

City of Baytown
Zoning Map Amendment
Blue Heron Cottages
Staff Report

Requested Action: Zoning Map Amendment to the official zoning map to rezone approximately 13.32 acres from Open space/recreation (OR) to Medium density mixed residential (MF1) zoning district.

Applicant: BGE, Inc – Gerald W. Grissom

Owner: Barkaloo 55 Limited – Gerald Teel

Subject Property: Approximately 13.32 acres generally located north of Blue Heron Pkwy. and approximately 1200 feet east of Barkuloo Road, legally described as a Tract 11A-2 in the JW Singleton Survey, Abstract No. 709, and Tract 1B-2 D in the McFadden Survey, Abstract No. 591, Harris County, Texas

Parcel Information

Current Use: Vacant

Proposed Use: Senior Living Multifamily

Future Land Use Plan: Low-Medium Density Residential

Adjacent Parcel Information

North: Un-zoned, Extra-territorial Jurisdiction

South: Right-of-way (Blue Heron Pkwy) and Un-zoned, Extra-territorial Jurisdiction

East: Un-zoned, Extra-territorial Jurisdiction

West: Open space/recreation (OR)

Staff Analysis (Background):

The applicant is requesting multifamily zoning to allow for the development and construction of a senior living multifamily project.

In 2017, the City annexed land across several areas of the city. When annexation occurred, the land was automatically zoned OR, which is the most restrictive zone for development. Rezoning the property out of OR is necessary to achieve any development proposal.

The requested zoning district and proposed use are generally consistent with the Future Land Use Plan (FLUP) allowing for Medium density mixed residential (MF1) zoning.

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.**

This request promotes the Land Use Policies of the Baytown 2025 Comprehensive Plan.

Low-Medium Density Residential

- The scale and mass of any multi-family development should be reviewed and considered for compatibility to neighboring uses.
- Uses including places of assembly, schools, parks, and other community facilities such as libraries with pedestrian links to residential.

- Small-scale, neighborhood commercial located within a convenient walking distance of residences and buffered when adjacent to a residential use.
- Appropriate area for pedestrian and bicycle-friendly streets.
- Medium density development along perimeter of neighborhoods and generally along collector streets.

Growth Capacity Policies

“Encourage development in close proximity to existing infrastructure to reduce the short-term expense of extensive infrastructure development...”

“Encourage cluster development and increase densities to the extent palatable in order to minimize infrastructure requirements and costs.”

Land Use Goals

“Development patterns resulting in the efficient use of land, infrastructure and fiscal resources.”

“A community of diverse uses coexisting in a compatible manner with stable neighborhoods, viable commercial centers and a healthy industrial economy.”

“Encourage a variety of housing types throughout the community to accommodate a range of housing preferences and needs”

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

The Blue Heron Parkway corridor from Barkuloo Road to Sjolander Road is predominately undeveloped along the parkway. There is a neighborhood of large lot estates located outside of the city limits bordering the northern boundary of the subject property. The unified land development code (ULDC) does not require compatibility mitigation for properties not located within the city limits, however, it appears that the applicant intends to provide additional landscaping along that northern boundary. Crockett Elementary sits to the east of the subject property, which will remain zoned as OR. The OR zoning designation will require that the development provide a 6’ tall opaque screen between the properties.

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

Any proposed development will be required to meet all current adopted codes and ordinances of the City of Baytown; all of which promote the health, safety and welfare of the community. The applicant is required to mitigate adverse impacts.

4. **Facilitation of infrastructure.**

Due to annexation into the city limits in 2017, the city is required to provide utility services within a specified timeframe with planned capital improvement projects.

5. **There are changed conditions.**

When the property was annexed in 2017, the land was automatically zoned OR, which is the most restrictive zone for development. Rezoning the property out of OR is necessary to achieve any development proposal.

6. **Effect on natural environment.**

No adverse impacts to the environment are expected. The applicant is required to mitigate adverse impacts, such stormwater runoff, lighting and glare. Environmental considerations are reviewed and addressed as development plans are provided for permitting and appropriate standards are applied to the project.

7. **Community need.**

The proposed rezoning would allow for the construction of a senior living multifamily development, which addresses community goals identified in the Baytown 2025 Comprehensive Plan relating to encouraging a range of housing preferences.