



CITY OF BAYTOWN

NOTICE OF MEETING

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 20, 2022

5:00 P.M.

COUNCIL CHAMBER, CITY HALL

2401 MARKET STREET, BAYTOWN, TEXAS 77520

AGENDA

1. CALL TO ORDER AND CALL ROLL

2. MINUTES

- a.** Consider approving the meeting minutes of the August 31, 2022, Planning and Zoning Commission special meeting.

3. ZONING

- a.** Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 49.87 acres at 5814 North State Highway 146 from a General Commercial (GC) and Open Space/Recreation (OR) to a Light Industrial (LI) Zoning District.
- b.** Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 2.2 acres located at 706 East Cedar Bayou Lynchburg Road from an Open Space/Recreation (OR) to a Neighborhood Serving Commercial (NSC) Zoning District.
- c.** Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 55.49 acres, located generally east of North Main Street between East Wallisville Road and FM 1942 from an Open Space/Recreation (OR) to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.
- d.** Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 40 acres located at 6455 East Interstate Highway 10 (IH 10) from an Open Space/Recreation (OR) to a General Commercial (GC) Zoning District.

4. CONSENT

- a. Consider approving Chambers Parkway Street Dedication Final Plat, being approximately 2.12 acres located south of East Interstate Highway 10, between FM 2354 Road and East Grand Parkway South.
- b. Consider approving Heights of Baytown Section One Final Plat, being approximately 50.81 acres located south of East Interstate Highway 10, between FM 2354 Road and East Grand Parkway South.

5. **DIRECTOR'S REPORT**

- a. Receive a report from the Planning Director.

6. **ADJOURN**

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

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

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

Approved for posting:


Martin Scribner, Director of Planning and
Development Services

Posted this 16th day of September 2022, at 5:00 P.M.

Posted by:


Angela Jackson, City Clerk
(SEAL)




PLANNING AND ZONING COMMISSION

2. a.

Meeting Date: 09/20/2022

Subject: Consider approving meeting minutes of the August 31, 2022, Regular Meeting

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Consider approving the meeting minutes of the August 31, 2022, Planning and Zoning Commission special meeting.

PREFACE

The minutes of the August 31, 2022, Planning and Zoning Commission special meeting are attached for your review.

RECOMMENDATION

Staff recommends approval.

Attachments

Minutes



CITY OF BAYTOWN

PLANNING AND DEVELOPMENT SERVICES

MINUTES OF THE PLANNING AND ZONING COMMISSION SPECIAL MEETING Wednesday, August 31, 2022

The Planning and Zoning Commission met at 5:00 p.m. on Wednesday, August 31, 2022, in the Council Chamber located at 2401 Market Street, Baytown, Texas.

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

1. CALL TO ORDER AND ROLL CALL

Vice Chairwoman Donna Winfrey called the August 31, 2022, Planning and Zoning Commission special 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 July 19, 2022, Planning and Zoning Commission meeting.**

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

2. VARIANCES

- a. **Consider a variance from the requirements of Chapter 18 "Buildings and Building Regulations," Article XIV "Landscaping," Section 18-1206: Streetscape of the Code of Ordinance, Baytown, Texas for property located at 4850 East Wallisville Road.**

Mr. Christopher Chavis summarized the item adding that if the Commission approves the variance, the following conditions of approval are recommended by staff:

- 1) All landscape islands on the site plan shall be planted with approved evergreen trees; and
- 2) Any row of parking with more than ten adjoining parking spaces shall require an additional parking island and landscaping to mitigate the paved surface area.

Commissioner Mitchell Pearce asked if the development would have a sidewalk; Mr. Chavis said yes.

Commissioner Scott asked why the applicant could not meet the requirements of the code; Mr. Chavis stated that staff feels that the code could be met but the applicant does not wish to redesign the site.

The Commission discussed their concern for the loss of parking spaces.

Mr. Saquib Ali, the applicant, stated that he has gone to great lengths to work with the City to meet all requirements but they were not able to meet the streetscape requirement. If they allow the extra space for the streetscape, they will not be able to meet the fire lane, parking or other requirements. He added that there are 108 parking spaces and assured the Commission that there will be ample greenery.

Commissioner Pearce stated that he feels that the detention is more important than the landscaping. He added that having dedicated ten feet of right-of-way to the City, provided substantial detention, and agreeing to add additional landscaping, the applicant has met the conditions of approval and he is inclined to vote for approval of the variance.

Vice Chairwoman Winfrey read the procedures for public hearings.

Commissioner Scott stated that she is inclined to vote for denial of the variance as she does not see the proposed project as a benefit to Baytown or any special circumstances that warrant a variance. She added that the ordinances are in place for a reason.

Commissioner Agustin Loreda stated the City needs development that will elevate Baytown.

Mr. Ali stated that the same amount of greenery will exist; it will be within six feet instead of twelve.

Commissioner Pearce motioned to approve the variance with the conditions suggested by staff, seconded by Commissioner Rick Harlow. Motion **PASSED** with Commissioner Scott in opposition.

- b. Consider a variance from the requirements of Chapter 18 "Buildings and Building Regulations," Article XIV "Landscaping," Section 18-1206: Streetscape of the Code of Ordinance, Baytown, Texas for property located at 8319 North State Highway 146, Baytown, Texas.**

Mr. Chavis summarized the item.

Mr. Dale Russell, a consultant representing the owner, refuted staff's conclusions in the staff report. He stated that their proposed landscaping plan minimally reduces the landscaping and staff's proposed site redesign suggestions will cause life-safety issues.

Mr. David Denton, with ALJ Lindsey the architect for the project, stated that they have tried several site plans but they were unable to meet the twelve foot Streetscape requirement. He added that they are adding a small park in the rear of the property and are willing to add additional landscaping.

Commissioner Pearce motioned to approve the variance to include additional landscaping as suggested by the applicant's representatives, seconded by Commissioner Harlow. Motion **PASSED** unanimously.

4. PLANS

- a. Conduct a public hearing and consider making a recommendation concerning an amendment to Comprehensive Plan 2040.**

Ms. Franci Linder summarized the item.

Vice Chairwoman Winfrey asked if the half-mile distancing for multi-family would no longer be observed; Ms. Linder stated that if the proposed multi-family matches the character of the area, as determined by staff analysis, the amendment would allow that flexibility.

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

5. DIRECTOR'S REPORT

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

Mr. Scribner discussed the following planning-related items:

City Council

- Rezone – 5627 Barkuloo Road OR to SF1;
- Special Exception – 2711 North Main Street; and
- Variance/Special Exception – 2111 Ontario Avenue.

Mr. Scribner added that he would like to add some training to the Commission's schedule.

6. ADJOURN

Vice Chairwoman Winfrey adjourned the meeting at 6:10 p.m.



PLANNING AND ZONING COMMISSION

3. a.

Meeting Date: 09/20/2022

Subject: Zoning Map Amendment from GC/OR to LI

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Trevor Harlow, Planning and Development Services

Information

ITEM

Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 49.87 acres at 5814 North State Highway 146 from a General Commercial (GC) and Open Space/Recreation (OR) to a Light Industrial (LI) Zoning District.

PREFACE

The applicant is requesting to rezone approximately 49.87 acres at 5814 North State Highway 146, legally described as Tract 1 in the Christian Smith League, Abstract 22, Chambers County, Texas, from a General Commercial (GC) and Open Space/Recreation (OR) to a Light Industrial (LI) Zoning District. A portion of the subject property is within city limits and is zoned GC; the remainder is within the Extra Territorial Jurisdiction, therefore, not zoned. An application for voluntary annexation, submitted by the applicant, is running concurrently with this zoning amendment request. The subject property will be automatically zoned Open Space/Recreation upon voluntary annexation into the city necessitating the zoning map amendment. This request is consistent with the Future Land Use Map, and the Comprehensive Plan's Policies and Goals for industrial development.

Supporting documentation is attached for review.

RECOMMENDATION

Staff recommends approval of the requested zoning map amendment.

Attachments

Applicant Statement

Vicinity Map

FLUM

Zoning Map-Existing

Zoning Map-Proposed

Staff Report



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

App Date: 7/19/2022
Plan Number: ZP22070106

Description: Rezone from OR/GC to LI

Parcel: 0421670000075

Applicant

Dustin Woodyard
2610 Tech Forest BLVD.
Spring, TX 77387

Owner

Derril Brantley

Pre-Application

Chavis-220526

Property

Address 5814 N SH 146
Legal Description legally described as Tracts 1 & 2 in the Christian Smith League,
Abstract 22, Baytown Chambers County, Texas

Acres 53.67

Zoning

Current Zoning: Open Space/Recreation (OR)/General Commercial (GC)
Proposed Zoning: Light Industrial (LI)

Use

Current Use Type Vacant
Specific Current Use Vacant
Proposed Use Type Industrial
Specific Proposed Use Cross Docks

Applicant Statement

Explain how the proposed change is consistent with guiding documents

The city's Economic Development Strategy describes Baytown as "a prosperous manufacturing community". Baytown 2025 Comprehensive Plan describes industrial uses as being "essential for the area's economy". The comprehensive plan map of 2025 also shows the vast majority of land surrounding our site as being preferred industrial use. Ultimately, we believe light industrial is the highest and best use for this site to better serve the Baytown community. Further, it is our understanding that according to the most recently voted on FLUME, a portion of



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

the site that extends into the City of Baytown currently is zoned a portion GC and a portion LI. This will be a class A tilt-wall product targeting distribution users.

Explain how the proposed change is compatible with the surrounding area

The surrounding area has many light and heavy industrial facilities along FM 1405. These facilities include AmeriPort Industrial Park, Cedar Port Industrial Park, and Covestro Industrial Park. The immediately joining site to the east is occupied by West Texas Drum and east of that site is a concrete batch plant, Ameriport, KTN, and Jindal Saw.

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

The proposed request promotes health, safety, and general welfare by keeping industrial uses in the same general vicinity of each other. This allows trailer traffic to stay clear of areas with higher residential or general commercial areas. Being along two major thoroughfares of FM 1405 and Hwy 146 allow for ease of traffic flow while preventing trailer truck/trailer traffic traversing into/through residential or retail areas.

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 infrastructure surrounding this side is adequate for light industrial use. The proposed development will tie into public water and sewer lines along 146, and will have onsite detention. The two roads of ingress/egress of the site area major arterial (FM 1405) and freeway (TX-146), which are capable of handling the traffic demands our development will generate. Further because the site is not currently annexed into the City of Baytown – annexation will provide significant taxable value to the city to help grow/promote future city infrastructure projects.

Explain any changed conditions

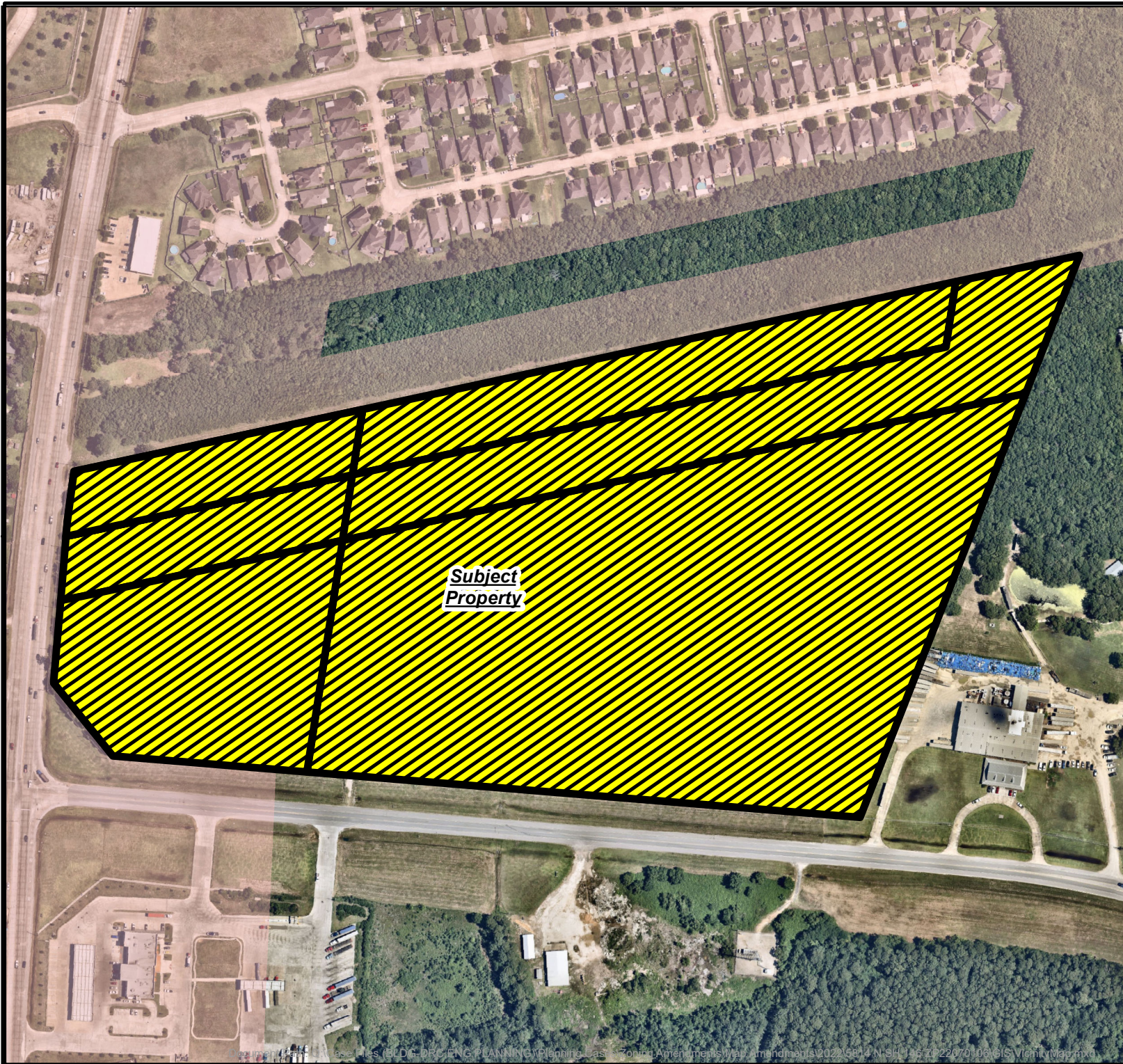
Vacant raw land.

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 development will affect the natural environment. However, during the design and construction environmental considerations will be a critical priority. A SWPPP plan will be implemented and this development will follow the current landscape requirements as outlined by the city. As it sits today the land site is open field with natural brush growth and very few trees along the property boundary.

Explain how the proposed request will meet community needs

The community of Baytown will benefit from this request by adding more jobs to the area, by creating more generatable tax dollars, and filling a need for distribution and warehouse space in the area.



Zoning Map Amendment

Vicinity Map

5814 N SH 146

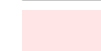
**From OR & GC
to LI**

Approx. 49.87 acres

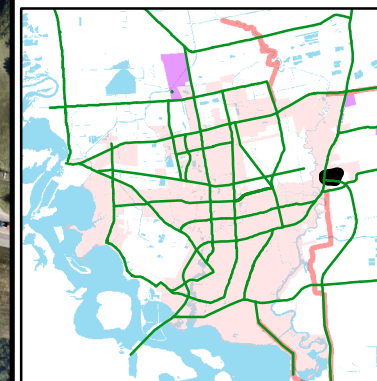
LEGEND



Subject Property

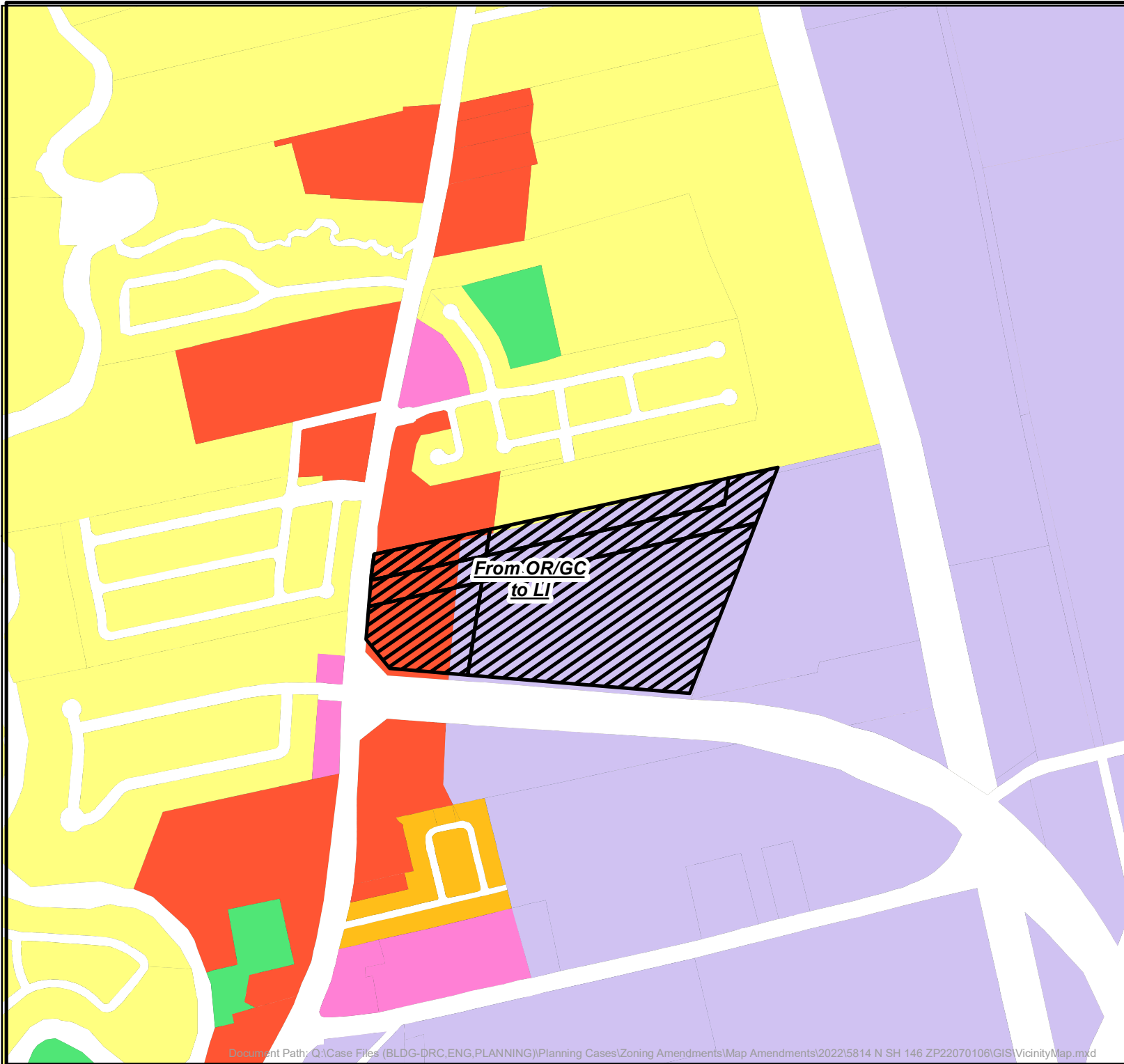


CITY LIMITS



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 = 324 feet Date 2022-07-28



Zoning Map Amendment

FLUM

5814 N SH 146

**From OR & GC
to LI**

Approx. 53.67 acres

LEGEND

Subject Property

FLUM

Utility, Right-of-Way

Recreation and Natural Areas

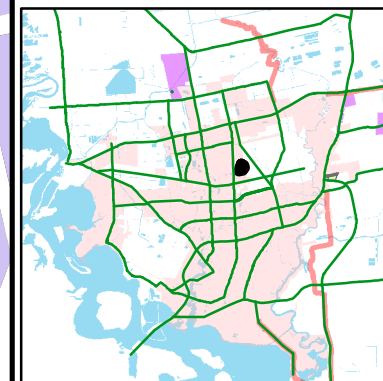
Low Density Residential

Mixed Density Residential

Neighborhood Scale Commercial

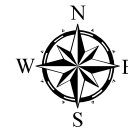
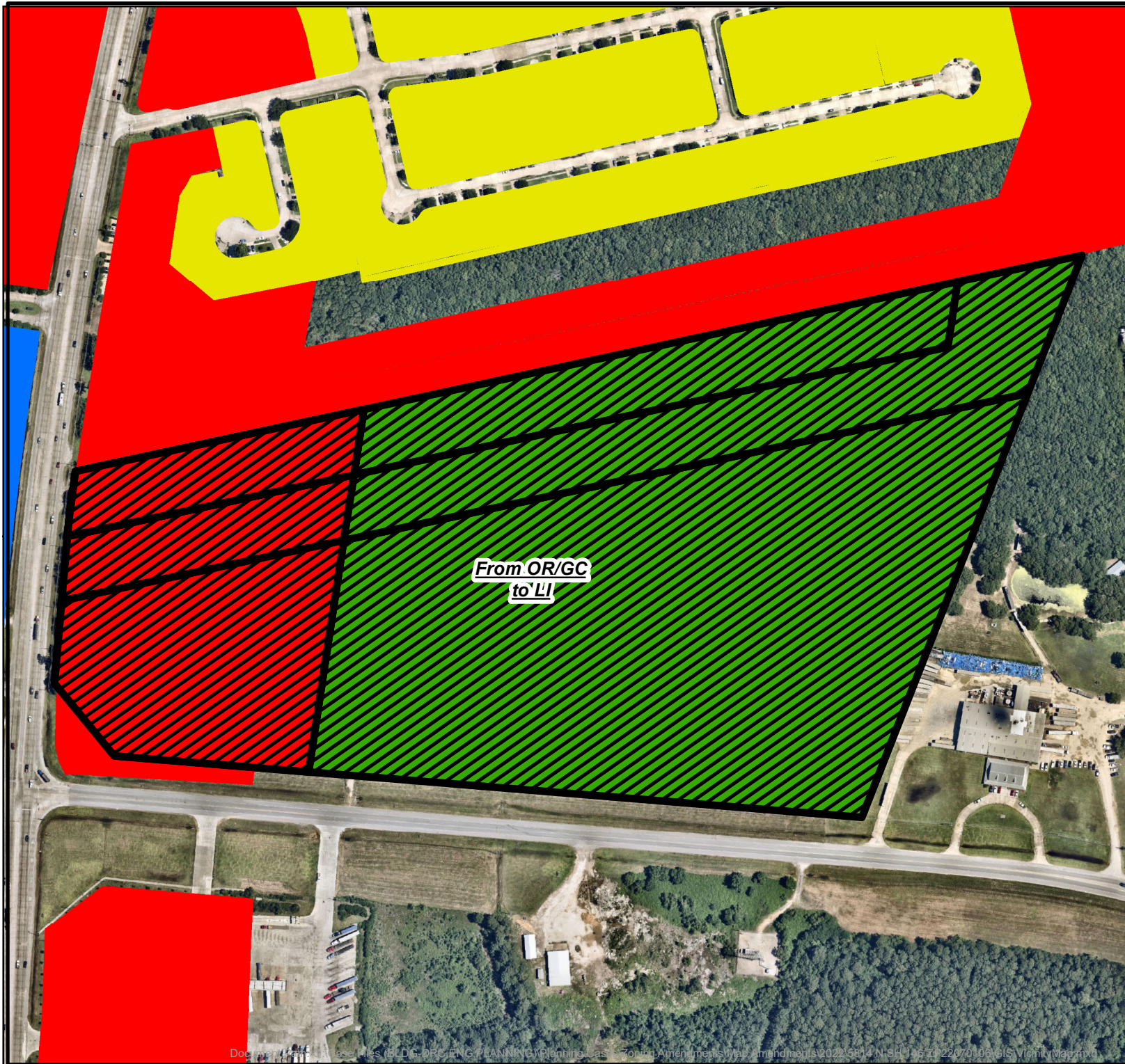
Large Scale Commercial

Industrial



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1 inch = 808 feet Date 2022-08-01





Zoning Map Amendment

Zoning Map

5814 N SH 146
From OR & GC
to LI




Approx. 53.67 acres

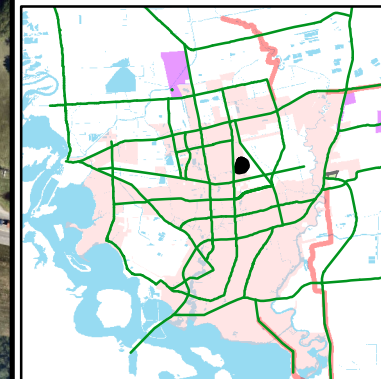
LEGEND

-  Subject Property
-  Subject Property

ULDC Zoning

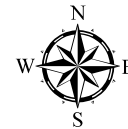
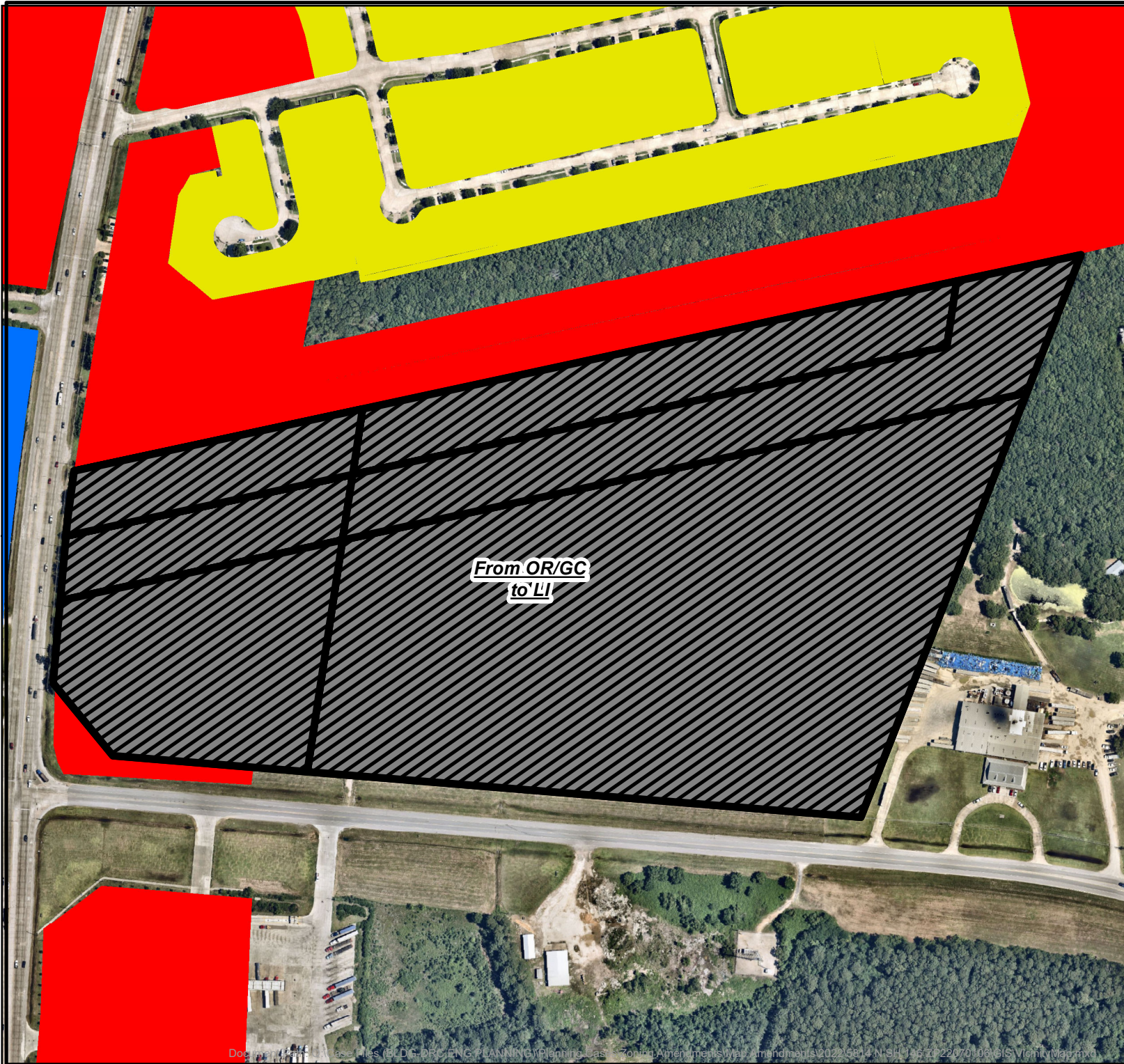
Zoning Districts

-  GC (General Commercial)
-  SF2 (Mixed Res. Low/Med. Density)
-  UN (Urban Neighborhood)



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1 inch = 324 feet Date 2022-08-01



Zoning Map Amendment


Zoning Map

5814 N SH 146

**From OR & GC
to LI**

Approx. 53.67 acres


LEGEND

 Subject Property

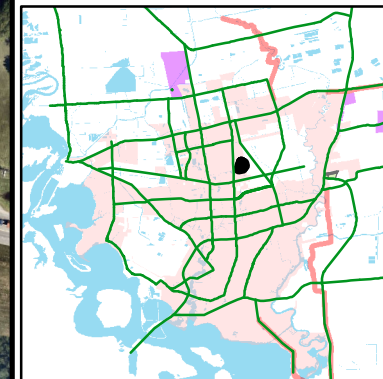
ULDC Zoning

Zoning Districts

 GC (General Commercial)

 SF2 (Mixed Res. Low/Med. Density)

 UN (Urban Neighborhood)



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1 inch = 324 feet Date 2022-08-01



**City of Baytown
Zoning Map Amendment
Staff Report
September 20, 2022**

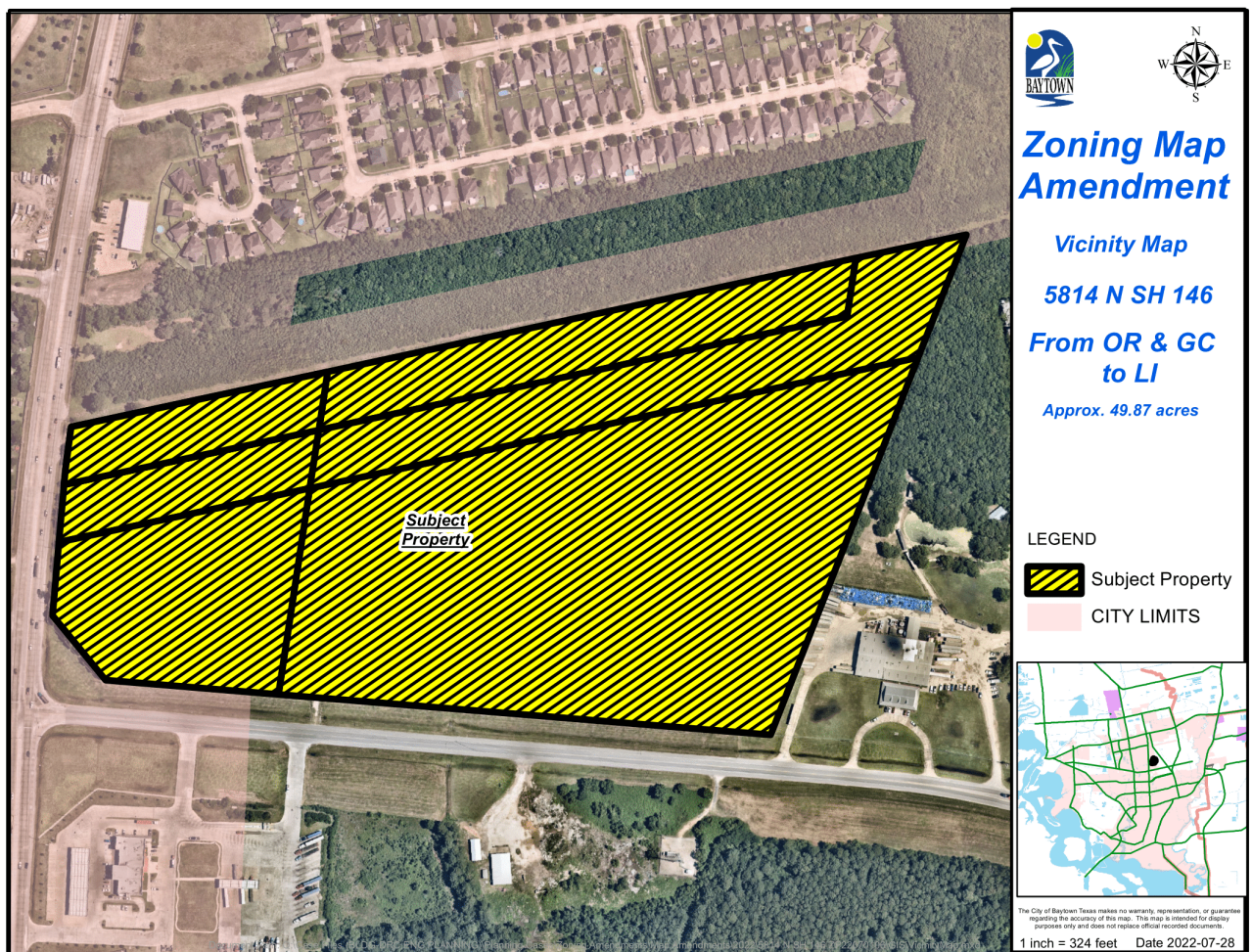
Plan Number: ZP22070106

Address: 5814 N SH 146 BAYTOWN, TX 77523

Requested Action: The proposed rezoning of approximately 49.87 acres located at 5814 N SH 146, Baytown, Harris County, Texas, legally described as Tracts 1 & 2 in the Christian Smith League, Abstract 22, Baytown, Chambers County, Texas, from Open Space/Recreation (OR) & General Commercial (GC) to a Light Industrial (LI) Zoning District.

Applicant: Dustin Woodyard – representative of the property owner

Subject Property:



Parcel Information

Current Use: Vacant

Proposed Use: Industrial

Future Land Use Plan: Industrial and Large-Scale Commercial

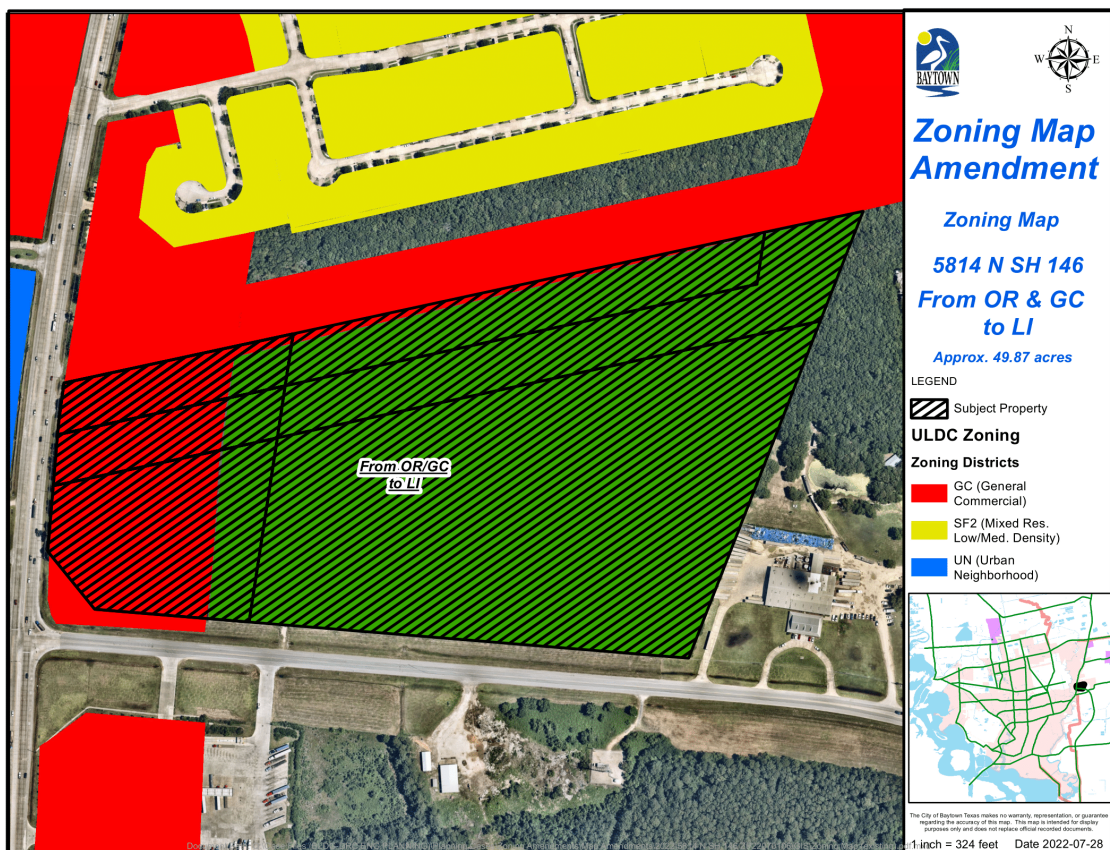
Adjacent Parcel Information

North: Vacant/Residential (further north)

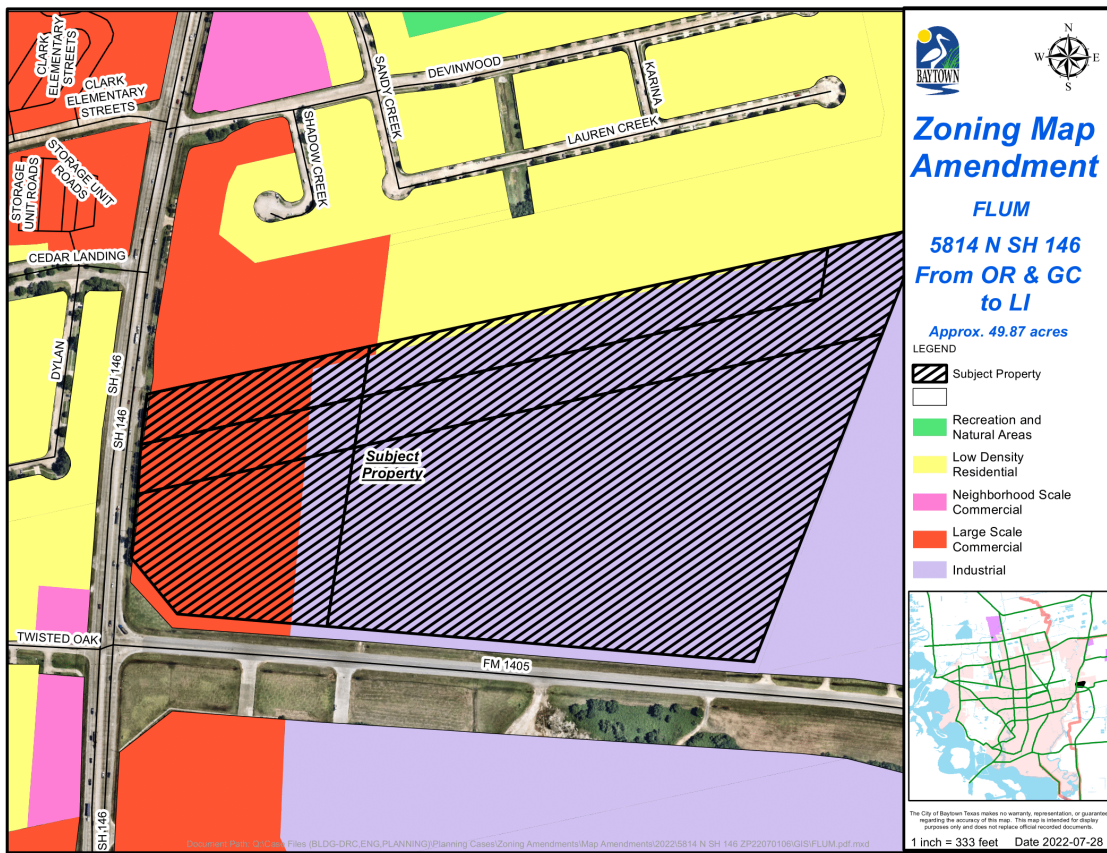
South: General Commercial and ETJ

East: ETJ

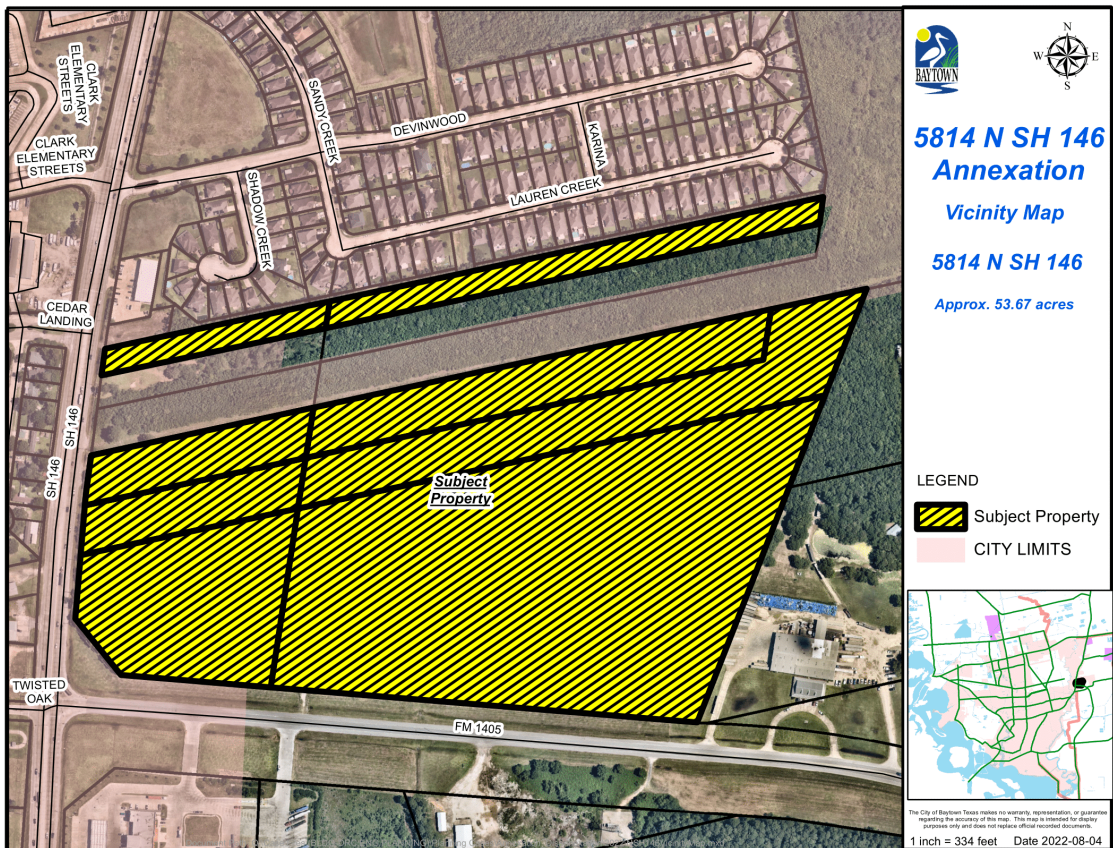
West: Urban Neighborhood



Proposed Zoning Map



Future Land Use Map



Annexation Vicinity Map

Staff Analysis (Background):

The applicant is requesting to rezone the subject property from Open Space/Recreation (OR) and General Commercial (GC) to Light Industrial (LI). This rezoning is happening concurrently to an annexation that includes a majority of the subject property and an additional parcel to the north of the subject property. The proposed rezoning and annexation are to allow for a new industrial development that would consist of two cross dock warehouses. The development is consistent with the Future Land Use Map (FLUM) and, given that much of the area is still in the Extra-Territorial Jurisdiction (ETJ), it is consistent with a majority of current land use in the area.

The addition of industrial development in the area could add to increased traffic congestion issues, but given the future land use expectation, thoroughfare plan, and projected traffic capacity of the area this should not have an adverse effect. There is also potential concern given the proximity to the residential uses in the area, with one development directly north and another to the west across N SH 146. Both of these developments are established neighborhoods with a low-density character. To ensure this character is not disturbed and the nature of the area is not changed the proposed development will be held to the standards established by the Unified Land Development Code (ULDC) which requires extensive screening and buffering when industrial development occurs adjacent to residential uses.

The proposed site plan (seen below) shows two cross docks that total 751,800 square feet of building space with a parking lot large enough to meet ULDC standards, and two detention facilities totaling 226,864 square feet.



Proposed Site Plan

As seen on the site plan, a 50 ft vegetative buffer will line the entirety of the western and southern edges of the development, which includes the length of N SH 146 and FM 1405. While the current vacant space and proposed annexation parcel to the north will serve as a buffer zone to the residential properties there.

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 Map* (FLUM) are meant to provide guidance in land use decisions. In order to recommend approval of any Zoning Map Amendment consistency with these elements must be met.

The applicant's rezoning proposal to the light industrial zoning district is supported by the FLUM designation for the area. Light industrial is identified as a primary use type in this designation which specifically calls out warehousing as a potential land use. The location criteria for the light industrial use type in the FLUM states the following:

- Should be located along an arterial roadway or freeway.
- Some uses may need direct rail service and/or water access.
- Should not be located within 400 feet of residential uses.

Considering these criteria, the property is located along an arterial and does not require rail service or water access, but there are residential uses within 400 feet on the west side of N SH 146. The development does include a vegetative buffer to help screen this use to the residences, but additional buffering could be accomplished from shifting the current detention facility located to the east of the development to the west side and adding more buffer distance between the residences and the cross docks.

In addition, the proposed rezoning furthers the goals of the Land Use and Development and Economic Development sections of the Comprehensive Plan. In particular the following goals:

Goal LUD3: "A diversity of land uses that enables both a healthy economy and high quality of life for residents through vibrant commercial areas, neighborhoods, and industry."

Goal ED3: "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"

Both of these goals support industrial development from a land use and an economic development standpoint. With a large portion of Baytown's economy based around industrial development its continued support and growth is important to the economic vitality of the region and supporting additional areas for this type of growth enables the land uses to better meet the growing needs of industrial areas for the future of the community.

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

The proposed industrial development is compatible with much of the surrounding area. The area in the ETJ to the west, south, and southwest is almost entirely industrial and is consistent and compatible with this type of development. On the other side, the east, north, and northeast areas to the site are largely lower density residential as well as an educational facility. This type of development is not generally compatible with this use, but appropriate screening and buffering is available to minimize this impact.

The applicant is aware of the concerns associated with nearby residential uses and the increased concerns of traffic congestion on N SH 146. Currently, the rezone proposal is accompanied by a voluntary annexation that includes an additional tract of land to the north of the proposed development that is adjacent to the current residential properties. This tract will remain vacant and serve as additional open space buffering between the proposed development and the residences. Additionally, the applicant is not seeking a rezone on this portion of the annexation subject property so the tract will enter into the city limits, with an OR zoning designation, which will not allow any development to occur.

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.**

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. The project will use city utilities, which will require the proposed development to meet city standards for utilities. Service to industrial development in this area is able to be supported by current and future utility infrastructure.

Regarding traffic congestion, the applicant has not proposed any specific enhancements or changes to facilitate an increased amount of traffic utilizing N SH 146 and FM 1405. Considering the existing issues with traffic in the area it will be important to consider traffic measures during the development stage. This could include improving turning lanes, improving access along FM 1405, or widening measures to better allow truck traffic to move through FM 1405 and N SH 146.

5. **There are changed conditions.**

A majority of the subject property is currently outside of city limits and through the annexation that is occurring concurrently to this rezone that portion will enter designated as the OR zoning district. The OR zoning district allows for no development and the change from OR to LI will enable the property to be developed in any manner allowed within the LI zoning district. This includes the proposed development of warehousing, as well as additional potential uses as defined in the ULDC. In addition, a portion of the subject property that is currently within the

city limits is currently zoned as GC and the rezone to LI will change the conditions to an industrial use for that portion of the property.

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.**

Baytown's economic vitality is largely supported by industrial development and a continuous expansion and growth in this area allows for more options for employment and economic activity to support the welfare of the city.

The proposed rezoning supports the FLUM and the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the proposed zoning map amendment.



PLANNING AND ZONING COMMISSION

3. b.

Meeting Date: 09/20/2022

Subject: Zoning Map Amendment from OR to NSC

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Lamyaa Salem, Planning and Development Services

Information

ITEM

Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 2.2 acres located at 706 East Cedar Bayou Lynchburg Road from an Open Space/Recreation (OR) to a Neighborhood Serving Commercial (NSC) Zoning District.

PREFACE

The applicant is requesting to rezone approximately 2.2 acres located at 706 East Cedar Bayou Lynchburg Road, legally described as Tract 10B (PR YR Land 2012-2016*0450130050219), Abstract 709 J W Singleton, Baytown, Harris County, Texas, from an Open Space/Recreation (OR) to a Neighborhood Serving Commercial (NSC) Zoning District.

The subject property is located at the southwest corner of Barkuloo Road and Cedar Bayou Lynchburg Road. The surrounding area is characterized by residential structures that are used for office and commercial businesses and OR zoning to the west and east. The properties across Cedar Bayou Lynchburg Road are zoned GC.

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

Supporting documentation is attached for review.

RECOMMENDATION

Staff recommends approval of the zoning map amendment.

Attachments

Applicant statement

Vicinity Map

Future Land Use Map

Zoning Map

Proposed Zoning

Staff Report



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

App Date: 7/25/2022
Plan Number: ZP22070115

Description: Rezone from OR to NSC

Parcel: 0450130050065

Applicant

Jennifer Montes
3406 Newman Drive
Baytown, TX 77521
Business: (281) 889-1222

Owners

Dana Long

Property

Legal Description properties located at 706 E Cedar Bayou Lynchburg Road, legally described as TR10B(PRYRLAND2012-2 016*0450130050219), ABS T709JWSIN, Baytown, Harris County, Texas.

Acres 2.2

Zoning

Current Zoning: Open space/recreation (OR)
Proposed Zoning: Neighborhood serving commercial (NSC)

Use

Current Use Type Residential
Specific Current Use Single-Family home
Proposed Use Type Office
Specific Proposed Use Insurance company

Applicant Statement

Explain how the proposed change is consistent with guiding documents

Transitioning this property to commercial is consistent with the 2040 comprehensive plan and aligns with the future land use maps. There is currently a commercial building, Tepco, directly across the street. It is on a busier street and on a corner lot.

Explain how the proposed change is compatible with the surrounding area

This property looks like a traditional home, which will continue, aligning with the homes in the area. I will be adding landscaping to the front of the home, enhancing the look and repaving the concrete walkways in front. This will be a positive



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

improvement to the area and will match the characteristics of the surrounding properties.

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

Gives the local community easier access to acquiring insurance and will improve the facade of the property, matching the surrounding area.

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

Does not require additional infrastructure or impact the current.

Explain any changed conditions

The only changes will be some additional parking behind the building.

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 effects on the environment.

Explain how the proposed request will meet community needs

I am from Baytown, raised here and still live in town. Owning my office and being permanently located in Baytown allows me to better serve the community, as well as easily volunteer and continue to give back my time locally. This also gives local clients easier access to a permanent insurance office.




Zoning Map Amendment

Vicinity Map

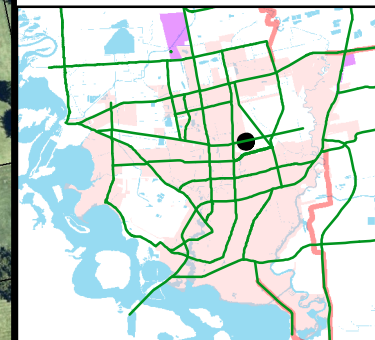
**706 E. Cedar Bayou
Lynchburg Road**

Approx. 2.2 acres

 Subject Property

City Limits

 CITY



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1 inch = 150 feet Date: 2022-08-16

ORD. 13620

ORD. 9906

CEDAR BAYOU LYNCHBURG

Subject Property

ORD. 13620

BARKULOO

ORD. 13626
Dev Agreement

HARTRICK



Zoning Map Amendment

Future Land Use Map

**706 E. Cedar Bayou
Lynchburg Road**

Approx. 2.2 acres



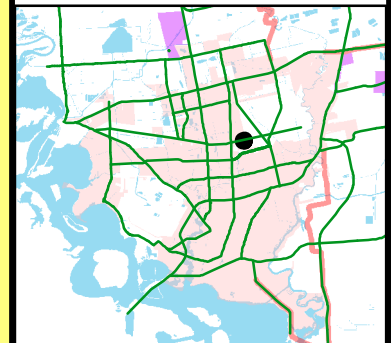
Subject Property

FLUnew

Utility, Right-of-Way

Low Density Residential

Large Scale Commercial



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1 inch = 150 feet Date: 2022-08-16




Zoning Map Amendment

Zoning Map


**706 E. Cedar Bayou
Lynchburg Road**


Approx. 2.2 acres

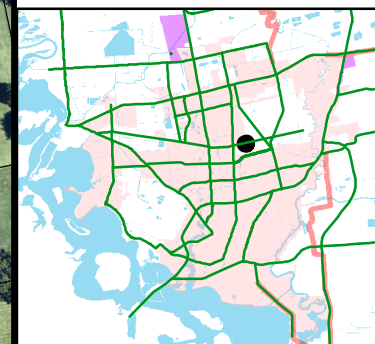
 Subject Property

ULDC Zoning

Zoning Districts

 GC (General Commercial)

 OR (Open Space/Recreation)



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Zoning Map Amendment

Proposed Zoning


**706 E. Cedar Bayou
Lynchburg Road**


Approx. 2.2 acres

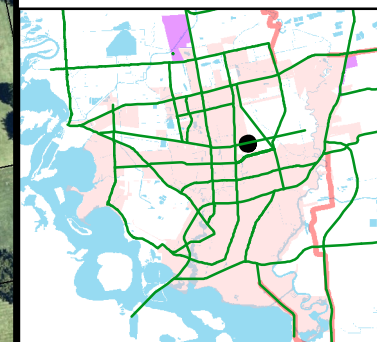
 Subject Property

ULDC Zoning

Zoning Districts

 GC (General Commercial)

 OR (Open Space/Recreation)



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1 inch = 150 feet Date: 2022-08-16



**City of Baytown
Zoning Map Amendment
Staff Report
September 20, 2022**

Plan Number: ZP22070115

Address: 706 East Cedar Bayou Lynchburg Road

Requested Action: The proposed rezoning of approximately 2.2 acres of land, legally described as TR 10B (PR YR LAND 2012-2016*0450130050219), ABST 709 J W Singleton, Baytown, Harris County, Texas, from Open Space/Recreation (OR) to a Neighborhood Serving Commercial (NSC) Zoning District.

Applicant: Jennifer Montes – Jenny Montes State Farm

Subject Property:



Document Path: Q:\Case Files (BLDG-DRC\ENG\PLANNING)\Planning Cases\Zoning Amendments\Map Amendments\2022\706 E Cedar Bayou Lynchburg_ZP22070115\GIS\Map\0_Map_Template\MAP_TEMPLATE_UPDATED.mxd

Vicinity Map

Parcel Information:

Current Use: Residential Dwelling

Proposed Use: Office for insurance business

Future Land Use Plan: Low Density Residential

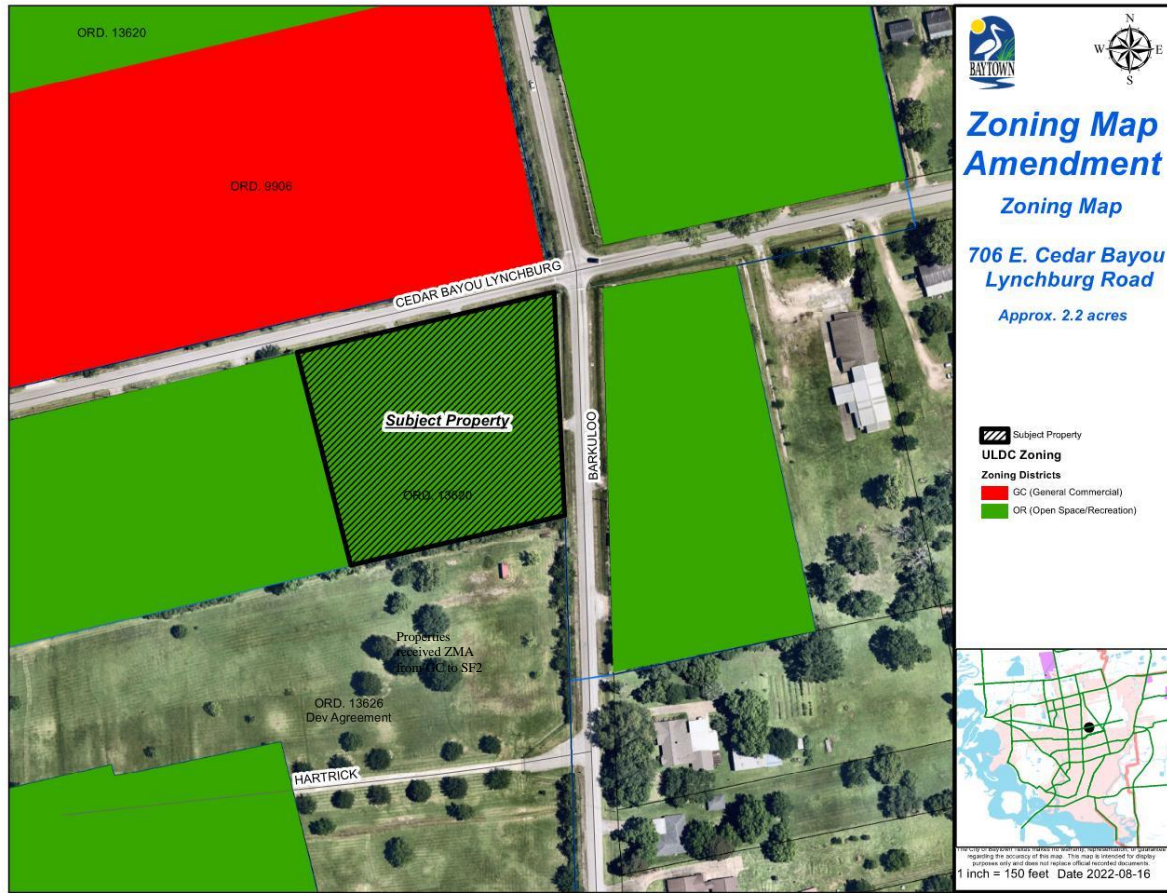
Adjacent Parcel Information

North: Right of Way and General Commercial (GC)

South: Agriculture use

East: Open Space/Recreation (OR)-vehicle storage

West: Open Space/Recreation (OR)-residential homes



Zoning Map

Staff Analysis

The applicant is requesting to rezone the subject property, which was recently remodeled for commercial and office use, from OR to NSC zoning district to allow for a change of use from residential to office/commercial use. The applicant is proposing to accommodate office use within the existing residential structure, enhance landscaping on the front yard and add parking spaces to accommodate employees and customers.

The subject property is located at the southwest corner of East Cedar Bayou Lynchburg Road (major arterial) and Barkuloo Road (collector) with approximately 355 feet frontage on East Cedar Bayou Lynchburg Road, and approximately 300 feet on Barkuloo Road. The property is currently occupied by a single-family residential dwelling on a lot area of 2.2 acres. The surrounding area is characterized by a mix of residential and office uses in residential structures to the west; a commercial use and commercial zoning are to the north; a mix of commercial use and residential dwellings to the east; and agriculture use to the south. The subject property is not platted, therefore, upon the rezone application and prior to any property improvement, the

applicant must plat the property in accordance with Land Development Code, Chapter 126-subdivisions, Sec. 126-2.

The subject property along with other areas (previously in the ETJ), including neighboring properties on the south side of E. Cedar Bayou Lynchburg Road, were subject to an involuntary annexation in 2017 and were zoned Open Space/Recreation (OR) as a default zone. A rezone of the subject property and any property zoned OR must occur in order to allow for any property improvements or to allow change of uses on existing structures.

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 NSC district is intended to improve traffic flow and provide 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.

In order to recommend approval of an application for a zoning map 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 the 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 decisions related to the City’s zoning map (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 “Low Density Residential”.

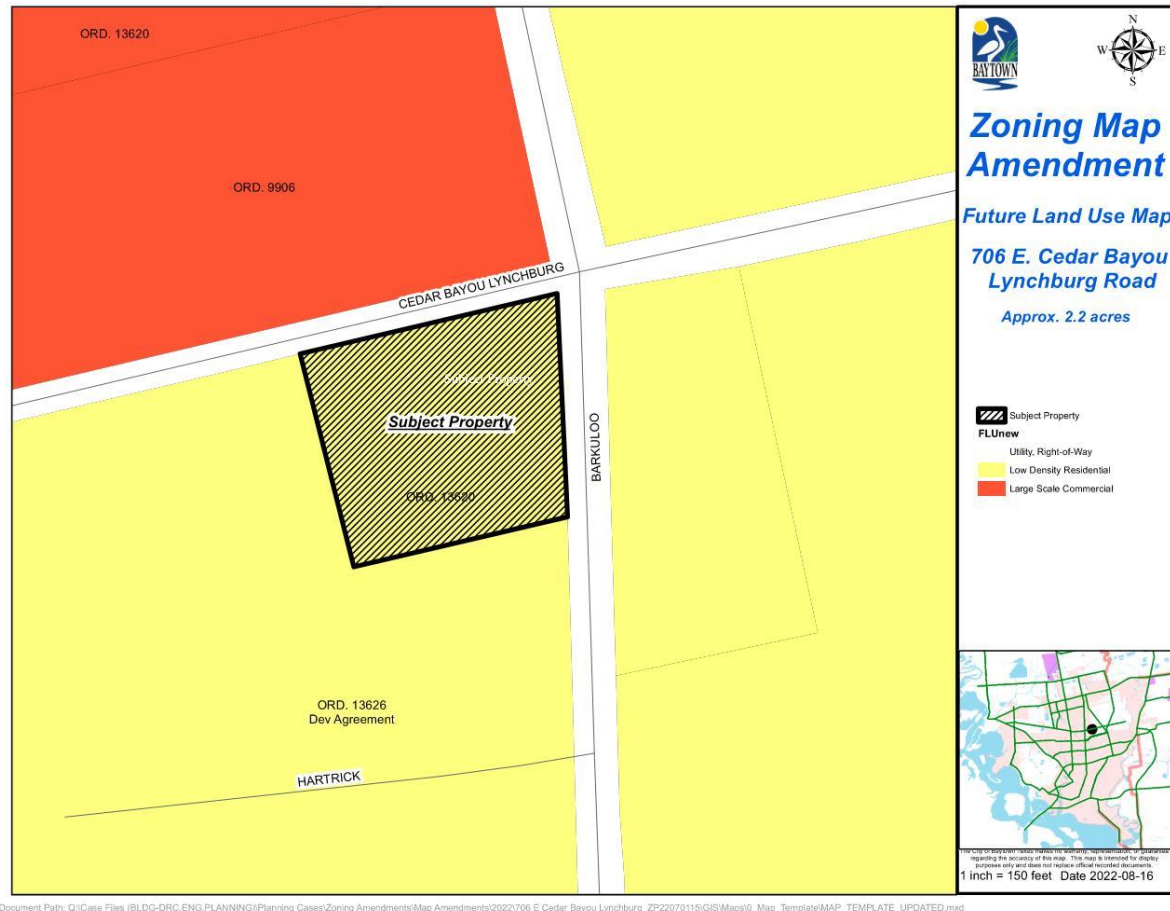
According to the 2040 Comprehensive Plan, primary land use in Low Density Residential designation is for residential areas that have lower densities per acre than other areas of the city, typically 6 dwelling units (du) per acre or lower. This can include a variety of housing types such as single-family, attached residential including duplexes and townhomes. Non-residential uses such as neighborhood serving businesses are secondary land uses that could be accommodated in low density residential areas subject to Neighborhood Scale Commercial locational criteria.

The following are the location criteria for “Neighborhood Scale Commercial”:

- 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.

The subject property: 1) is adjacent to residential neighborhood; 2) is located at the intersection of an arterial and a collector road; 3) is considered an extension to the existing and planned commercial uses located across Cedar Bayou Lynchburg road; 4) and contains

an existing structure, the reuse of which does not conflict with adjacent residential uses. As such, the proposed zoning change of the subject properties from OR to NSC meets the secondary use locational criteria for neighborhood scale commercial, is consistent with the 2040 Comprehensive Plan guidance and the FLUM designation, and will advance the goals of the Comprehensive Plan.



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Future Land Use Map

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

The surrounding area consists of a mix of single-family structures on estate lots to the west of the subject lands (of which business is accommodated in one of the structures), and existing and planned commercial uses north of Cedar Bayou Lynchburg Road and east of the subject land. The proposed office use will be accommodated within the existing single-family structure, and as such, the proposed rezone of the subject property from OR to NSC is compatible with structures in the surrounding area.

Per ULDC, Division 5, Sec. 3.14 - Compatibility standards, 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 adjacent property in said zones. Staff recommends that the applicant add a six-foot fence on the west side of the subject property to avoid any potential future conflicts.

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

It is not anticipated that the proposed NSC zone and/or the reuse of the existing residential structure would be detrimental to the health, safety, or general welfare of the general area. However, 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.**

Currently the subject property is on a water well and septic tank, however new water and sewer services are going to be provided by the city for Sjolander/Crosby, Cedar Bayou, Barkuloo area as part of the 2022-25 Capital Improvement Plan (CIP). Future right of way dedication may be required to accommodate CIP at such time a plat is submitted.

5. **There are changed conditions.**

Post annexation of any property, the applicant must apply to rezone the property in order to develop or make any property improvement. The subject property meets the location criteria for NSC zoning district per the comprehensive plan and the applicant is proposing to reuse the existing structure to accommodate the business.

6. **Effect on natural environment.**

It is not anticipated that the proposed rezone will have any adverse effect on the natural environment. The subject property will come into compliance with all city code of ordinances with respect to number of required parking spaces to accommodate the proposed office use, streetscape requirements adjacent to public right of ways, and will have access to clean water and sewer service in the near future as planned by the City.

7. **Community need.**

NSC zoning district permits a variety of commercial, retail and office use that is generally complementary in design and scale to adjacent residential areas and is intended to serve the immediate community need. In addition to the proposed beautification effort, such as interior and exterior remodeling of the existing structure, the addition of planting and streetscaping along public right of ways, and the fresh paving of the old driveway, which will eventually enhance property value of the subject property and its surroundings, the applicant will provide an employment opportunity to a minimum of five residents of the community.

Planning Staff Recommendations

Staff recommends approval of the proposed zoning map amendment to Neighborhood Serving Commercial (NSC) Zoning District.



PLANNING AND ZONING COMMISSION

3. c.

Meeting Date: 09/20/2022

Subject: Zoning Map Amendment from OR to SF2

Prepared by: Tristan Lyons, Planning and Development Services

Department: Planning and Development Services

Information

ITEM

Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 55.49 acres, located generally east of North Main Street between East Wallisville Road and FM 1942 from an Open Space/Recreation (OR) to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.

PREFACE

The applicant is requesting to zone approximately 55.49 acres in the George Ellis League, Abstract 21, Harris County, Texas, located generally east of North Main Street between East Wallisville Road and FM 1942 from an Open Space/Recreation (OR) to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.

The subject property is vacant and was located within the city's Extra Territorial Jurisdiction, therefore, not zoned. An application for voluntary annexation, submitted by the applicant, was completed on September 8, 2022. The applicant is proposing to rezone the property to SF2 upon annexation, which will allow for future mixed density residential development. The subject property consists of four (4) separate tracts, and is a continuation of the Bay Creek annexation to the south, which was completed June 24, 2021, and rezoned to SF2.

The request is consistent with the existing zoning and uses of the surrounding area, the Future Land Use Map, and the Comprehensive Plan's Policies and Goals for residential development.

Supporting documentation is attached for review.

Fiscal Impact

Fiscal Year:

Acct Code:

Source of Funds (Operating/Capital/Bonds):

Funds Budgeted Y/N:

Amount Needed:

Fiscal Impact (Additional Information):

There are no fiscal impacts.

Attachments

Application and Supporting Documents

Vicinity Map

Future Land Use Map

Current Zoning Map

Proposed Zoning Map

Staff Report



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

App Date: 6/16/2022
Plan Number: ZP22060087

Description: Rezone from OR to SF2

Parcel: 0402210000060, 0402210000633, 0402210000464,
0402210000632

Applicant

Castlerock Communities LLC
2401 Fountain View Dr. #215
Houston, TX 77057-4804

Owner

Ashley Yoder
2401 Fountain View Dr. #21
Houston, TX 77057
Business: (713) 600-7064
Mobile: (832) 606-4446

Pre-Application Linder-220527

Property

Legal Description Tracts 18, 18A, 37C-3, 40A-3 & 69A, George Ellis League, A-21, Harris County, Texas

Acres 55.49

Zoning

Current Zoning: Open space/recreation (OR)
Proposed Zoning: Mixed Residential at Low to Medium Densities (SF2)

Use

Current Use Type Vacant
Specific Current Use
Proposed Use Type Residential
Specific Proposed Use Single-family Residential

Applicant Statement

Explain how the proposed change is consistent with guiding documents

The intent for the proposed 55.491± Acre tract is to provide a 156-lot single family residential development situated on the east side of N. Main Street just North of our current Bay Creek Development. This land will be developed as a future phase of the Bay Creek neighborhood. The existing 55.491 Acre property is unplatted, undeveloped, and is currently located in the City of Baytown's Extraterritorial Jurisdiction (ETJ). The applicant has filed a petition for voluntary annexation into the corporate city limits which is contingent on the successful rezoning of the property. The proposed land use for the 55.491± acre tract would be designated SF-2.



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

Explain how the proposed change is compatible with the surrounding area

The proposed amendment is compatible with the existing and proposed uses surrounding the subject land and is the appropriate district for the land use proposed. There are similar developments located directly to the south our current (Bay Creek Subdivision), also South (Springfield Estates Subdivision) and to the west (Goose Creek Landing Subdivision).

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

The proposed amendment will promote the health, safety, and general welfare of the city and includes the safe, orderly and healthful development of the city.

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 amendment will facilitate the adequate provision of mobility, water, waste water, storm water and other public services. N. Main Street is an existing major arterial and Wallisville Road is an existing minor arterial. The proposed development will have two subdivision entrances through the Bay Creek Subdivision (currently under development) to facilitate mobility and safety. There is an existing water main located on the west side of N. Main Street from the subject tract. There is an existing gravity sanitary sewer main located at the southeast corner of the intersection of N. Main Street and Wallisville Road. There is an existing HCFCD ditch located along the east boundary of the subject tract that will serve as the detention outfall. The existing water main will be extended North on N. Main Street along the proposed developments frontage to serve future developments. A wastewater lift station is being constructed for the current Bay Creek Subdivision which the subject tract that will pump wastewater south, via forcemain, along the east side of N. Main Street to the existing gravity sanitary sewer main located at the intersection of N. Main Street and Wallisville Road.

Explain any changed conditions

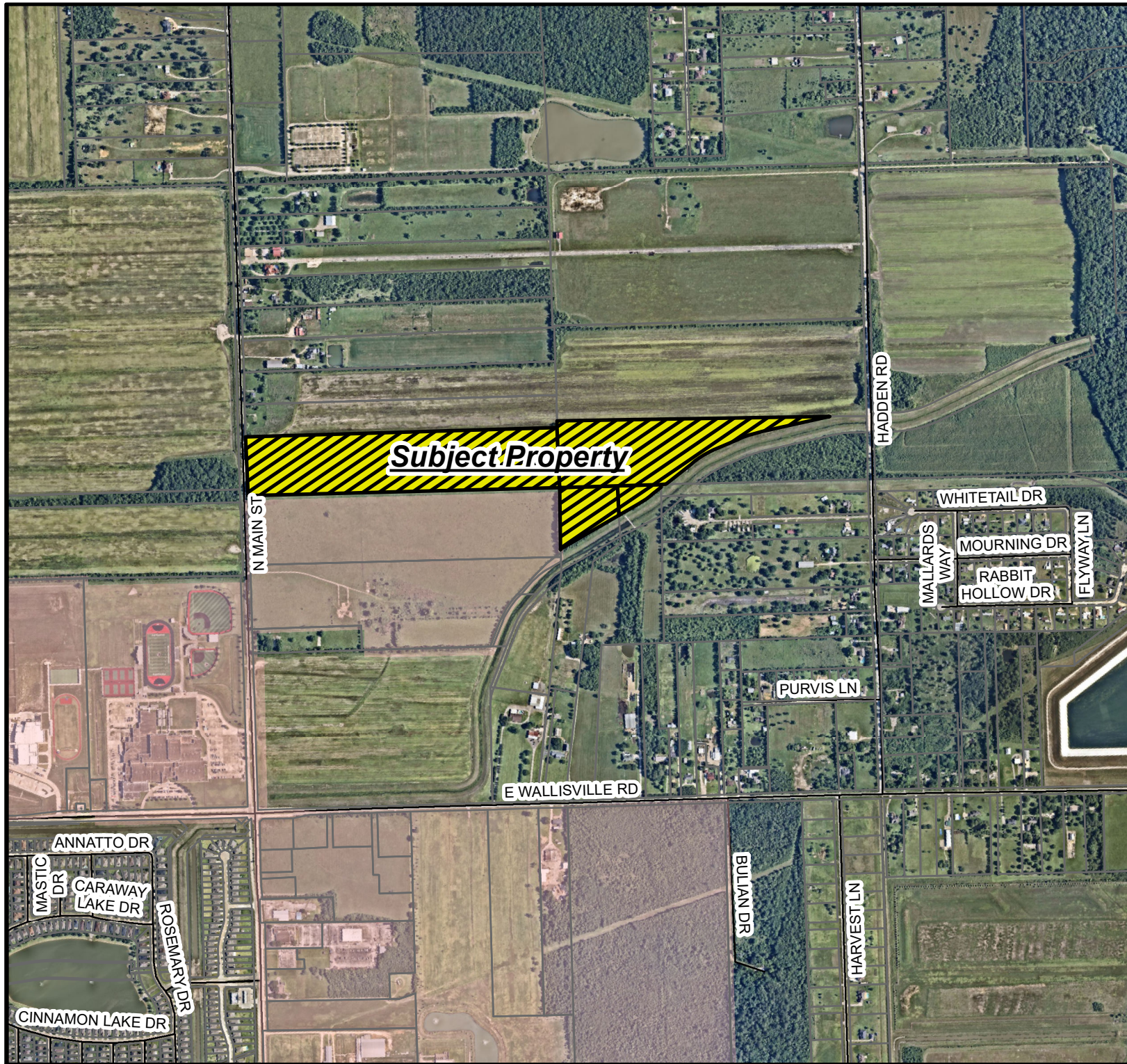
The existing conditions of the subject property is vacant, undeveloped, and unplatted land. The proposed amendment will facilitate the development of the property consistent with the Unified Land Development Code.

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

The proposed amendment will not pose adverse impacts on the natural environment, water, air, noise, storm water management, wildlife, vegetation, or wetlands.

Explain how the proposed request will meet community needs

The proposed amendment will address a demonstrated need for single family residential homes north of Interstate 10.





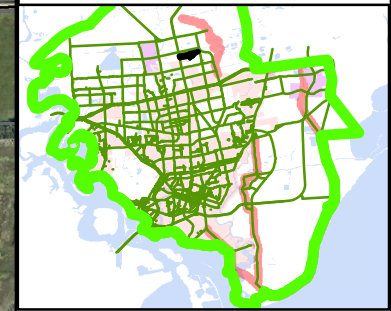
Zoning Map Amendment Bay Creek 2.0

Vicinity Map

Approx. 55.49 acres

LEGEND

-  Subject Property
-  City Limit



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1 inch = 1,128 feet Date 2022-08-11

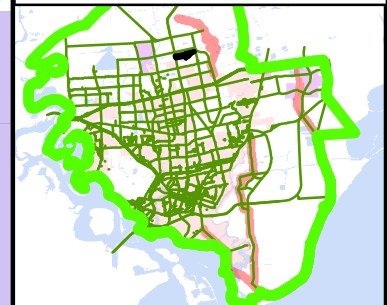


Zoning Map Amendment Bay Creek 2.0 Future Land Use Map

Approx. 55.49 acres

LEGEND

- Subject Property
- Utility, Right-of-Way
- Recreation and Natural Areas
- Low Density Residential
- Neighborhood Scale Commercial
- Large Scale Commercial
- Industrial



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Subject Property

N MAIN ST

HADDEN RD

WHITETAIL DR

MALLARDS WAY

MOURNING DR

RABBIT HOLLOW DR

FLYWAY LN

PURVIS LN

E WALLISVILLE RD

BULIAN DR

HARVEST LN

ANNATTO DR

MASTIC DR

CARAWAY LAKE DR

ROSEMARY DR

CINNAMON LAKE DR







Zoning Map Amendment

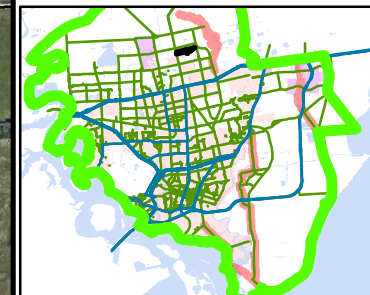
Bay Creek 2.0

Current Zoning
Map

Approx. 55.49 acres

LEGEND

-  Subject Property
-  GC (General Commercial)
-  OR (Open Space/Recreation)
-  SF2 (Mixed Res. Low/Med. Density)



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Subject Property

N MAIN ST

HADDEN RD

WHITETAIL DR

MALLARDS WAY

MOURNING DR
RABBIT HOLLOW DR

FLYWAY LN

PURVIS LN

E WALLISVILLE RD

BULIAN DR

HARVEST LN

ANNATTO DR

MASTIC DR

CARAWAY LAKE DR

ROSEMARY DR

CINNAMON LAKE DR








Zoning Map Amendment

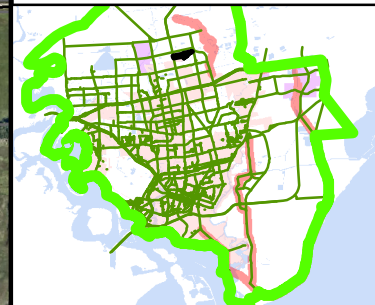
Bay Creek 2.0

Proposed Zoning Map

Approx. 55.49 acres

LEGEND

-  Subject Property
-  City Limit
-  GC (General Commercial)
-  OR (Open Space/Recreation)
-  SF2 (Mixed Res. Low/Med. Density)



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Subject Property

N MAIN ST

HADDEN RD

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MALLARDS WAY

MOURNING DR

RABBIT HOLLOW DR

FLYWAY LN

PURVIS LN

E WALLISVILLE RD

BULIAN DR

HARVEST LN

ANNATTO DR

MASTIC DR

CARAWAY LAKE DR

ROSEMARY DR

CINNAMON LAKE DR



**City of Baytown
Zoning Map Amendment
Staff Report
August 16, 2022**

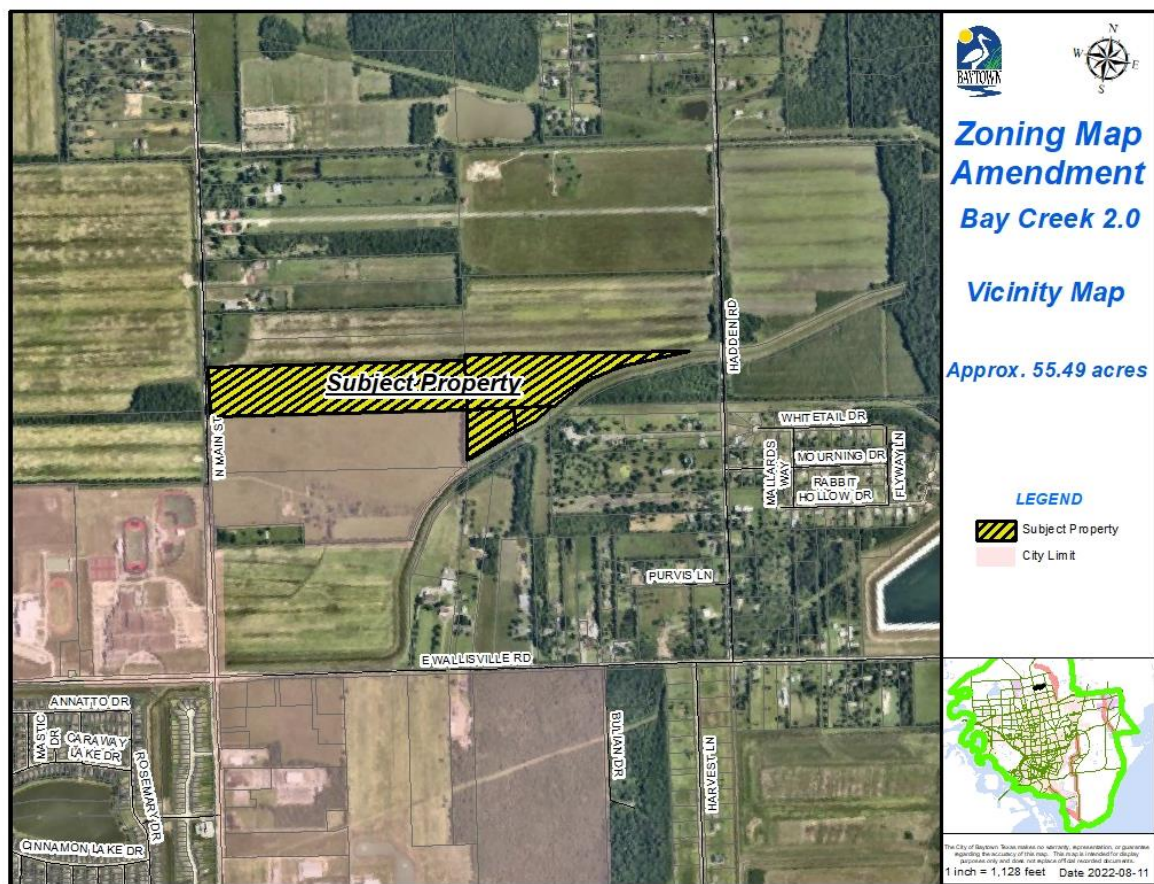
Plan Number: ZP22060087

Address: Eastern side of N Main St and just north of E Wallisville Rd

Requested Action: The proposed rezoning of approximately 55.491 acres of land situated in the George Ellis League, A-21, Harris County, Texas, located generally east of North Main Street between East Wallisville Road and FM 1942, from Open Space/Recreation (OR) to Mixed Residential at Low to Medium Densities (SF2) Zoning District.

Applicant: Ashley Yoder, Castlerock Communities LLC

Subject Property:



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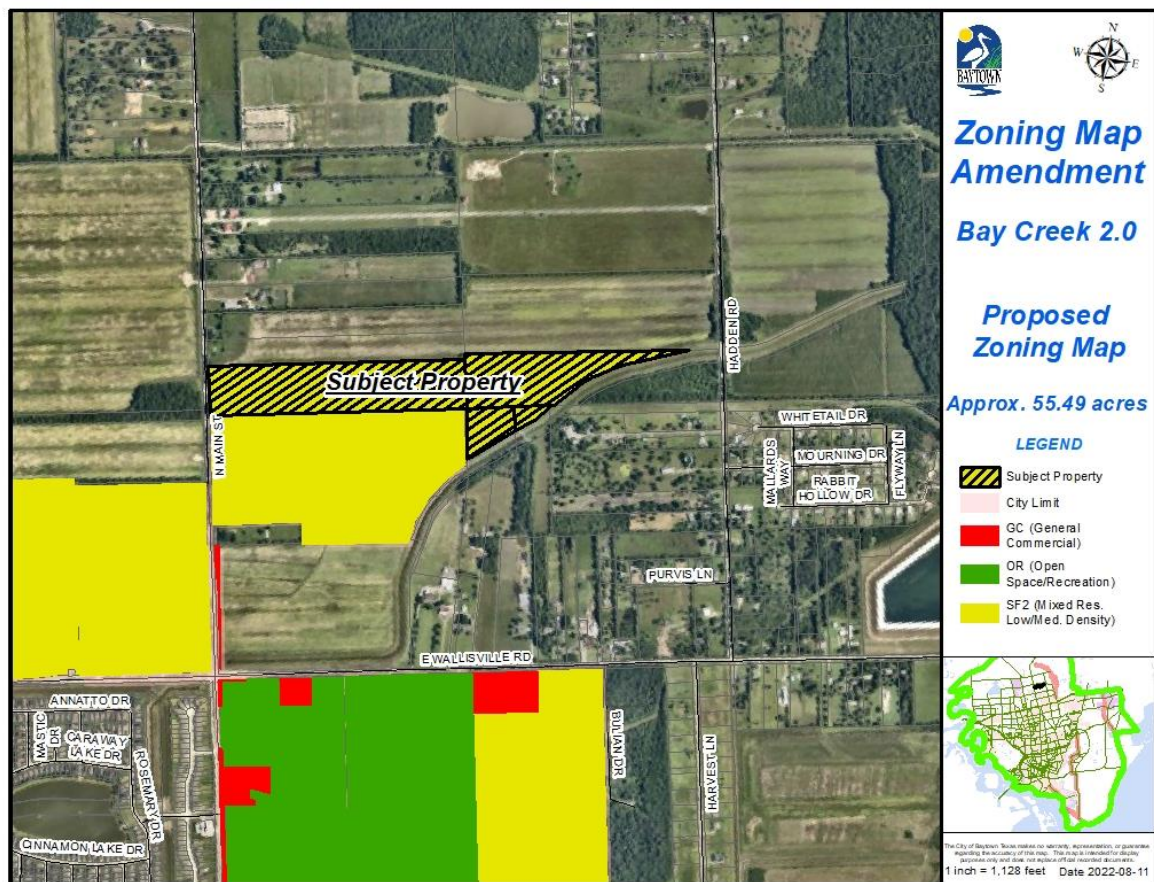
Parcel Map

Parcel Information:

Current Use: Vacant and undeveloped

Proposed Use: Residential

Future Land Use Plan: Low Density Residential



Proposed Zoning Map

Adjacent Parcel Information:

North: ETJ, vacant and undeveloped

South: Mixed Residential at Low to Medium Densities (SF2)

East: ETJ, vacant and undeveloped

West: ETJ, vacant and undeveloped

Staff Analysis (Background):

The subject property is currently located within the city's ETJ, and does not have a zoning district assigned to it. Upon voluntary annexation, the property will be zoned OR, and the applicant is proposing to rezone the property to SF2, which will allow for future mixed density residential development. The subject property consists of four (4) separate tracts, and is a continuation of the voluntary Bay Creek annexation to the south, which was completed on June 24, 2021 and also rezoned to SF2. The subject property is vacant and has approximately 500 feet of frontage along the N Main St major arterial road. The surrounding area includes a school, planned residential housing, and vacant tracts of land. Castlerock Communities LLC is planning a large residential development consisting of 156 single family lots on the subject property of this zoning map amendment.

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 FLUM designation – "Low Density Residential." This designation supports residential areas that have lower densities per acre than other areas of the city, typically 6 dwelling units (du) per acre or lower. This can include a variety of housing types and neighborhoods. These uses are all permitted within the proposed SF2 zoning district.

The proposed zoning is consistent with multiple goals laid out by the Comprehensive Plan 2040. It is consistent with the Land Use and Development's first goal for a fiscally sustainable growth development pattern that considers the implications of new growth on infrastructure, and the second for a focus on quality development expectations for both new development and redevelopment. It aligns with the Growth Capacity's first goal which calls for a development pattern 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. It aligns with the Housing and Neighborhood's first goal that calls for residential growth occurring in logical areas and in a manner that supports the fiscal sustainability of the City into the future including through infill development, and third goal for a well-maintained existing housing stock, including multi-family complexes and single-family homes, that provide safe and quality housing options. Thus, the proposal is consistent with the guiding documents.

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

The subject property is in an area that is undeveloped and is a continuation of the first voluntary Bay Creek Annexation to the south, which was completed on June 24, 2021 and has already been rezoned as SF2. Allowing more residential would benefit the undeveloped surrounding area, the developing residential to the south in the previous annexation and Goose Creek Consolidated ISD to the southwest.

The SF2 zoning district permits uses that are compatible with the surrounding areas. More so, the subject property's location in a large vacant land area reduces the conflict with nearby land uses. SF2 zoning is compatible with other residential structures and uses along the east side of North Main Street.

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

It is not anticipated that the proposed residential 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 shall be provided to the property upon annexation. A services agreement was approved by City Council on June 14, 2022 and will take effect upon the completion of the current Bay Creek 2.0 annexation. 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 to the south along N Main St continues to change the needs for the area. As residential growth occurs, a higher demand for other services in the surrounding lands will become more apparent.

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.**

Baytown has an estimated 29,212 housing units in 2019. This was an 11.5 percent increase from the 26,203 units that were observed in the 2000 Census. About 66.2 percent of all housing units within Baytown were built prior to 1990. This 30-year threshold is significant as it represents a time when many homes and multi-family structures begin to need more substantial reinvestment or repairs. Baytown's ability to attract and retain residents is inextricably tied to the condition and availability of its housing stock. Early engagements and research have shown that opportunities for home ownership, types of housing available, and housing affordability are all concerns in Baytown. The issue stems from the median household income for Baytown being \$57,270, which is lower than Harris County, Chambers County, and the median for the State of Texas, and an average of 41.9% of renters, 26.9% of owners with a mortgage, and 12.4% of owners without a mortgage paying are more than 30% of their income toward housing costs. These numbers indicate that for a Baytown resident making the median household income, affording a home at the median home value of \$119,900, may be within reach, if more supply is available to reduce the demand for housing within Baytown to reduce the housing costs. This calls for a need of new residential developments within the city. The proposed zoning facilitates the FLUM, and the Comprehensive Plan's policies and goals.

Staff Recommendation:

Staff recommends **approval** of the proposed zone map amendment.



PLANNING AND ZONING COMMISSION

3. d.

Meeting Date: 09/20/2022

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 approximately 40 acres located at 6455 East Interstate Highway 10 (IH 10) from an Open Space/Recreation (OR) to a General Commercial (GC) Zoning District.

PREFACE

The applicant is proposing to rezone the subject property to GC, which will allow a large range of options for future commercial development. The subject property is vacant, located on the frontage road of IH 10, and is surrounded by large rural and vacant parcels of land. Being zoned OR, the subject property has limited development options. Furthermore, the subject property is also located in the floodplain and contains two large ponds on the northern portion of the property.

The applicant's proposal is consistent with the zoning character of the area, and the Future Land Use Map.

Supporting documentation is attached for review.

RECOMMENDATION

Staff recommends approval of the proposed zoning map amendment.

Attachments

Application Statement

Vicinity Map

Future Land Use Map

Zoning Map

Proposed Zoning Map

Staff Report



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

App Date: 7/14/2022
Plan Number: ZP22070110

Description: Rezone from OR to LI

Parcel: 0402210000015

Applicant
Colleen D Cockrell
11700 Katy Freeway
21 Waterford Oaks Ln
Kemah, TX 77565
Business: (713) 805-4250

Owner
Colleen Cockrell
(713) 805-4250

Pre-Application [Click or tap here to enter text.](#)

Property
Address 6455 E IH 10, Baytown, TX
Legal Description TR 3 ABST 21 G ELLIS, Baytown, Harris County, Texas
Acres 40

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

Use
Current Use Type Vacant
Specific Current Use Raw Land
Proposed Use Type Commercial
Specific Proposed Use

Applicant Statement

Explain how the proposed change is consistent with guiding documents

What I am proposing is commercial use in the line of storage units, equipment yards, accepting and providing dirt for fill in purposes. This proposed use is in line with all of the surrounding area and the use that is presently occurring.

Explain how the proposed change is compatible with the surrounding area

The proposed area where my property lies is surrounded by commercial property and many similar businesses.



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

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

The request will promote health, safety and general welfare by providing storage for equipment, maintenance buildings, clean dirt, and a safe area to store valuable items and tools.

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 use of the property, on the I-10 feeder road, will facilitate infrastructure by providing businesses adequate storage for equipment, safe ingress and egress for employees and workers, and an overall safe environment to work and conduct business.

Explain any changed conditions

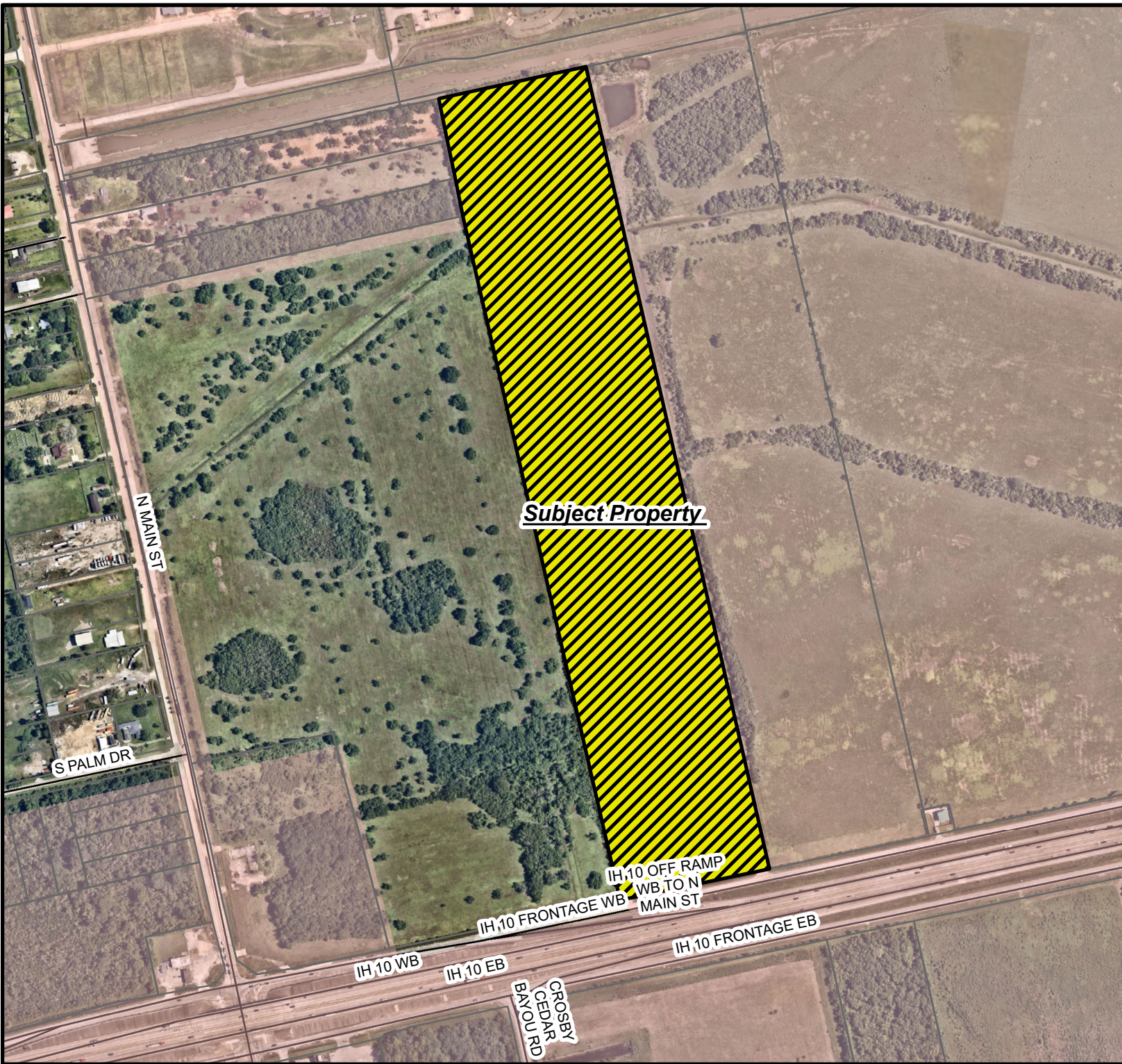
There are no changed conditions on the property at this point.

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)

This proposed use will not affect the natural environment at all.

Explain how the proposed request will meet community needs

The proposed request will provide the community with several jobs regarding maintaining the property (i.e. storage units, maintenance buildings) along with parking for business vehicles when necessary.





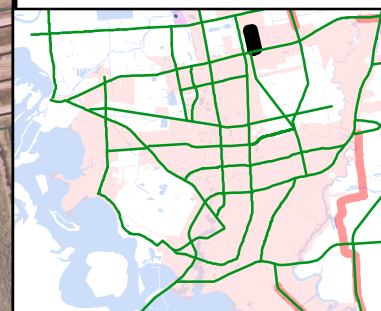
Zoning Map Amendment

Vicinity Map

6455 E IH 10
From OR to GC

Approx. 40 acres

 Subject_Property
 City Limit



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

1 inch = 500 feet 46 Date 2022-09-02



Zoning Map Amendment





Future Landuse Map

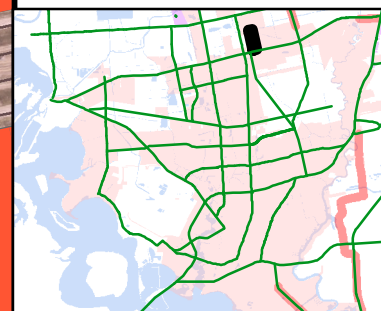
6455 E IH 10

From OR to GC
Approx. 40 acres

 Subject_Property

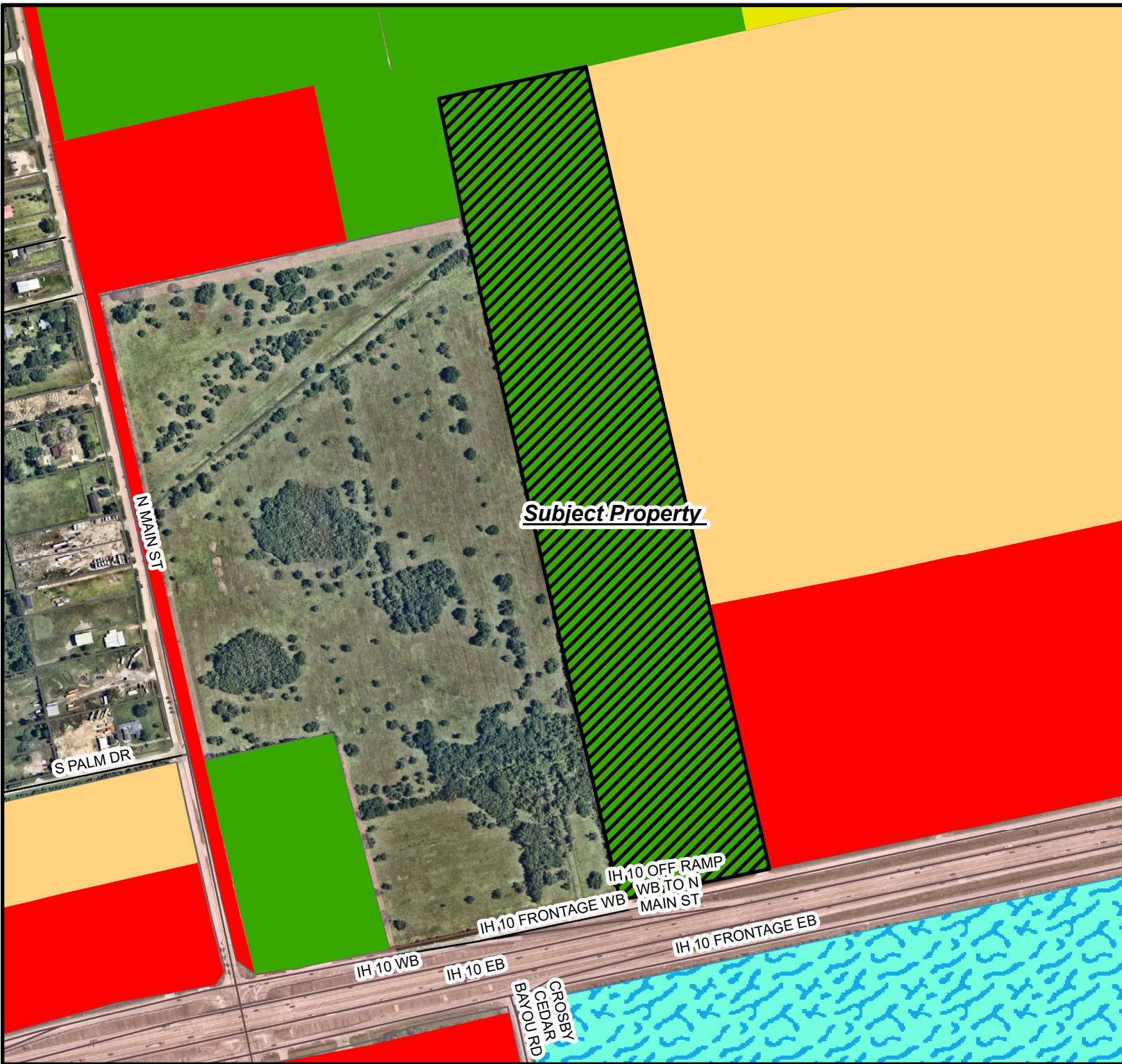
Future Land Use Plan

-  Recreation and Natural Areas
-  Low Density Residential
-  Large Scale Commercial
-  City Limit



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1 inch = 500 feet 47 Date 2022-09-02












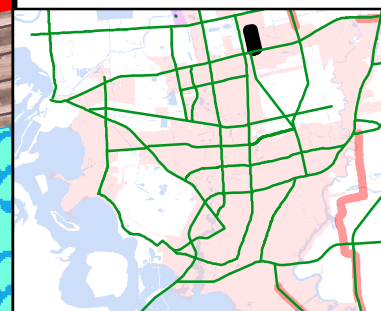
Zoning Map Amendment

Zoning Map

6455 E IH 10
From OR to GC

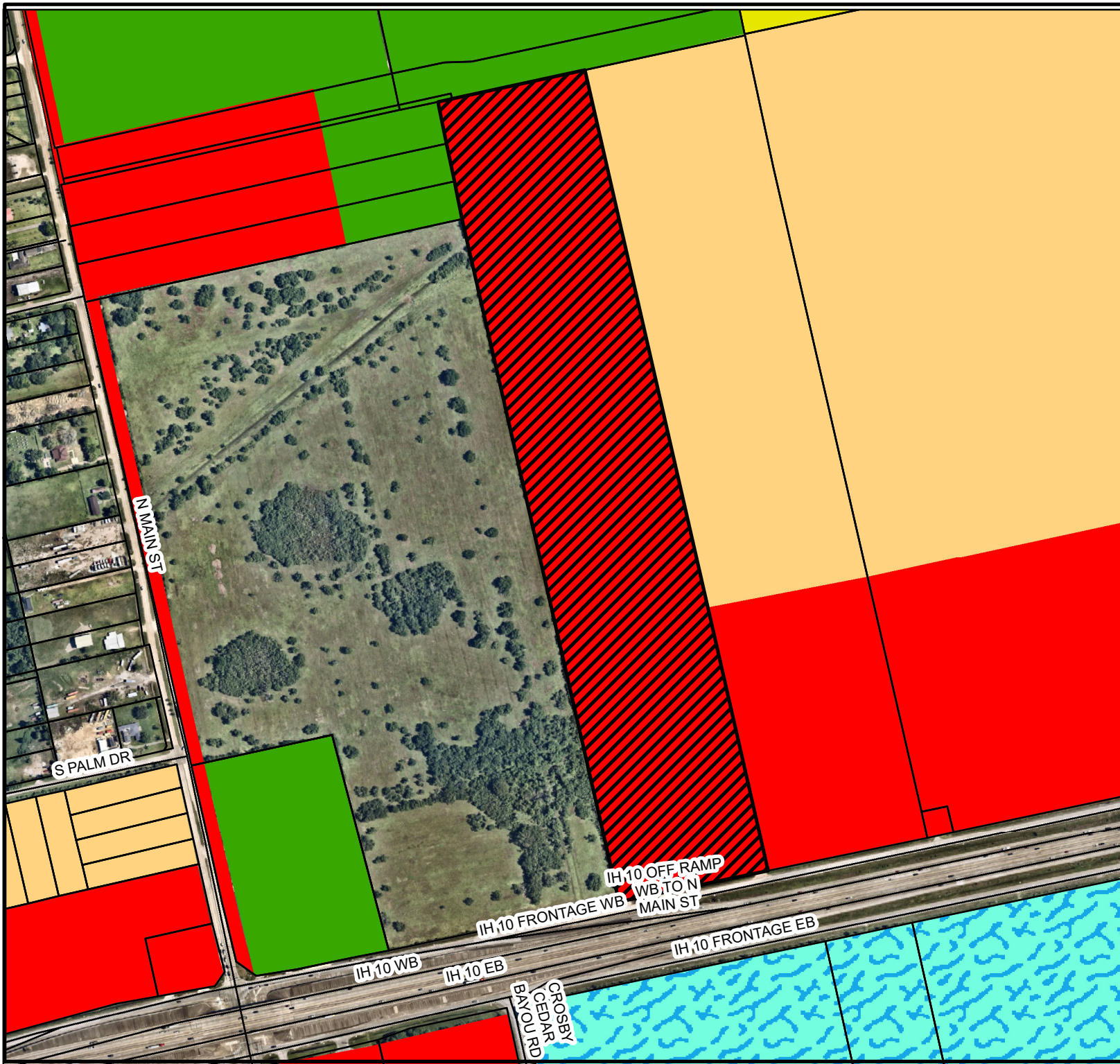
Approx. 40 acres

-  Subject_Property
- Zoning Districts**
-  GC (General Commercial)
-  LC (Livable Center)
-  LI (Light Industrial)
-  OR (Open Space/Recreation)
-  PUD
-  SF2 (Mixed Res. Low/Med. Density)
-  SFE (Single-Fam. Estate)
-  City Limit



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1 inch = 500 feet 48 Date 2022-09-02



Zoning Map Amendment

Proposed Zoning Map

6455 E IH 10

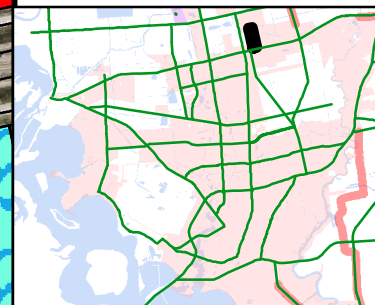
Approx. 40 acres

 Subject_Property

ULDC Zoning

Zoning Districts

-  GC (General Commercial)
-  LC (Livable Center)
-  LI (Light Industrial)
-  OR (Open Space/Recreation)
-  PUD
-  SF2 (Mixed Res. Low/Med. Density)
-  SFE (Single-Fam. Estate)



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

1 inch = 500 feet 49 Date 2022-09-02



City of Baytown
Zoning Map Amendment
Staff Report
September 20, 2022

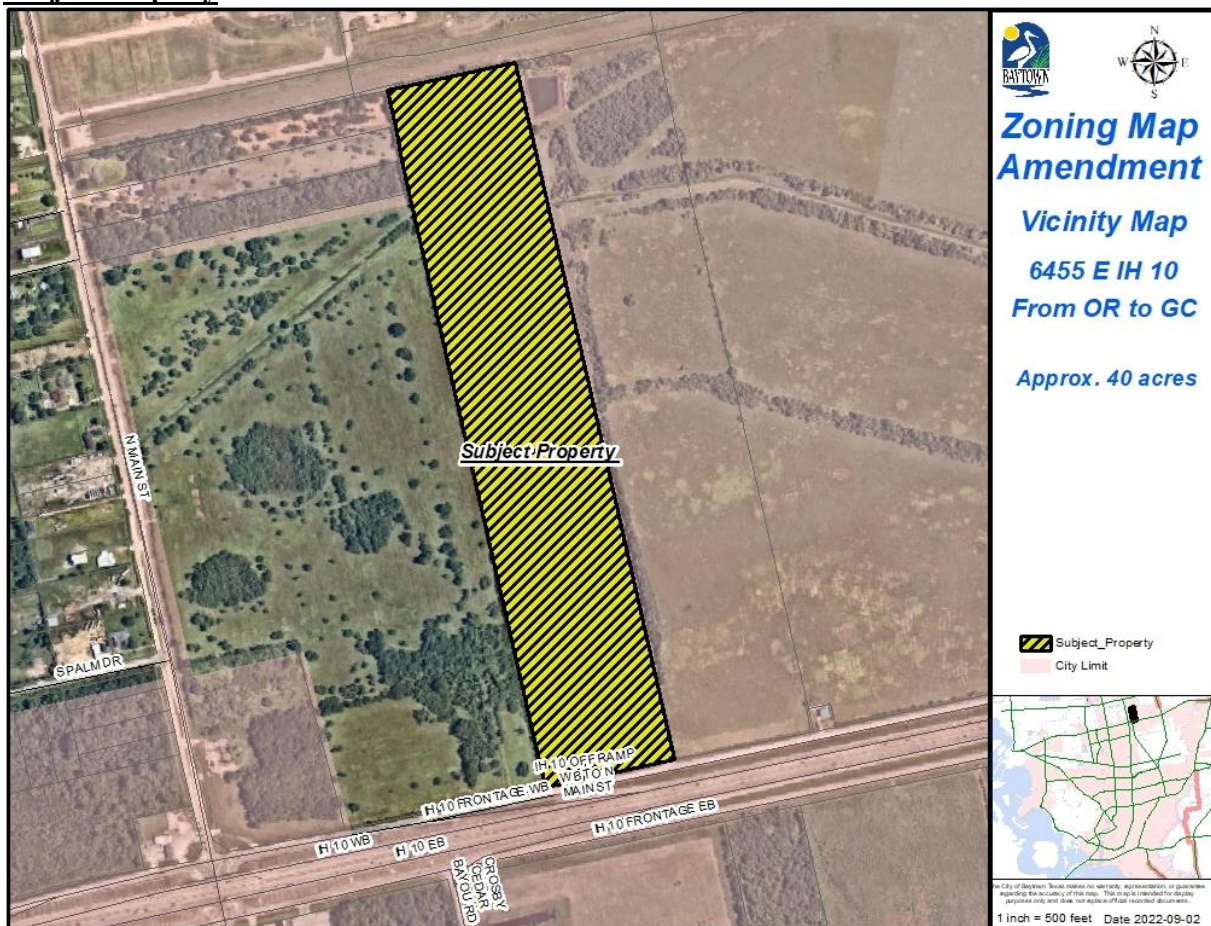
Plan Number: ZP22070110

Address: 6455 E IH 10

Requested Action: The proposed rezoning of approximately 40 acres of land located at 6455 East Interstate Highway 10, approximately 0.3 miles east of North Main Street, legally described as Tract 3E, Abstract 21 G Ellis, Baytown, Harris County, Texas, from Open Space/Recreation (OR) to a General Commercial (GC) Zoning District.

Applicant: Colleen Cockrell - owner

Subject Property:



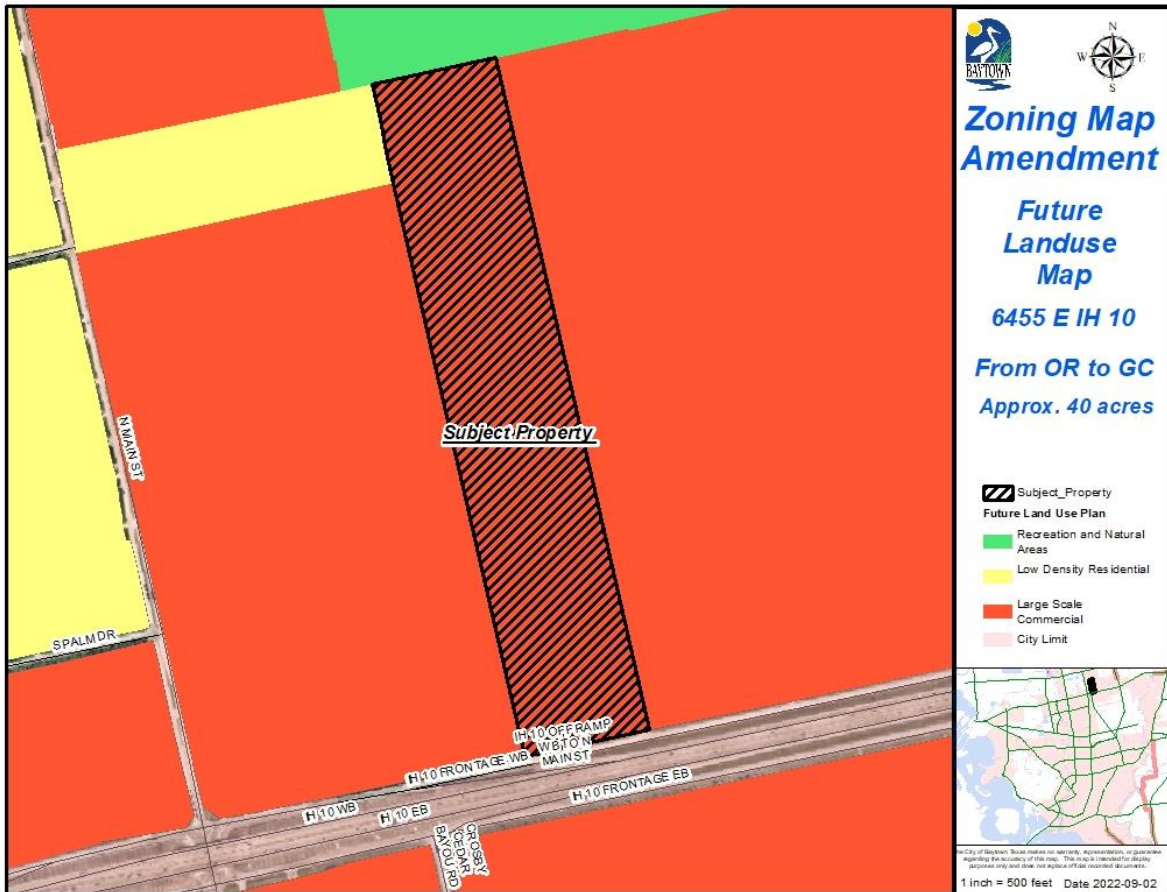
Vicinity Map

Parcel Information:

Current Use: Vacant and undeveloped

Proposed Use: Commercial

Future Land Use Plan: Large Scale Commercial



Future Land Use Map



Proposed Zoning Map

Adjacent Parcel Information:

North: Open Space Recreation (OR), City of Baytown 911 Center

South: Interstate Highway I-10 frontage road

East: General Commercial (GC) and Single Family Estate (SFE), vacant

West: ETJ and OR, large lots, sparse rural development

History:

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

Staff Analysis (Background):

Currently zoned OR, the subject property has limited development options. The applicant is proposing to rezone the subject property to GC, which will allow a large range of options for future commercial development. This request is speculative, as the property owner does not currently have plans for specific uses or businesses. The subject property is located in the floodplain and contains two large ponds on the northern portion of the property. The subject property is vacant and is located on the frontage road of Interstate Highway 10. The surrounding area includes large rural and vacant parcels 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 Future Land Use Map (FLUM) 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 subject property is located along the frontage road of the interstate highway, a major corridor with high visibility and accessibility. The proposed rezoning to GC is consistent with the zoning character of the area.

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's surrounding area, from North Main Street (0.3 miles to the west) and Sjolander Road (1.3 miles to the east), is largely vacant. This area is bisected by a floodway and the majority of the area is within the 100-year floodplain. Any development that occurs in this area will need to address floodplain development standards.

The proposed GC zoning district is consistent with other zoning districts in the area, but due to the largely undeveloped area there is no existing development to address the compatibility of the uses

permitted in the GC district. The subject property's location, amongst other large vacant parcels, reduces the potential conflict with nearby land uses.

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

It is not anticipated that the proposed commercial zoning and subsequent 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 sanitary sewer infrastructure is located along the I-10 frontage road, and the closest access to the city water infrastructure is at the North Main Street intersection (0.3 miles to the west). At this time, any proposed development will be required to extend the City water infrastructure to serve the development.

5. **There are changed conditions.**

As noted in this report, when this property was annexed into the City, the zoning was automatically designated as Open Space/Recreation, which is very restrictive to development. Conditions have changed in such a way that the property owner is ready to develop the property and, as such, is required to rezone to a more appropriate zoning district in order to allow for that development.

6. **Effect on natural environment.**

This rezoning and the subsequent development that is permitted by the zoning district will have an impact on the natural environment. The subject property is wholly within the 100-year floodplain. However, 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, as regulated by the City floodplain regulations.

7. **Community need.**

Commercial uses are abundant throughout the city. The proposed zoning facilitates the goals of the Comprehensive Plan and the Future Land Use Map.

Staff Recommendation:

Staff recommends approval of the proposed zoning map amendment.



PLANNING AND ZONING COMMISSION

4. a.

Meeting Date: 09/20/2022

Subject: Consider - Chambers Parkway Street Dedication Final Plat

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Tristan Lyons, Planning and Development Services

Information

ITEM

Consider approving Chambers Parkway Street Dedication Final Plat, being approximately 2.12 acres located south of East Interstate Highway 10, between FM 2354 Road and East Grand Parkway South.

PREFACE

The plat is proposing an approximate 2.12 acre street dedication, legally described as land out of the Chambers County School Land League Survey, Abstract-321, Chambers County, Texas, containing one (1) lot and dedicating a 100 foot right-of-way of approximately 860 feet.

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

The supporting documentation is attached for review.

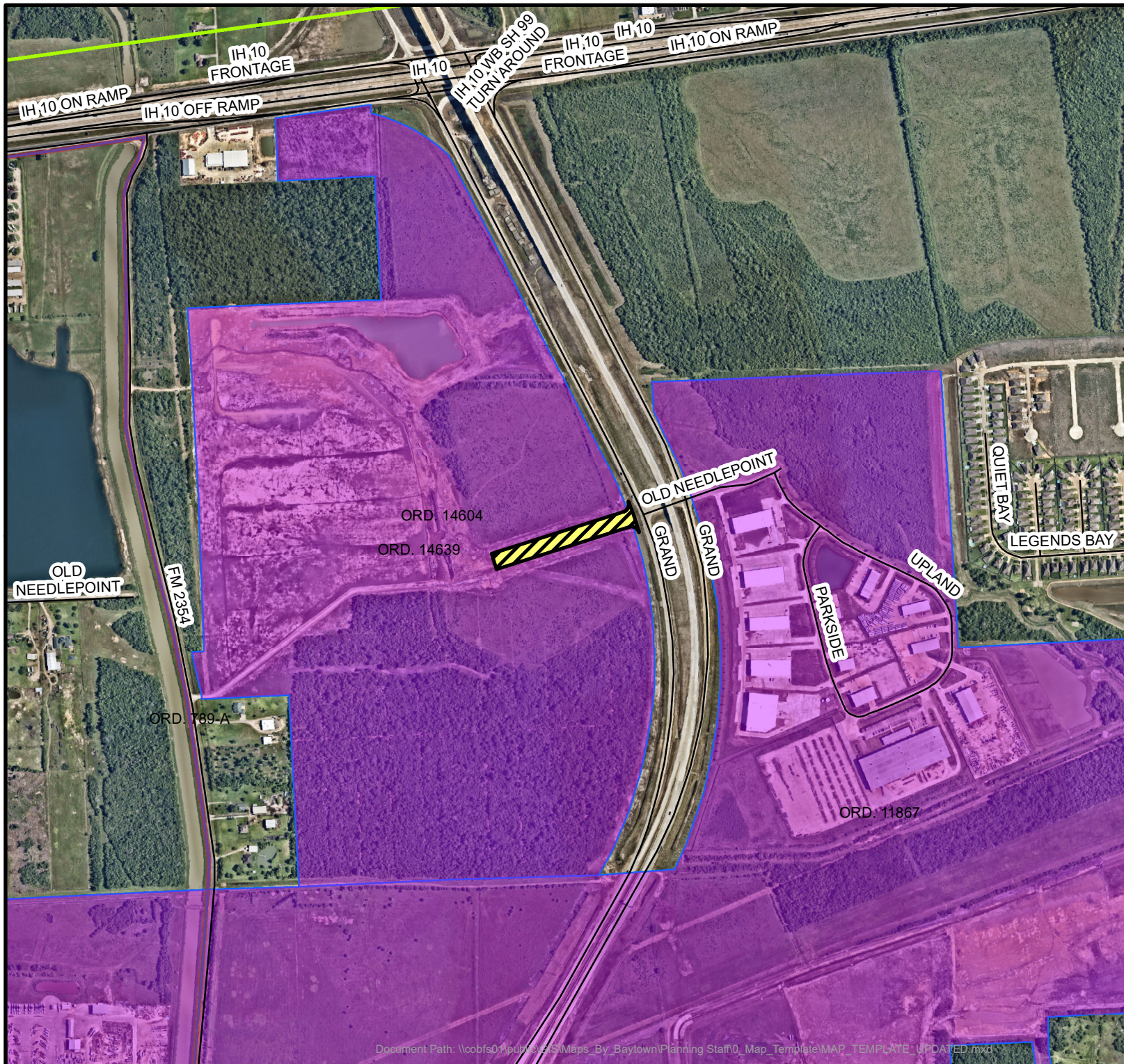
RECOMMENDATION

Staff recommends approval.

Attachments

Vicinity Map

Final Plat



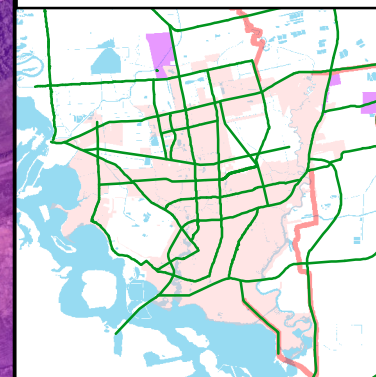
Final Plat

Vicinity Map

Chambers Parkway Street Dedication

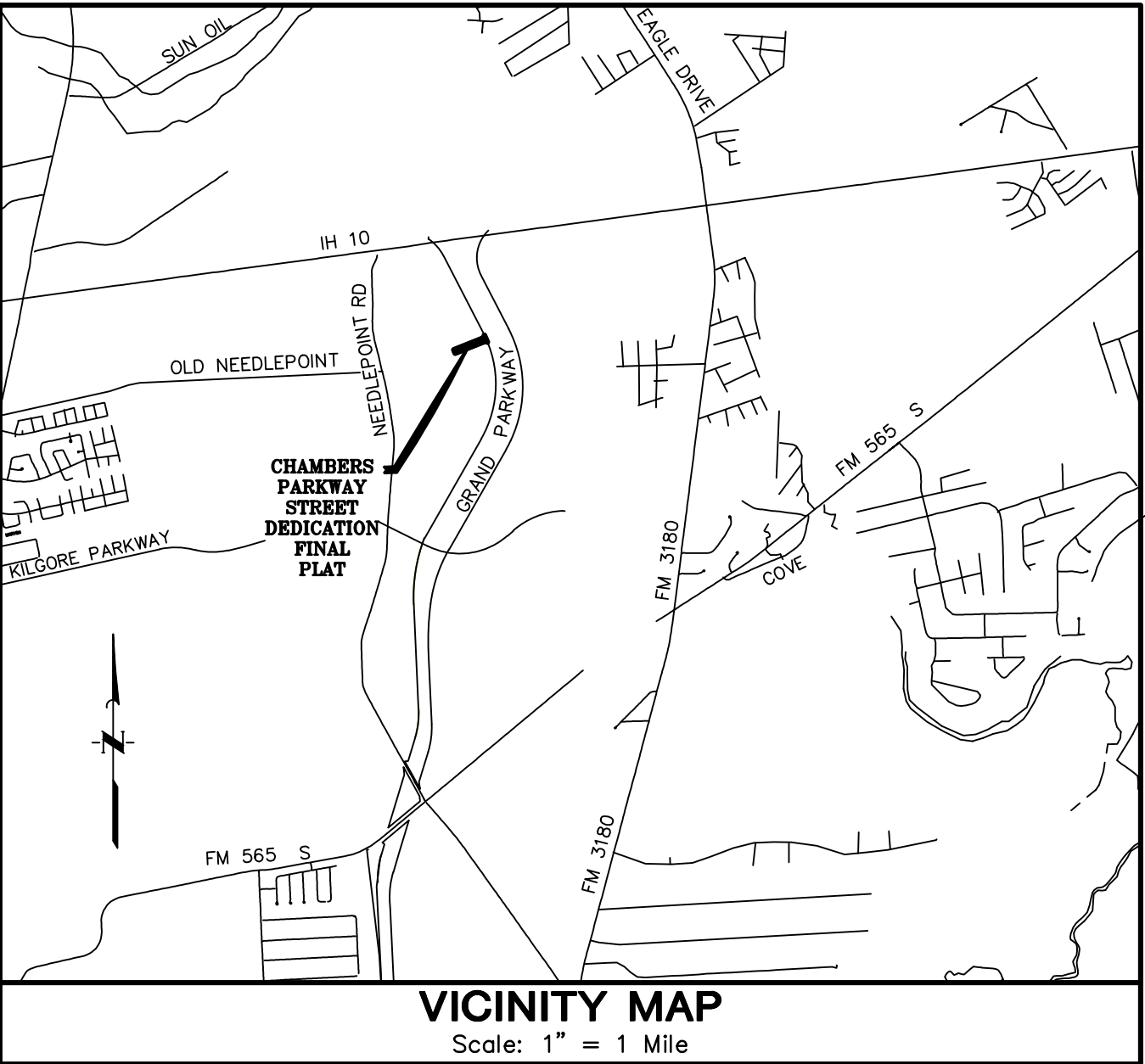
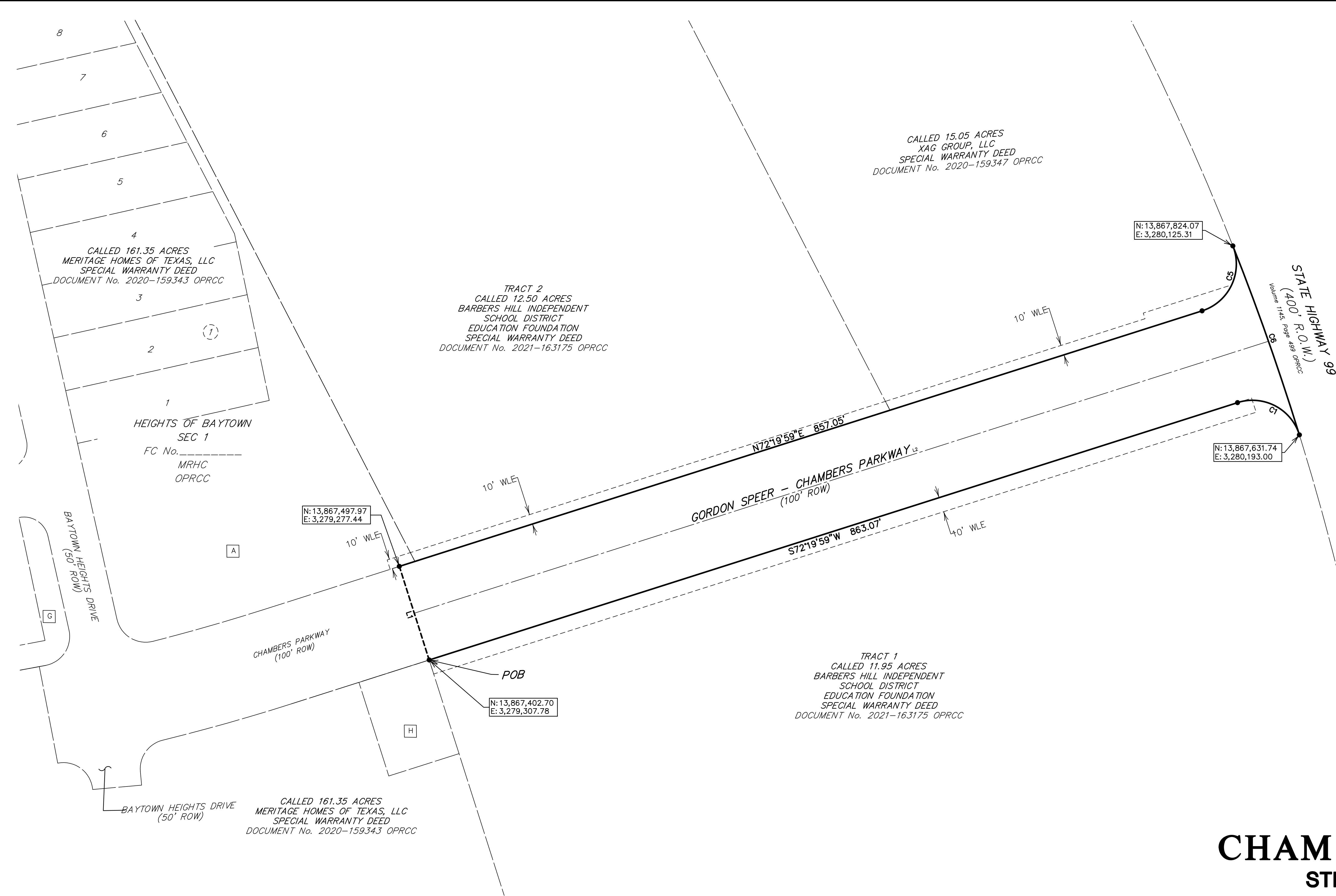
Approx. 2.12 acres

-  Subject Property
-  LIMITED ANNEXATION
-  Strip Annex



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 = 829 feet Date 2022-09-08



- GENERAL NOTES
- 1) AE "Aerial Easement"
BL "Building Line"
E "Easement"
CF "Clerk's File"
DRCC "Deed Records of Chambers County"
FC "Firm Code"
FND "Found"
No "Number"
OPRCC "Official Property Records of Chambers County"
POB "Point of Beginning"
PRCC "Public Records of Chambers County"
ROW "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol "Volume and Page"
W/ "With"
WLE "Waterline Easement"
1 "Block number"
● Set 3/4-inch iron rod (with Cap Stamped "Jones|Carter") as Per Certification
 - 2) The coordinates shown herein 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.
 - 3) Absent written authorization by the affected utilities, all CenterPoint Energy, City of Baytown, and Chambers County 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 solid wooden fences backup, but generally will not replace new fencing.
 - 4) The proposed development shall not hinder surface flow from adjacent property, nor cause flooding to adjacent property.
 - 5) City of Baytown Benchmark Note:
City of Baytown Control Monument Number 328, being an aluminum disk on top of the existing inlet at the northeast corner of Legend Bay Drive and Mandalay Bay Drive, within Legends Bay Section 1, having a published elevation of 26.56 feet (NAVD83, 2019 ADJ.).
 - 6) Floodplain Statement:
According to Map No. 48071C0180F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Chambers County, Texas dated January 19, 2018, the subject tract is located within Zone "X," defined as Areas of Minimal Flood Hazard (no shading.)

CHAMBERS PARKWAY

STREET DEDICATION

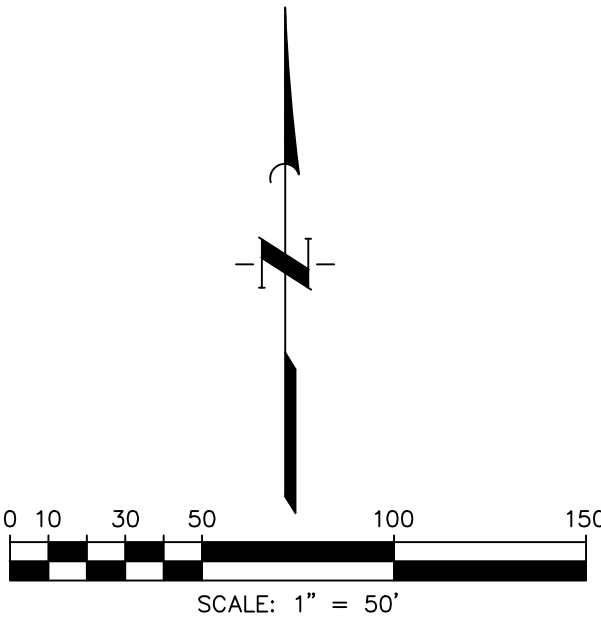
FINAL PLAT

A SUBDIVISION OF 2.120 ACRES OF LAND OUT OF
THE CHAMBERS COUNTY SCHOOL LAND LEAGUE
SURVEY, A-321, CHAMBERS COUNTY, TEXAS

SEPTEMBER 2022

Line Table		
Line	Bearing	Distance
L1	N17°40'01"W	100.00'
L2	N72°19'59"E	912.00'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	90°28'11"	78.95'	N62°25'55"W	71.00'	50.41'
C5	50.00'	93°54'56"	81.96'	N25°22'31"E	73.09'	53.54'
C6	2664.79'	4°23'08"	203.97'	S19°23'24"E	203.92'	102.03'



Steven Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

OWNER:
MERITAGE HOMES OF TEXAS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
3250 BRIARPARK DR., STE. 100A
HOUSTON, TEXAS 77042
713-358-0356

ENGINEER/ PLANNER/ SURVEYOR:





PLANNING AND ZONING COMMISSION

4. b.

Meeting Date: 09/20/2022

Subject: Consider - Heights of Baytown Section One Final Plat

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Tristan Lyons, Planning and Development Services

Information

ITEM

Consider approving Heights of Baytown Section One Final Plat, being approximately 50.81 acres located south of East Interstate Highway 10, between FM 2354 Road and East Grand Parkway South.

PREFACE

The plat is proposing an approximately 53.45 acre subdivision, legally described as land out of the Chambers County School Land League Survey, Abstract-321, Chambers County, Texas, containing 159 lots, 10 reserves and four (4) blocks.

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

The supporting documentation is attached for your review.

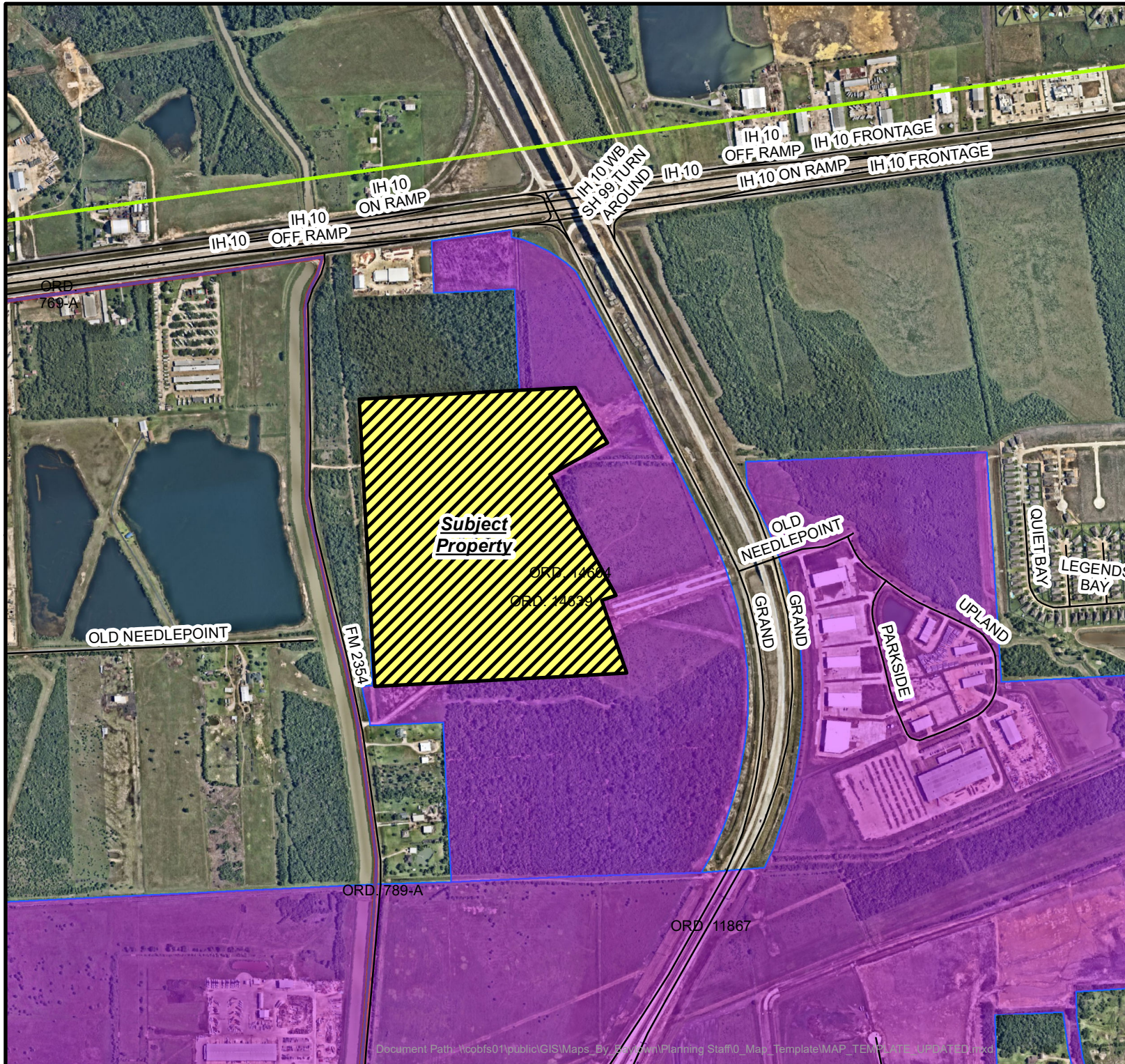
RECOMMENDATION

Staff recommends approval.

Attachments

Vicinity Map

Final Plat



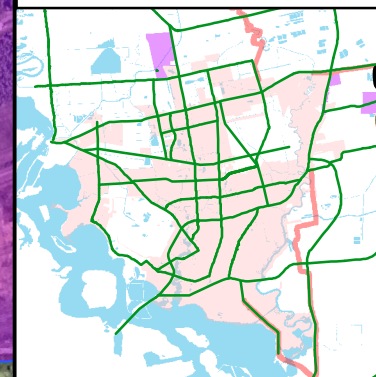
Final Plat

Vicinity Map

Heights of Baytown Section 1

Approx. 50.81 acres

-  Subject Property
-  LIMITED ANNEXATION
-  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 = 995 feet

Date 2022-09-08

STATE OF TEXAS §
COUNTY OF CHAMBERS §

We, MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company, acting through David Jordan, Senior Vice President, owner of the property subdivided in the above and foregoing map of HEIGHTS OF BAYTOWN SEC 1 FINAL PLAT, do hereby make subdivision of said property for and on behalf of said name of company according to the lines, streets, alleys, parks, reserves and easements shown herein, and designate said subdivision as HEIGHTS OF BAYTOWN SEC 1 FINAL PLAT in the Chambers County School Land League Survey, Abstract 321, an addition in Chambers County Texas; and for and on behalf of MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company do dedicate to public use, the streets, alleys, parks, reserves and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title of the land so dedicated.

This HEIGHTS OF BAYTOWN SEC 1 FINAL PLAT accurately represents the proposed plans and type of development of that certain 50.81 acre tract of land shown hereon. We do further dedicate to the public all easements and public utilities therein, and we hereby covenant and restrict the land shown on hereon this plat to the uses as shown on the plat, and no use of such land, different from that shown on the recorded plat shall be made unless and until all ordinance requirements of the City of Baytown and the laws of the state of Texas to such proposed uses shall have first been complied with.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility 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 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.

There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plane 20 feet above the ground upward located adjacent to each side of all utility easements shown hereon. We do hereby dedicate forever to the public all drainage easements indicated on this map for drainage purposes, giving the City of Baytown, Chambers County, or any public agency the right to enter upon said easements at any and all times for any public purpose.

Further, We hereby relinquish all rights of access to major streets or thoroughfares shown hereon except by way of the platted streets shown. We certify that the plat of this subdivision complies with all the applicable Ordinances, Laws, and Statutes of Chambers County, the State of Texas and the United States of America as they may apply to this property.

WITNESS OUR HANDS IN Chambers County, Texas, this _____ day of _____ 2022.

MERITAGE HOMES OF TEXAS, LLC, a limited liability company
an Arizona limited liability company

By: _____
David Jordan
Senior Vice President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared David Jordan, Senior Vice President, of MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability 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: _____

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

This subdivision is located in Flood Zone "X" according to FIRM Community Panel Map No. 48071C0180F dated January 19, 2018.

Steven Jares
Registered Professional Land Surveyor
Texas Registration No. 5317



This is to certify that the Planning and Zoning Commission of the City of Baytown, Texas has approved this map and plat of HEIGHTS OF BAYTOWN SEC 1 FINAL PLAT in conformance with the laws of the State of Texas and the ordinances of the City of Baytown as shown hereon and authorized the recording of this plat this _____ day of _____ 2022.

By: _____
Tracey Wheeler
Chairman of Planning and Zoning
Commission

By: _____
Martin Scribner, AICP, CFM
Secretary of the Commission

Road name and address assignments verified this the _____ day of _____, 20__ A.D.

Chambers County Addressing Coordinator

I, _____, County Engineer of Chambers County, hereby certify that the plat of this subdivision complies with the Subdivisions Regulations of Chambers County, Texas and Design Standards applicable thereto, this day of _____, 2022.

County Engineer

STATE OF TEXAS §
COUNTY OF CHAMBERS §

A METES & BOUNDS description of a certain 50.81--acre tract of land situated in the Chambers County School Land League Survey, Abstract No. 321 in Chambers County, Texas, being out of a called 161.35--acre tract of land conveyed to Meritage Homes of Texas, LLC by Special Warranty Deed recorded in Clerk's File No. 2020--159343 of the Chambers County Official Public Records; said 50.81--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") at the northeast corner of said 161.35--acre tract common with the northwest corner of a called 15.05--acre tract conveyed to XAG Group, LLC by Special Warranty Deed recorded in Clerk's File Number 2020--159347 of the Chambers County Official Public Records and xxx

THENCE, along the east line of said 161.35--acre tract the following five (5) courses and distances:

1. South 27°18'48" East, along the west line of the aforementioned 15.05--acre tract, 478.77 feet to a found 3/4--inch iron rod (with cap stamped "Jones|Carter Property Corner") for the northeast corner of a called 12.50--acre tract conveyed to Barbers Hill Independent School District Education Foundation by Special Warranty Deed recorded in Clerk's File Number 2021--163176 of the Chambers County Official Public Records;
2. South 62°41'12" West, along the north line of said 15.05--acre tract 500.00 feet to a found 3/4--inch iron rod (with cap stamped "Jones|Carter Property Corner") for the northwest corner of said 15.05--acre tract;
3. South 27°18'48" East, along the west line of said 15.05--acre tract, 1046.51 feet to a found 3/4--inch iron rod (with cap stamped "Jones|Carter Property Corner") for the southwest corner of said 15.05--acre tract and in the north line of proposed Chambers Parkway;
4. South 72°19'59" West, along the north line of said proposed Chambers Parkway, 16.61 feet to a point for corner;
5. South 17°40'01" East, 200.00 feet to a point for corner;

THENCE, South 72°19'59" West, 75.00 feet to a point for corner;

THENCE, North 17°40'01" West, 100.00 feet to a point for corner;

THENCE, South 72°19'59" West, 71.87 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 2050.00 feet, a central angle of 03°48'38", an arc length of 136.34 feet, and a long chord bearing South 74°14'18" West, with a chord length of 136.32 feet, to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 30.00 feet, a central angle of 81°45'17", an arc length of 42.81 feet, and a long chord bearing South 35°15'59" East, with a chord length of 39.27 feet, to a point for corner;

THENCE, South 05°20'05" East, 13.74 feet to a point for corner;

THENCE, South 84°56'29" West, 50.00 feet to a point at the beginning of a non--tangent curve to the left;

THENCE, along the arc of said non--tangent curve to the left having a radius of 30.00 feet, a central angle of 95°44'41", an arc length of 50.13 feet, and a long chord bearing North 52°55'51" West, with a chord length of 44.50 feet, to a point for corner;

THENCE, North 10°48'11" West, 100.00 feet to a point at the beginning of a non--tangent curve to the right;

THENCE, along the arc of said non--tangent curve to the right having a radius of 1950.00 feet, a central angle of 08°20'07", an arc length of 283.68 feet, and a long chord bearing South 83°21'52" West, with a chord length of 283.43 feet, to a point for corner; ;

THENCE, South 87°31'55" West, 412.20 feet to a point for corner;

THENCE, North 02°28'05" West, 195.58 feet to a point for corner;

THENCE, North 27°09'55" West, 23.98 feet to a point for corner;

THENCE, North 02°28'05" West, 217.63 feet to a point for corner;

THENCE, North 02°48'37" West, 50.00 feet to a point for corner;

THENCE, North 02°28'05" West, 240.00 feet to a point for corner;

THENCE, South 87°31'55" West, 114.09 feet to a point for corner;

THENCE, North 03°05'47" West, 50.00 feet to a point at the beginning of a non--tangent;

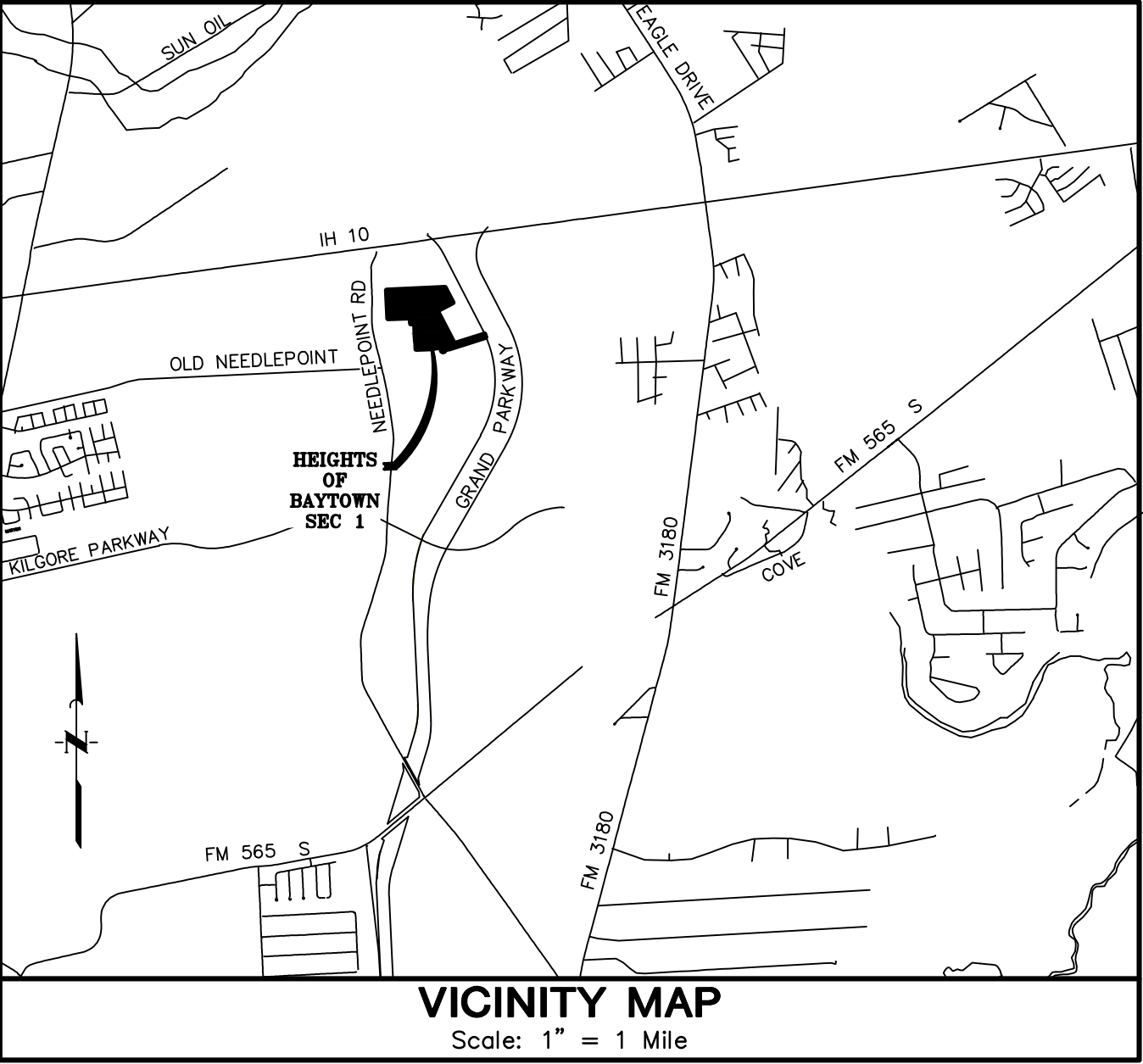
THENCE, along the arc of said non--tangent curve to the left having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, and a long chord bearing North 42°31'55" East, with a chord length of 42.43 feet, to a point for corner; ;

THENCE, North 02°28'05" West, 90.00 feet to a point for corner;

THENCE, South 87°31'55" West, 664.94 feet to a point for corner;

THENCE, North 02°28'05" West, 809.05 feet to a point for corner;

THENCE, North 87°29'25" East, 1653.95 feet to the POINT OF BEGINNING, CONTAINING 50.81--acres of land in Chambers County, Texas.



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 HEIGHTS OF BAYTOWN SEC 1 FINAL PLAT as shown heron, and ordered said plat filed of record in the office of the County Clerk of Chambers County, Texas this _____ day of _____ 20____.

Jimmy Sylvia
County Judge

I, Heather Hawthorne, County Clerk of Chamber 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 Chamber County for said county.

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

HEIGHTS OF BAYTOWN

SEC 1 FINAL PLAT

A SUBDIVISION OF 50.81 ACRES OF LAND OUT OF THE CHAMBERS COUNTY SCHOOL LAND LEAGUE SURVEY, A-321, CHAMBERS COUNTY, TEXAS

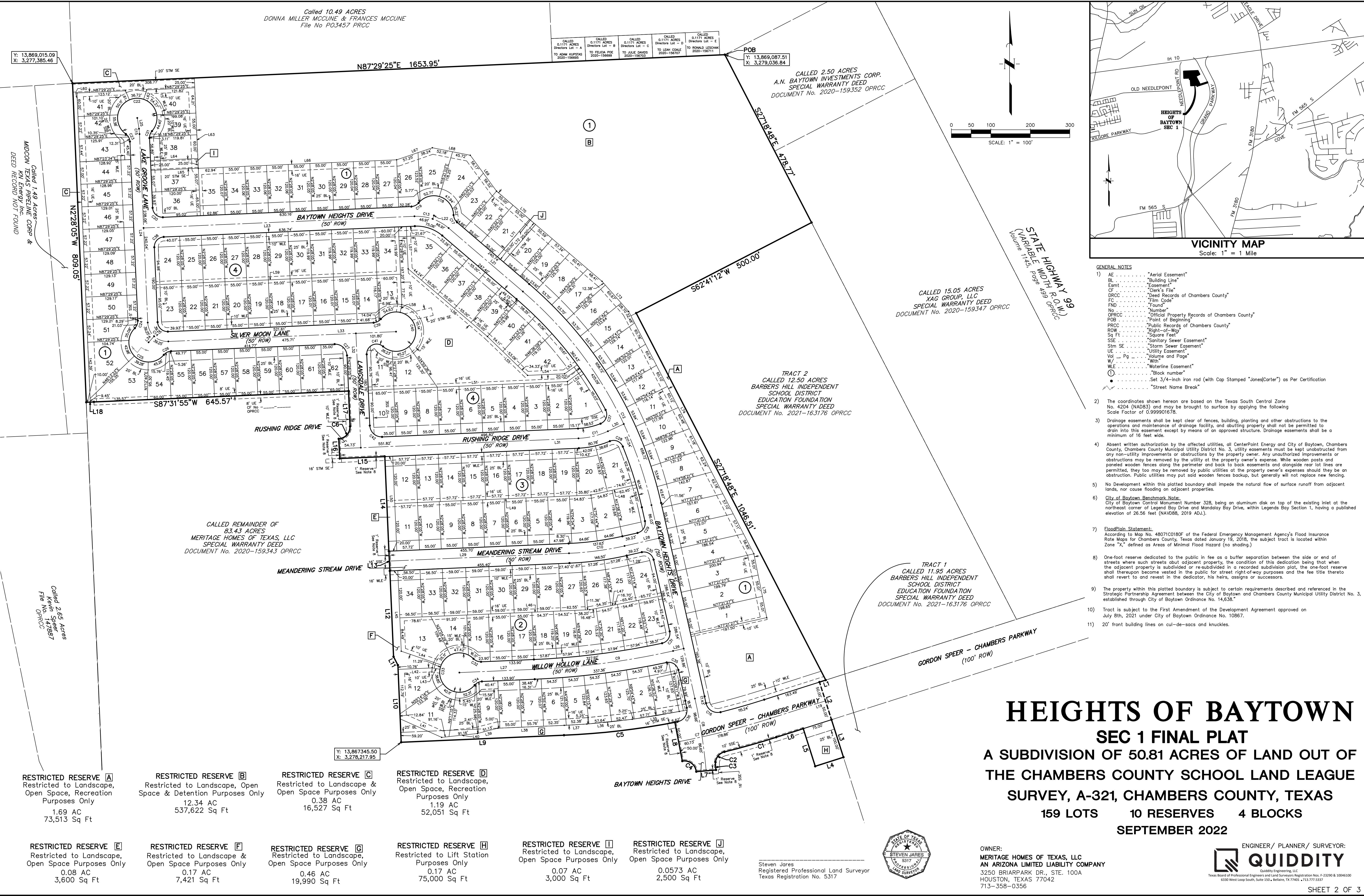
159 LOTS 10 RESERVES 4 BLOCKS

SEPTEMBER 2022

OWNER:
MERITAGE HOMES OF TEXAS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
3250 BRIARPARK DR., STE. 100A
HOUSTON, TEXAS 77042
713--358--0356

ENGINEER/ PLANNER/ SURVEYOR:
**QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23299 & 10046100
6330 West Loop South, Suite 150 • Houston, TX 77043 • 713.777.5337

SHEET 1 OF 3



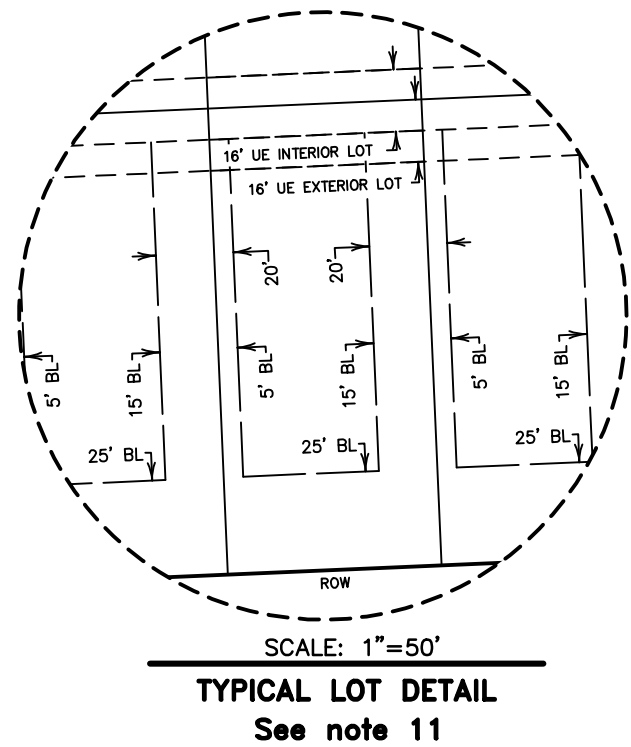
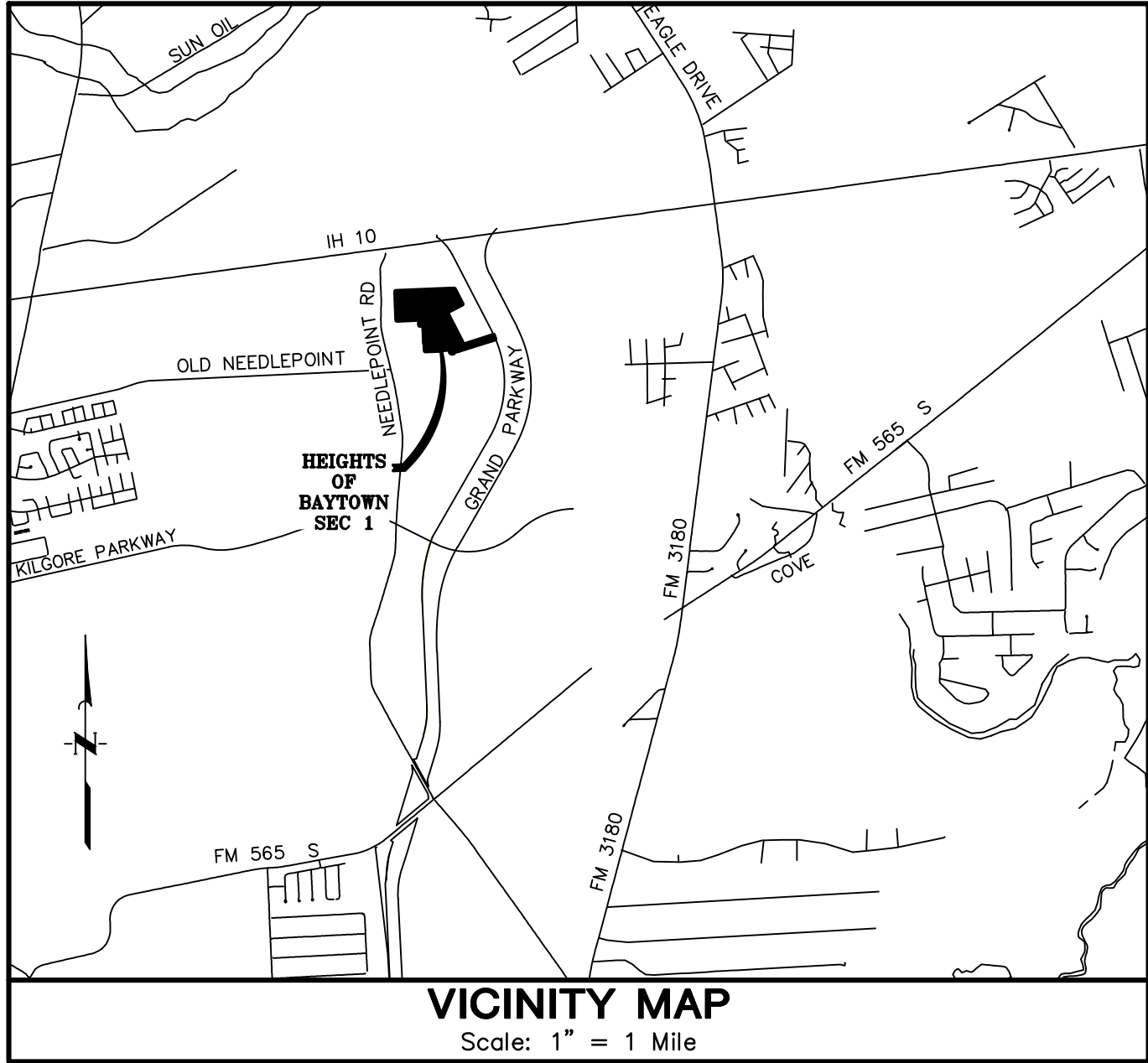
Line Table		
Line	Bearing	Distance
L1	N72°19'59"E	16.61'
L2	S17°40'01"E	100.00'
L3	S17°40'01"E	100.00'
L4	N72°19'59"E	75.00'
L5	N17°40'01"W	100.00'
L6	S72°19'59"W	71.87'
L7	N84°56'29"E	50.00'
L8	N10°48'11"W	100.00'
L9	S87°31'55"W	412.20'
L10	N02°28'05"W	195.58'
L11	N27°09'55"W	23.98'
L12	N02°28'05"W	217.63'
L13	N02°48'37"W	50.00'
L14	N02°28'05"W	240.00'
L15	N87°31'55"E	114.09'
L16	N03°05'47"W	50.00'
L17	N02°28'05"W	90.00'
L18	N87°31'55"E	19.37'
L19	N72°19'59"E	146.87'
L20	S12°38'33"E	502.43'
L21	S49°27'49"E	247.40'
L22	S19°02'03"W	9.35'
L23	S87°31'55"W	686.78'
L24	N02°30'35"W	478.09'
L25	S08°44'08"E	27.72'

Line Table		
Line	Bearing	Distance
L26	N77°21'27"E	27.49'
L27	N87°31'55"E	189.80'
L28	N77°21'27"E	89.23'
L29	N87°31'55"E	455.70'
L30	N65°25'52"E	44.14'
L31	S87°31'55"W	606.54'
L32	N02°28'05"W	290.00'
L33	S87°31'55"W	577.51'
L34	N42°30'40"E	20.68'
L35	N80°35'53"E	120.73'
L36	N84°02'03"E	57.64'
L37	N86°36'31"E	52.38'
L38	S87°31'54"W	168.11'
L39	N75°28'24"E	53.54'
L40	S83°48'40"W	91.16'
L41	S65°59'31"E	115.06'
L42	N87°31'55"E	86.59'
L43	N80°14'33"W	20.00'
L44	N70°59'42"E	107.21'
L45	N02°28'05"W	204.49'
L46	S87°31'55"W	481.91'
L47	N79°06'03"E	185.48'
L48	N77°03'21"E	117.28'
L49	S87°31'55"W	497.55'
L50	N02°28'05"W	240.00'

Line Table		
Line	Bearing	Distance
L51	S87°31'55"W	505.00'
L52	N54°23'14"E	45.04'
L53	N54°36'16"E	39.38'
L54	S87°31'55"W	93.88'
L55	S45°58'07"E	141.50'
L56	S49°27'49"E	264.24'
L57	N02°28'05"W	107.14'
L58	S11°56'19"W	20.00'
L59	S87°31'53"W	620.00'
L60	N02°28'05"W	784.06'
L61	S23°32'57"E	25.00'
L62	S18°31'47"W	25.00'
L63	S02°30'35"E	349.28'
L64	S87°29'25"W	120.00'
L65	S87°29'25"W	120.00'
L66	S87°32'10"W	502.94'
L67	N71°25'34"E	95.48'
L68	S78°52'15"E	97.90'
L69	S36°09'36"E	112.69'
L70	S49°27'49"E	351.74'
L71	S40°32'11"W	125.00'
L72	S40°32'11"W	125.00'
L73	S41°26'56"E	101.75'
L74	N27°18'48"W	691.04'
L75	S11°27'01"E	165.04'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2050.00'	3°48'38"	136.34'	S74°14'18"W	136.32'	68.20'
C2	30.00'	81°45'17"	42.81'	S35°15'59"W	39.27'	25.97'
C3	1425.00'	0°33'08"	13.74'	S05°20'05"E	13.74'	6.87'
C4	30.00'	95°44'41"	50.13'	N52°55'51"W	44.50'	33.17'
C5	1950.00'	8°20'07"	283.68'	S83°21'52"W	283.43'	142.09'
C6	30.00'	90°00'00"	47.12'	N42°31'55"E	42.43'	30.00'
C7	2000.00'	6°51'50"	239.59'	N75°45'54"E	239.45'	119.94'
C8	1400.00'	7°35'03"	185.31'	N08°51'02"W	185.18'	92.79'
C9	2000.00'	10°10'29"	355.16'	N82°26'41"E	354.70'	178.05'
C10	800.00'	10°10'29"	142.06'	N82°26'41"E	141.88'	71.22'
C11	200.00'	22°06'03"	77.15'	N76°28'54"E	76.67'	39.06'
C12	1000.00'	36°49'16"	642.65'	N31°03'11"W	631.65'	332.86'
C13	125.00'	43°00'15"	93.82'	N70°57'57"W	91.63'	49.24'
C14	50.00'	89°57'30"	78.50'	S47°29'20"E	70.68'	49.96'
C15	125.00'	6°13'33"	13.58'	N05°37'21"W	13.58'	6.80'
C16	30.00'	92°20'21"	48.35'	S58°06'40"E	43.28'	31.25'
C17	25.00'	48°11'23"	21.03'	S25°22'08"E	20.41'	11.18'
C18	50.00'	139°23'01"	121.64'	N70°57'57"W	93.78'	135.11'
C19	25.00'	48°11'23"	21.03'	N63°26'14"E	20.41'	11.18'
C20	25.00'	89°57'30"	39.25'	S47°29'20"E	35.34'	24.98'
C21	25.00'	44°13'37"	19.30'	S19°36'14"W	18.82'	10.16'
C22	50.00'	276°08'52"	240.98'	S83°38'36"W	66.82'	44.90'
C23	25.00'	51°55'15"	22.65'	N28°28'12"W	21.89'	12.17'
C26	25.00'	48°11'23"	21.03'	S63°26'14"W	20.41'	11.18'
C27	30.00'	90°00'00"	47.12'	N47°28'05"W	42.43'	30.00'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C28	25.00'	90°54'46"	39.67'	N67°34'53"W	35.64'	25.40'
C29	25.00'	90°00'00"	39.27'	N32°21'27"E	35.36'	25.00'
C30	25.00'	90°00'00"	39.27'	N57°38'33"W	35.36'	25.00'
C31	25.00'	90°39'42"	39.56'	N32°41'18"E	35.56'	25.29'
C32	25.00'	48°11'23"	21.03'	S68°22'23"E	20.41'	11.18'
C33	50.00'	276°22'46"	241.19'	S02°28'05"E	66.67'	44.72'
C34	25.00'	48°11'23"	21.03'	S63°26'14"W	20.41'	11.18'
C35	25.00'	89°22'15"	39.00'	N57°19'40"W	35.16'	24.73'
C36	30.00'	90°53'13"	47.59'	N33°33'32"E	42.75'	30.47'
C37	25.00'	96°32'04"	42.12'	N20°06'06"E	37.31'	28.03'
C39	25.00'	48°11'23"	21.03'	N63°26'14"E	20.41'	11.18'
C40	50.00'	271°52'28"	237.26'	N04°43'13"W	69.54'	48.39'
C41	25.00'	133°41'06"	58.33'	S64°22'28"W	45.97'	58.45'
C42	30.00'	90°00'00"	47.12'	S47°28'05"E	42.43'	30.00'



Steven Jares
Registered Professional Land Surveyor
Texas Registration No. 5317



HEIGHTS OF BAYTOWN

SEC 1 FINAL PLAT

A SUBDIVISION OF 50.81 ACRES OF LAND OUT OF
THE CHAMBERS COUNTY SCHOOL LAND LEAGUE
SURVEY, A-321, CHAMBERS COUNTY, TEXAS

159 LOTS 10 RESERVES 4 BLOCKS

SEPTEMBER 2022

OWNER:
MERITAGE HOMES OF TEXAS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
3250 BRIARPARK DR., STE. 100A
HOUSTON, TEXAS 77042
713-358-0356

ENGINEER/ PLANNER/ SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337



PLANNING AND ZONING COMMISSION

5. a.

Meeting Date: 09/20/2022

Subject: Director's Report

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Receive a report from the Planning Director.

PREFACE

This will be a recurring item to provide a report to the Planning and Zoning Commission.

RECOMMENDATION
