties involved in the subject zoning change request with different business types in the vicinity and the existing business needs, it's planning staff's opinion that a zoning designation change is necessary for this area and will advance the goals of the 2040 comprehensive plan.

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

The ULDC, Article III, Division 5, Sec. 3.14 states that "New development that is zoned NSC and located adjacent to a property zoned OR, UN, SFE, SF1, SF2, MF1 or MF2 shall meet all the requirements of the property development standards table in article three, division 1 of the ULDC and install a minimum of a six-foot-tall opaque screen between any property zoned OR, UN, SFE, SF1, SF2, MF1 or MF2". Existing condition of the subject properties encompasses unmarked and unscreened vehicle parking adjacent to existing SF2 zoning district and is also visible from the right of way. The proposed zoning change request from SF2 to NSC will facilitate the provision of screening from adjacent residential properties, and will maintain the required setbacks to property lines.

The proposed rezoning of the subject property from SF2 to NSC is considered compatible with the surrounding area so long as screening and required setbacks are provided as mentioned above. Compatible zoning districts with NSC category include single family estate (SFE), low density single-family residential (SF1), medium density mixed residential (MF1), and open space/recreation (OR).

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

It is not anticipated that the proposed NSC zoning district and the proposed use would be detrimental to the health, safety, or general welfare of the general area. The subject properties must come into compliance with the code through platting of each property with its associated business fronting on E. Texas Ave. A plat will be necessary to develop the subject properties and will allow for the proper use of lands for parking. Upon zoning map amendment approval, the 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.

4. **Facilitation of infrastructure.**

The owner of 315 E. Defee Ave. has constructed a concrete sidewalk which will eventually connect to the existing sidewalk on the south side of E. Defee Ave., however, the newly concrete paving will have to comply with the ULDC development standards with respect to setbacks from property lines. The applicants of the subject properties will have to comply with the setbacks and screening requirement from the right of way and adjacent residential dwellings.

5. **There are changed conditions.**

The owner of the subject properties located at 319 and 325 E. Defee acquired the subject properties in 2012 and has not come forward with any residential development plans. Also, the owner of the subject property located at 315 E. Defee acquired the property in 2021 with the intention of using the property to support business needs on E. Texas Ave. It is not anticipated that the subject properties will develop as residential homes, and therefore, it is important to regulate the use of the subject properties and ensure compatibility to adjacent



residential dwellings as well as parking needs to support businesses fronting E. Texas Ave. The applicants of the subject properties must comply with the setbacks and screening requirements from the right of way and adjacent residential dwellings. The newly constructed parking lot at 315 E. Defee must come into compliance with the city ordinance with respect to 1) development standards for parking spaces and width of drive aisle, 2) setback from property lines, and 3) screening requirements to adjacent residential dwelling and right of way.

6. **Effect on natural environment.**

Although it is not anticipated that the subject zoning change request will be detrimental to the natural environment, the request for zoning change will facilitate property improvement to existing condition on E. Defee Avenue. However, the applicant is required to mitigate any adverse impacts on the natural environment and surrounding developments by implementing standards contained throughout the City of Baytown Code of Ordinances.

7. **Community need.**

The applicants' businesses fronting E. Texas Ave. need parking spaces for their employees and customers. The existing condition in the vicinity lacks on-street parking which necessitates the need to accommodate the traffic for safety and convenience of residents and customers.

**Staff Recommendation:**

Staff recommends approval subject to the following conditions:

- 1- Properties must be platted.
- 2- Screening requirements must be met.
- 3- Properties must comply with setback requirements.



## PLANNING AND ZONING COMMISSION

4. d.

**Meeting Date:** 07/19/2022

**Subject:** Zoning Map Amendment from OR to GC

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Francesca Linder, Planning and Development Services

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### **Information**

#### **ITEM**

Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 25.20 acres generally located at the southeast intersection of Sjolander Road and IH-10 from Open Space/Recreation (OR) to General Commercial (GC) Zoning District.

#### **PREFACE**

The applicant is requesting to rezone approximately 25.20 acres, legally described as a tract of land out of the William Bloodgood Survey, Abstract No. 4, Baytown, Harris County, Texas, from Open Space/Recreation (OR) to General Commercial (GC) Zoning District.

City Council approved a Development Agreement for the subject property during a 2017 unilateral annexation. The Development Agreement permitted the subject area to retain its extraterritorial status for up to seven years or until any type of subdivision plat was submitted, development occurred, or if the property lost its agricultural, wildlife management, or timber use exemption. The subject property was annexed into the city in 2021 due to a temporary development occurring. When annexed, the subject property was automatically zoned OR, the most restrictive zone for development. The zoning amendment will rezone the subject property from OR to GC.

The subject property is currently vacant. The surrounding area is characterized by a mix of residential dwellings, commercial businesses, and open space; the neighboring properties to the north, west, and south are designated GC.

The request is consistent with the existing zoning and uses of the surrounding area. The proposed zone change addresses a community need identified in the Comprehensive Plan's Land Use Policies.

Supporting documentation is attached for your review.

#### **RECOMMENDATION**

Staff recommends approval of the zoning map amendment.

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### **Attachments**

Application and Supporting Documents  
Vicinity Map







## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

**App Date** 6/10/2022

**Plan Number** ZR21060080

**Description** Rezone from OR to GC

**Parcel** 0401680000163

<b><u>Applicant</u></b>	<b><u>Owner</u></b>
Tiffany Foster	AMA Bay, LLC
4730 Mohegan Court	17 E 89 <sup>th</sup> St. Apt 4a
Baytown, TX 77521	New York, NJ 10128

**Pre-Application** N/A

**Property**  
Legal Description Approximately 25.2 acre tract of land out of the William Bloodgood survey, abstract no. 4, Harris County, Texas

**Acres** 25.20

**Zoning**  
Current Zoning: Open space/recreation (OR)  
Proposed Zoning: General commercial (GC)

**Use**  
Current Use Type Vacant  
Specific Current Use Vacant  
Proposed Use Type Commercial  
Specific Proposed Use Undetermined commercial

### **Applicant Statement**

#### **Explain how the proposed change is consistent with guiding documents**

The proposed development is for an approximately 25-acre tract at the southeast corner of Interstate 10 (East Freeway) and Sjolander Drive. This area was recently annexed and was automatically zoned as the most restrictive, Open Space Recreation (OR) upon annexation.

The Baytown Comprehensive Plan 2040 designates the subject property as Large Scale Commercial on the Future Land Use Plan (FLUP). This designation accommodates commercial retail, office and service uses, restaurants, entertainment, medical, and big boxes, such as grocery or clothing stores. Properties can be developed in a campus-like setting with interdependent and





## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

complimentary uses or as smaller neighborhood scale properties. The General Commercial (GC) zoning district is consistent with the FLUP.

Developments within the Large Scale Commercial FLUP designation should be located along major roadways for high visibility and accessibility. The Major Thoroughfare Plan designates Interstate 10 as a freeway and Sjolander as an existing major arterial. This makes the tract optimal for commercial development. Needlepoint bounds the southern border of the tract and is designated as an existing collector. However, due to a pipeline corridor, Needlepoint will most likely not be used for any vehicular access.

Additionally, the subject tract is within one of the City's Special Planning Areas. This means it is within a key Gateway corridor for in-depth planning. The Comprehensive Plan, along with the Unified Land Development Code, addresses the City's desire for orderly growth. The rezoning of approximately 25 acres for commercial development would be consistent with the City's guiding documents to include platting, engineering, and building standards.

### **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 Interstate 10. The area directly to the west across Sjolander along Interstate 10 is zoned for Light Industrial and currently under construction for a logistics and warehousing business park. There is an existing small GC zoned property at the southwest corner of Interstate 10 and Sjolander, which houses a convenience store. The property directly to the east was recently zoned as Light Industrial to construct a tilt-wall warehouse. There is a small GC zoned property south of the subject tract along Needlepoint adjacent to the existing residential zoned properties also along Needlepoint. The 40-foot pipeline corridor on the southern border and along Needlepoint provides a natural setback between any development and the residential zoned land to the south. This proposed change would allow complimentary commercial uses for the interstate and could serve the area businesses and homes.

### **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 commercial development. A turning lane can be constructed on Sjolander to ensure safety for entering/exiting the commercial area. There may be a dedication of land for future right-of-way widening on Sjolander. Other improvements to ensure safety can be employed based on a traffic impact statement for the intersection. There are at least two existing fire hydrants in the area for fire control. All development will adhere to the City's development codes to ensure the health, safety, and general welfare for residents.



## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

### **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 a 30-inch PVC sanitary main on the west side of Sjolander with three existing manholes. The property is served by the Northeast District wastewater treatment plant. A 12-inch PVC waterline is on the east side of Sjolander directly adjacent to the property and another 12-inch PVC waterline on the north side of the property along Interstate 10. With each building plan, the appropriate size and connection points for utilities will be evaluated and impact fees will be assessed. There are existing stormwater pipes on Interstate 10 and Sjolander to potentially service the property. Additionally, there are two driveways with 18-inch culverts to help facilitate drainage along Sjolander. All of the existing drainage and driveway facilities will be evaluated for improvements during the design phase. Detention will be provided onsite to serve the entire development.

### **Explain any changed conditions**

The property was recently annexed into the City and zoned as Open Space Recreation, which is the most restrictive zoning category. In order to develop the property, it must be rezoned to an appropriate zoning district. Although, there are no specific uses at this time, the intent is to construct one or more commercial uses to support the surrounding residential and light industrial properties.

### **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 surface area and landscaping within and along the perimeter. There will also be adequate buffering and setbacks from the existing residential area. Additionally, the built structures and required landscaping will absorb noise from Interstate 10 to the southern residential development. McGee Gully borders the east and Harris County will evaluate if any mitigation efforts are necessary to protect the 60' drainage easement. 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 commercial development on a major east/west corridor. The surrounding area along Interstate 10 is zoned Light Industrial and this potential General Commercial zoned land would allow non-industrial support businesses for the industry. It will also provide retail, commercial, and services for the residential

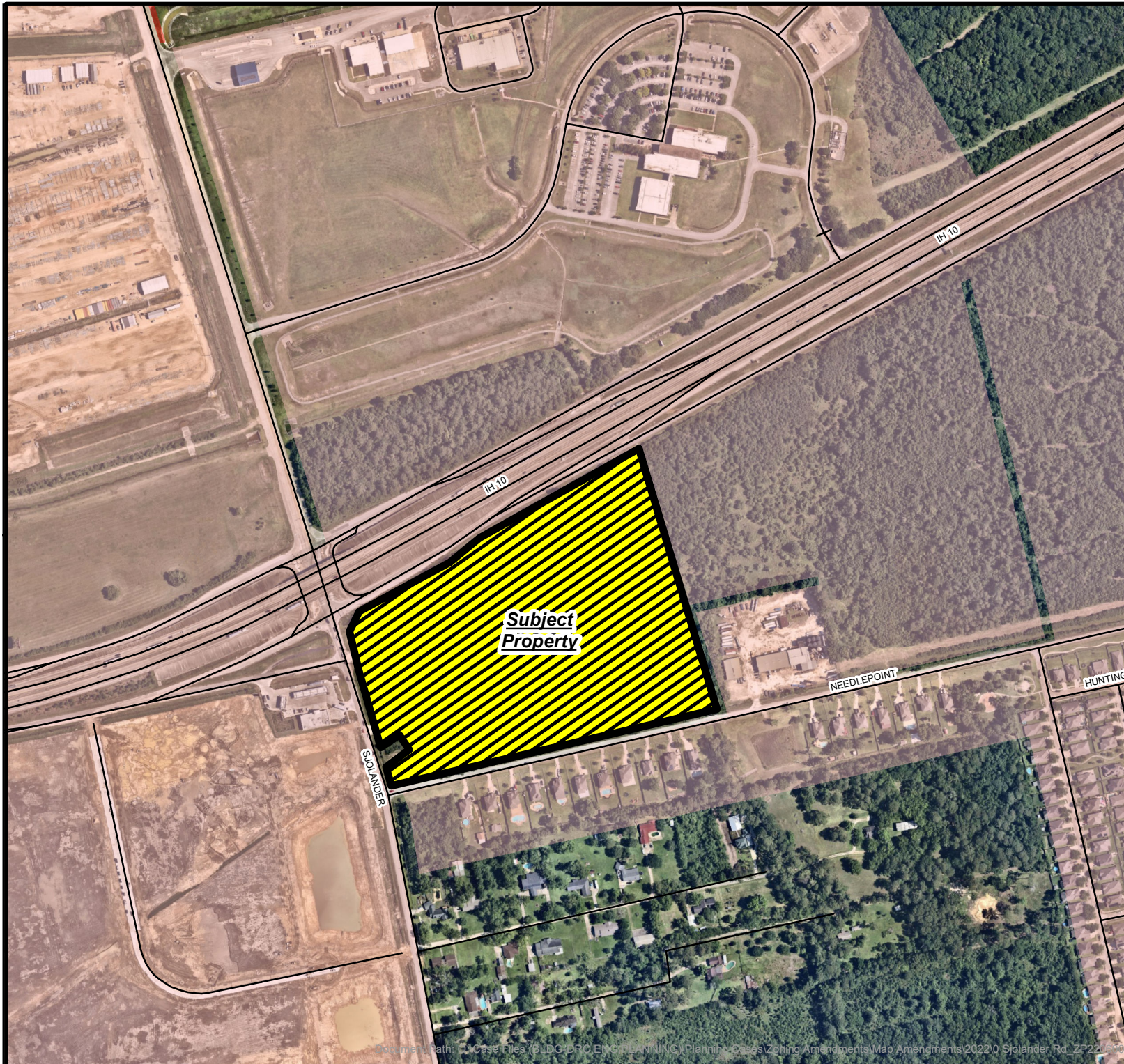




## **ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN**

to the south. Currently, residents must travel about a mile east to SH 146 or west to N. Main for general commercial services.





# Zoning Map Amendment

Vicinity Map

**0 Sjolander Rd**

*Approx. 25.20 acres*

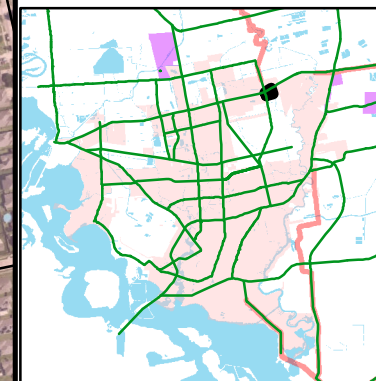


Subject  
Property

## City Limits

CITY

StripAnnex



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 = 521 feet

Date 2022-07-07






# Zoning Map Amendment

FLUP Map

**0 Sjolander Rd**

*Approx. 25.20 acres*

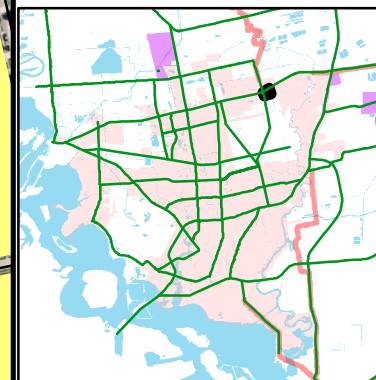
 Subject Property

**FLUP**

 Low Density  
Residential

 Large Scale  
Commercial

 Industrial



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1 inch = 521 feet

Date 2022-07-07



# Zoning Map Amendment

## Zoning Map

### 0 Sjolander Rd






Approx. 25.20 acres

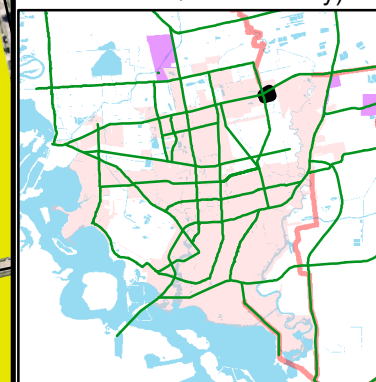


Subject Property

## ULDC Zoning

### Zoning Districts

-  GC (General Commercial)
-  LI (Light Industrial)
-  OR (Open Space/Recreation)
-  SF1 (Low Density Single-Fam. Res.)
-  SF2 (Mixed Res. Low/Med. Density)



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1 inch = 521 feet

Date 2022-07-07





**City of Baytown**  
**Zoning Map Amendment**  
**Staff Report**  
**July 19, 2022**

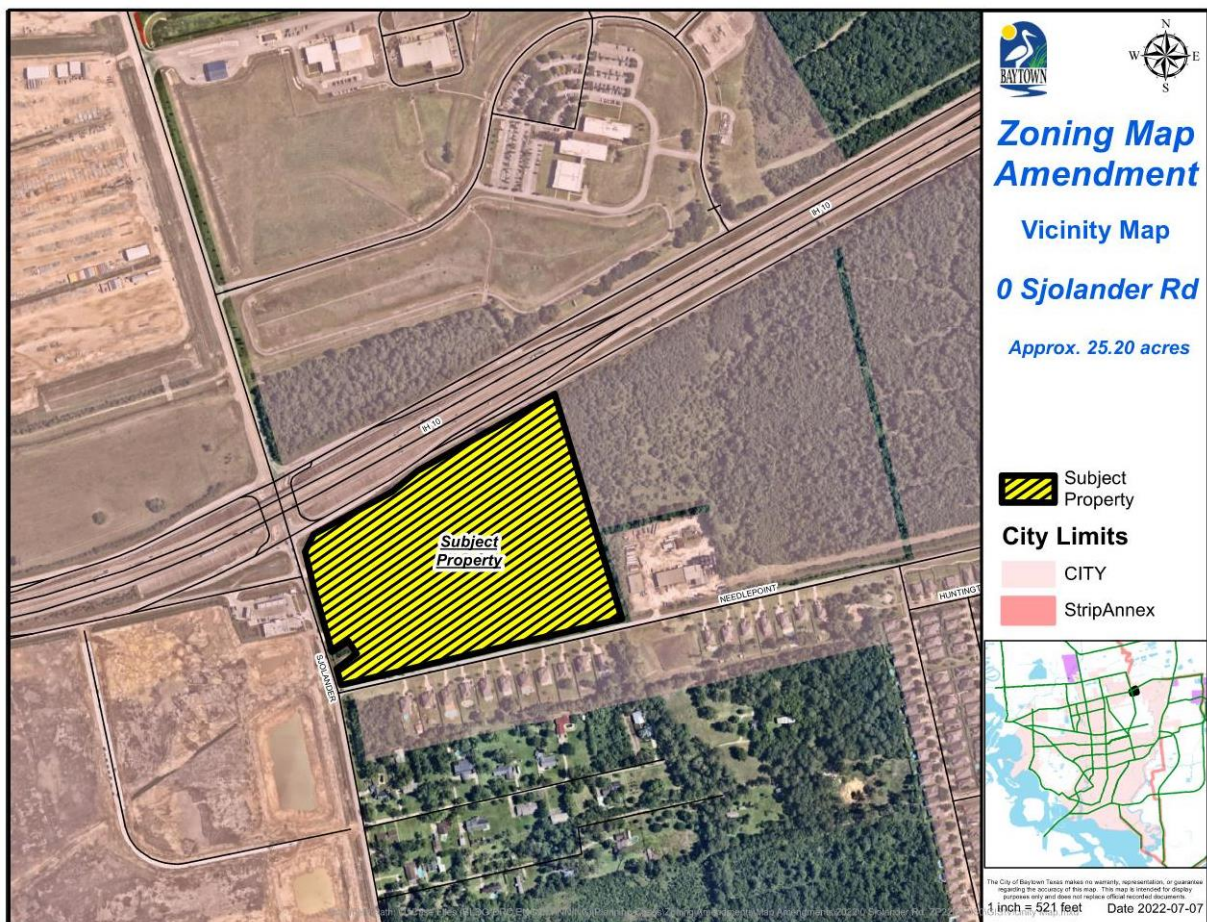
**Plan Number:** ZR21060080

**Address:** Southeast intersection of Sjolander Road and IH-10

**Requested Action:** The proposed rezoning of approximately 25.20 acres generally located at the southeast intersection of Sjolander Road and IH-10, legally described as a tract of land out of the William Bloodgood Survey, Abstract No. 4, Baytown, Harris County, Texas, from Open Space/Recreation (OR) to General Commercial (GC) Zoning District.

**Applicant:** Tiffany Foster, on behalf of Lloyd Heller

**Subject Property:**



### **Parcel Information**

**Current Use:** Vacant

**Proposed Use:** General Commercial

**Future Land Use Plan:** Large Scale Commercial

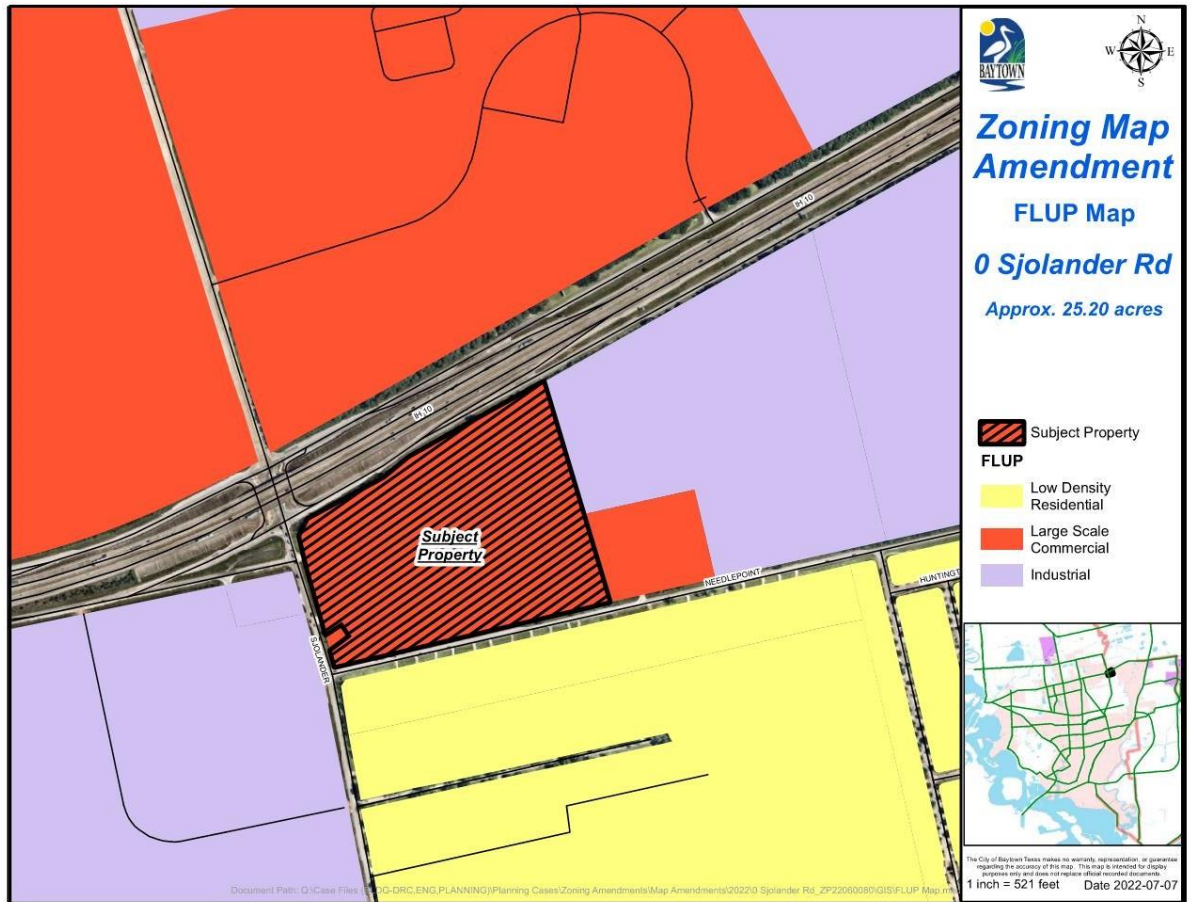
### **Adjacent Parcel Information**

**North:** Vacant/Commercial

**South:** Residential

**East:** Vacant/Industrial

**West:** Commercial/Logistical Warehousing

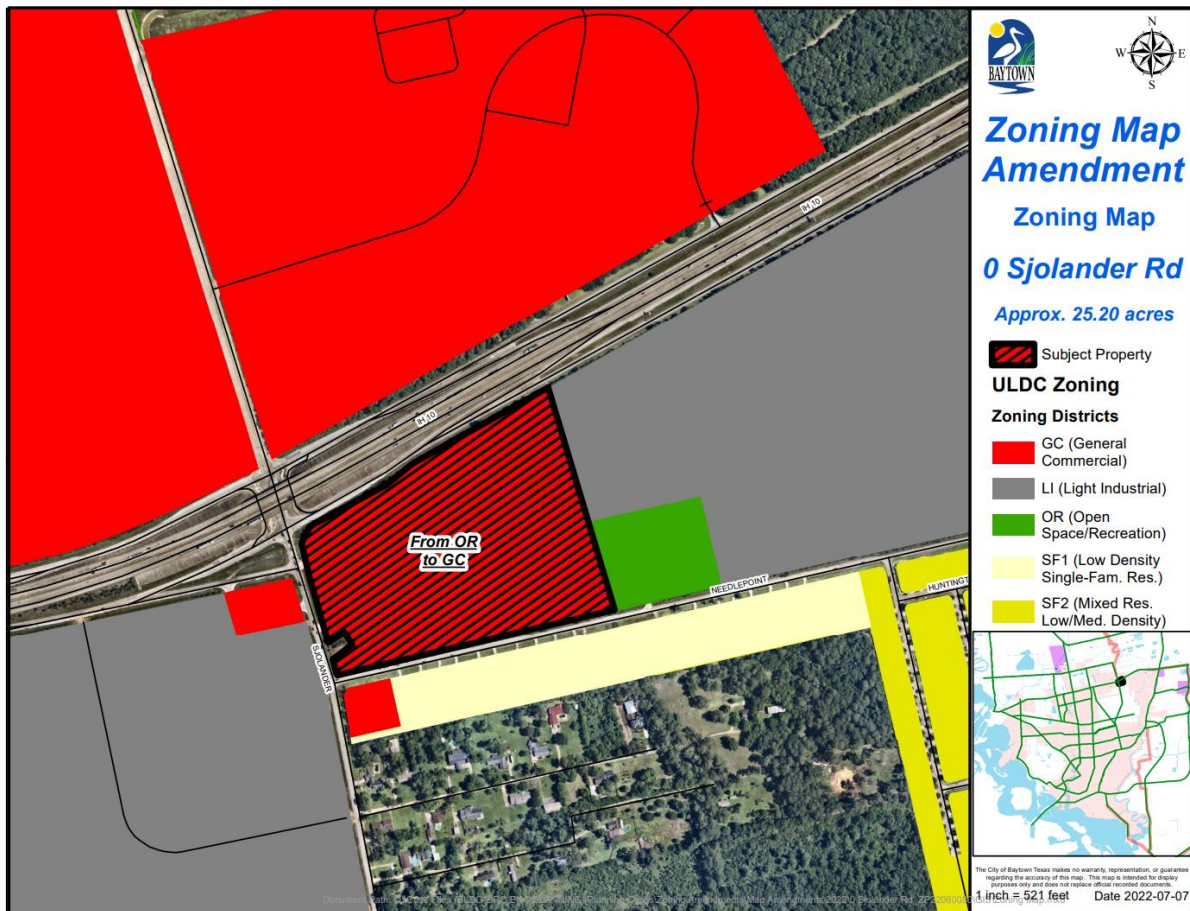


*Future Land Use Plan Map*

### **Staff Analysis (Background):**

The applicant is requesting to rezone the subject property from Open Space/Recreation (OR) to General Commercial (GC). City Council approved a Development Agreement for the subject property during a 2017 unilateral annexation. The Development Agreement permitted the subject area to retain its extraterritorial status for up to seven years or until any type of subdivision plat was submitted, development occurred, or if the property lost its agricultural, wildlife management, or timber use exemption. The subject property was annexed into the city in 2021 due to a temporary development occurring. When annexed, the subject property was automatically zoned OR, the most restrictive zone for development. At this time, the applicant is not proposing a specific use for the property.





Zoning Map

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. The *Baytown 2040 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 large scale commercial, which supports the rezoning proposal to General Commercial (GC).

In addition, the proposed rezoning furthers the goals of the Growth Capacity section, in particular Goal 1: “A pattern of development that manages growth in a way that adds value to the city, serves the needs of residents and businesses and minimizes adverse impacts on the environment.” This rezoning supports Goal 1 due to its allowance for commercial and/or retail development, which is the desired future growth pattern of the area according to the FLUP.

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

The proposed zoning, GC, is generally compatible with the existing uses in this area. All of the properties at the intersection of Sjolander Rd and IH-10 are zoned GC. Much of the

remaining surrounding area is vacant and zoned for GC or Light Industrial (LI) use; however, there are two exceptions. To the east of the subject property, is a five-acre tract that was unilaterally annexed in 2017 and is zoned Open Space/Recreation, but operates as an Environmental Services business. To the south of the subject property is residential development. The Unified Land Development Code (ULDC) does require compatibility measures between the residential development and future development on the subject property that would mitigate impact of the proposed use by requiring a 20-foot open space buffer and a minimum of six-foot opaque screening.

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

It is not anticipated that the proposed zoning will be detrimental to the health, safety, or general welfare of the 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.

4. **Facilitation of infrastructure.**

City utilities are currently available at the subject property. Any proposed development and/or expansion that may be necessary will be required to meet all current adopted codes of the City of Baytown to serve the overall development.

5. **There are changed conditions.**

The subject property was annexed into the city in 2021 and automatically zoned OR, the most restrictive zoning district. The property must be rezoned for future development.

6. **Effect on natural environment.**

This rezoning will have a limited impact on the natural environment. When the property is developed, the City of Baytown Code of Ordinances will govern any environmental impacts. The applicant is required to mitigate adverse impacts by standards contained throughout the City of Baytown Code of Ordinances.

7. **Community need.**

The proposed rezoning would allow for the development of any use permitted within the General Commercial zoning district. This could allow development that would support adjacent land uses including retail and commercial uses.

**Staff Recommendation**

Staff recommends approval of the proposed zoning map amendment.





## **PLANNING AND ZONING COMMISSION**

**5. a.**

**Meeting Date:** 07/19/2022

**Subject:** Text Amendment for ULDC

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Christopher Chavis  
Planning and Development Services

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### **Information**

#### **ITEM**

Conduct a public hearing and consider proposed text amendments to the Unified Land Development Code of the City of Baytown to consolidate certain land development ordinances.

#### **PREFACE**

After adopting its new Comprehensive Plan, the City of Baytown is preparing to update the Unified Land Development Code (ULDC) to assure that the ordinances that govern development will result in the longer-term changes that are suggested by the plan. Before, pursuing the overhaul of the ULDC, the various development ordinances must be put into one document.

The proposed text amendment will better coordinate the various development regulations. By reorganizing certain land development regulations into a large section of the Code of Ordinances, staff will reduce conflicts and redundancies, while also improving the customer's ability to navigate and read the requirements of the Code of Ordinances. The text amendment includes adds the following section of the Code of Ordinances to the ULDC:

- 1) Chapter 18 - Buildings and Building Regulation - Article XIV. Landscaping;
- 2) Chapter 112 - Off-street parking and Open Space Areas;
- 3) Chapter 118 - Signs
- 4) Chapter 126 - Subdivisions; and

#### **RECOMMENDATION**

Staff recommends approval.

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### **Attachments**

Application & Supporting Documents  
Staff Report

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## **ZONING TEXT AMENDMENT APPLICATION CITY OF BAYTOWN**

**App Date:** 5/27/2022  
**Plan Number:** ZP22050069

**Description:** Text Amendment for the Mixed Use Zoning District

**Applicant**

Rick Davis  
City Manager  
City of Baytown  
2401 Market Street  
Work: (281) 420-6500

**Purpose:** This application is to propose a text amendment that will consolidate the multiple land development ordinances into the ULDC.

**Applicant Statement**

**Explain how the proposed change is consistent with guiding documents**

This text amendment is in keeping with the intent of the ULDC because it consolidates a number of development regulations into one section of the Code of Ordinances.

**Explain how the proposed change is compatible with the surrounding area**

The proposed text amendment will better coordinate the various development regulations. By reorganizing certain land development regulations into one section of the Code of Ordinances, staff will reduce conflicts and redundancies, while also improving the customer's ability to navigate and ease compliance with applicable sections of the Code of Ordinances.

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

This proposed text amendment will reduce existing conflicts and redundancies, while also improving the customer's ability to navigate and comply with the applicable sections of the Code of Ordinances.

**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 text amendment will not have a direct impact to the facilitation of infrastructure.

**Explain any changed conditions**

With the adoption of the Comprehensive Plan 2040, there is a need to review and assess the ordinances. Consolidating some of the land development ordinances





## **ZONING TEXT AMENDMENT APPLICATION CITY OF BAYTOWN**

into the ULDC is step one of many to assure coordination between the two documents.

**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 text amendments will not affect the natural environment.

**Explain how the proposed request will meet community needs**

By consolidating some of the land development ordinances into the ULDC there will be:

- (1) a reduction of conflicts and redundancies throughout the ordinance;
- (2) a better assurance that the ordinances are serving the goals and objectives of the newly adopted Comprehensive Plan 2040;
- (3) an improvement of the customer's ability to navigate and comply with land development ordinances.



**City of Baytown  
Zoning Text Amendment  
Staff Report  
June 21, 2022**

**Plan Number:** ZP22050069

**Address:** 2401 Market Street

**Requested Action:** The proposed Unified Land Development Code (ULDC) text amendment is to consolidate certain land development regulations, chapters, and sections of the Code of Ordinances into the ULDC.

**Applicant:** Rick Davis – City Manager

**Background:**

The applicant is seeking to place land development standards for parking, landscaping, subdivisions, and signs into the ULDC. Currently, these regulations are scattered throughout the Codes of Ordinances, which creates challenge with navigating and understanding the regulations.

In addition, the City of Baytown has recently adopted a new Comprehensive Plan, which is to guide the growth of City for the next 20 – 30 years. By consolidating the land use regulations, the City hopes to assess the codes and conduct an overhaul of the regulations to assure that the regulations facilitate the outcomes desired by the community.

**Staff Analysis**

The proposal to consolidate certain land development regulations into the ULDC is necessary to have the regulations assessed and amended to become more aligned with Comprehensive Plan 2040 goals and objectives. A consolidation such as this will reduce redundancies in the Code of Ordinances. There are no substantive changes associated with this text amendment. The amendment is primarily addressing the location of the various regulations.

1. **Consistency with Guiding Documents.**

This text amendment is in keeping with the intent of the ULDC because it consolidates a number of development regulations into one section of the Code of Ordinances.

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

The proposed text amendment will coordinate the various development regulations by: reorganizing certain land development regulations into one section of the Code of Ordinances; reducing conflicts and redundancies; improving the customer's ability to navigate; and easing compliance with applicable sections of the Code of Ordinances.

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

This proposed text amendment will reduce existing conflicts and redundancies while improving the customer's ability to navigate and comply with the applicable sections of the Code of Ordinances. This promotes the general welfare of the City.



4. **Facilitation of infrastructure.**

The proposed text amendment will not have a direct impact to the facilitation of infrastructure.

5. **There are changed conditions.**

With the adoption of the Comprehensive Plan 2040, there is a need to review and assess the ordinances. Consolidating some of the land development ordinances into the ULDC is step one of many to assure coordination between the two documents.

6. **Effect on natural environment.**

The proposed text amendment will not affect the natural environment.

7. **Community need.**

By consolidating some of the land development ordinances into the ULDC there will be:

- (1) a reduction of conflicts and redundancies throughout the ordinance;
- (2) a better assurance that the ordinances are serving the goals and objectives of the newly-adopted Comprehensive Plan 2040; and
- (3) an improvement of the customer's ability to navigate and comply with land development ordinances.

**Planning Staff Recommendations**

Staff recommends approval of the proposed ULDC text amendments.



## **PLANNING AND ZONING COMMISSION**

**6. a.**

**Meeting Date:** 07/19/2022

**Subject:** Consider - Ashbel Crossing Section Three Final Plat Replat No 1

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Tristan Lyons, Planning and Development Services

---

### **Information**

#### **ITEM**

Consider approving Ashbel Crossing Section Three Final Plat Replat No 1, a section of road along Wild Flora Way, intersected by Red Yucca Drive.

#### **PREFACE**

The applicant is proposing a residential final replat, legally described as a subdivision of 0.34 acres of land being a replat of "Wildflower Way" in Ashbel Crossing Section Three Final Plat.

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

The supporting documentation is attached for your review.

#### **RECOMMENDATION**

Staff recommends approval.

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### **Attachments**

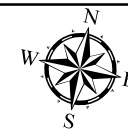
Vicinity Map

General Plan

Plat

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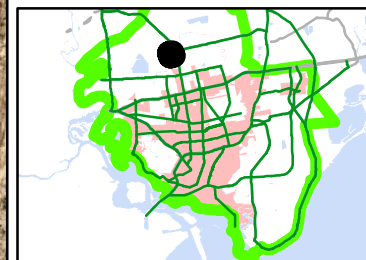
# Ashbel Crossing Section Three Final Plat

## Vicinity Map

Approx. 10.53 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 = 208 feet Date 2020-07-13



1. "E.T.J." indicates "Extraterritorial Jurisdiction".
2. "F.C." indicates "Film Code".
3. "F.N." indicates "File Number".
4. "H.C.D.R." indicates "Harris County Deed Records".
5. "H.C.M.R." indicates "Harris County Map Records".
6. "H.C.C.F." indicates "Harris County Clerk's File Number".

This general plan (street pattern only) was prepared for the limited purpose of guidance in the preparation of actual engineering and development plans. This limited warranty is made in lieu of all other warranties, express or implied, and neither RVi nor any of its officers, or directors, or employees make any other warranties or representations, express or implied concerning this general plan (street pattern only) and preliminary plan and neither assume responsibility for the design, location nor the quality, character, actual construction, safety or suitability to the purposes intended of any utilities or other facilities in, on, over or under the premises described in this general plan (street pattern only).



DEVELOPER:  
FRIENDSWOOD  
DEVELOPMENT COMPANY

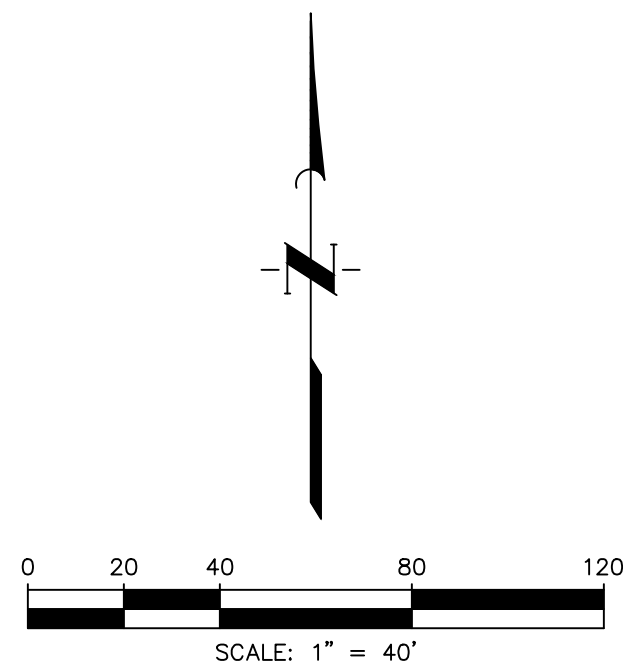
A GENERAL PLAN OF 107.208 ACRES OUT OF THE TALCOTT PATCHING SURVEY, ABSTRACT NO. 620,  
HARRIS COUNTY, TEXAS

DATE : FEBRUARY 2018

19 Briar Hollow Lane, Suite 145  
Houston, Texas 77027  
(713) 621-8025

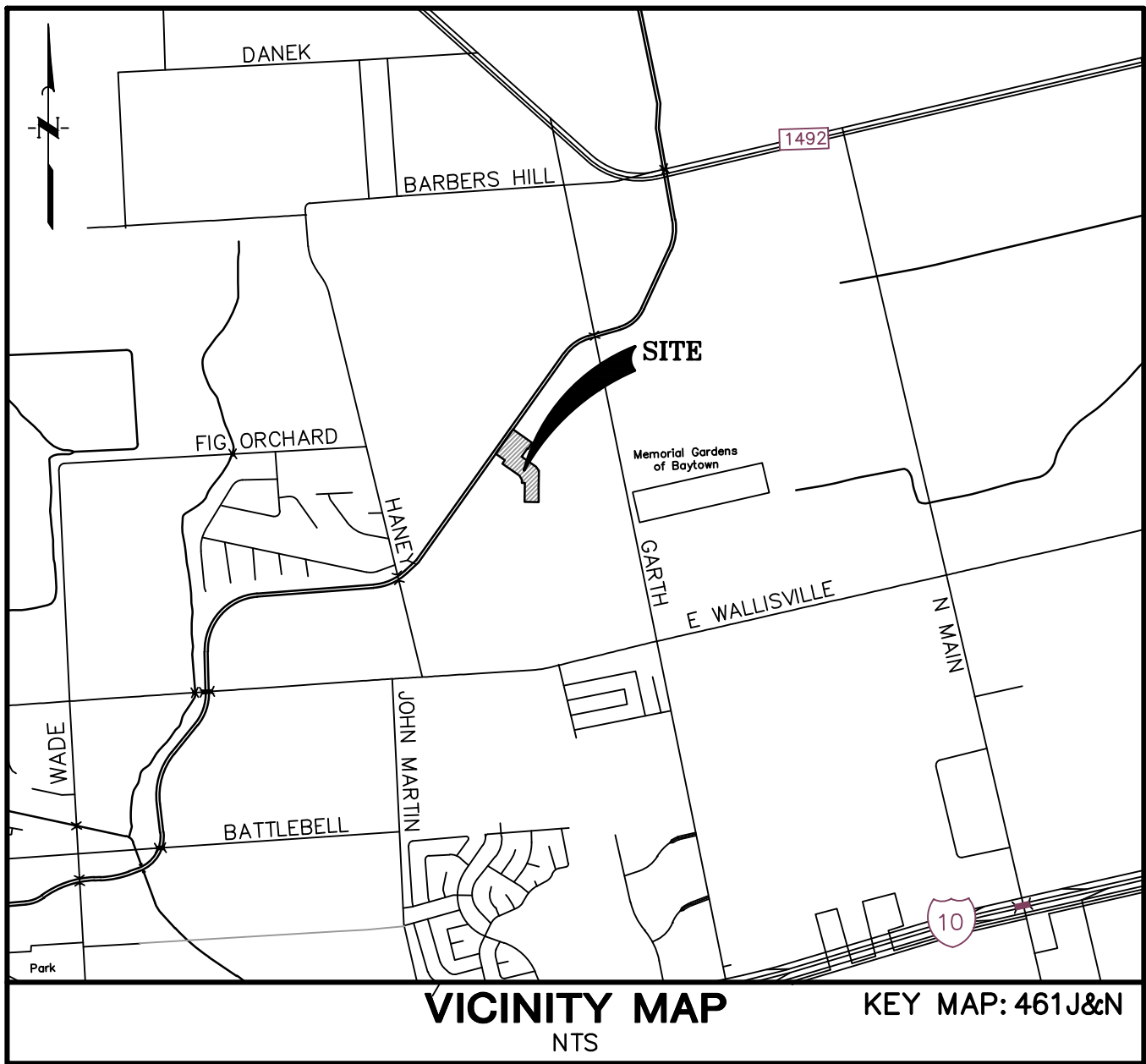
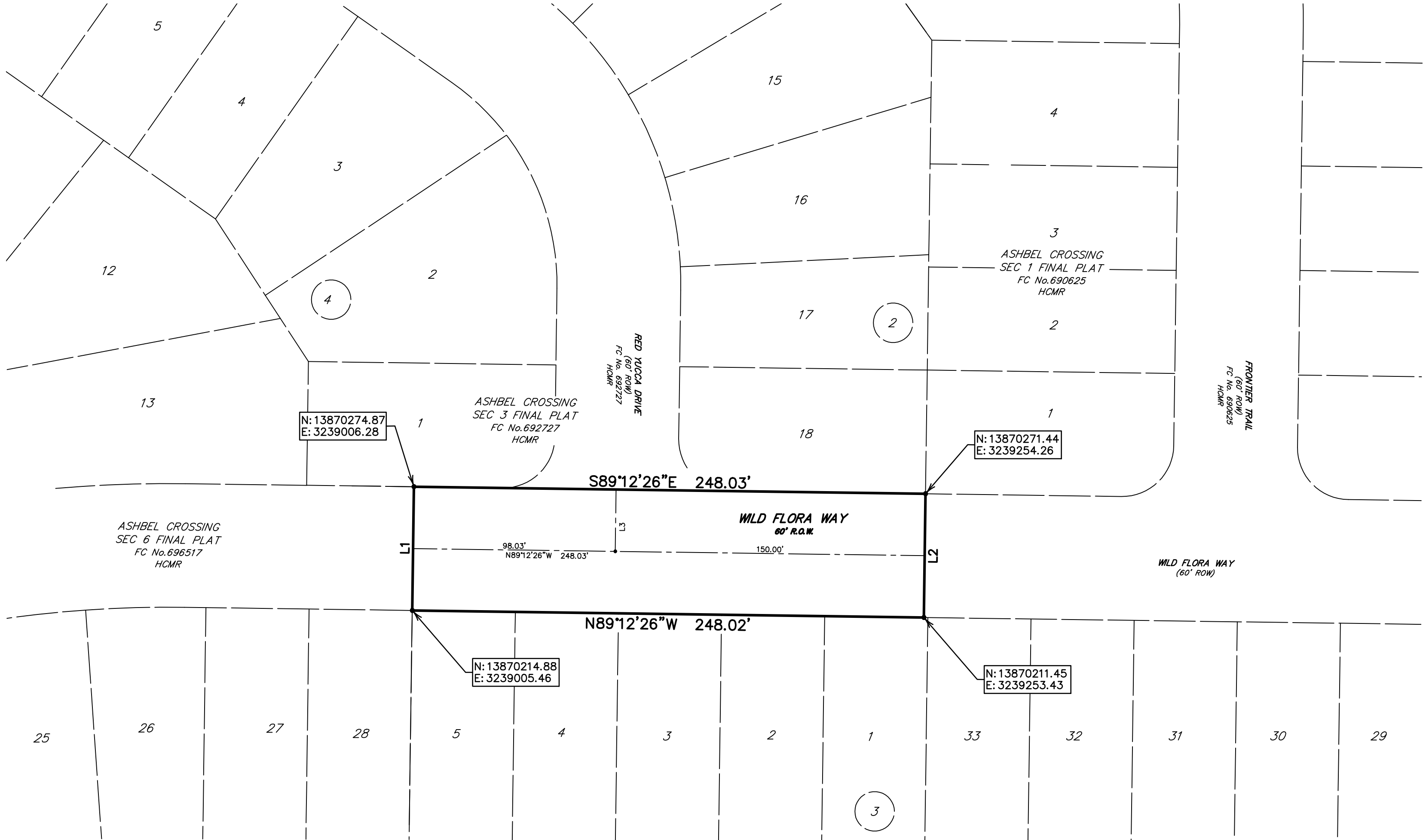
**l v l**  
planning + landscape architecture





DETAIL OF AMENDED AREA

SCALE: 1"=40'



- GENERAL NOTES
- 1) AE . . . . . "Aerial Easement"  
BL . . . . . "Building Line"  
Eant . . . . . "Easement"  
CF . . . . . "Clerk's File"  
FC . . . . . "Film Code"  
HCDR . . . . . "Harris County Deed Records"  
HCMR . . . . . "Harris County Map Records"  
HOMUD . . . . . "Harris County Municipal Utility District"  
HCOFRRP . . . . . "Harris County Official Public Records of Real Property"  
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"  
● . . . . . "Block Number"  
● . . . . . Set 3/4-inch iron rod (with Cap Stamped "Jones[Carter]") as Per Certification
  - 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 plots 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 revert in the dedicator, his heirs, assigns or successors.
  - 3) 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.
  - 4) 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 the 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.
  - 5) Any new development within this subdivision plot shall obtain a Storm Water Quality Permit before the issuance of any development permits.
  - 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) 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.
  - 8) FloodPlain Statement:  
According to Map No. 48201C0755M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas dated January 6, 2017, the subject tract is located within Zone "X," defined as Areas of Minimal Flood Hazard (no shading).

ASHBEL CROSSING  
SEC 3 FINAL PLAT  
REPLAT NO 1

AN SUBDIVISION OF 0.3416 ACRES OF LAND  
BEING A REPLAT OF "WILDFLOWER WAY" IN ASHBEL CROSSING SEC 3  
FINAL PLAT, RECORDED IN  
FILM CODE NO. 692727, HCMR  
OUT OF THE TALCOTT PATCHING SURVEY, A-620,  
CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CHANGE  
STREET NAME "WILDFLOWER WAY" TO  
"WILD FLORA WAY"

JUNE 2022

Line Table		
Line	Bearing	Distance
L1	N00°46'54"E	60.00'
L2	S00°47'34"W	60.00'
L3	N00°47'34"E	30.00'

OWNER:  
BEAZER HOMES TEXAS, L.P.,  
A DELAWARE LIMITED PARTNERSHIP  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE (281) 560-6600

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

ENGINEER/SURVEYOR:  
J.C. JONES | CARTER  
Texas Board of Professional Land Surveying Registration No. 10046100  
6330 West Loop South, Suite 150 • Bellaire, Texas 77401  
713.777.5337



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 LLC, a Delaware limited liability company, (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner, of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, owner, hereinafter referred to as Owners of the 0.3416 acre tract described in the above and foregoing map of Ashbel Crossing Sec 3 Final Plat Replat No 1, do hereby make and establish said subdivision and development 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 do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above 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 each 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 unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 purposes 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 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, U.S.d/b/a FRIENDSWOOD DEVELOPMENT COMPANY, has caused these presents to be signed by U.S. Home LLC, a Delaware limited liability company, (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner, by Michael W. Johnson, its Vice President,

thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

By: U.S. Home LLC, a Delaware limited liability company,  
(as successor-in-interest by conversion from 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Print Name

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

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., a Delaware limited partnership, by Beazer Homes Texas Holdings, Inc. Company, its General Partner has caused these presents to be signed by Jeff Anderson, its Vice President, thereunto authorized, attested by its Authorized Signatory – West Region, Greg Coleman

thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BEAZER HOMES TEXAS, L.P.,  
a Delaware limited partnership

By: Beazer Homes Texas Holdings, Inc.  
its General Partner

By: \_\_\_\_\_  
Jeff Anderson  
Vice President

Attest: \_\_\_\_\_  
Greg Coleman  
Authorized Signatory – West Region

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Anderson, Vice President, and Greg Coleman, Authorized Signatory – West Region of Beazer Homes Texas Holdings, Inc., General Partner of Beazer Homes Texas, L.P., a Delaware limited partnership, 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Print Name

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

This is to certify that the City of Baytown, Texas has approved this map and plot of Ashbel Crossing Sec 3 Final Plat Replat No 1 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.

By: \_\_\_\_\_  
Martin Scribner  
Secretary of the Commission

I, Jeremy A. Chandler, hereby certify that the following changes were necessary to eliminate errors which appear on the plat of Ashbel Crossing Section 1 Final Plat, recorded on February 14, 2020, in Film Code Number 690625, of the Harris County Map Records:

To revise right-of-way name from "Wildflower Way" to "Wild Flora Way".

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

I, Milton Rahman, 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.

Milton Rahman, P.E.  
County Engineer

STATE OF TEXAS§  
COUNTY OF HARRIS §

A METES & BOUNDS description of a certain 0.3416 acre tract of land situated in the Talcott Patching Survey, Abstract No. 620 in Harris County, Texas, being out of Ashbel Crossing Section 3, plat of which is recorded in Film Code No. 692727 of the Harris County Map Records, conveyed to Lennar Homes of Texas Land and Construction, Ltd dba Friendswood Development Company by Special Warranty Deed with Vendor's Lien recorded in Clerk's File No. RP-2018-74736 of the Harris County Official Public Records of Real Property; said 0.3416 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

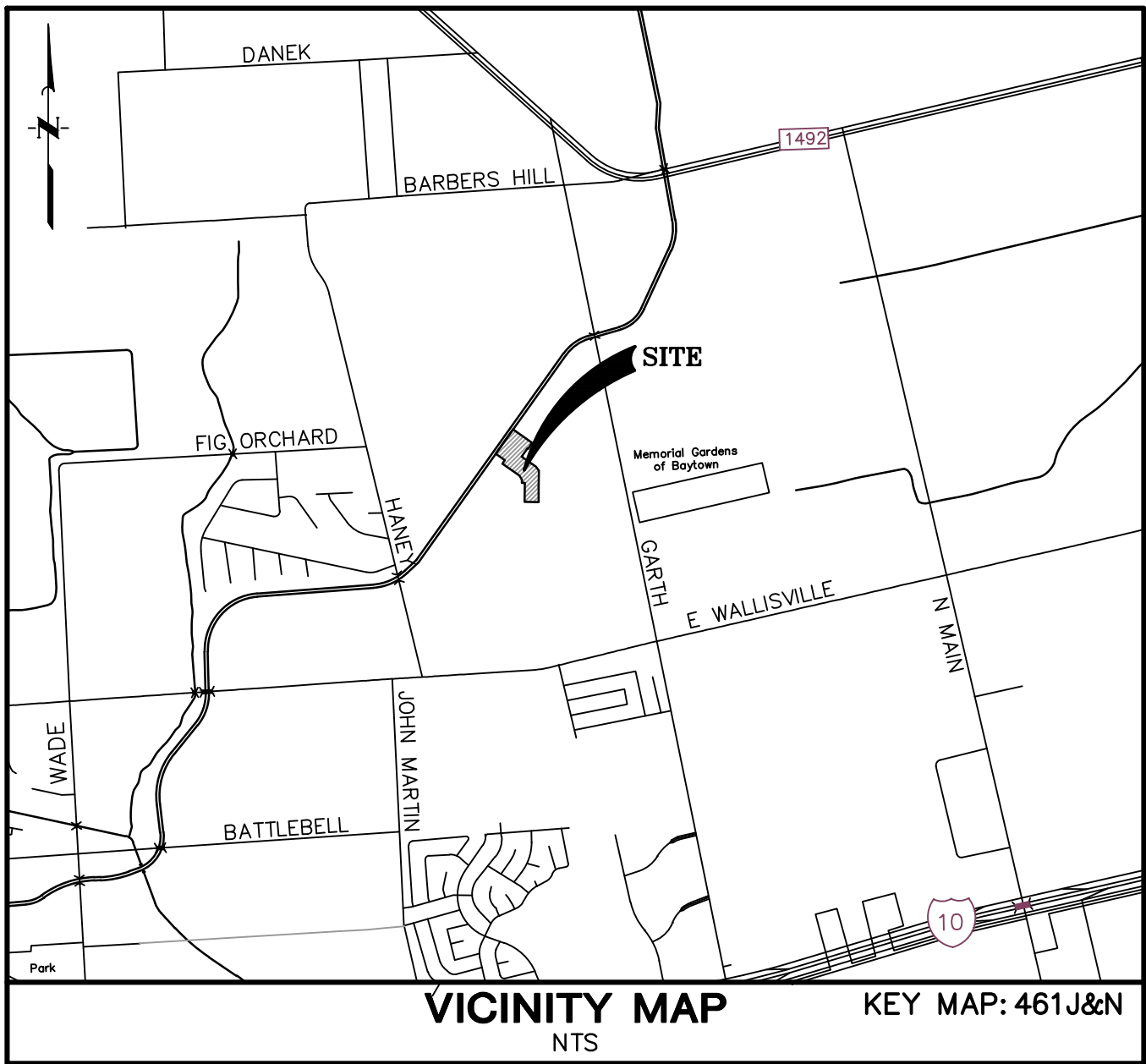
BEGINNING at a found 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") for an angle point in the east line of said Ashbel Crossing Section 3, common with an angle point in the west line of Ashbel Crossing Section 1, plat of which is recorded in Film Code No. 690625 of the Harris County Map Records, being in the south line of Wild Flora Way (60' right-of-way) as shown on said Ashbel Section 3 plat;

THENCE, North 89°12'26" West, along the south line of said Wild Flora Way, 248.02 feet to a found 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the west line of said Ashbel Crossing Section 3, common with the east line of Ashbel Crossing Section 6, plat of which is recorded in Film Code No. 696517 of the Harris County Map Records;

THENCE, North 00°46'54" East, along said common line and over and across said Wild Flora Way, 60.00 feet to a found 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the north line of said Wild Flora Way;

THENCE, South 89°12'26" East, along said north line, 248.03 feet to a found 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the east line of said Ashbel Crossing Section 3, common with the west line of said Ashbel Crossing Section 1;

THENCE, South 00°47'34" West, along said common line and over and across said Wild Flora Way, 60.00 feet to the POINT OF BEGINNING, CONTAINING 0.3416 acre of land in Harris County, Texas.



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 \_\_\_\_\_, 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.

Teneshia Hudspeth  
County Clerk  
Of Harris County, Texas

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

# ASHBEL CROSSING SEC 3 FINAL PLAT REPLAT NO 1

AN SUBDIVISION OF 0.3416 ACRES OF LAND  
BEING A REPLAT OF "WILDFLOWER WAY" IN ASHBEL CROSSING SEC 3  
FINAL PLAT, RECORDED IN  
FILM CODE NO. 692727, HCMR  
OUT OF THE TALCOTT PATCHING SURVEY, A-620,  
CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CHANGE  
STREET NAME "WILDFLOWER WAY" TO  
"WILD FLORA WAY"

JUNE 2022

OWNER:  
BEAZER HOMES TEXAS, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE (281) 560-6600

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

ENGINEER/SURVEYOR:  
JC JONES | CARTER  
Texas Board of Professional Land Surveying Registration No. 10046100  
6330 West Loop South, Suite 150 • Bellaire, Texas 77401  
713.777.5337





## **PLANNING AND ZONING COMMISSION**

**6. b.**

**Meeting Date:** 07/19/2022

**Subject:** Consider - Ashbel Crossing Section One Final Plat Replat No 1

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Lamyaa Salem, Planning and Development Services

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### **Information**

#### **ITEM**

Consider approving Ashbel Crossing Section One Final Plat Replat No 1, a section of road along Wild Flora Way, intersected by Frontier Trail.

#### **PREFACE**

This plat, legally described as approximately 20.21 acres out of the Talcott Patching Survey, Abstract 620, City of Baytown ETJ, Harris County, Texas, proposes 50 lots and seven (7) reserves in five (5) blocks.

The applicant is proposing a residential final replat, legally described as a subdivision of 0.6377 acres of land being a replat of "Wildflower Way" in Ashbel Crossing Section 1 Final Plat. The reason for replat is to change street name "Wildflower Way" to " Wild Flora Way".

This application has been reviewed by City staff 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

General Plan

Plat

---






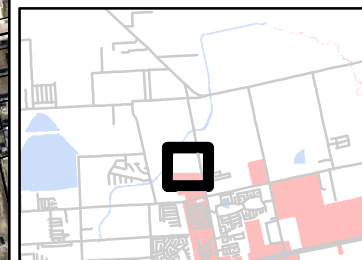
## Final Plat

### Ashbel Crossing Section One

### Vicinity Map

Approx. 20.21 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 = 15,555 feet Date 2022-07-07



GENERAL NOTES

1. "E.T.J." indicates "Extraterritorial Jurisdiction".
2. "F.C." indicates "Film Code".
3. "F.N." indicates "File Number".
4. "H.C.D.R." indicates "Harris County Deed Records".
5. "H.C.M.R." indicates "Harris County Map Records".
6. "H.C.C.F." indicates "Harris County Clerk's File Number".



This general plan (street pattern only) was prepared for the limited purpose of guidance in the preparation of actual engineering and development plans. This limited warranty is made in lieu of all other warranties, express or implied, and neither RV nor any of its officers, or directors, or employees make any other warranties or representations, express or implied concerning this general plan (street pattern only) and preliminary plat and neither assume responsibility for the design, location nor the quality, character, actual construction, safety or suitability to the purposes intended of any utilities or other facilities in, on, over or under the premises described in this general plan (street pattern only).

ASHBEL CROSSING  
GENERAL PLAN

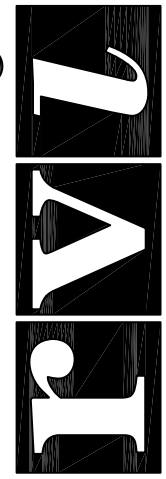
A GENERAL PLAN OF 107.208 ACRES OUT OF THE TALCOTT PATCHING SURVEY, ABSTRACT NO. 620,  
HARRIS COUNTY, TEXAS

DEVELOPER:  
**FRIENDSWOOD  
DEVELOPMENT COMPANY**

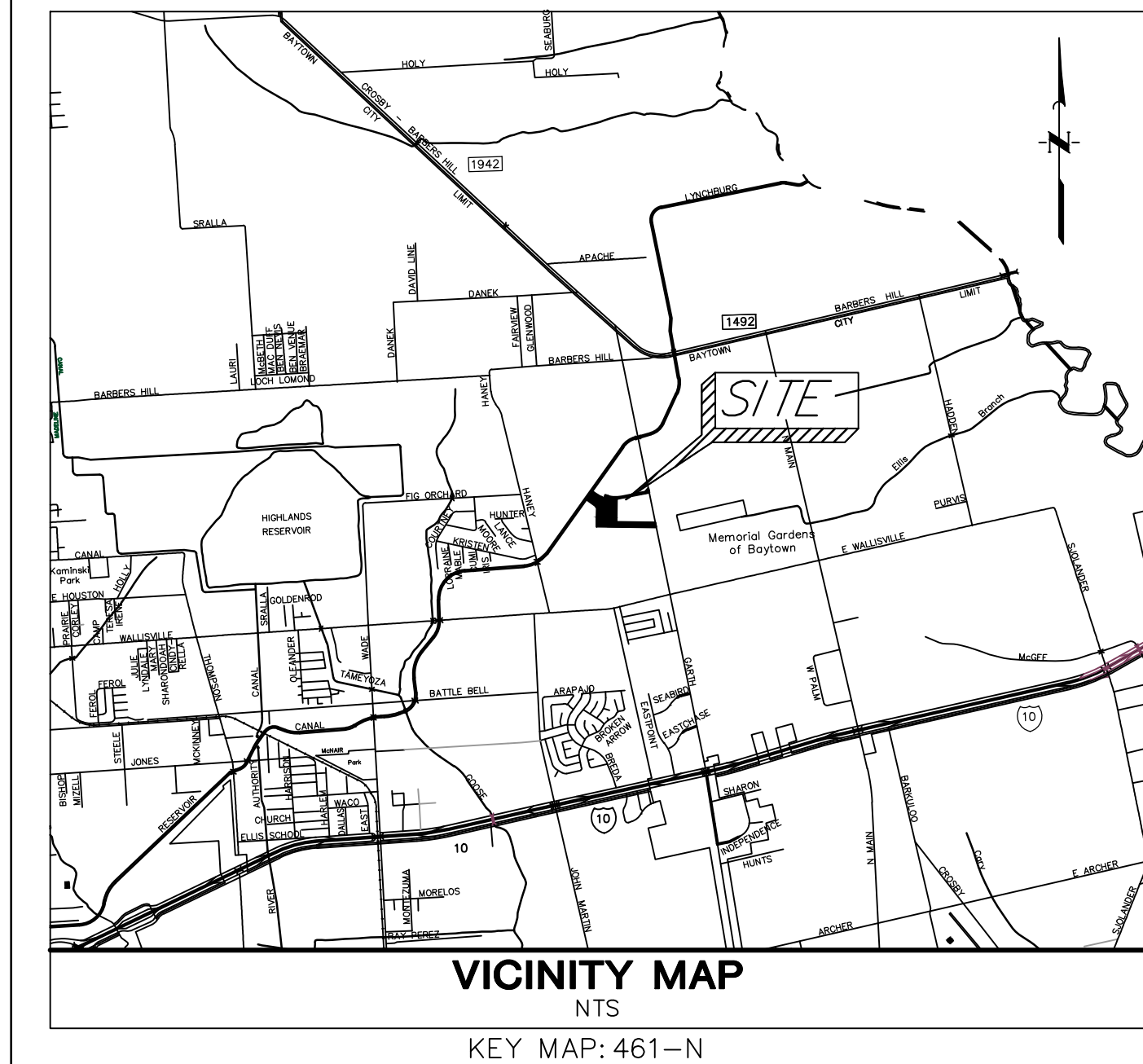
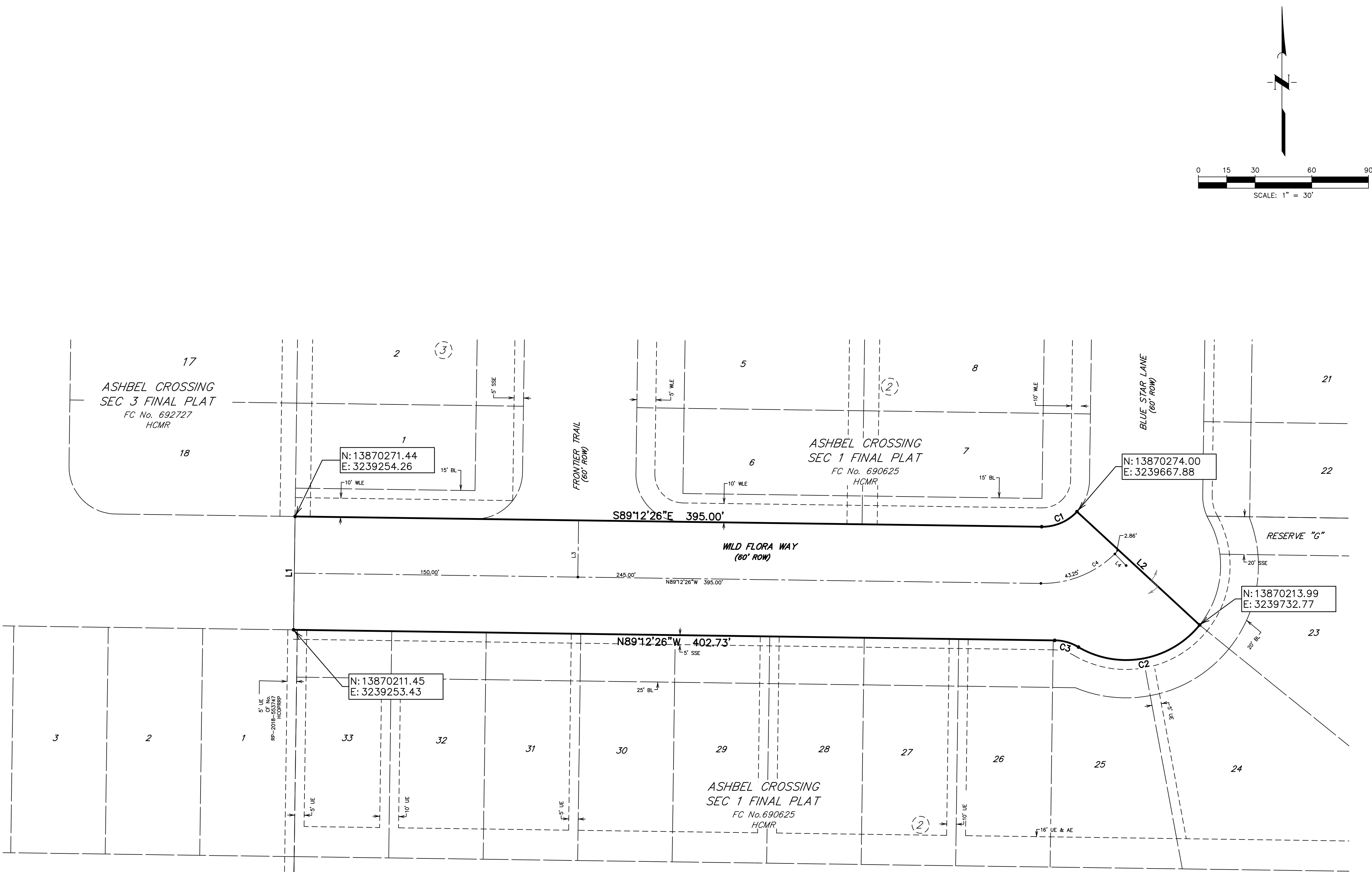
550 GREENS PARKWAY, SUITE 100  
HOUSTON, TX 77067

LAND PLANNER:

19 Blair Highway, Suite 145  
Houston, Texas 77057  
(713) 621-8025



DATE : FEBRUARY 2018



- General Notes
- 1) AE . . . . . "Aerial Easement"  
BL . . . . . "Building Line"  
DE . . . . . "Drainage Easement"  
Esmt . . . . . "Easement"  
CF . . . . . "Clerk's File"  
FC . . . . . "Found 3/4" Iron Rod (w/ Cap Stamped "Jones[Carter Property Corner]")"  
FC . . . . . "Film Code"  
Fnd . . . . . "Found"  
HCMR . . . . . "Harris County Deed Records"  
HCMR . . . . . "Harris County Map Records"  
HCMR . . . . . "Harris County Municipal Utility District"  
HCMR . . . . . "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"  
● . . . . . "Found 3/4-inch iron rod (with Cap Stamped "Jones[Carter] as Per Certification UVE . . . . . "Unobstructed Visibility Easement"
  - 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 plots 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) 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.
  - 4) 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."
  - 5) 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.
  - 6) 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 expenses should they be an obstruction. Public utilities may put solid wooden fences backup, but generally will not replace new fencing.
  - 7) Any new development within this subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
  - 8) A collective drainage reserve of adequate size and capacity shall be provided for the purpose of a detention pond, and approved by the City of Baytown and Harris County.
  - 9) The proposed development shall not hinder surface flow from adjacent property, nor cause flooding to adjacent property.
  - 10) 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.
  - 11) 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 of Minimal Flood Hazard (no shading).

# ASHBEL CROSSING SECTION 1 FINAL PLAT REPLAT No 1

A SUBDIVISION OF 0.6377 ACRES OF LAND  
BEING A REPLAT OF "WILDFLOWER WAY" IN ASHBEL CROSSING  
SECTION 1 FINAL PLAT, RECORDED IN FILM CODE No 690625, HCMR,  
OUT OF THE TALCOTT PATCHING SURVEY, A-620,  
CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CHANGE STREET NAME "WILDFLOWER  
WAY" TO "WILD FLORA WAY"

JUNE 2022

Line Table			Curve Table					
Line	Bearing	Distance	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N00°47'34"E	60.00'	C1	25.00'	48°01'55"	20.96'	N66°46'37"E	20.35'
L2	S47°14'21"E	88.38'	C2	50.00'	81°36'51"	71.22'	S79°46'52"W	65.35'
L3	N00°47'34"E	30.00'	C3	25.00'	29°47'43"	13.00'	N74°18'34"W	12.85'
L4	N44°15'42"W	8.58'	C4	55.00'	48°01'55"	46.11'	N66°46'37"E	44.77'



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 LLC, a Delaware limited liability company, (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner, of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, owner, hereinafter referred to as Owners of the 0.6377 acre tract described in the above and foregoing map of Ashbel Crossing Section 1 Final Plat Replat No 1, 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 do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above 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 each 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 unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 purposes 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 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.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, U.S.d/b/a FRIENDSWOOD DEVELOPMENT COMPANY, has caused these presents to be signed by U.S. Home LLC, a Delaware limited liability company, (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner, by Michael W. Johnson, its Vice President,

thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

By: U.S. Home LLC, a Delaware limited liability company,  
(as successor-in-interest by conversion from 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Print Name

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

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., a Delaware limited partnership, by Beazer Homes Texas Holdings, Inc. Company, its General Partner has caused these presents to be signed by Jeff Anderson, its Vice President, thereunto authorized, attested by its Authorized Signatory – West Region, Greg Coleman

thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

BEAZER HOMES TEXAS, L.P.,  
a Delaware limited partnership

By: Beazer Homes Texas Holdings, Inc.  
its General Partner

By: \_\_\_\_\_  
Jeff Anderson  
Vice President

Attest: \_\_\_\_\_  
Greg Coleman  
Authorized Signatory – West Region

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Anderson, Vice President, and Greg Coleman, Authorized Signatory – West Region of Beazer Homes Texas Holdings, Inc., General Partner of Beazer Homes Texas, L.P., a Delaware limited partnership, 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 \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Print Name

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

This is to certify that the City of Baytown, Texas has approved this map and plat of Ashbel Crossing Section 1 Final Plat Replat No 1 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.

By: \_\_\_\_\_  
Martin Scribner  
Secretary of the Commission

I, Jeremy A. Chandler, hereby certify that the following changes were necessary to eliminate errors which appear on the plat of Ashbel Crossing Section 1 Final Plat, recorded on February 14, 2020, in Film Code Number 690625, of the Harris County Map Records:

To revise right-of-way name from "Wildflower Way" to "Wild Flora Way".

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

I, Milton Rahman, County Engineer of Harris County, hereby certify that the plot 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.

\_\_\_\_\_  
Milton Rahman, P.E.  
County Engineer

STATE OF TEXAS§  
COUNTY OF HARRIS §

A METES & BOUNDS description of a certain 0.6377 acre tract of land situated in the Talcott Patching Survey, Abstract No. 620 in Harris County, Texas, being out of Ashbel Crossing Section 1, plot of which is recorded in Film Code No. 690625 of the Harris County Map Records, conveyed to Lennar Homes of Texas Land and Construction, Ltd dba Friendswood Development Company by Special Warranty Deed with Vendor's Lien recorded in Clerk's File No. RP-2018-74736 of the Harris County Official Public Records of Real Property, said 0.6377 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]") for an angle point in the west line of said Ashbel Crossing Section 1, common with an angle point in the east line of Ashbel Crossing Section 3, plot of which is recorded in Film Code No. 692727 of the Harris County Map Records, being in the south line of Wildflower Way (60' right-of-way) as shown on said Ashbel Section 1 plat;

THENCE, North 00°47'34" East, along said common line and over and across said Wildflower Way, 60.00 feet to a found 5/8-inch iron rod (with cap stamped "Jones[Carter Property Corner]");

THENCE, South 89°12'26" East, along the north line of said Wildflower Way, 395.00 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]") at the beginning of a curve to the left;

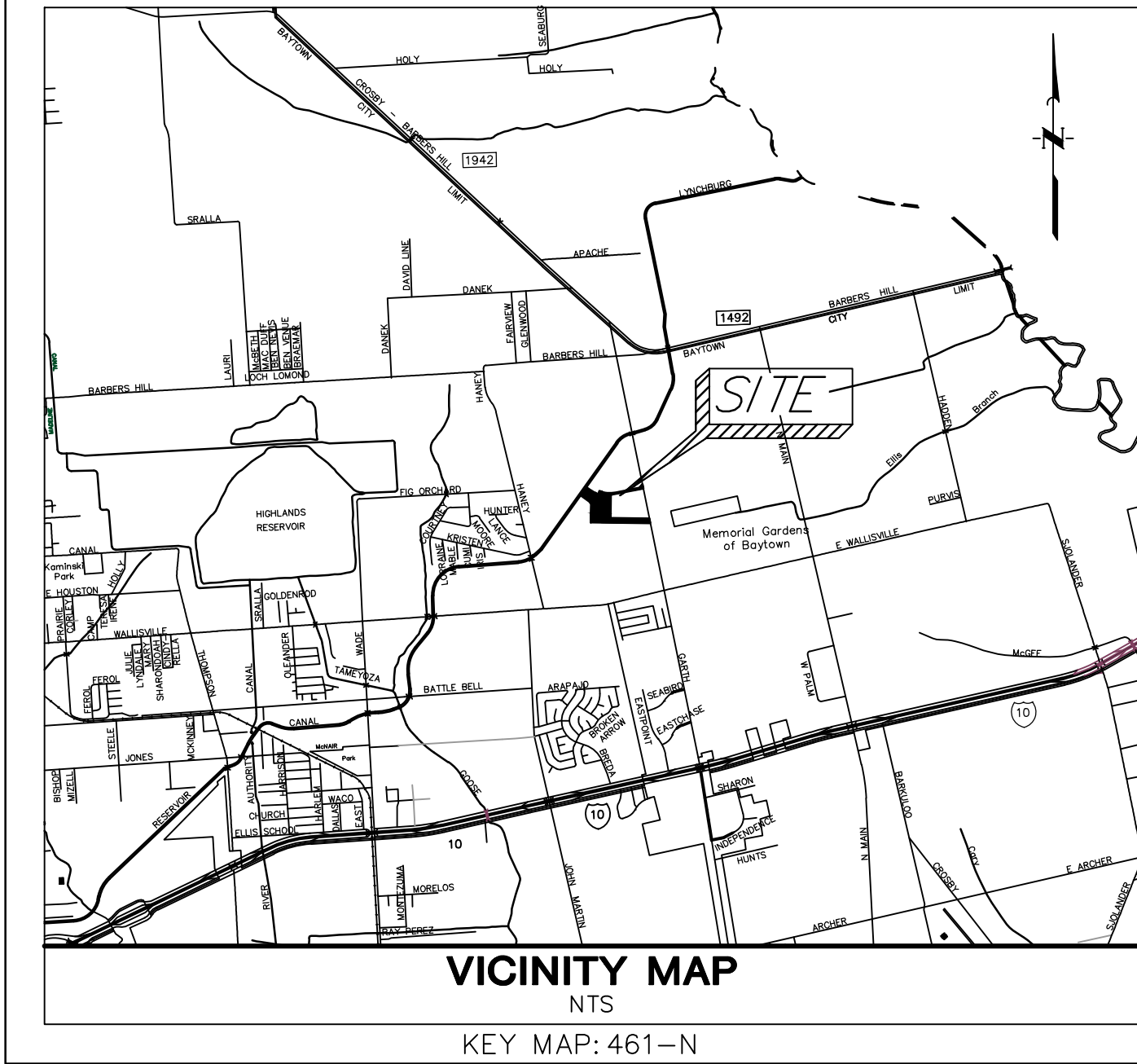
THENCE, along said north line and the arc of said curve to the left having a radius of 25.00 feet, a central angle of 48°01'55", an arc length of 20.96 feet, and a long chord bearing North 66°46'37" East, 20.35 feet to a point for corner;

THENCE, South 47°14'21" East, over and across said Wildflower Way, 88.38 feet to a found 5/8-inch iron rod (with cap stamped "Jones[Carter Property Corner]") at the beginning of a non-tangent curve to the right, being in the south line of said Wildflower Way;

THENCE, along the south line of said Wildflower Way and the arc of said non-tangent curve to the right having a radius of 50.00 feet, a central angle of 81°36'51", an arc length of 71.22 feet, and a long chord bearing South 79°46'52" West, 65.35 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]") at the beginning of a reverse curve to the left;

THENCE, along said south line and the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 29°47'43", an arc length of 13.00 feet, and a long chord bearing North 74°18'34" West, 12.85 feet to a found 3/4-inch iron rod (with cap stamped "Jones[Carter Property Corner]");

THENCE, North 89°12'26" West, continuing along said south line, 402.73 feet to the POINT OF BEGINNING, CONTAINING 0.6377 acre of land in Harris County, Texas.



I, Tenechia 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.

\_\_\_\_\_  
Tenechia Hudspeth  
County Clerk  
Of Harris County, Texas

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

I, Tenechia 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.

\_\_\_\_\_  
Tenechia Hudspeth  
County Clerk  
Of Harris County, Texas

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

# ASHBEL CROSSING SECTION 1 FINAL PLAT REPLAT No 1

A SUBDIVISION OF 0.6377 ACRES OF LAND  
BEING A REPLAT OF "WILD FLORA WAY" IN ASHBEL CROSSING  
SECTION 1 FINAL PLAT, RECORDED IN FILM CODE No 690625, HCMR,  
OUT OF THE TALCOTT PATCHING SURVEY, A-620,  
CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CHANGE STREET NAME "WILDFLOWER  
WAY" TO "WILD FLORA WAY"

JUNE 2022

OWNER:  
BEAZER HOMES TEXAS, L.P.,  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE (281) 560-6600

OWNER:  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.,  
d/b/a FRIENDSWOOD DEVELOPMENT  
COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067  
PHONE (281) 876-1552

ENGINEER/SURVEYOR:  
**JC JONES CARTER**  
Texas Board of Professional Land Surveying Registration No. 10046100  
6330 West Loop South, Suite 350-Bellaire, Texas 77401  
713.777.5337



## **PLANNING AND ZONING COMMISSION**

**7. a.**

**Meeting Date:** 07/19/2022

**Subject:** Director's Report

**Prepared for:** Martin Scribner, Planning and Development Services

**Prepared by:** Nai Mongiello, Planning and Development Services

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### **Information**

#### **ITEM**

Receive a report regarding planning and zoning items.

#### **PREFACE**

This will be a recurring item to provide a report to the Planning and Zoning Commission on planning and zoning items.

#### **RECOMMENDATION**

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