



**CITY OF BAYTOWN
NOTICE OF MEETING**

**PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 16, 2024
5:00 P.M.
COUNCIL CHAMBER, CITY HALL
2401 MARKET STREET, BAYTOWN, TEXAS 77520**

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. CITIZEN COMMENTS

Notice is hereby given that in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits the Planning and Zoning Commission from discussing, deliberating, or considering, subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the administration for action may be placed on the agenda of a future Planning and Zoning Session.

3. MINUTES

- a. Consider approving the meeting minutes of the March 19, 2024, Planning and Zoning Commission regular meeting.

4. ZONING

- a. Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 7.19 acres located on the west side of Crosby Cedar Bayou Road and approximately 0.17 miles north of Massey Tompkins Road from Single-Family Estate (SFE) to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.

5. CONSENT

- a. Consider approving Legends Bay Subdivision Section Eight Final Plat, approximately 15.18 acres located at the intersection of FM 3180 and FM 565.
- b. Consider approving Thompson Road Business Park Final Plat, approximately 11.42 acres located at the intersection of Thompson Park Drive and Thompson View Drive.

6. DISCUSSION

- a. Consider a discussion on the City sponsored Rezoning of a portion of the Massey Tompkins corridor.
- b. Receive and Discuss a presentation concerning the Arts District Blueprint

7. DIRECTOR'S REPORT

- a. Receive a report from the Planning Director.

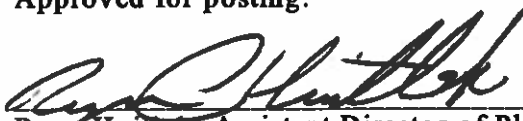
8. ADJOURN

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

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

THE CITY OF BAYTOWN IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF BAYTOWN'S PUBLIC FACILITIES ARE 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 281-420-6690, OR TO FAX 281-420-7176 OR CONTACT 281-420-6690 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:


Ryan Hvitlok, Assistant Director of Planning and
Development Services

Posted this 12th day of April 2024, at 5:00 P.M.

Posted by:


Angela Jackson, City Clerk
(SEAL)

The seal is circular with a double-lined border. The outer ring contains the text "CITY OF BAYTOWN, TEXAS" at the top and "STATE OF TEXAS" at the bottom, separated by stars. The inner circle features a five-pointed star in the center.



PLANNING AND ZONING COMMISSION

3. a.

Meeting Date: 04/16/2024

Subject: Consider Meeting Minutes of March 19, 2024, 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 March 19, 2024, Planning and Zoning Commission regular meeting.

PREFACE

The minutes of the March 19, 2024, Planning and Zoning Commission regular meeting are attached for your review.

RECOMMENDATION

Staff recommends approval.

Attachments

Minutes



CITY OF BAYTOWN

PLANNING AND DEVELOPMENT SERVICES

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING Tuesday March 19, 2024

The Planning and Zoning Commission met at 5:00 p.m. on Tuesday, March 19, 2024, in the Council Chamber located at 2401 Market Street, Baytown, Texas.

Members Present:	Rick Harlow	Chairman
	Tammi Scott	Vice Chairman
	Tracey Wheeler	Commissioner
	Donna Winfrey	Commissioner
	Agustin Loreda	Commissioner
	Eric Teguia	Commissioner
	Jeff Walters	Commissioner
	Kim Kosteck	Commissioner
Members not Present:	Vacant	Commissioner
Staff Present:	Martin Scribner	Planning Director
	Vance Hinds	Assistant City Attorney
	Franci Linder	Planning Manager
	Emilio Levario	Senior Economic Development Analyst
	Lamyaa Salem	Planner II
	Tim Chi	Planner II
	John Williams	Planner I
	Nai Mongiello	Planning Specialist

1. CALL TO ORDER AND ROLL CALL

Chairwoman Tracey Wheeler called the March 19, 2024, Planning and Zoning Commission regular meeting to order at 5:00 p.m.

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

2. ELECTIONS

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

Chairwoman Wheeler nominated Commissioner Rick Harlow for the Chairman position, seconded by Commissioner Tammi Scott. Motion **PASSED**. Commissioner Kim Kosteck abstained.

Vice Chairwoman Donna Winfrey nominated Commissioner Agustin Loreda and Chairman Harlow nominated Commissioner Scott for the Vice Chairman position. The majority of the Commission voted for Commissioner Scott. Motion **PASSED**. Commissioner Kim Kosteck abstained.

Chairman Harlow read the citizen comment procedures.

3. CITIZEN COMMENTS

Notice is hereby given that in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits the Planning and Zoning Commission from discussing, deliberating, or considering, subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the administration for action may be placed on the agenda of a future Planning and Zoning Session.

With no one desiring to speak, Chairman Harlow proceeded to the next item on the agenda.

4. MINUTES

- a. Consider approving the meeting minutes of the November 21, 2023, Planning and Zoning Commission regular meeting.**

Vice Chairman Scott motioned to approve the minutes, seconded by Commissioner Wheeler. Motion **PASSED**. Commissioner Kim Kosteck abstained.

Chairman Harlow read the public hearing procedures.

5. SUBDIVISION VARIANCES

- a. Conduct a public hearing and consider a request for a subdivision variance to allow for the creation of one lot with no lot frontage on an improved right-of-way located approximately 1,680 feet east of the intersection of Garth Road and Plum Creek Lane.**

Mr. Emilio Levario summarized the item.

Commissioner Wheeler asked why staff would support this variance to allow for proposed commercial development so close to all of the nearby residential.

Mr. Levario stated that this is not in the City of Baytown city limits and this typical in the county. He added that there will be a recorded access easement

Commissioner Wheeler asked what will happen if the variance is not approved. Mr. Levario stated that it will be difficult to plat and develop the property.

Vice Chairman Scott motioned to approve the subdivision variance, seconded by Commissioner Winfrey. Motion **PASSED** with Commissioner Wheeler opposed.

- b. Conduct a public hearing and consider a request for a subdivision variance to allow lot frontage of less than 50 feet on approximately 2.18 acres located at 3306 Fox Drive.**

Mr. Tim Chi summarized the item.

Commissioner Kosteck asked if staff knew what the proposed use of the property would be when the owner sells it.

Mr. Chi answered that staff does not have that information.

Commissioner Agustin Loredó motioned to approve the subdivision variance, seconded by Vice Chairman Scott. Motion **PASSED** unanimously.

6. PLATS

- a. **Consider approving Cedar Bayou Estates Final Replat, approximately 2.18 acres located at 3306 Fox Drive.**

Mr. Chi summarized the item adding that this is the proposed plat discussed in the previous item on the agenda.

Commissioner Winfrey motioned to approve the plat, seconded by Commissioner Loredó. Motion **PASSED** unanimously.

- b. **Consider approving Luevano Landing Preliminary Plat, approximately 1.99 acres, located in the Extra Territorial Jurisdiction (ETJ) east of Wade Road and south of Morelos Road.**

Ms. Lamyaa Salem summarized the item.

Commissioner Loredó motioned to approve the plat, seconded by Commissioner Wheeler. Motion **PASSED** unanimously.

7. ZONING

- a. **Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 2.96 acres at 4208 Crosby Cedar Bayou Road from Open Space/Recreation (OR) to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.**

Ms. Salem summarized the item.

Mr. Marvin Boozer stated that he is opposed to any development in this area that will add traffic to Cedar Bayou Road. He added that if one house is proposed, he is okay with the proposal; however, he is opposed to adding more than one house.

Commissioner Kosteck asked if the SF2 zoning would allow the owner to change their plan and add additional homes to the site.

Ms. Salem stated that SF2 is the most common and not only could it be subdivided for additional homes but a lower-density residential zoning district would allow the same thing.

Commissioner Kosteck asked why the applicant is requesting SF2 as opposed to a lower-density residential district.

Ms. Franci Linder answered that a rezoning to SF2 for a property across the street from the subject property was approved by the Commission and City Council last year. Rezoning the subject property to SF2 provides consistency in the area.

Vice Chairman Scott asked if the Commission could request a Traffic Impact Analysis (TIA) on the area.

Mr. Martin Scribner answered that staff could request a TIA. He added that a couple of houses would not warrant a TIA but development of several houses could.

Vice Chairman Scott motioned to recommend approval of the rezoning, seconded by Commissioner Scott. Motion **PASSED** with Commissioner Kosteck opposed.

- b. Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 2.96 acres at 4208 Crosby Cedar Bayou Road from Open Space/Recreation (OR) to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.**

Mr. Chi summarized the item.

Mr. Boozer is opposed to the proposed rezoning. He stated that until infrastructure is built to support the traffic that will be created by projects like the proposed project, the rezoning for such projects should not be approved.

Mr. Leyland Smith, the applicant, stated that the engineers for the project are available to discuss the traffic situation and cited a TIA that was done.

Mr. David Clark is opposed to the proposed rezoning. He cited traffic concerns adding that school bus traffic exacerbates the issues caused by the normal high volume of traffic and commuters using Crosby Cedar Bayou Road as a “cut through”.

Mr. Eddie Capps is opposed to the proposed rezoning. He cited traffic concerns adding that approximately 25 to 30 school buses traverse Cedar Bayou Road four times per school day causing so much congestion that he can't back out of his driveway and it takes approximately three traffic light cycles to get through the intersection of Crosby Cedar Bayou Road and Massey Tompkins Road. He explained that it is already a dangerous situation as it is difficult to see oncoming traffic when pulling out onto the road.

Mr. David Gigout is opposed to the proposed rezoning and he presented the Commission with a petition signed by 89 residents. In addition to the traffic conditions already cited, he explained that the railroad tracks add to the intolerable traffic situation as the trains often stop and block the road for up to 40 minutes. He concluded that there is no way for emergency vehicles to access the area when the traffic is backed up.

Mr. Michael Farag, with LJA Engineering, stated that a TIA was completed and submitted to the City of Baytown's Engineering Department. He added that the study found that no improvements were warranted for the proposed project. The report is under review by the City. The traffic engineer with LJA suggested that the timing of the traffic lights be updated.

Commissioner Kosteck asked how many homes are proposed.

Mr. Farag answered 32 lots for single-family homes are proposed.

Commissioner Winfrey asked what the process is to widen a street.

Mr. Scribner stated that ordinarily the Major Thoroughfare Plan (MTFP) has to be updated and the project has to be included in the Capital Improvement Plan (CIP).

Mr. Frank Simoneaux, Director of Public Works and Engineering (PWE), stated that a need has to be identified and then scoped out and a CIP Committee prioritizes the projects and adds them to the budget. Widening of Crosby Cedar Bayou Road is not currently included in the CIP.

Commissioner Loredo stated that he would like staff to present more information on the process Mr. Simoneaux described.

Mr. Simoneaux stated that funding is also a factor.

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

Vice Chairman Scott motioned to table the Commission's decision pending review of the TIA submitted to PWE, seconded by Commissioner Kosteck. Motion **PASSED** unanimously.

- c. Conduct a public hearing and consider a request regarding a proposed text amendment to Appendix A - Unified Land Development Code (ULDC) to amend Section 2.08(g) Planned Unit Developments; removing the expiration of detail plans within approved Planned Unit Developments.**

Mr. Scribner summarized the item.

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

Commissioner Winfrey motioned to recommend approval of the text amendment, seconded by Commissioner Loredo. Motion **PASSED** unanimously.

8. BUSINESS ITEMS

- a. Consider stop control modifications at the intersection of Williams Avenue and North Jones Street.**

Mr. Brandon Hong, with PWE, summarized the item.

Commissioner Kosteck is concerned that removal of the stop signs will create a speeding situation.

Chairman Harlow, who lives on Crystal Boulevard, believes that each of the roads connecting to Crystal Boulevard should have a stop sign. For example, Bienville Avenue and Chartrese Avenue should have a stop sign at their connection to Crystal Boulevard.

Commissioner Loredo motioned to recommend approval of the modification with the additions suggested by Chairman Harlow, seconded by Commissioner Wheeler. Motion **PASSED** unanimously.

- b. Consider stop control modifications at the intersection of Lynnwood Drive and Brooks Crossing Drive.**

Mr. Hong, with PWE, summarized the item.

Commissioner Kosteck motioned to recommend approval of the modification, seconded by Vice Chairman Scott. Motion **PASSED** unanimously.

- c. Consider stop control modifications at Mississippi Street, Florida Street, New Mexico Street and Washington Street.**

Mr. Hong, with PWE, summarized the item.

Commissioner Winfrey motioned to recommend approval of the modification, seconded by Commissioner Loredó. Motion **PASSED** unanimously.

d. Consider stop control modifications at the intersection of Williams Avenue and North Jones Street.

Mr. Hong, with PWE, summarized the item.

Commissioner Wheeler motioned to recommend approval of the modification, seconded by Commissioner Loredó. Motion **PASSED** unanimously.

9. CONSENT

e. Consider approving Bay Creek Section One Final Plat, approximately 41.95 acres located on North Main Street, north of East Wallisville Road.

Vice Chairman Scott motioned to approve the consent agenda, seconded by Commissioner Wheeler. Motion **PASSED** unanimously.

10. DIRECTOR'S REPORT

Mr. Martin Scribner relayed the following:

- Sup revision at 7128 E IH 10
- Annex Industrial District #3 – still in process
- TIRZ No. 2
- Automatically-approved plats:
 - Trinity Oaks Section Two Preliminary Plat
 - Marigold Meadows Section Three Preliminary Plat
 - Marigold Meadows Section Four Preliminary Plat
 - Port 10 Logistics Section Five Final Plat
 - Izzy Chalets Preliminary Plat
 - Bay Creek Section Two Preliminary Plat
 - CenterPoint Energy Danek Substation
 - Heights of Baytown Section Two Final Plat
- New legislation for Preliminary and Final Plats
 - Preliminary Plats will still come to P&Z but Final Plats will not
- City-sponsored rezone at Massey Tompkins Road east of Crosby Cedar Bayou Road
- ULDC Update process nearly complete – there will be an upcoming work session
- Welcome new Commissioner Kim Kosteck
- Franci Linder announced that she is leaving the City of Baytown

11. ADJOURN

Chairwoman Wheeler adjourned the meeting at 6:30 p.m.



PLANNING AND ZONING COMMISSION

4. a.

Meeting Date: 04/16/2024

Subject: Zoning Map Amendment from SFE to SF2

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Tim Chi, Planning and Development Services

Information

ITEM

Conduct a public hearing and consider a request to amend the official zoning map to rezone approximately 7.19 acres located on the west side of Crosby Cedar Bayou Road and approximately 0.17 miles north of Massey Tompkins Road from Single-Family Estate (SFE) to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.

PREFACE

The applicant is requesting to rezone approximately 7.19 acres of land, legally described as Tract 3B, Abstract 69, Christian Smith League, Baytown, Harris County, Texas, from SFE to an SF2 zoning district.

The subject property, located on the west side of Crosby Cedar Bayou Road and approximately 0.17 miles from the intersection of Massey Tompkins Road and Crosby Cedar Bayou Road, is vacant and undeveloped.

The supporting documentation is attached for review.

RECOMMENDATION

Staff recommends approval.

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: 11/27/2023
Plan Number: ZP23110083

Description: Rezone from Single-family estate (SFE) to Mixed residential at low to medium densities (SF2)

Parcel: 0410250060011

Applicant

Rene Rodriguez
3600 W Sam Houston Parkway S 600
Unit: 600
Houston, TX 77042
Business: (281) 543-4877

Owners

Redemption Associates LLC,
a Texas limited liability company

Property

Legal Description property located on the west side of Crosby Cedar Bayou Road and approximately 0.17 miles north of the intersection of Massey Tompkins Road and Crosby Cedar Bayou Road, legally described as Tract 3B, Abstract No. 69, Christian Smith League, Baytown, Harris County, Texas.

Acres 7.19

Zoning

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

Use

Current Use Type Vacant
Specific Current Use Undeveloped
Proposed Use Type Residential
Specific Proposed Use Single-Family Dwelling

Applicant Statement

1. Explain how the proposed change is consistent with guiding documents

The proposed Zoning change to SF2 is consistent with the future land-use plan and the ULDC. Access to the Crosby Cedar Bayou Road, classified as a Major Road (60' R.O.W.) allows for efficient ingress and egress ultimately to I-10 to the north and IH-146 to the south. This is consistent with the intent of the major thoroughfare plan. The proposed SF2 density is in keeping with the surrounding land-use and will maintain the intent of the Future Land Use Plan.



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

2. Explain how the proposed change is compatible with the surrounding area

The proposed Zoning change to SF2 is consistent with the adjoining area to the north, west, northeast and southeast surrounding areas as shown in the Future Land Use Plan. The transition from the current mixed density residential zoning to low/medium density residential zoning is still in keeping with the intent of the surrounding area.

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

The proposed zoning change to SF2 will continue to function as single family residential and allow the applicant to address needed residential living which will not be injurious to the public health, safety or general welfare. This density change will allow for needed residential opportunities which will benefit the health, safety and general welfare of the public.

4. 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 zoning change to SF2 will be consistent with the existing infrastructure and adhere to the city ULDC. By addressing drainage/detention mitigation in the development, it will help by not contributing to flooding in adjacent areas. This SF2 density change will allow for commercial, recreation and mixed-use areas to grow and benefit from added residential traffic.

5. Explain any changed conditions

The proposed Zoning change to SF2 is to allow for 5,000 sq. ft. lots with attached garage. This would be a nine dwelling units per acre change. The development will provide greenspace and will provide sufficient means of ingress and egress to alleviate any potential traffic congestion.

6. 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)

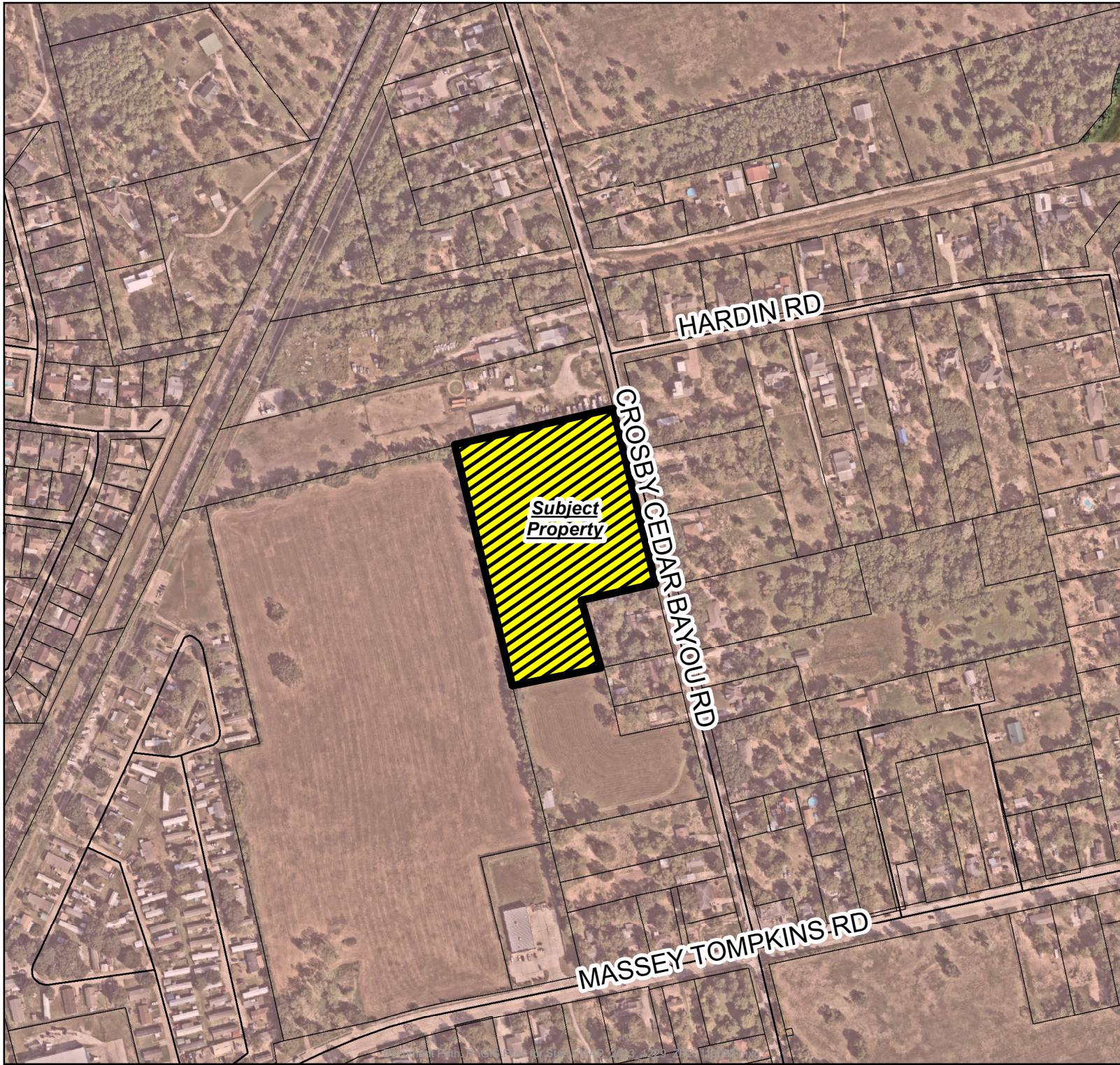
The proposed zoning change to SF2 will not have any impact on the natural environment, including water, air, noise, storm water management, wildlife, vegetation and wetlands. This development will provide for necessary drainage/detention mitigation and will be a benefit to the storm water management for the adjacent area. The development is proposing detached residential units and will provide landscaping. There is a required detention pond and landscaping adjacent to the Crosby Cedar Bayou Road that will mitigate noise from vehicular traffic.



ZONING MAP AMENDMENT APPLICATION CITY OF BAYTOWN

7. Explain how the proposed request will meet community needs

The proposed Zoning change to SF2 is consistent with the adjoining area and will meet the needs of the community. The proposed zoning change will allow for a development that will be walkable and with inviting landscaping/open space areas. The need for low density housing is great and will help the community grow.





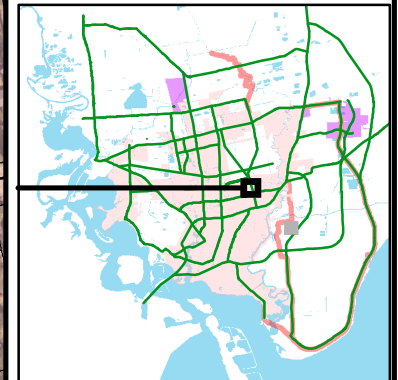
Zoning Map Amendment

**HCAD Parcel
0410250060011**

Vicinity Map

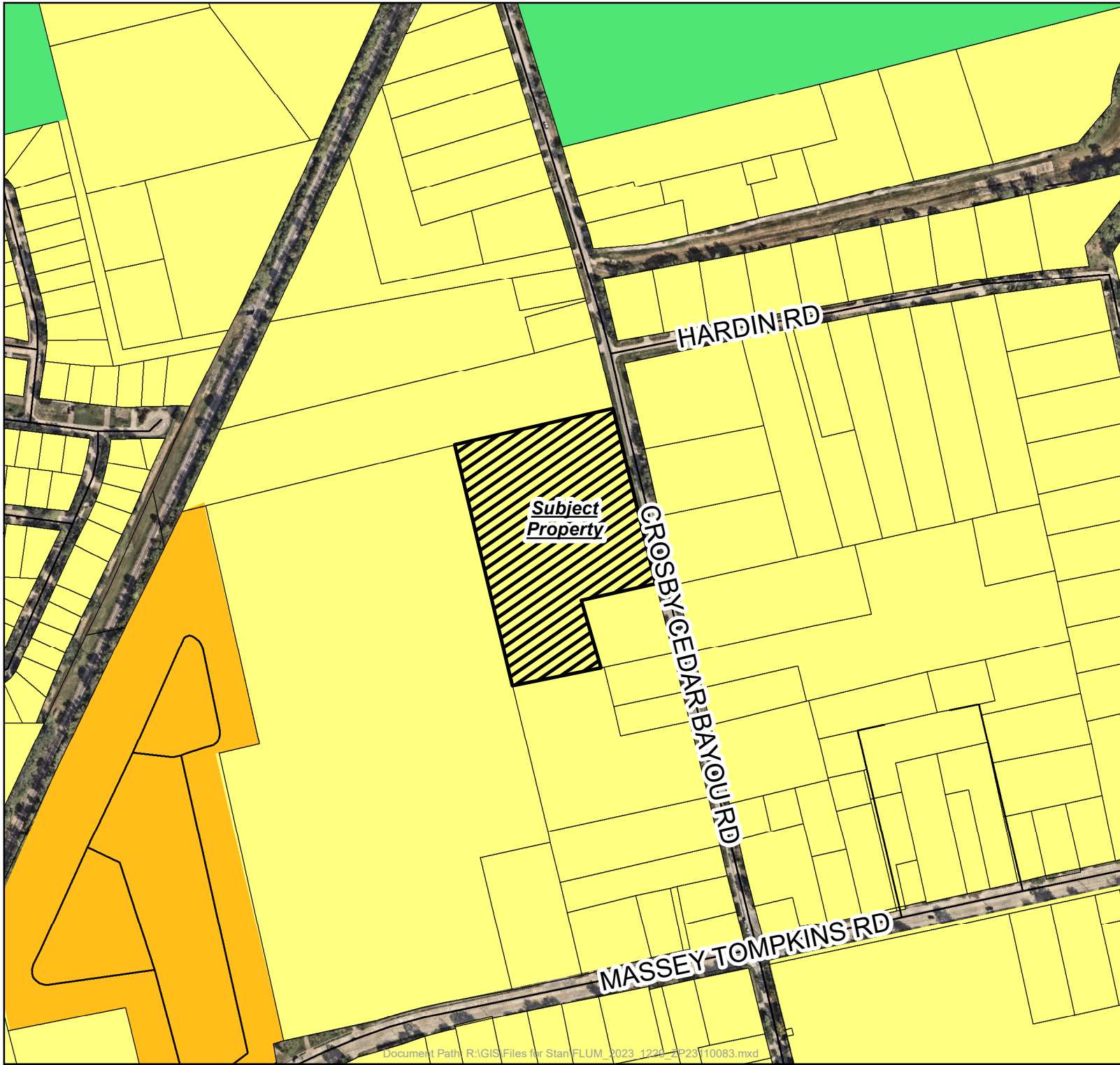
Approx. 7.19 Acres

-  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 = 400 feet Date 2023-12-29



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Zoning Map Amendment




**HCAD Parcel
0410250060011**

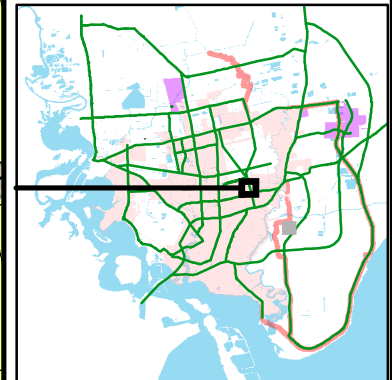
**Future
Land Use Map**

Approx. 7.19 Acres

 Subject Property

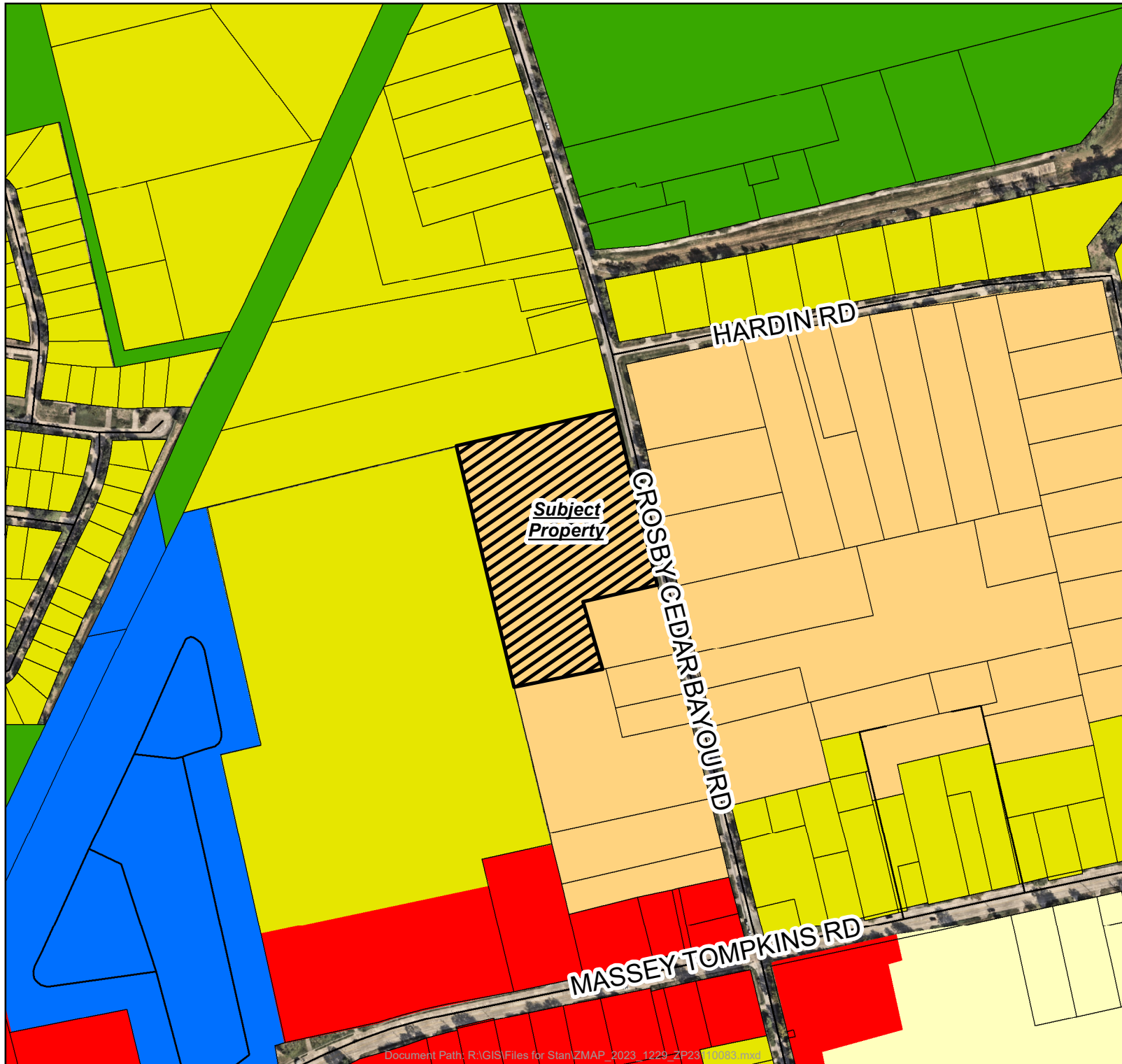
FLUM

-  Recreation and Natural Areas
-  Low Density Residential
-  Mixed Density Residential



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Zoning Map Amendment







**HCAD Parcel
0410250060011**

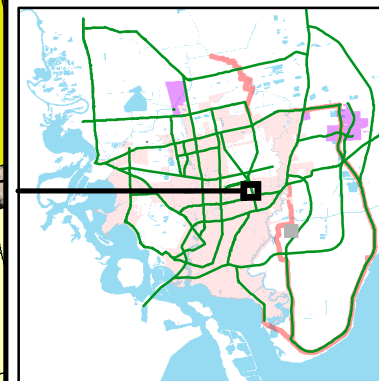
Zoning Map
Approx. 7.19 Acres

 Subject Property

ULDC Zoning

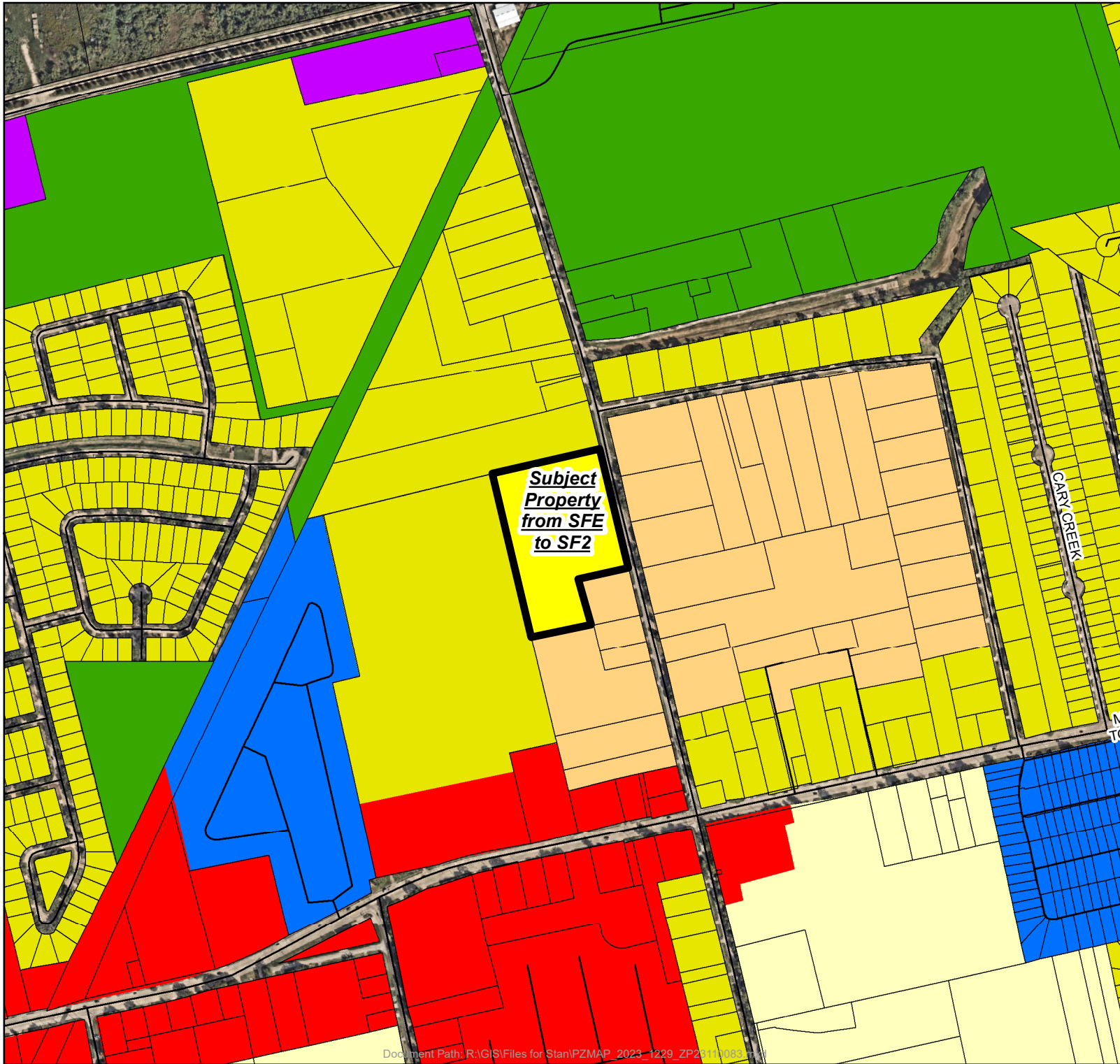
Zoning Districts

-  GC (General Commercial)
-  OR (Open Space/Recreation)
-  SF1 (Low Density Single-Fam. Res.)
-  SF2 (Mixed Res. Low/Med. Density)
-  SFE (Single-Fam. Estate)
-  UN (Urban Neighborhood)



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Zoning Map Amendment

*Proposed
Zoning Map*








*HCAD Parcel
0410250060011
From SFE TO SF2*

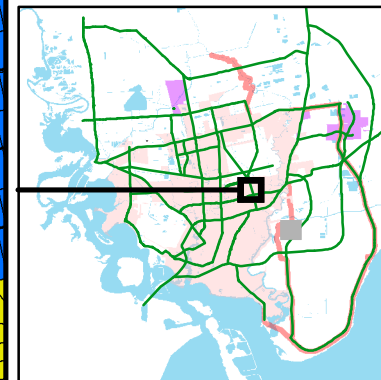
Approx. 7.19 Acres

 Subject Property

ULDC Zoning

Zoning Districts

-  GC (General Commercial)
-  MU (Mixed Use)
-  OR (Open Space/Recreation)
-  SF1 (Low Density Single-Fam. Res.)
-  SF2 (Mixed Res. Low/Med. Density)
-  SFE (Single-Fam. Estate)
-  UN (Urban Neighborhood)



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1 inch = 590 feet Date 2023-12-29



**City of Baytown
Zoning Map Amendment
Staff Report
March 19, 2024**

Plan Number: ZP23110083

Location: On the west side of Crosby Cedar Bayou Road and approximately 0.17 miles north of the intersection of Massey Tompkins Road and Crosby Cedar Bayou Road.

Requested Action: A rezoning of approximately 7.19 acres, legally described as Tract 3B, Abstract No. 69, Christian Smith League, Baytown, Harris County, Texas, from Single-Family Estate (SFE) to Mixed Residential at Low to Medium Densities (SF2).

Applicant: LJA Engineering-Rene Rodriguez

Subject Property:

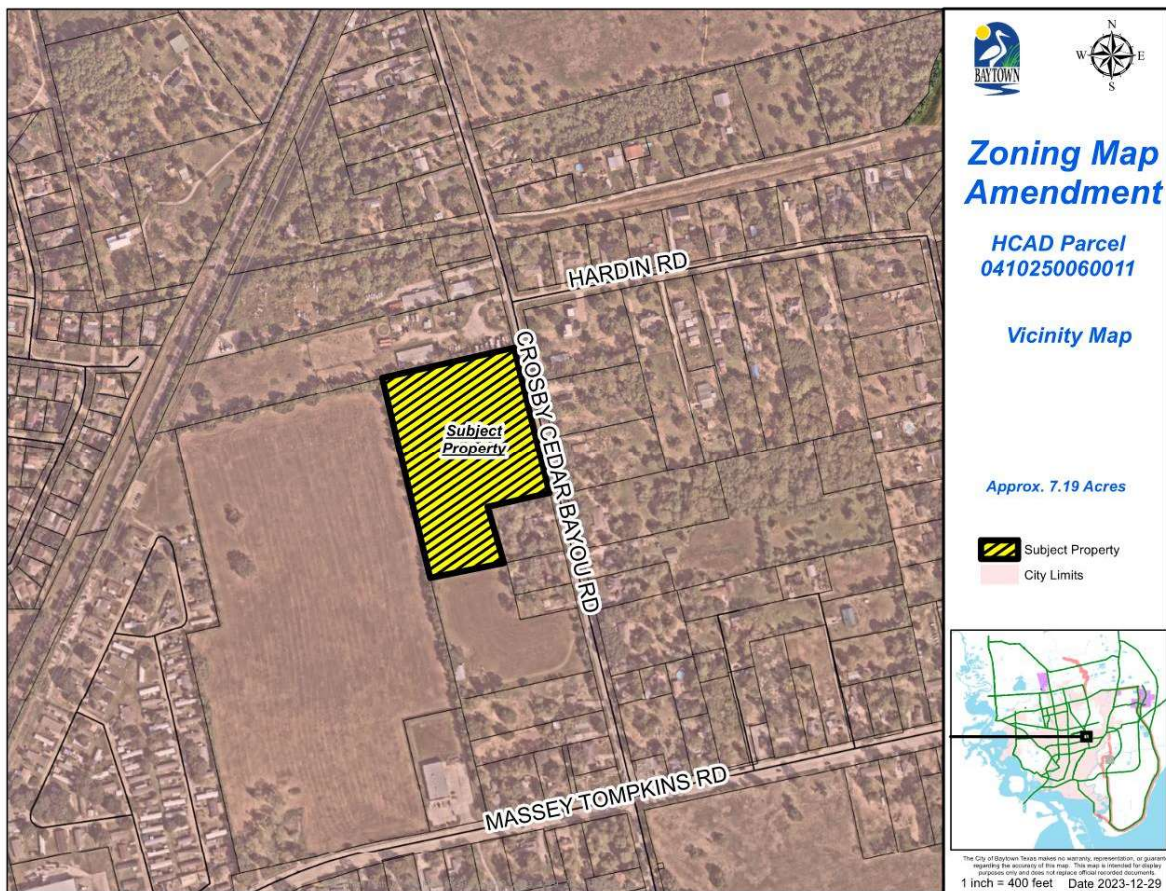


Figure 1. Vicinity Map

Parcel Information:

Current Use: Residential

Proposed Use: Residential

Future Land Use Plan: Low Density Residential

Adjacent Parcel Information

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

South: Single-Family Estate (SFE)

East: Single-Family Estate (SFE)

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

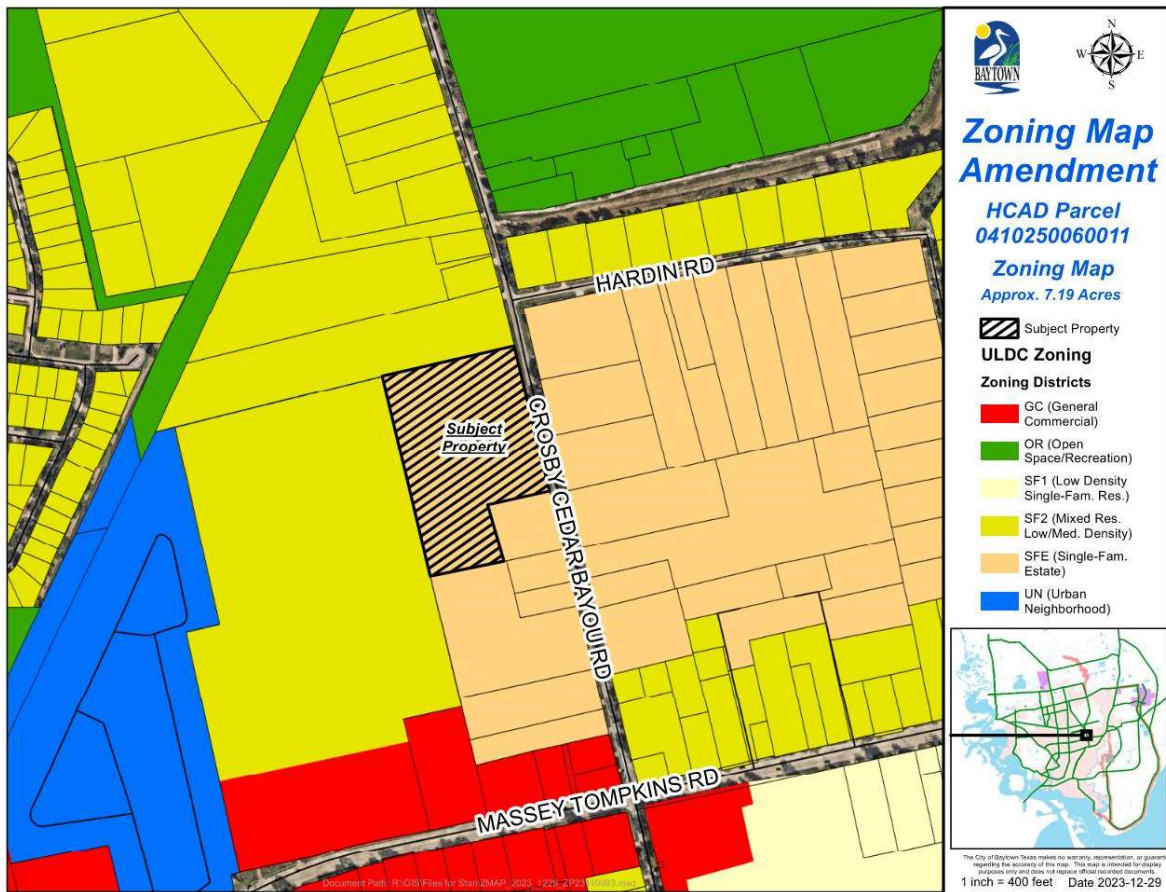


Figure 2. Current Zoning Map

Staff Analysis

The applicant is requesting to rezone the subject site from Single-Family Estate (SFE) to Mixed Residential at Low to Medium Densities (SF2) to allow the development of single-family dwelling units.

The subject site, approximately 7.19 acres, is located on the west side of Crosby Cedar Bayou Road approximately 0.17 miles north of the intersection of Massey Tompkins Road and Crosby Cedar Bayou Road. The subject site is vacant and undeveloped. The property to the north,

approximately six acres, was annexed by the City of Baytown in 2014 rezoned from Open Space/Recreation (OR) to SF2 in December 2022 through the Blue Heron South project. The property to the west is zoned SF2; the properties to the south and east are zoned SFE. The surrounding areas contain vacant undeveloped areas, recreational vehicles (RVs), and scattered rural residences. See Figure 2, Current Zoning Map.

As defined in the ULDC, Article II, Division 2 Sec. 2.05, the SF2 zoning district allows for single-family detached and attached residential dwellings and two-family dwellings at a density of up to nine dwelling units per acre.

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 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 site for "Low Density Residential", see Figure 3.

According to the 2040 Comprehensive Plan, the primary land use in Low Density Residential is detached residential dwellings, including large lot estate homes and suburban style single family detached homes, with lower densities per acre than other areas of the city. This is in line with the proposed zoning of SF2, which meets the criteria for Low Density Residential.

The following is the location criteria for the land use category as listed in the comprehensive plan:

Low Density Residential

- Large lot estate homes are typically located in transition or fringe areas close to Rural Conservation areas since they do not maximize use of public investments in infrastructure, streets, parks, etc. Large lot estate developments may also be located in otherwise constrained areas such as near floodplains, industry, etc.
- Detached residential dwellings should be located and designed to avoid conflict with commercial and industrial uses.

The proposed zoning change of the subject property from SFE to SF2 is consistent with the 2040 Comprehensive Plan guidance and supported by the FLUM designation.

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

The surrounding areas contain vacant undeveloped areas, recreational vehicles (RVs), and scattered rural residences. The subject site is currently zoned SFE. As noted, adjacent properties are also zoned for single family residential. According to the City's FLUM, the subject site, the immediate surrounding areas, and much farther out in the vicinity are all classified as Low-Density Residential areas. Therefore, both the proposed zoning to SF2 and the future land use classifications for the subject site are compatible with surrounding areas.

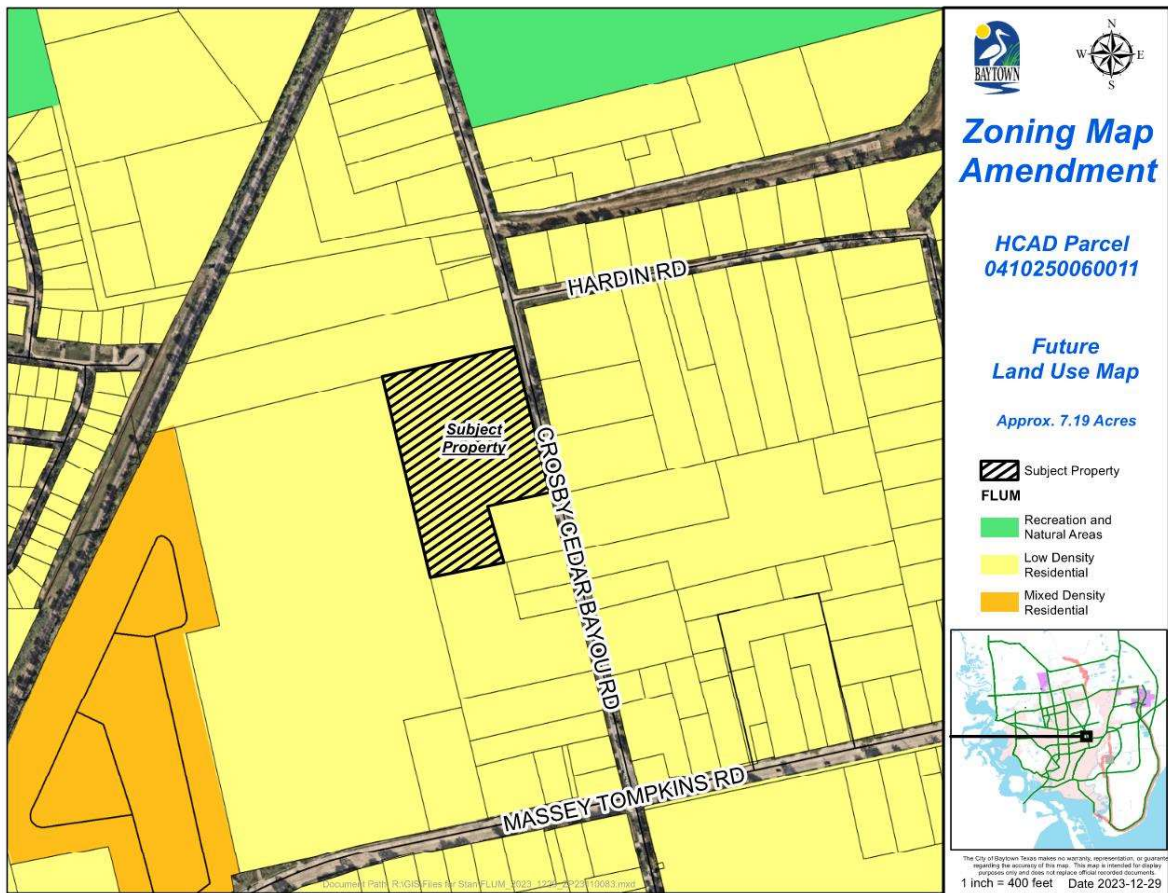


Figure 3. Future Land Use Map

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

It is not anticipated that the proposed SF2 zone 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 health, safety and welfare of the community.

4. **Facilitation of infrastructure.**

City water and sanitary sewer services are available along Crosby Cedar Bayou Road (there is a 12-inch water line and an 8-inch sanitary sewer line available for this development). The proposed project is greater than five acres; therefore, a stormwater permit is required. Any future development will need to meet the City's development standards, code of ordinances, and established requirements of the zoning district. Any additional infrastructure needs will be considered during the building permit process.

5. **There are changed conditions.**

Although the SFE and SF2 zoning districts allow for similar types of residential development (single-family detached dwellings for both SFE and SF2, and attached residential dwellings and two-family dwellings for SF2), they differ in their permitted density per acre requirements. The proposed zone change to SF2 proposes 5,000 square foot lots with an attached garage and a density of nine dwelling units per acre; whereas, SFE permits a maximum density of one dwelling unit per acre. The proposed development will provide

greenspace and will also provide sufficient means of ingress and egress to alleviate any potential traffic congestion.

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 must comply with the City code of ordinances; therefore, mitigating any potential effect on the natural environment.

7. **Community need.**

The properties to the north and west of the subject site are zoned SF2 and according to the FLUM, the subject site, the immediate surrounding areas, and much farther out in the vicinity are all classified as Low-Density Residential areas. The proposed zone change will allow for a development with a walkable environment, inviting landscaping, and open spaces in the community. The addition of low-density housing will also contribute to community growth.

Planning Staff Recommendations

Staff recommends approval of the proposed zoning map amendment from Single-Family Estate (SFE) to Mixed Residential at Low to Medium Densities (SF2).



PLANNING AND ZONING COMMISSION

5. a.

Meeting Date: 04/16/2024

Subject: Legends Bay Subdivision Section Eight Final Plat

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Lamyaa Salem, Planning and Development Services

Information

ITEM

Consider approving Legends Bay Subdivision Section Eight Final Plat, approximately 15.18 acres located at the intersection of FM 3180 and FM 565.

PREFACE

The applicant is proposing a residential final plat, approximately 15.18 acres, legally described as land out of the Chambers County School Land Survey, Abstract 321, and R. A. West Survey, Abstract 314, Chambers County, Texas, consisting of eighty-three (83) lots in four (4) blocks.

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

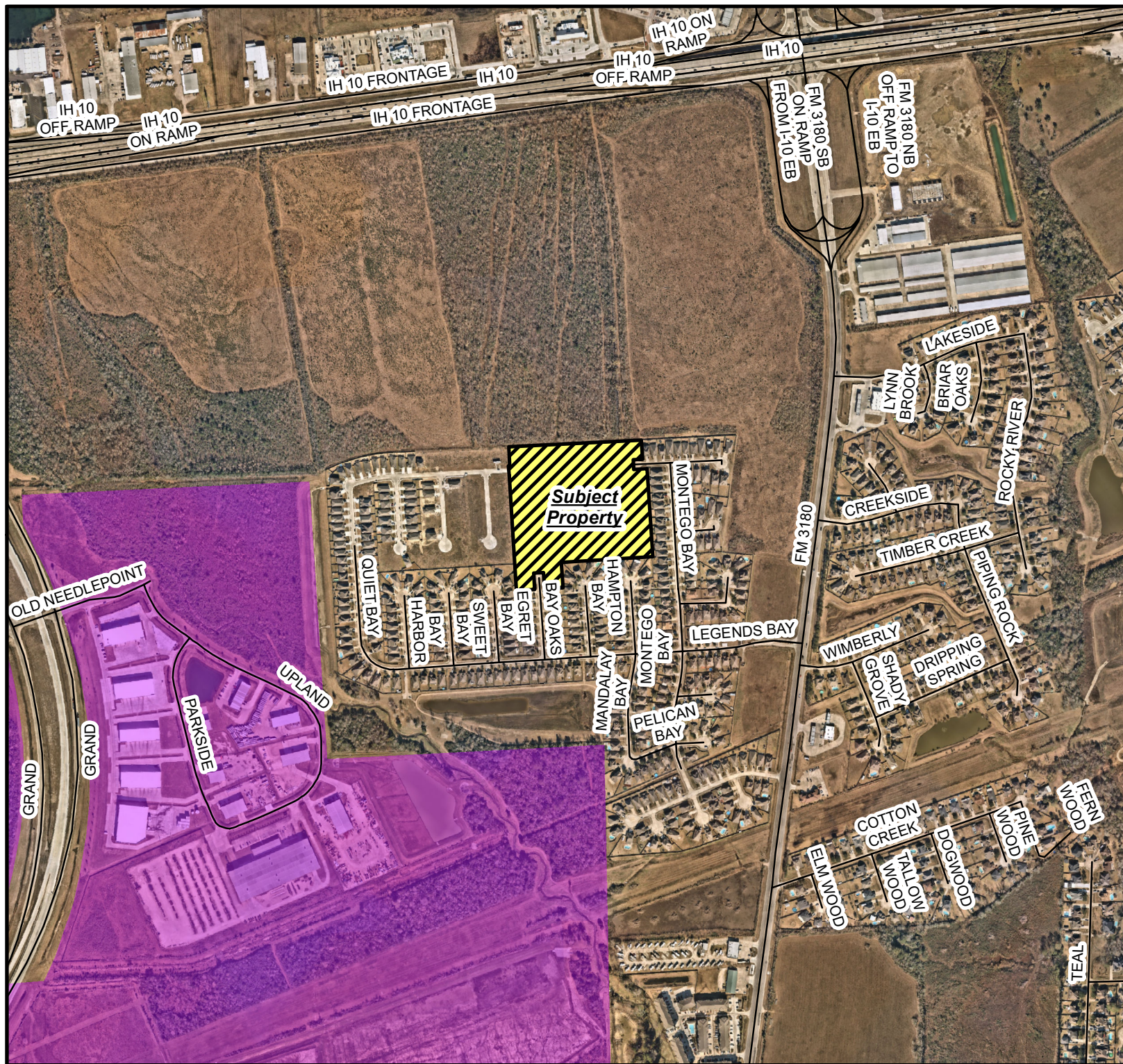
The supporting documentation is attached for review.

RECOMMENDATION

Staff recommends approval.

Attachments

Vicinity Map
Plat





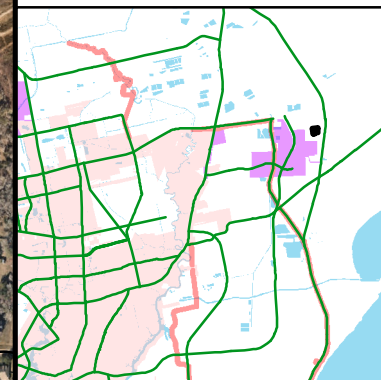
Final Plat

Vicinity Map

Legends Bay Subdivision Section 8

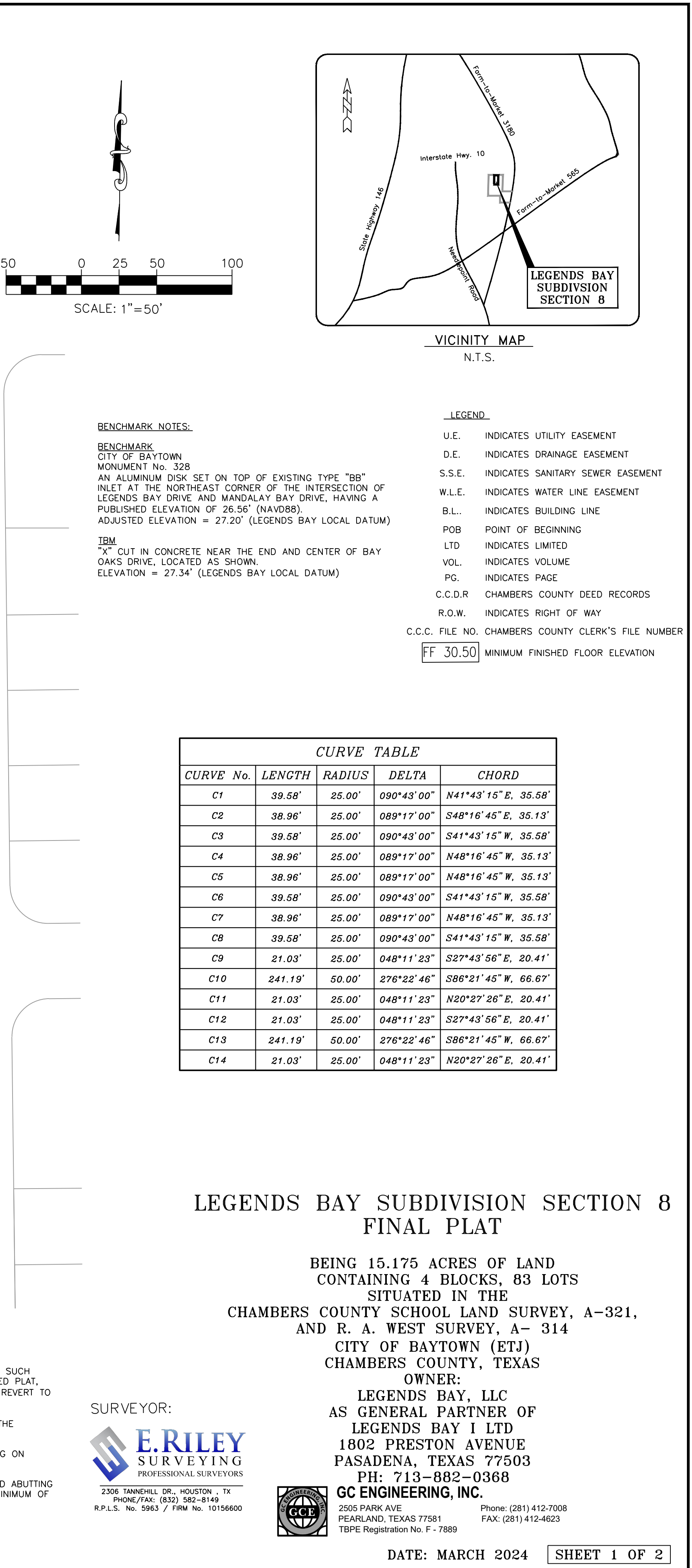
Approx. 15.18 acres

-  Subject Property
- City Limits**
-  LIMITED ANNEXATION



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

1 inch = 829 feet Date 2023-01-11



The State of Texas §
County of Chambers §

We, Joseph G. Dow, Member/Partner, and Earl W. Wilburn, Jr. Member/Partner, respectively of Legends Bay, L.L.C., the sole general partner of Legends Bay I Ltd., owner of the property subdivided in the above and foregoing map of LEGENDS BAY SUBDIVISION SECTION 8 FINAL PLAT do hereby make subdivision of said property, for and on behalf of said Legends Bay I, Ltd., according to the lines, streets, alleys, parks and easements shown herein, and designate said subdivision as LEGENDS BAY SUBDIVISION SECTION 8 FINAL PLAT in the Chambers County School Land, Abstract No. 321, and R.A. West Survey, Abstract No. 314, additions in Chambers County, City of Baytown, State of Texas; and for and on behalf of said Legends Bay I Ltd., do dedicate to public use, the streets, alleys, parks, 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 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 defined the title of the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or seven feet (7'0") for fourteen feet (14'0") back-to-back around 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 all 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 certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of LEGENDS BAY SUBDIVISION SECTION 8 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

We do hereby dedicate forever to the public all drainage easements indicated on this map for drainage purposes, giving to the 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 & City of Baytown, 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 _____, 2024.

By: _____
Joseph G. Dow
Member/Partner

By: _____
Earl W. Wilburn
Member/Partner

The State of Texas §
County of Chambers

Before me, the undersigned authority on this day personally appeared Joseph G. Dow and Earl W. Wilburn, Jr. known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for Chambers County, Texas

I, Joseph G. Dow owner and holder of a lien upon the land described herein, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien owned and held by me against said land.

Witness my hand in Chambers County, Texas, this _____ day of _____, 2024.

Joseph G. Dow

State of Texas §
County of Chambers

Before me, the undersigned authority on this day personally appeared, Joseph G. Dow known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for (County), Texas

Surveyor's Certification

This is to certify that I, Edward F. Riley II, a Registered Professional Land Surveyor, in the State of Texas, have platted the above subdivision from an actual survey made under my supervision on the ground on or during _____; and that all monuments, block corners, angle points and points of curve are, or will be properly marked with iron rods a minimum of 5/8 inch in diameter and of least 24 inches in length unless otherwise noted, with cap stamped "_____" . This subdivision is located in Flood Zone "X" according to FIRM Community Panel No. 48071C0180F, Map Revised January 19, 2018.

Edward F. Riley II, R.P.L.S. Reg. No. 5963

This is to certify that the Planning and Zoning Commission of the City of Baytown, Texas has approved this plat and subdivision of LEGENDS BAY SUBDIVISION SECTION 8 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 _____, 2024.

By: _____
Rick Harlow
Chairwoman of Planning and Zoning Commission

By: _____
Martin Scribner
Secretary for the Commission

Road Name and 911 Addressing Approval:

Road name and address assignment verified this the _____ day of _____, 20____ A.D.

Chambers County Addressing Coordinator

Environmental Health Certification

I, _____, Environmental Health Officer for Chambers County, Texas, Do hereby Certify that the Plat of this Subdivision Complies with the on site sewage disposal regulations of Chambers County, Texas, and design standards applicable thereto, this _____ day of _____, 2024.

Environmental Officer

County Engineer's Certification

I, _____, do hereby certify that the plat of this subdivision complies with the subdivision regulations of Chambers County, Texas and Design Standards applicable thereto, this _____ day of _____, 2024.

County Engineer

County Judge Approval Certification

I, _____, Chambers County Judge, upon approval and recommendation by the County Engineer and in accordance with the Chambers County Subdivision Regulations, do hereby certify that this subdivision plat complies with the aforementioned regulations as such and order said plat filed of record in the Office of the County Clerk of Chambers County, Texas this _____ day of _____, 2024.

County Judge

Commissioner's Court Approval Certification

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 LEGENDS BAY SUBDIVISION SECTION 8 FINAL Plat, as shown hereon, and ordered said plat filed of record in the office of the County Clerk of Chambers County, Texas this _____ day of _____, 2024.

County Judge

LEGENDS BAY SUBDIVISION SECTION 8 – METES AND BOUNDS

Being a tract of land located in the R.A. West Survey, Abstract No. 314, Chamber County, Texas, being a portion of that remainder of a tract of land conveyed to Legends Bay I, LTD. As described in instrument recorded in Volume 789, Page 285 of the Official Public Records of Chamber County, and being more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of Legends Bay Subdivision Section 7, per plat recorded under Chambers County Clerk's (C.C.C.) File No. 2021-171351, and a point in the south line of a tract of land conveyed to Park Block, LTD, as described in instrument recorded in Volume 1161, Pg. 209 Chambers County Deed Records (C.C.D.R.), and the northwest corner of the herein described tract;

THENCE N87°04'45"E, 826.19 feet along the south line of said Park Block Tract to a point marking the northwest corner of Legends Bay Subdivision Section 6, per plat recorded under C.C.C. File No. 2016-117165, and the northeast corner of the herein described tract;

THENCE S02°55'15"E, 120.00 feet along the west line of said Section 6 to a point in the north right-of- way line of Bay Vista Drive, 60 feet wide, per said Section 6 plat, and on "ell" corner of the herein described tract;

THENCE S87°04'45"W, 56.53 feet along the north right-of-way line of said Bay Vista Drive to and "ell" corner of the herein described tract;

THENCE S02°55'15"E, 60.00 feet along the west line of said Section 6 to a point in the south right-of-way line of said Bay Vista Drive, and on "ell" corner of the herein described tract;

THENCE N87°04'45"E, 82.65 feet along the south right-of-way line of said Bay Vista Drive to and "ell" corner of the herein described tract;

THENCE S03°38'15"E, 547.81 feet along the west line of said Section 6 to a point marking the northeast corner of Legends Bay Subdivision Section 2, per plat recorded under C.C.C. File No. 2011-62453, and the easterly southeast corner of the herein described tract;

THENCE S86°21'51"W, 570.00 feet along the north line of said Section 2 to the easterly northwest corner of said Section 2, and an "ell" corner of the herein described tract;

THENCE S03°38'15"E, 157.80 feet along the west line of said Section 2 to and "ell" corner of said section 2 and the herein described tract;

THENCE S86°21'45"W, 115.00 feet along the north line of said Section 2 to a point in the east right-of- way line of Bay Oaks Drive, 60.00 feet wide, per said Section 2 plat, and on "ell" corner of the herein described tract;

THENCE N03°38'15"W, 101.40 feet along the west right-of-way line of said Bay Oaks Drive, and an "ell" corner of the herein described tract;

THENCE S86°21'45"W, 60.00 feet along the north line of said Section 2 to a point in the west right-of- way line of said Bay Oaks Drive, and on "ell" corner of the herein described tract;

THENCE S03°38'15"E, 100.00 feet along the east right-of-way line of said Bay Oaks Drive, and an "ell" corner of the herein described tract;

THENCE S86°21'45"W, 115.00 feet along the north line of said Section 2 to a point in the east line of Legends Bay Subdivision Section 4, per plat recorded under C.C.C. File No. 2014-91906, the northwest corner of said Section 2, and the southwest corner of the herein described tract;

THENCE N03°38'15"W, along the east line of said Section 4, at 162.03 feet pass a point marking the northeast corner of said Section 4, the southeast corner of said Section 7 and continuing along the east line of said Section 7, a total of 714.95 feet to the south right-of-way line of said Bay Vista Drive, per said Section 7, and a point of intersection along the west line of the herein described tract;

THENCE N02°55'15"W, 60.00 feet along the east line of said Section 7 to the north right-of-way line of said Bay Vista Drive

THENCE N87°04'45"E, 7.76 feet along the north right-of-way line of said Bay Vista Drive to an "ell" corner of said Section 7 and the herein described tract;

THENCE N02°55'15"W, 120.00 feet along the east line of said Section 7 to the POINT OF BEGINNING containing 15.175 acres or 661,036 square feet, more or less.

NOTES:

- All properties abutting any drainage easement contained within the boundaries, of this plat are prohibited from the construction of fences or buildings, whether temporary or permanent, and the installation or maintenance of planting or other obstructions to the operation and maintenance of the drainage facility within the drainage easement. All properties abutting the drainage easement are prohibited from draining directly into the drainage easement except by means of a drainage structure approved by the Chambers County, or the authorized public drainage or flood control official.
- The Minimum Finished Floor Elevations (FF) were set based on the following Chambers County criteria:
A). All finished floor elevations should be at least 12 inches above the highest finished ground elevation immediately adjacent to the slab.
B). For lots draining to a street, the finished floor elevation should be at least 12 inches above the highest point along the top of the curb immediately adjacent to the building.
C). All finished floor elevations should be at least two feet above the design water surface elevation or computed base flood elevation in any adjacent drainage facility, and at least one foot above 500-yr base flood elevation.
D). The FEMA 100-year storm event base flood elevation for setting the minimum FF is based on Flood Insurance Rate Map no. 48071C0180F dated January 19, 2018. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. GCE does not warrant nor subscribe to the accuracy or scale of maps.
- The Home Owners Association shall be responsible for the operation and maintenance of the Detention Pond, all Ditches and Swales in Tracts or Easements as shown on this plat. Chambers County has no responsibility for maintenance of these Easements and Ditches.
- Maintenance responsibility for drainage will not be accepted by the County other than that accepted in connection with draining or protecting the road system. Maintenance responsibility for storm water management controls will remain with the owner.
- Drainage reserves shall be provided for all drainage courses in and across property to be platted the location and width shall be shown on the plat and marked "Drainage Reserve". In general, a "Drainage Reserve" shall be a minimum of 30 feet in width or as shown on the plat. All named channels shall have a drainage reserve dedicated that is 60 ft either side of the centerline of the channel. Any existing unnamed channels shall have a minimum drainage reserve dedicated that is 30 ft wide. Storm sewer outside of roadway right of way can be in a 20 ft minimum easement or reserve.
- Each lot shall be restricted to single-family residential uses so defined by Ordinances.
- Unless otherwise indicated, the building lines(b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chambers County, Texas, in effect at the time this plat was approved, which may be amended from time to time.

BLOCK 1			
Parcel #	Address	Area (Sq.Ft.)	Area (Acres)
1	8442 BAY OAKS DR	6582.64	0.1511
2	8438 BAY OAKS DR	6325.00	0.1452
3	8434 BAY OAKS DR	5750.00	0.1320
4	8430 BAY OAKS DR	5750.00	0.1320
5	8426 BAY OAKS DR	5750.00	0.1320
6	8422 BAY OAKS DR	5750.00	0.1320
7	8418 BAY OAKS DR	5750.00	0.1320
8	8414 BAY OAKS DR	5750.00	0.1320
9	8410 BAY OAKS DR	5750.00	0.1320
10	8406 BAY OAKS DR	5750.00	0.1320
11	8402 BAY OAKS DR	5750.00	0.1320
12	8342 BAY OAKS DR	5750.00	0.1320
13	8338 BAY OAKS DR	5750.00	0.1320
14	8334 BAY OAKS DR	5750.00	0.1320
15	8439 TRANQUIL BAY CT	6417.70	0.1473
16	8435 TRANQUIL BAY CT	5750.00	0.1320
17	8431 TRANQUIL BAY CT	5750.00	0.1320
18	8427 TRANQUIL BAY CT	5750.00	0.1320
19	8423 TRANQUIL BAY CT	5750.00	0.1320
20	8419 TRANQUIL BAY CT	5750.00	0.1320
21	8415 TRANQUIL BAY CT	5702.27	0.1309
22	8411 TRANQUIL BAY CT	5487.66	0.1260
23	8407 TRANQUIL BAY CT	8192.13	0.1881
24	8403 TRANQUIL BAY CT	10301.11	0.2365
25	8402 TRANQUIL BAY CT	10301.81	0.2365
26	8406 TRANQUIL BAY CT	8128.55	0.1866
27	8410 TRANQUIL BAY CT	5462.11	0.1254
28	8414 TRANQUIL BAY CT	5694.84	0.1307
29	8418 TRANQUIL BAY CT	5750.00	0.1320
30	8422 TRANQUIL BAY CT	5750.00	0.1320
31	8426 TRANQUIL BAY CT	5750.00	0.1320
32	8430 TRANQUIL BAY CT	5750.00	0.1320
33	8434 TRANQUIL BAY CT	5750.00	0.1320
34	8438 TRANQUIL BAY CT	6269.63	0.1439

BLOCK 3			
Parcel #	Address	Area (Sq.Ft.)	Area (Acres)
1	4615 BAY VISTA DR	6000.48	0.1378
2	4619 BAY VISTA DR	6551.50	0.1504

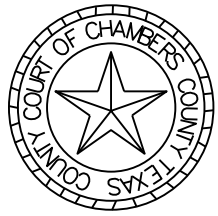
BLOCK 1			
Parcel #	Address	Area (Sq.Ft.)	Area (Acres)
35	8439 BAY RIDGE CIR	7130.46	0.1637
36	8435 BAY RIDGE CIR	6000.00	0.1377
37	8431 BAY RIDGE CIR	6000.00	0.1377
38	8427 BAY RIDGE CIR	6000.00	0.1377
39	8423 BAY RIDGE CIR	6000.00	0.1377
40	8419 BAY RIDGE CIR	6000.00	0.1377
41	8415 BAY RIDGE CIR	6056.54	0.1390
42	8411 BAY RIDGE CIR	5669.10	0.1301
43	8407 BAY RIDGE CIR	9885.40	0.2269
44	8403 BAY RIDGE CIR	8457.33	0.1942
45	8402 BAY RIDGE CIR	8734.48	0.2005
46	8406 BAY RIDGE CIR	9646.42	0.2215
47	8410 BAY RIDGE CIR	5820.27	0.1336
48	8414 BAY RIDGE CIR	5868.49	0.1347
49	8418 BAY RIDGE CIR	6000.00	0.1377
50	8422 BAY RIDGE CIR	6000.00	0.1377
51	8426 BAY RIDGE CIR	6000.00	0.1377
52	8430 BAY RIDGE CIR	6000.00	0.1377
53	8434 BAY RIDGE CIR	6000.00	0.1377
54	8438 BAY RIDGE CIR	6867.46	0.1577

BLOCK 2			
Parcel #	Address	Area (Sq.Ft.)	Area (Acres)
1	8443 BAY OAKS DR	6681.20	0.1534
2	8439 BAY OAKS DR	6325.00	0.1452
3	8435 BAY OAKS DR	5750.00	0.1320
4	8431 BAY OAKS DR	5750.00	0.1320
5	8427 BAY OAKS DR	5750.00	0.1320
6	8423 BAY OAKS DR	5750.00	0.1320
7	8419 BAY OAKS DR	5750.00	0.1320
8	8415 BAY OAKS DR	5750.00	0.1320
9	8411 BAY OAKS DR	5750.00	0.1320
10	8407 BAY OAKS DR	5750.00	0.1320
11	8403 BAY OAKS DR	5750.00	0.1320
12	8343 BAY OAKS DR	5750.00	0.1320
13	8339 BAY OAKS DR	5750.00	0.1320
14	8335 BAY OAKS DR	5750.00	0.1320

BLOCK 4			
Parcel #	Address	Area (Sq.Ft.)	Area (Acres)
1	4627 BAY VISTA DR	7121.89	0.1635
2	4631 BAY VISTA DR	6000.00	0.1377
3	4635 BAY VISTA DR	6000.00	0.1377
4	4639 BAY VISTA DR	6000.00	0.1377
5	4643 BAY VISTA DR	6000.00	0.1377
6	4703 BAY VISTA DR	6000.00	0.1377
7	4707 BAY VISTA DR	6000.00	0.1377
8	4711 BAY VISTA DR	6000.00	0.1377
9	4715 BAY VISTA DR	6000.00	0.1377
10	4719 BAY VISTA DR	6000.00	0.1377
11	4723 BAY VISTA DR	6000.00	0.1377
12	4727 BAY VISTA DR	6000.00	0.1377
13	4731 BAY VISTA DR	6000.00	0.1377

STATE OF TEXAS }
COUNTY OF CHAMBERS }

I, HEATHER H. HAWTHORNE, hereby certify that this instrument was filed on the date and at the time stamped hereon by me; and was duly recorded, in the Volume and Page of the named RECORDS of Chambers County, Texas, as stamped hereon by me, on



COUNTY CLERK
CHAMBERS COUNTY, TEXAS

CLERK'S FILE NO. _____

FILED FOR RECORD

This the _____ day of _____

A.D. _____ at _____ O'clock ____M.

Clerk's File No. _____ Vol. _____ Pg. _____

HEATHER H. HAWTHORNE

County Clerk, Chambers County, Texas

By _____ Deputy

LEGENDS BAY SUBDIVISION SECTION 8 FINAL PLAT

BEING 15.175 ACRES OF LAND
CONTAINING 4 BLOCKS, 83 LOTS

SITUATED IN THE

CHAMBERS COUNTY SCHOOL LAND SURVEY, A-321,

AND R. A. WEST SURVEY, A- 314

CITY OF BAYTOWN (ETJ)

CHAMBERS COUNTY, TEXAS

OWNER:

LEGENDS BAY, LLC

AS GENERAL PARTNER OF

LEGENDS BAY I LTD

1802 PRESTON AVENUE

PASADENA, TEXAS 77503

PH: 713-882-0368

GC ENGINEERING, INC.



2505 PARK AVE

PEARLAND, TEXAS 77581

TBPE Registration No. F - 7889

Phone: (281) 412-7008

FAX: (281) 412-4623

DATE: MARCH 2024

SHEET 2 OF 2



PLANNING AND ZONING COMMISSION

5. b.

Meeting Date: 04/16/2024

Subject: Consider Thompson Road Business Park Final Plat

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Emilio Levario, Planning and Development Services

Information

ITEM

Consider approving Thompson Road Business Park Final Plat, approximately 11.42 acres located at the intersection of Thompson Park Drive and Thompson View Drive.

PREFACE

The applicant is proposing a final plat, legally described as a subdivision of 11.42 acres situated in the Lynch Survey, Abstract 44, Harris County, Texas, consisting of two (2) lots and one (1) block.

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

The supporting documentation is attached for review.

RECOMMENDATION

Staff recommends approval.

Attachments

Vicinity Map

Plat




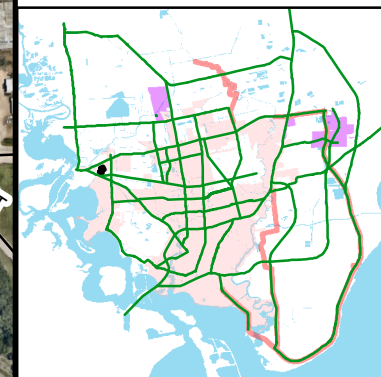
Final Plat

Vicinity Map

Thompson Road Business Park

Approx. 11.42 acres

-  Subject Property
-  CITY



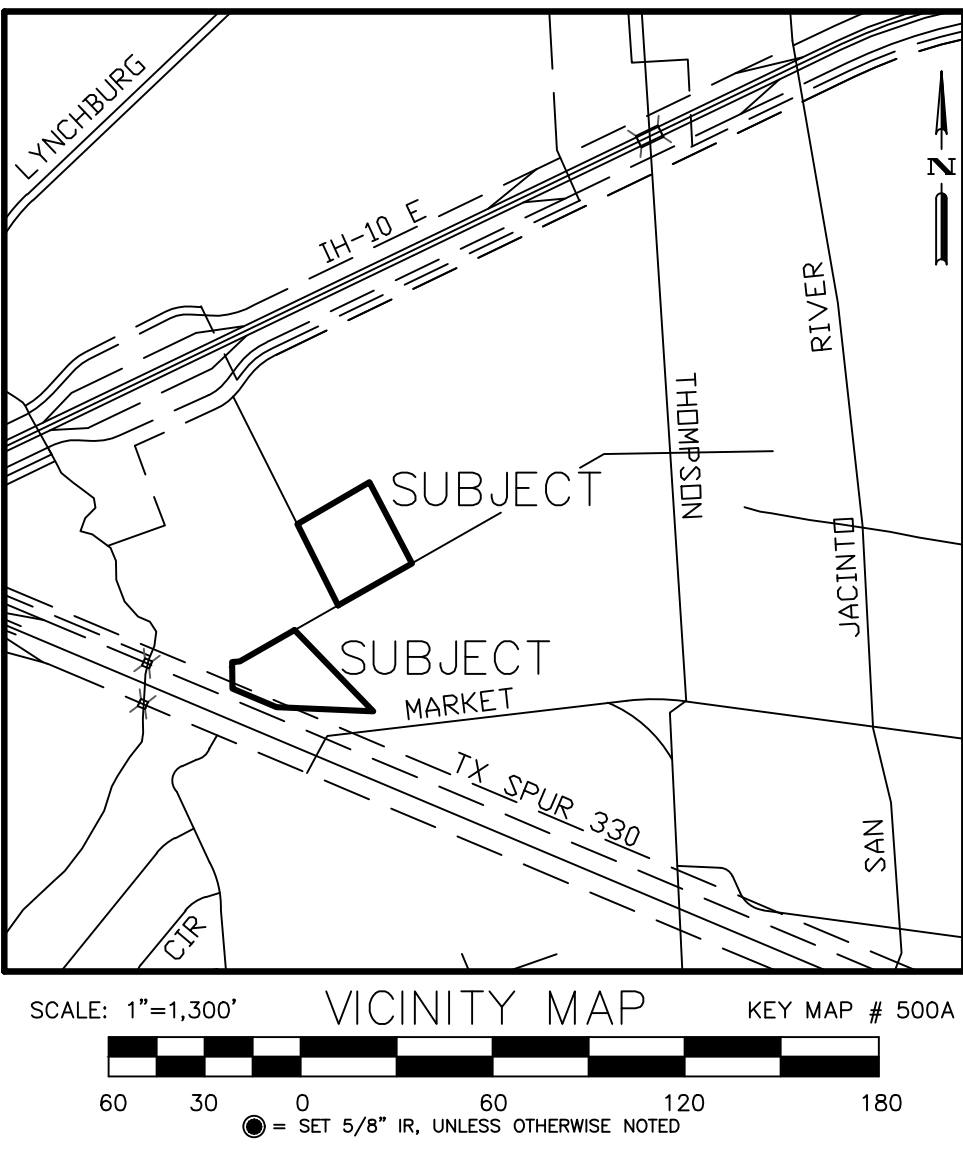
The City of Baytown, Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.
1 inch = 498 feet Date 2022-10-07

GENERAL NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83)
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83). COORDINATES ARE DERIVED USING LEICA SMARTNET AND MAY BE BROUGHT TO SURFACE BY APPLYING SCALE FACTOR 0.99989759915.
3. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CODE OF ORDINANCES, CITY OF BAYTOWN, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP No. 4820100745M, DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN "X", AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD, AND WITHIN ZONE "X-SHADED", AREAS DETERMINED TO BE WITHIN THE 2% AREA CHANCE FLOOD. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF GRULLER SURVEYING, LLC.
5. NO DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPEDE THE NATURAL FLOW OF SURFACE RUNOFF FROM ADJACENT LANDS, NOR CAUSE FLOODING ON ADJACENT PROPERTIES.
6. THE DETENTION BASIN SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND NOT THE CITY OF BAYTOWN.
7. PER ARTICLE II OF CHAPTER 109 THERE ARE 5' (FOOT) BUILDING LINES ALONG ALL UTILITY AND DRAINAGE EASEMENTS.
8. ELEVATIONS HEREON ARE BASED ON HARRIS COUNTY REFERENCE MARKER NO. 140125, ELEV.=16.41' NAVD 88 (GEOD 99).
- SITE BENCHMARK: TBM "A" "X" CUT IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT SITE, AS SHOWN HEREON, ELEV.=29.32'
9. ALL UTILITY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

LINE TABLE "A"		
Course	Bearing	Distance
L1	N 63°06'27" E	20.00'
L2	N 63°06'27" E	29.00'
L3	S 26°53'33" E	15.00'
L4	S 63°06'27" W	25.00'
L5	N 26°53'33" W	15.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.52'	70.69'	N 71°54'52" W	90°00'44"
C2	60.00'	59.09'	56.73'	S 88°41'14" E	56°25'33"



LOT 1, BLOCK 1
LANCE INDUSTRIES MINOR REPLAT
F.C. No. 684328, H.C.M.R.
LANCE REAL ESTATE INVESTMENTS, LLC
H.C.C.F. No. RP-2019-263798

LOT 1, BLOCK 1
8.000 ACRES
(348,486 SQ. FT.)

THOMPSON VIEW DRIVE (60' R.O.W.)

CALLED 6.00 ACRES
LOT 1, BLOCK 1
CAN-BAYTOWN MINOR PLAT
F.C. No. 686253, H.C.M.R.

0.0886 ACRE (375 SQ. FT.)
WATER METER ESMT.
PER PLAT (SEE LINE TABLE A)

SANITARY SEWER ESMT.
H.C.C.F. No. RP-2018-223281

THOMPSON PARK DRIVE
(60' R.O.W.)
F.C. No. 676844, H.C.M.R.

RESTRICTED RESERVE "B"
THOMPSON TEN BUSINESS PARK, SEC. ONE
F.C. No. 676844, H.C.M.R.

LOT 2, BLOCK 1
3.420 ACRES
(148,964 SQ. FT.)

CALLED 12.920 ACRES
1203 THOMPSON REALTY LLC
F.C. No. 689233, H.C.M.R.

20' WASTE WATER LINE ESMT.
H.C.C.F. No. RP-2022-568862

20' WATER LINE ESMT.
H.C.C.F. No. RP-2022-568861

N: 13855690.33
E: 3224130.63

N: 13855615.81
E: 3224253.79

68' DRAINAGE ESMT.
VOL. 1142, PG. 705, H.C.D.R.
DEDICATED TO
HARRIS COUNTY FLOOD CONTROL DISTRICT
F.C. No. 676844, H.C.M.R.

40' DRAINAGE ESMT.
HARRIS COUNTY FLOOD CONTROL DISTRICT
VOL. 2420, PG. 27, H.C.D.R.

CALLLED 0.2058 ACRES
DRAINAGE AND HIKE AND BIKE
TRAIL ESMT.
H.C.C.F. No. 20090456196

CALLLED 13.3920 ACRES
TIGER RENTALS MINOR PLAT
F.C. No. 701799, H.C.M.R.

FINAL PLAT THOMPSON ROAD BUSINESS PARK

A SUBDIVISION OF 11.420 ACRES
(497,450 SQUARE FEET)
OF LAND SITUATED IN THE
NATHANIEL LYNCH SURVEY, A-44,
HARRIS COUNTY, TEXAS

SCALE: 1" = 60' DATE: JANUARY 2024

2 LOTS 0 RESERVES 1 BLOCK

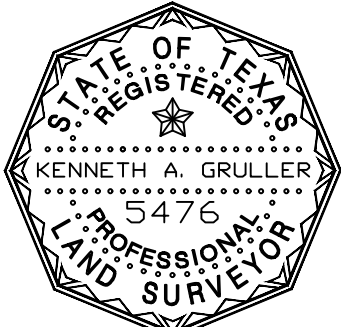
OWNER:
TREP THOMPSON DEVELOPMENT OWNER LLC
3657 BRIARPARK DR STE 300
HOUSTON, TX 77042
PHONE: (832) 615-1438

Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING
1244 NORTH POST OAK, STE. 200
Houston, Texas 77055
713.333.1466 JOB. No. 45-2248plat

ABBREVIATIONS

FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
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R.O.W. - RIGHT OF WAY
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
P.O.B. - POINT OF BEGINNING



I, Kenneth A. Gruller, R.P.L.S., 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.

Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476

STATE OF TEXAS
COUNTY OF HARRIS

WE, TREP Thompson Development Owner, LLC, acting by and through Scott Arnoldy, Jr., Manager, hereinafter referred to as the owner of the 11.420 acre tract described in the above and foregoing map of FINAL PLAT THOMPSON ROAD BUSINESS PARK, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, TREP THOMPSON DEVELOPMENT OWNER, LLC, has caused these presents to be signed by, Scott Arnoldy, thereunto authorized this ____ day of _____, 20____.

TREP THOMPSON DEVELOPMENT OWNER, LLC

By: _____
Scott Arnoldy, Jr.
Manager

State of TEXAS
County of HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Scott Arnoldy, Jr., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of Baytown, Texas, has approved this plat and subdivision of FINAL PLAT THOMPSON ROAD BUSINESS PARK 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 the _____ day of _____, 20____.

By: _____ By: _____
Tracey S. Wheeler, Martin Scribner, ACIP, CFM
Chairman of Secretary of the Commission
Planning and Zoning Commission

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock ____m., and duly recorded on _____, 20____, at _____ o'clock ____m., and in Film Code Number No. _____ of the Map Records of Harris County for said county.

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

By: Teneshia Hudspeth
County Clerk
Of Harris County, Texas

Deputy

TRACT 1
METES AND BOUNDS DESCRIPTION
8.000 ACRE
LOCATED IN THE
OBEDIENCE SMITH SURVEY, A-696,
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 8.000 acre of land or 34,486 square feet, located in the Nathaniel Lynch Survey, Abstract 44, Harris County, Texas; Said 8.000 acre tract of record in the name of QMC Real Estate - Baytown, LLC in Harris County Clerk's File (H.C.C.F.) Number RP-2020-17013; Said 8.000 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone NAD83):

BEGINNING at a 5/8 inch iron rod found for the northwest corner of the herein described tract, being the southwest corner of Lot 2 in IV Thompson Ten Replat, a subdivision duly of record in Film Code Number 694328 in the Map Records of Harris County, Texas (H.C.M.R.) and being on the east Right-of-Way (R.O.W.) line of Thompson View Drive (60 feet wide);

THENCE, coincident the north line of the herein described tract and the south line of aforesaid Subdivision, North 63 degrees 06 minutes 48 seconds East, a distance of 570.60 feet to a 5/8 inch iron rod found for the northeast corner of the herein described tract and being the northwest corner of Lot 1 in Lance Industries Minor Replat, a subdivision duly of record in Film Code Number 693779, H.C.M.R.;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid Lance Industries Minor Replat, South 26 degrees 53 minutes 12 seconds East, a distance of 611.69 feet to a 5/8 inch iron rod found for the southeast corner of the herein described tract, being the southwest corner of said subdivision and being on the north R.O.W. line of Thompson Park Drive (60 feet wide);

THENCE, coincident the north R.O.W. line of aforesaid Thompson Park Drive, South 63 degrees 06 minutes 28 seconds West, a distance of 520.52 feet to a 5/8 inch iron rod with "Gruller" cap set for the beginning of a curve to the right;

THENCE, coincident aforesaid curve to the right, an arc length of 76.52 feet, having a radius of 50.00 feet, a central angle of 90 degrees 00 minutes 44 seconds and a chord bearing of North 71 degrees 54 minutes 52 seconds West, a distance of 70.69 feet to a 5/8 inch iron rod with "Gruller" cap set on the east R.O.W. line of aforesaid Thompson View Drive;

THENCE, coincident the east R.O.W. line of aforesaid Thompson View Drive, North 26 degrees 53 minutes 39 seconds West, a distance of 561.78 feet to the POINT OF BEGINNING and containing 8.000 acre of land.

TRACT 2
METES AND BOUNDS DESCRIPTION
3.420 ACRES
LOCATED IN THE
OBEDIENCE SMITH SURVEY, A-696,
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 3.420 acres of land or 148,964 square feet, located in the Nathaniel Lynch Survey, Abstract 44, Harris County, Texas; Said 3.420 acre tract of record in the name of QMC Real Estate - Baytown, LLC in Harris County Clerk's File (H.C.C.F.) Number RP-2020-17013; Said 3.420 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone NAD83):

BEGINNING at a 5/8 inch iron rod found for the north corner of the herein described tract and the west corner of Restricted Reserve "B" in Thompson Ten Business Park, Section One, a subdivision duly of record in Film Code Number 676844, in the Map Records of Harris County (H.C.M.R.), Texas, and being on the southeast Right-of-Way (R.O.W.) line of Thompson Park Drive (60 feet wide);

THENCE, coincident the northeast line of the herein described tract and the southwest line of aforesaid Reserve "B", South 26 Degrees 53 Minutes 32 Seconds East, at a distance of 342.01 feet pass a Mag. Nail with Shiner found for the northeast corner of a Harris County Flood Control District Drainage Easement (190 feet wide), continue for an overall distance of 471.83 feet to a 5/8 inch iron rod with "Gruller" cap set for the southeast corner of the herein described tract and the southwest corner of said Reserve "B", and being on the north line of a called 13.888 acre tract of record in the name of MG Real Properties, Ltd., in H.C.C.F. Number RP-2016-541281;

THENCE, coincident the south line of the herein described tract and the north line of aforesaid 13.888 acre tract, the following two (2) courses:

- North 81 Degrees 53 Minutes 39 Seconds West, a distance of 551.16 feet to a 5/8 inch iron rod with "Gruller" cap set;
- North 58 Degrees 50 Minutes 52 Seconds West, a distance of 143.91 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of the herein described tract;

THENCE, coincident the west line of the herein described tract, North 29 Degrees 32 Minutes 35 Seconds East, a distance of 109.29 feet to a 5/8 inch iron rod found for the northwest corner of the herein described tract and the east corner of a called 12.920 acre tract of record in the name of Teal Thompson Park, LP in H.C.C.F. Number RP-2019-85118, being on the south R.O.W. line of aforesaid Thompson Park Drive and the beginning of a curve to the left;

THENCE, coincident the north line of the herein described tract and the south R.O.W. line of aforesaid Thompson Park Drive the following two (2) courses:

- Coincident aforesaid curve to the left, an arc length of 59.09 feet, having a radius of 60.00 feet, a central angle of 56 Degrees 25 Minutes 33 Seconds and a chord bearing of South 88 Degrees 41 Minutes 14 Seconds East, a distance of 56.73 feet to a 5/8 inch iron rod with "Gruller" cap set;
- North 63 Degrees 06 Minutes 28 Seconds East, a distance of 386.60 feet to the POINT OF BEGINNING and containing 3.420 acres of land.

FINAL PLAT THOMPSON ROAD BUSINESS PARK

A SUBDIVISION OF 11.420 ACRES
(497,450 SQUARE FEET)
OF LAND SITUATED IN THE
NATHANIEL LYNCH SURVEY, A-44,
HARRIS COUNTY, TEXAS
SCALE: 1" = 60' DATE: JANUARY 2024

2 LOTS 0 RESERVES 1 BLOCK

OWNER:
TREP THOMPSON DEVELOPMENT OWNER LLC
3657 BRIARPARK DR STE 300
HOUSTON, TX 77042
PHONE: (832) 615-1438

Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING
1244 NORTH POST OAK, STE. 200
Houston, Texas 77055

713.333.1466 JOB. No. 45-2248plat

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D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
P.O.B. - POINT OF BEGINNING



PLANNING AND ZONING COMMISSION

6. a.

Meeting Date: 04/16/2024

Subject: Massey Tompkins City Sponsored Rezoning - Update Discussion

Prepared for: Martin Scribner, Planning and Development Services

Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM

Consider a discussion on the City sponsored Rezoning of a portion of the Massey Tompkins corridor.

PREFACE

Discussion of a City sponsored Rezoning for a portion of the Massey Tompkins corridor, consisting of approximately 13.0 acres containing 20 properties along the north and south sides of Massey Tompkins Road, generally located at the northeast corner of Massey Tompkins and Crosby Cedar Bayou Road, and west of Hardin Road.

This item is for discussion purposes only.

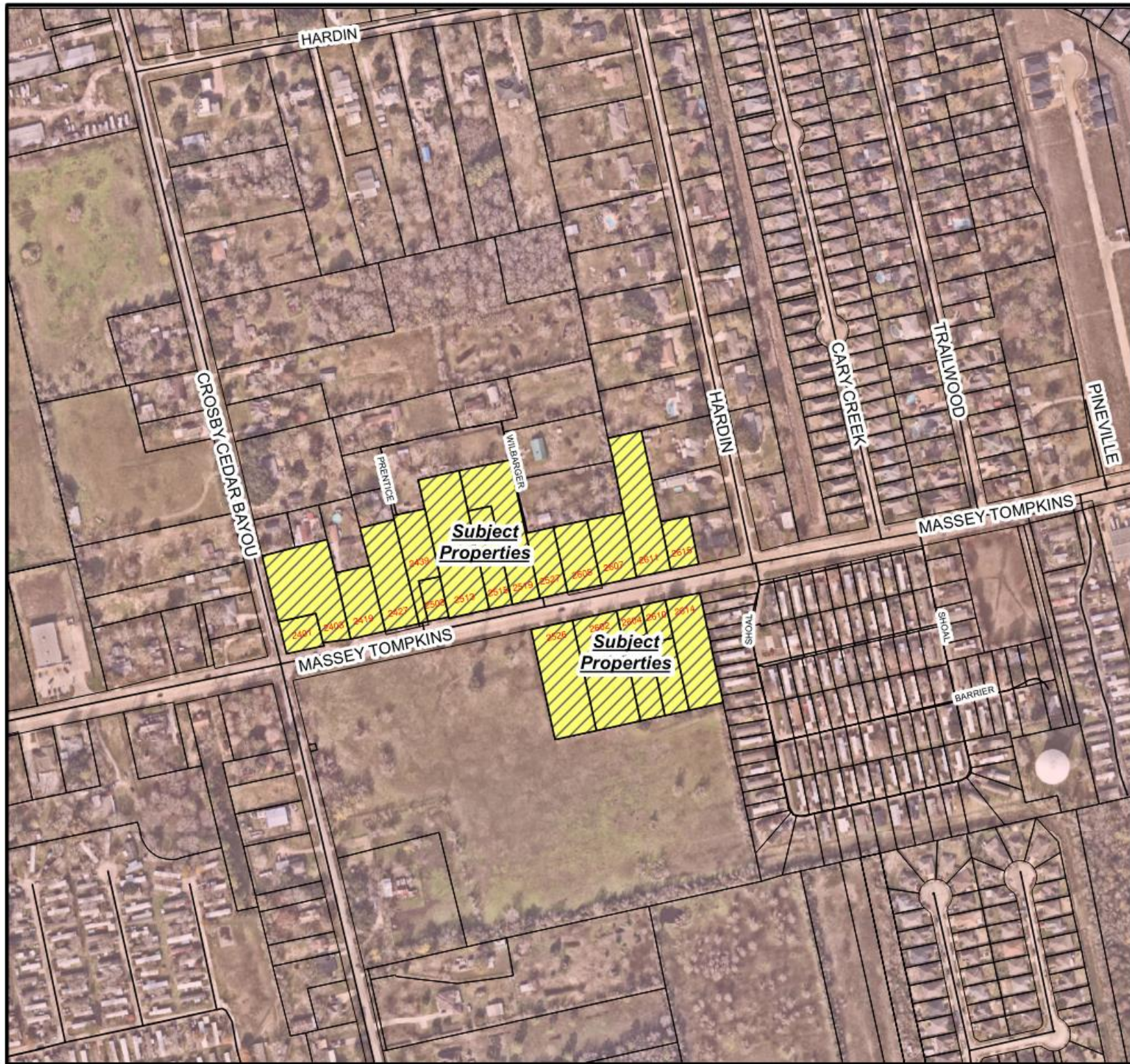
RECOMMENDATION

Attachments

Vicinity Map

Current Zoning Map

Future Land Use Map



Zoning Map Amendment

Vicinity Map

City Sponsored Rezoning

Massey Tompkins

Approx. 13.0 acres

 Subject Properties

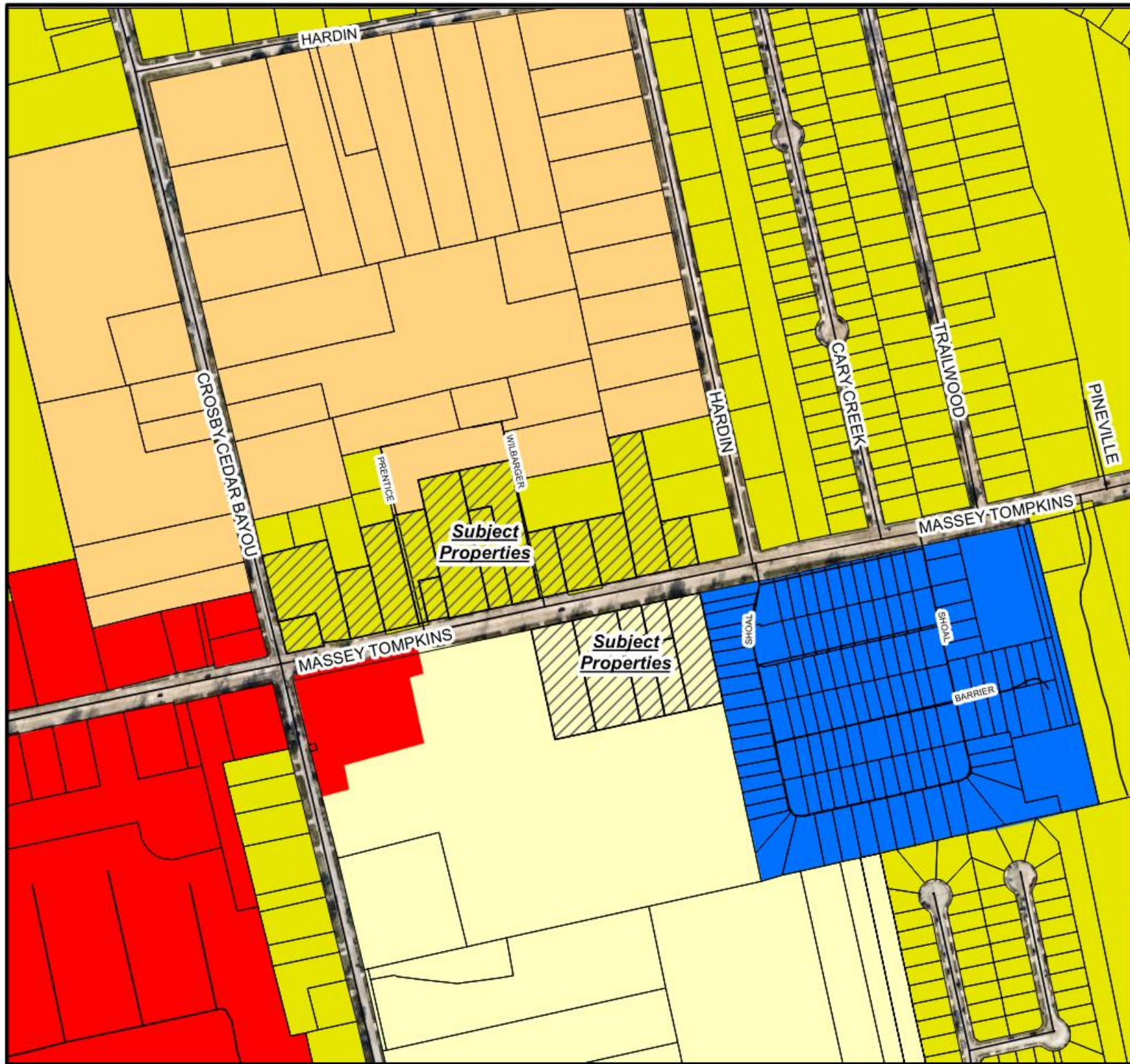
City Limits

 CITY



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 = 400 feet Date 2024-01-22



Zoning Map Amendment

Current Zoning Map City Sponsored Rezoning

Massey Tompkins

Approx. 13.0 acres

Study Boundaries

ULDC Zoning

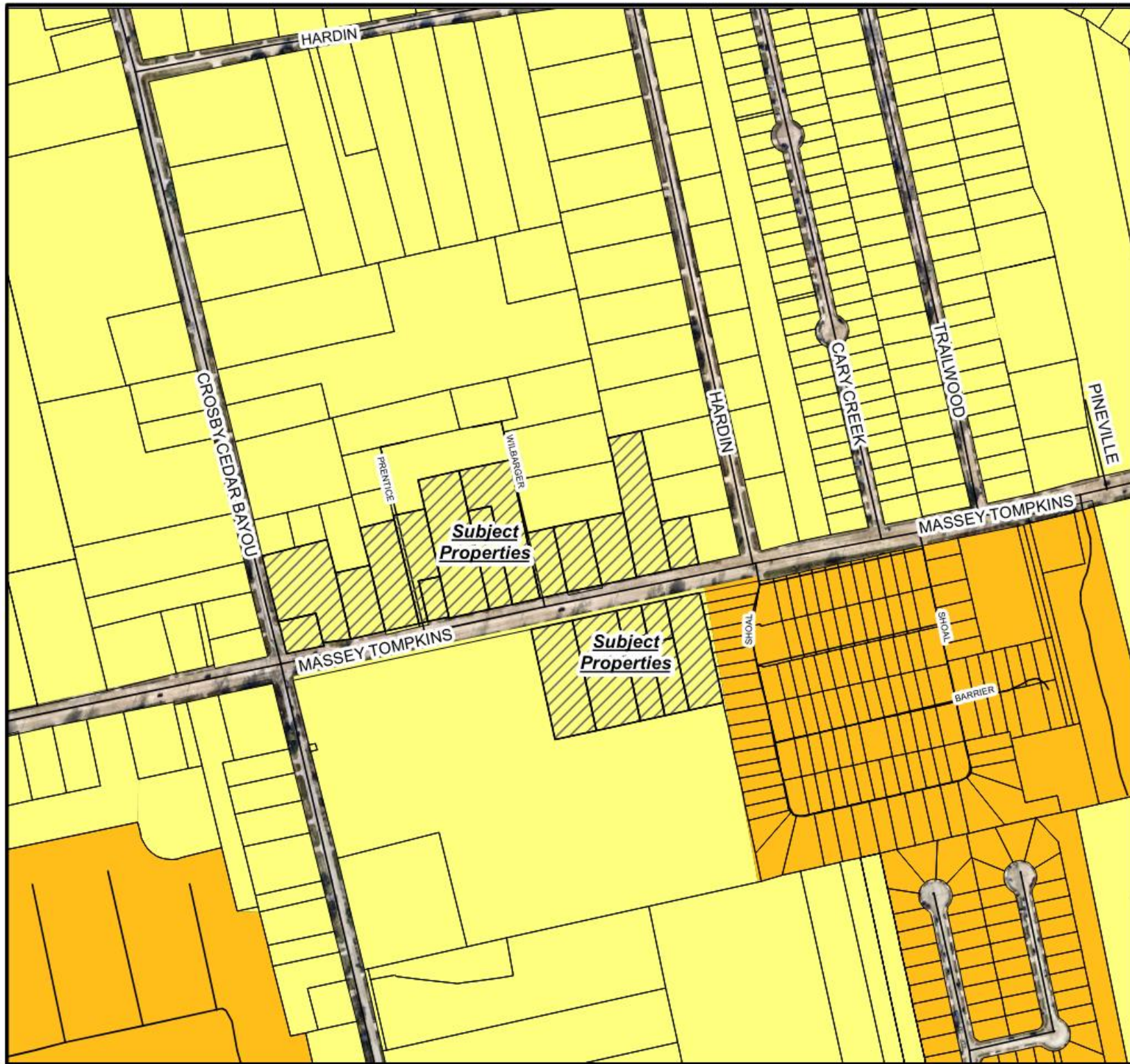
Zoning Districts

- GC (General Commercial)
- SF1 (Low Density Single-Fam. Res.)
- SF2 (Mixed Res. Low/Med. Density)
- SFE (Single-Fam. Estate)
- UN (Urban Neighborhood)



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Zoning Map Amendment

Future Land Use
Map

City Sponsored
Rezoning

Massey Tompkins

Approx. 13.0 acres

 Study Boundries

FLUM

 Low Density Residential

 Mixed Density Residential



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1 inch = 400 feet

Date 2024-01-22



PLANNING AND ZONING COMMISSION

6. b.

Meeting Date: 04/16/2024

Subject: Receive and Discuss a presentation concerning the Arts District Blueprint

Prepared by: Emilio Levorio, Planning and Development Services

Information

ITEM

Receive and Discuss a presentation concerning the Arts District Blueprint

PREFACE

Planning consultants, Kendig Keast Collaborative, will present a summary of the efforts involved with the planning initiative known as the *Arts District Blueprint*, as well as the initial findings and recommendations for the plan. The "Blueprint" will serve as a masterplan to guide the redevelopment and revitalization of Baytown's Downtown Arts District and surrounding areas.

KKC and the City's project team will also provide information on the next steps involved in getting the plan adopted and put into action.

This is a discussion item only.

RECOMMENDATION



PLANNING AND ZONING COMMISSION

7. a.

Meeting Date: 04/16/2024

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
