



**City of Baytown
Zoning Map Amendment
Staff Report
November 15, 2022**

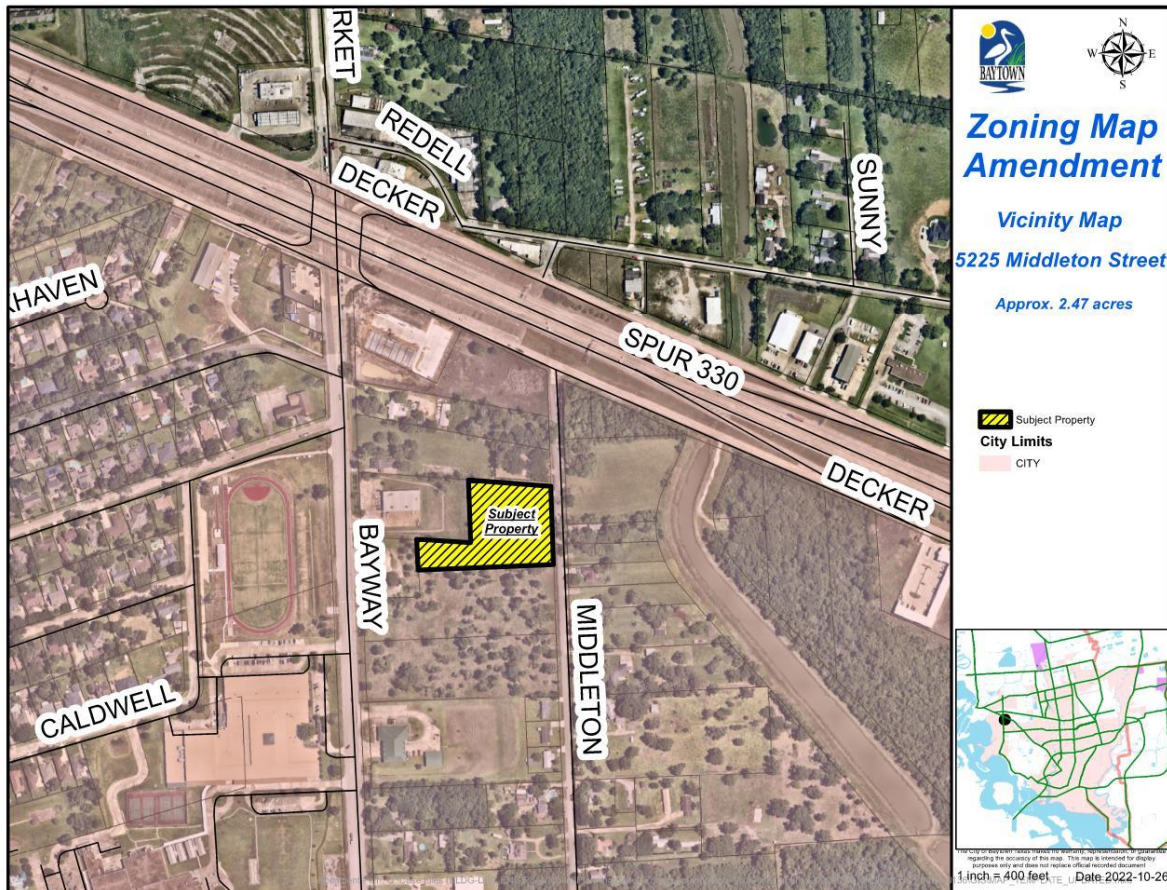
Plan Number: ZP22100136

Address: 5225 Middleton Street

Requested Action: The proposed rezoning of approximately 2.47 acres, legally described as Tract 2B, The Hurr Estate, Baytown, Harris County, Texas, from a General Commercial (GC) to a Mixed Residential at Low to Medium Densities (SF2) Zoning District.

Applicant: Ian Burton - Edge Creek Builders LLC

Subject Property:



Vicinity Map

Parcel Information:

Current Use: Vacant and undeveloped

Proposed Use: Residential

Future Land Use Plan: Mixed Density Residential

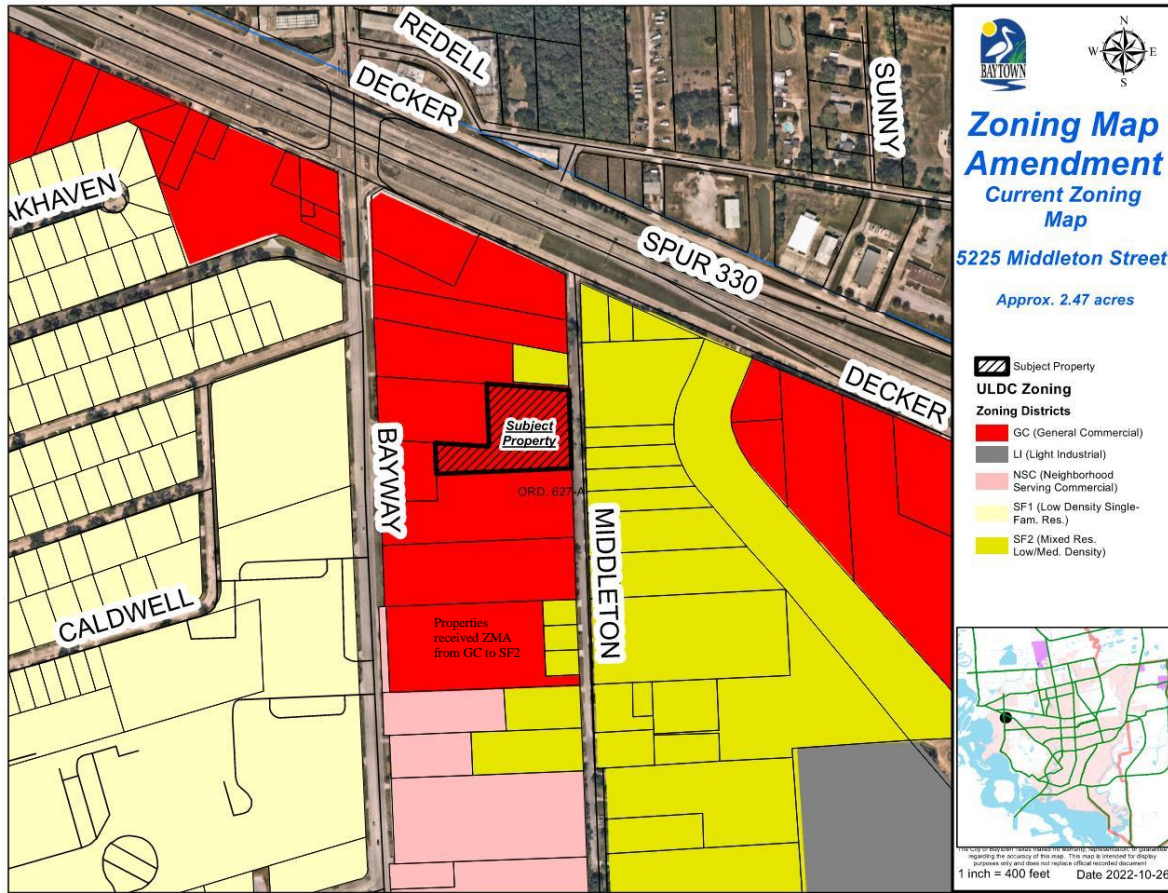
Adjacent Parcel Information

North: Mixed Residential at Low to Medium Densities (SF2) and General Commercial (GC)

South: General Commercial (GC)

East: Right-of-Way and Mixed Residential at Low to Medium Densities (SF2)

West: General Commercial (GC)



Current Zoning Map

Staff Analysis

The applicant is requesting to rezone the subject property from a GC to an SF2 zoning district to allow the construction of a residential single-family dwelling.

The subject property, approximately 2.47 acres, is located on the west side of Middleton Street, south of its intersection with Decker Road (SPUR 330 frontage road). The property is vacant and undeveloped. Middleton Street is characterized by a mix of vacant properties and is undergoing a transition in land uses from commercial to residential. There are residential single-family dwellings located along the east and west sides of Middleton Street. The subject property is not platted; therefore, the applicant must plat the property prior to applying for any building permits in accordance with ULDC, Article IV., Division 1, Sec. 4.01.

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

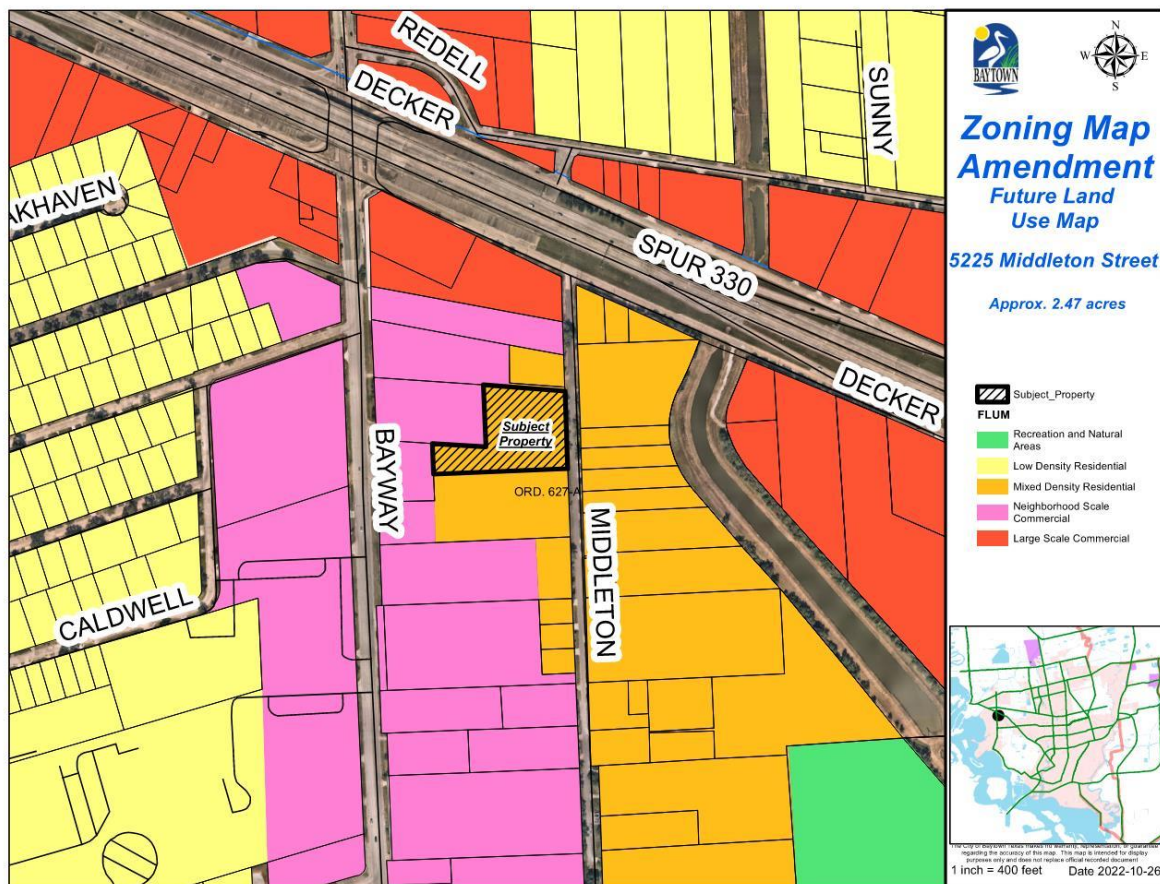
In order to recommend approval of an application for a zoning map amendment, the Planning and Zoning Commission shall consider the following factors:

1. **Consistency with Guiding Documents.**

The proposed zoning change of the subject property from GC to SF2 is consistent with guiding documents such as the Bayway Drive Corridor Plan, the 2040 Comprehensive Plan's FLUM designation.

According to the 2040 Comprehensive Plan, primary land use in Mixed Density Residential designation is for residential areas that offer a mix of housing types and densities. The density of such areas varies between six dwelling units per acre to more than 23 dwelling units per acre depending on the mix, types and location of the housing as specified by zoning. This can include a variety of housing types such as residential single-family detached and attached dwellings, and multi-family developments.

Bayway Drive Corridor Plan, zoning and land use considerations state that *"The area around Middleton Street is a primary location for further infill residential construction around existing homes there. The existing zoning is SF2, Mixed residential at low to medium densities, which "provides for single-family detached and attached residential dwellings and two-family dwellings at a density up to nine dwelling units per acre." City staff confirmed that some level of development community interest has been expressed to pursue this type of development in the area."*



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Future Land Use Map

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

Considering the uses along Middleton Street, Decker Road, and Bayway Drive, the surrounding area consists of a mix of existing commercial and residential uses. Most properties along Middleton Street are vacant or developed with residential structures. Single-family dwellings are predominantly located along the east side of Middleton Street. The proposed single-family dwelling is in line with residential uses across Middleton Street and the adjacent dwelling to the north. The proposed rezone of the subject property from GC to SF2 will be compatible with existing residential structures and residential zoning in the surrounding area.

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

It is not anticipated that the proposed SF2 zone and the proposed single-family dwelling would be detrimental to the health, safety, or general welfare of the general area. 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.**

City water and sanitary sewer services are available on Middleton Street. During the platting process for the subject property, the developer will be informed of any additional infrastructure needs.

5. **There are changed conditions.**

Bayway Drive Corridor Plan and Future Land Use Map classify the area around Middleton Street as a prime location for infill residential uses such as single-family dwellings. The previous land use plan and the 2040 Comprehensive Plan for this segment of Middleton Street are both supporting the change of land uses from commercial to residential. The rezone application from GC to SF2 is in line with the changing conditions of this area.

6. **Effect on natural environment.**

It is not anticipated that the proposed rezone will have any adverse effect on the natural environment. However, the subject property must come into compliance with all city codes.

7. **Community need.**

The proposed zone change to SF2 will make use of an undeveloped property and will add a single-family unit to the housing market in the City. The development of a single-family dwelling on the subject property will eventually enhance property values in the surrounding area.

Planning Staff Recommendations

Staff recommends approval of the proposed zoning map amendment to Mixed Residential at Low to Medium Densities (SF2) Zoning District.