

ORDINANCE NO. 15,387

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BAYTOWN, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BAYTOWN TO REZONE APPROXIMATELY 107.82 ACRES LOCATED ALONG THE SOUTHERN PORTION OF BLUE HERON PARKWAY GENERALLY BETWEEN BARKULOO ROAD AND CROSBY CEDAR BAYOU ROAD, AND INCLUDING MULTIPLE PARCELS, ALL WITHIN BAYTOWN, HARRIS COUNTY, TEXAS, FROM AN OPEN SPACE/RECREATION (OR) ZONING DISTRICT TO MIXED RESIDENTIAL AT LOW TO MEDIUM DENSITY (SF2) AND MIXED USE (MU) ZONING DISTRICTS; PRESCRIBING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING A REPEALING CLAUSE; CONTAINING A SAVINGS CLAUSE; AND PROVIDING FOR THE PUBLICATION AND EFFECTIVE DATE THEREOF.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BAYTOWN, TEXAS:

Section 1: That the City Council of the City of Baytown, Texas, hereby amends the official zoning map of the City of Baytown to effectuate zoning district changes for approximately 107.82 acres located along the southern portion of Blue Heron Parkway generally between Barkuloo Road and Crosby Cedar Bayou Road, and including multiple parcels, all within Baytown, Harris County, Texas, from an Open Space/Recreation (OR) Zoning District to Mixed Residential at Low to Medium Density (SF2) and Mixed Use (MU) Zoning Districts. The amended portion of the official zoning map is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes.

Section 2: Any person who fails to comply with any provision of this ordinance shall be guilty of a misdemeanor and, upon conviction, shall be punished by a fine not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty prescribed above, the City may pursue other remedies such as abatement of nuisances, injunctive relief, administrative adjudication and revocation of licenses or permits.

Section 3: All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency, and in all other respects, this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

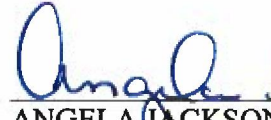
Section 4: If any provision, section, exception, subsection, paragraph, sentence, clause or phrase of this ordinance or the application of same to any person or set of circumstances shall for any reason be held unconstitutional, void or invalid, such invalidity shall not affect the validity of the remaining provisions of this ordinance or their application to other persons or sets of circumstances; and to this end, all provisions of this ordinance are declared to be severable.


Section 5: This ordinance shall take effect from and after ten (10) days from its passage by the City Council. The City Clerk is hereby directed to give notice hereof by causing the caption of this ordinance to be published in the official newspaper of the City of Baytown at least twice within ten (10) days after passage of this ordinance.

INTRODUCED, READ, and PASSED by the affirmative vote of the City Council of the City of Baytown this the 9<sup>th</sup> day of March, 2023.

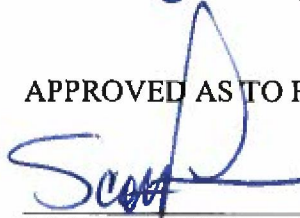
  
BRANDON CAPETILLO, Mayor

ATTEST:

  
ANGELA JACKSON, City Clerk

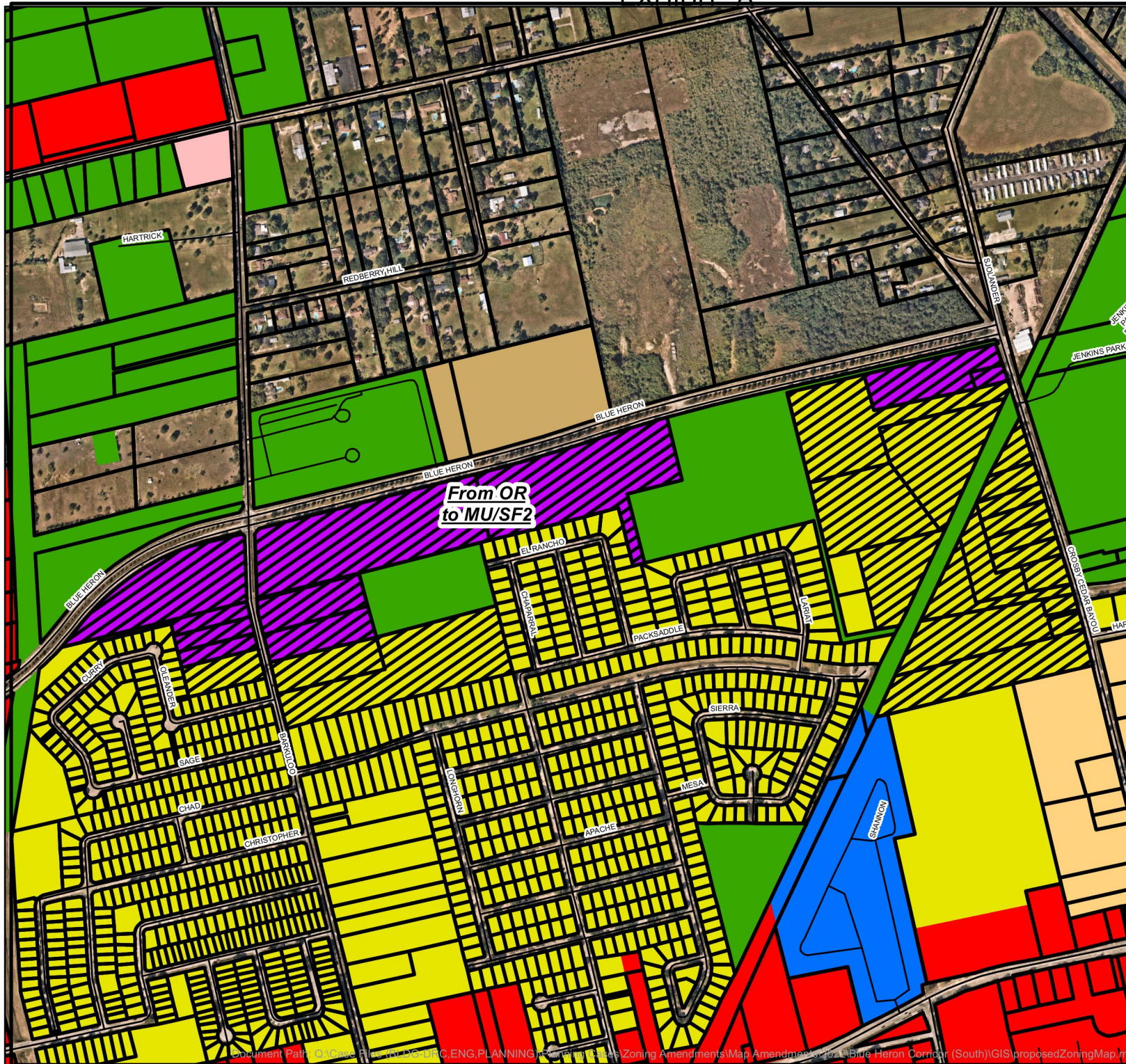


APPROVED AS TO FORM:

  
SCOTT LEMON, City Attorney



# EXHIBIT "A"



## Zoning Map Amendment Proposed Zoning Map City Sponsored Rezoning Blue Heron South Approx. 107.82 acres

### LEGEND

#### Subject Property

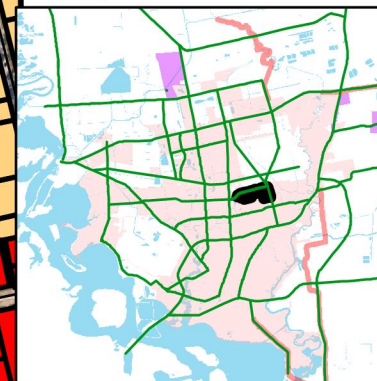
#### Zone



#### ULDC Zoning

#### Zoning Districts

- GC (General Commercial)
- MF1 (Med. Density Mixed Res.)
- NSC (Neighborhood Serving Commercial)
- OR (Open Space/Recreation)
- SF2 (Mixed Res. Low/Med. Density)
- SFE (Single-Fam. Estate)
- UN (Urban Neighborhood)



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.