

**City of Baytown  
Bay Creek  
Zoning Map Amendment  
Staff Report**

**Requested Action:** Zoning Map Amendment to the official zoning map to rezone approximately 69.50 acres from Open space/recreation ("OR") to Mixed residential at low to medium densities ("SF2") zoning district

**Applicant:** CastleRock Communities, L.P.

**Subject Property:** Approximately 69.50 acres generally located approximately 2,000 feet north of Wallisville Road and east of North Main Street, legally described as a portion of Lot 13 of the Geo Ellis League Subdivision in the George Ellis League, Abstract No. 21, Harris County, Texas, from Open space/recreation ("OR") to Mixed residential at low to medium densities ("SF2") zoning district

**Parcel Information:**

**Current Use:** Single family residence

**Proposed Use:** New single-family residential subdivision

**Future Land Use Plan:** Low Density Residential

**Adjacent Parcel Information:**

**North:** Vacant, unincorporated property (Harris County)

**South:** Vacant, unincorporated property (Harris County)

**East:** Vacant, unincorporated property (Harris County)

**West:** North Main Street

**Staff Analysis (Background):**

The applicant is requesting to rezone the subject property, which currently has one single family residence, from OR to SF2 to allow for the construction of a single-family residential subdivision. An application for voluntary annexation is running concurrently with this application. Upon annexation, the subject property will be zoned OR.

The surrounding properties are mostly vacant with a few unincorporated residential properties in the City's ETJ; however, Goose Creek Memorial High School, which is west of the subject property, is within the city limits. The land use trend for this area is mostly residential.

**ULDC Section 1.26(c) Approval criteria for rezoning application.** 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.

*“Encourage a variety of housing types throughout the community to accommodate a range of housing preferences and needs” and “annex areas where the City would like to encourage growth and economic development as well as areas where increased development regulation is needed (i.e. key thoroughfares, gateways to the City).*

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

The subject property is mostly vacant and in the annexation process. Upon annexation, the subject property will be zoned OR. Single-family residential developments are not permitted in the OR district.

The proposed zoning, SF2, is compatible with the existing and proposed uses for this area and allows for residential development. The land use trend for this area shows that single-family residential and new school have been occurring prior to the adoption of the Baytown Comprehensive Plan 2025 in 2007.

The surrounding properties are mostly vacant with a few scattered residences. There is an existing high school, Goose Creek Memorial High School, to the west of the subject property.

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

It is not anticipated that there will be adverse impacts. Any proposed development will be required to meet all current, adopted codes of the City of Baytown. The applicant is required to mitigate adverse impacts.

4. **Facilitation of infrastructure.**

This area is predominately vacant with some scattered residences but has development immediately to the west. Extension of utilities may need to occur in order to serve the proposed development. Any future development, redevelopment, and demolition will need to meet the City's development standards and established requirements of the district.

5. **There are changed conditions.**

The applicant is in the process of being annexed into the City and the annexation will automatically zone the subject property to OR. The applicant is requesting a zone change to allow for the construction of a residential development which is not permitted in the OR district.

6. **Effect on natural environment.**

The applicant is proposing a zone change from the OR to SF2 to allow for single-family residential development. The subject property is mostly vacant. If the property is developed, the City of Baytown Code of Ordinances will govern any environmental impacts. The applicant is required to mitigate adverse impacts.

7. **Community need.**

The proposed zone change, which would allow for the construction of a single-family residential development addresses a community need identified in the Baytown 2025 Comprehensive Plan as relates to Neighborhoods to encourage a range of housing preferences.