



**City of Baytown  
Zoning Map Amendment  
Staff Report  
July 18, 2023**

**Plan Number:** ZP23060036

**Address:** 9 Northridge Drive

**Requested Action:** A rezoning of approximately 0.41 acres, legally described as Tract 21 & 22, Block 1, Northridge, Baytown, Texas, from General Commercial (GC) to Mixed Residential at Low to Medium Densities (SF2).

**Applicant:** Mario Soria-Torres

**Subject Property:**



*Figure 1. Vicinity Map*

**Parcel Information:**

**Current Use:** Vacant and undeveloped

**Proposed Use:** Residential

**Future Land Use Plan:** Low 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 General Commercial (GC)

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

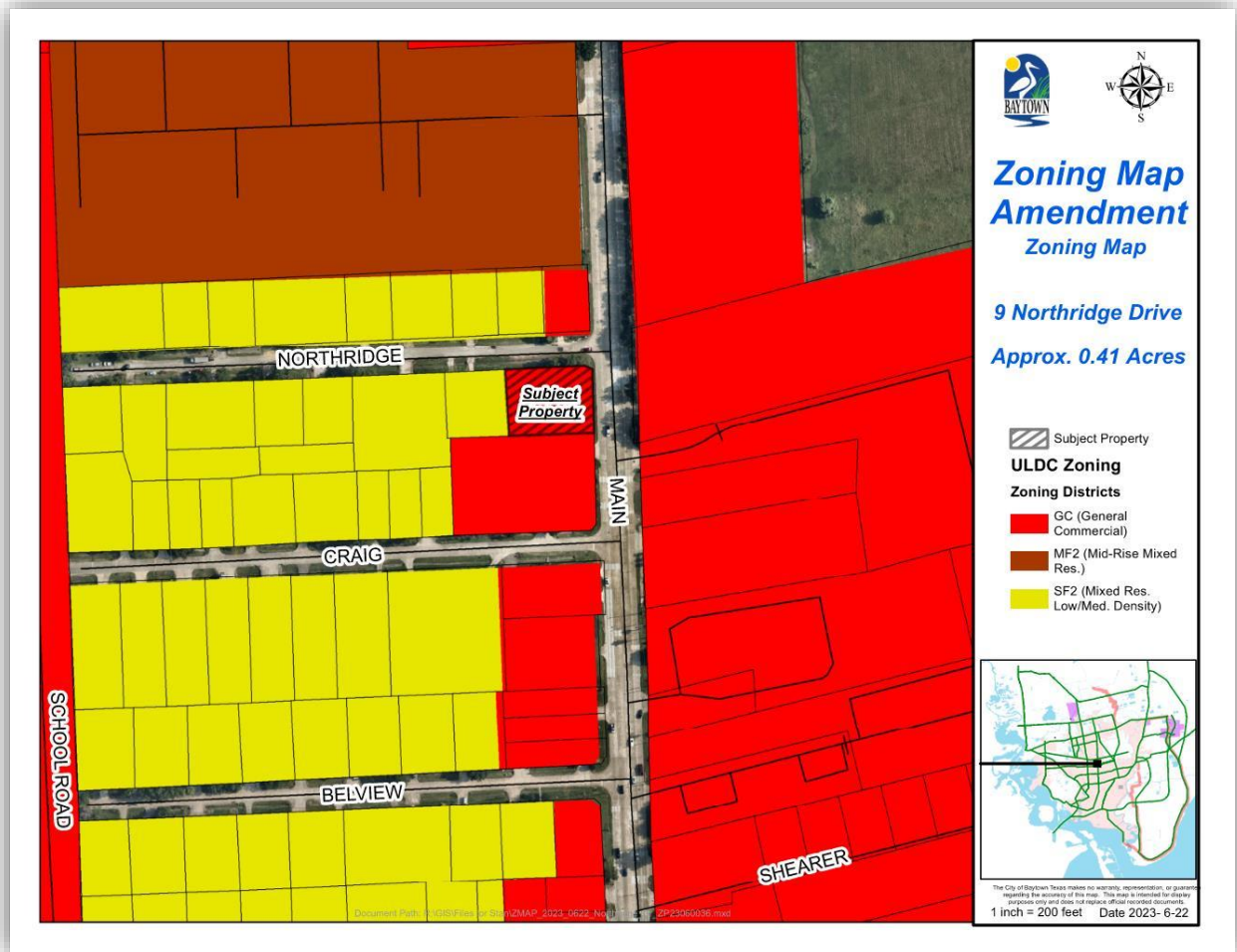


Figure 2. Current Zoning Map

**Staff Analysis**

The applicant is requesting to rezone the subject property from General Commercial (GC) to Mixed Residential at Low to Medium Densities (SF2) to allow the construction of two residential single-family dwellings.

The subject property, approximately 0.41 acres, is located at the southwest corner of N. Main Street and Northridge Drive (a local dead-end public street). The property is currently vacant and undeveloped. This portion of N. Main Street is characterized by a mix of vacant properties zoned

GC, commercial uses, and residential dwellings along local streets west of N. Main Street. The subject property is platted with two lots within the Northridge subdivision, see Figure 3.

**Mixed Residential at Low to Medium Densities (SF2) Zone:**

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

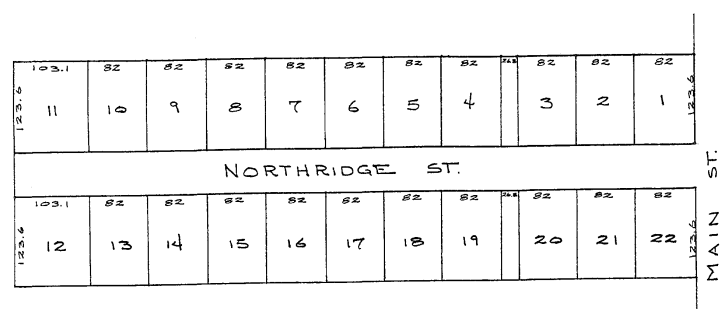
**General Commercial (GC) Zone:**

The GC zoning district is intended to provide for a variety of uses, including offices, retail, personal and commercial services, and related uses.

Development standards in GC require a minimum:

- 25 foot front and street side setbacks;
- 5 foot rear and interior side setbacks; and
- 10,000 square feet in lot size.

A commercial development on the subject property would be required to meet the above-mentioned GC development standards; provide parking for the proposed commercial use; in addition to meeting compatibility standards (a 20 foot open space) between development in GC and its adjacent dwellings to the west in the SF2 zone.



NORTH RIDGE SUBDIVISION  
BAYTOWN TEXAS

Figure 3. Northridge Subdivision

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 property for “Low Density Residential”, see Figure 4.

According to the 2040 Comprehensive Plan, the primary land use in Low Density Residential is for residential areas that have lower densities per acre than other areas of the city, typically 6 dwelling units (du) per acre or lower. This can include a variety of housing types such as residential single-family detached, attached dwellings, and two-family duplex dwellings, subject to ULDC development standards and conditions.

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

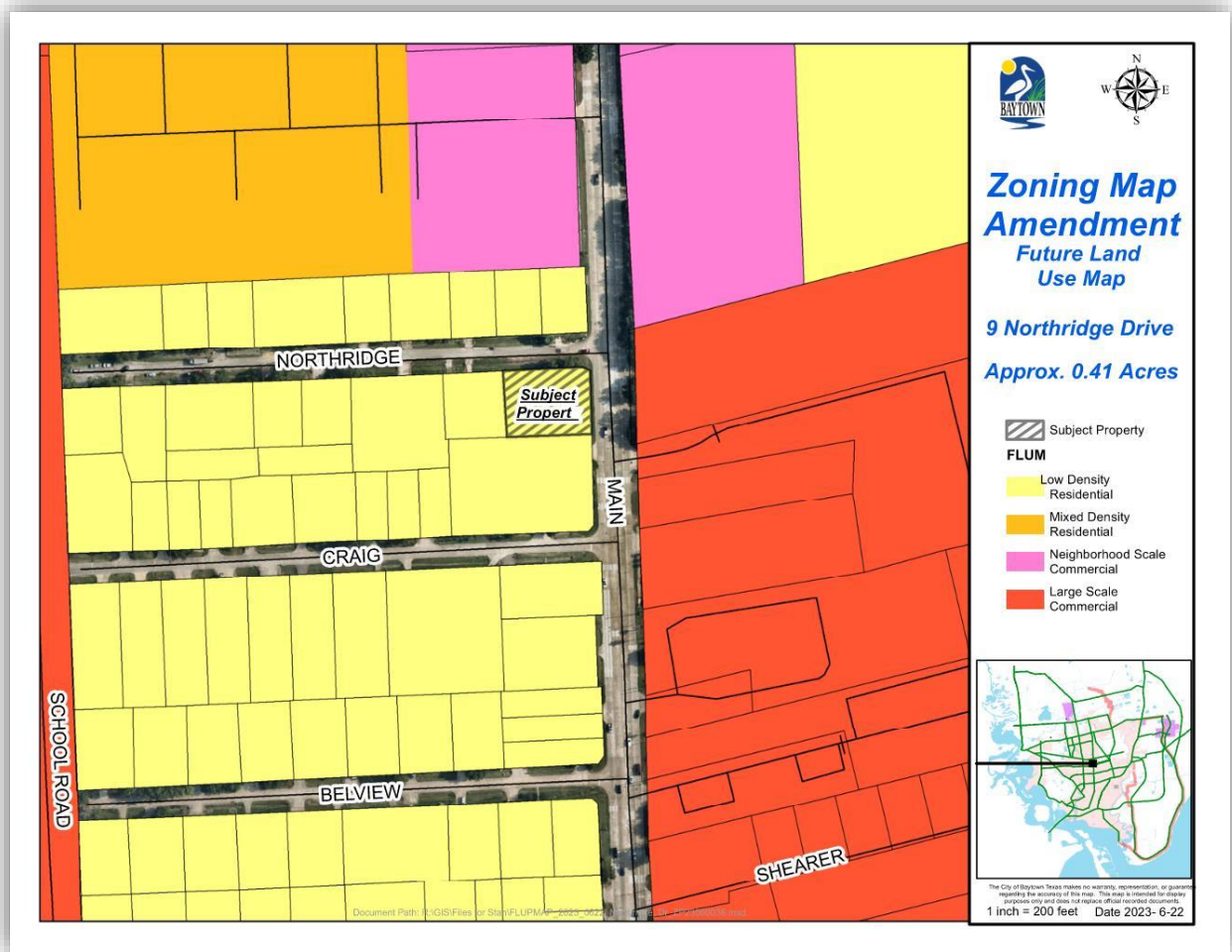


Figure 4. Future Land Use Map

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

The surrounding area consists of predominantly residential single-family dwellings in SF2 and in GC along Northridge Drive. There is an existing commercial use to the south of the subject property that fronts on N. Main Street. The Northridge subdivision contains properties fronting on Northridge Drive with an average lot size of 10,127 square feet, see Figure 3. The subject property has two standard tracts of land and could accommodate two single family dwellings (one in each tract) of the typical size and character as seen in the area. As such, the requested rezone to SF2 is in line with the lot pattern and the existing residential uses along Northridge Drive, making the proposed single-family dwellings compatible with 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 dwellings would 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 on N. Main Street and Northridge Drive. As such, it is not anticipated that the proposed two single family dwellings will impact existing infrastructure. Any additional infrastructure needs will be considered during the building permit process.

5. **There are changed conditions.**

Although the subject property is zoned GC, the property has limited lot size and ability to develop within GC parameters. The 2040 Comprehensive Plan supports the transition of land uses from commercial to residential along this segment of N. Main Street based on a number of factors such as development activities, desired and evolving community character, and development challenges. The request from GC to SF2 is in line with the expected land use transition in this area and will change the subject property from GC zoning that supports commercial development to SF2 in order to develop in a residential manner similar to adjacent dwellings along Northridge Drive.

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 come into compliance with all city code of ordinances; therefore, mitigating any potential effect it may have on the natural environment.

7. **Community need.**

Given the subject property's development challenges within the GC parameters, the proposed zone change to SF2 will make use of an undeveloped property and will add two single-family units to the housing market in the City. Any residential development must meet all ULDC development standards as well as the City Code of Ordinances; therefore, will eventually enhance property value of the surrounding area.

**Planning Staff Recommendations**

**Staff recommends approval** of the proposed zoning map amendment from General Commercial (GC) to Mixed Residential at Low to Medium Densities (SF2).