



Special Use Permit (SUP) Applications CITY OF BAYTOWN

App Date: 10/24/2023
Plan Number: ZP23100073

Description: Special Use Permit (SUP) for warehouse development in GC

Parcel: 0460540000001, 0460540000003, 0460540000004,
0460540000110

Applicant
Austin Haynes
Altar Group LLC
Cypress, TX 77429
Business: (832) 657-3972

Owner
Jonathan Groves
Business: (832) 262-5473

Pre-Application SCRIBNER 11022023

Property
Legal Description Tracts 1, 1R, 1R-1, 1L, and 1M, ABST 954 A, Smith, Baytown,
Texas
Acres 46.4

Zoning
Current Zoning: General Commercial (GC)
Proposed Zoning: General Commercial (GC)

Use
Current Use Type Primarily Vacant
Specific Current Use Primarily Undeveloped
Proposed Use Type Commercial
Specific Proposed Use Warehouse Development

Applicant Statement

- 1. Explain how the specific use will be compatible with and not injurious to the use and enjoyment of adjacent property or property immediately across the street, and not significantly diminish or impair property values within the immediate vicinity in any material way.**

The surrounding area consists of existing and planned commercial and industrial uses fronting IH-10 including a small warehouse development immediately adjacent to the eastern boundary of the subject property (rezoned to GC in 2021). An existing residential dwelling within the OR zoning district is adjacent to the southeastern boundary of the property. Further east of the subject property are



Special Use Permit (SUP) Applications CITY OF BAYTOWN

planned commercial and industrial uses within the Gateway Ten Business Park area. Vacant properties and existing commercial uses are located to the west of the subject property, zoned OR, and further west, zoned GC. Given the location of the subject property and its adjacent properties along this major highway corridor, it is anticipated that all vacant properties in the surrounding area will be rezoned to commercial in the future. As such, the special use permit is considered 5 compatible with the existing and planned commercial uses and will not be injurious to any development or land uses within the immediate vicinity in any material way.

2. Explain how the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding property

The subject property is required to provide a 100-foot setback from all adjacent uses; within this setback, a 50-foot open space and a 50-foot vegetative buffer will be provided. The buffer and screening requirement will ensure that all warehousing activities are screened from adjacent uses and from the public right-of-way. The proposal will also improve the IH-10 frontage by providing sidewalks along approximately 730 feet of frontage of the property. The subject development will utilize one consolidated access point from IH-10 which will maintain orderly development and improvement of the surrounding property. It is anticipated that truck traffic will be increased in the area by the proposed development. A traffic impact analysis may be required to review the development's impact on adjacent developments and public right-of-way.

3. Explain how adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided prior to the issuance of a certificate of occupancy

The SUP will ensure that utilities are provided for the proposed development prior to issuance of certificate of occupancy. City staff will review permits against all City of Baytown Codes and standards in addition to meeting TxDOT regulations, Harris County Flood Control District (HCFCD), and pipeline approval. Pending the review of detailed plans, this development shall provide: 1) a dedication of lands for utility easements along E. IH 10; 2) a public sidewalk along E. IH 10; and 3) a fire lane within the site that is satisfactory to fire code standards.

4. Explain how adequate nuisance prevention measures will be taken and maintained to prevent or control offensive odor, fumes, dust, light, noise and vibration prior to the issuance of a certificate of occupancy

The proposed warehouse construction is required to meet additional conditions within the GC district that provide adequate buffering and screening in order to reduce the overall impact to nearby areas. Further, this development is required to meet all city standards to ensure new development does not create a nuisance environment.



Special Use Permit (SUP) Applications CITY OF BAYTOWN

5. Explain how there are sufficient landscaping, screening, setbacks and other land use measures to ensure harmony and compatibility with adjacent property

The applicant is required to provide screening and buffering to all adjacent uses per ULDC land use condition A-40. The 100-foot buffer, composed of 50 feet of vegetative buffer and 50 feet of open space, as well as screening of any outdoor storage, will be sufficient to visually screen the development from public views and all adjacent uses.

6. Explain how the proposed use is consistent with the comprehensive plan and is generally consistent with this ULDC

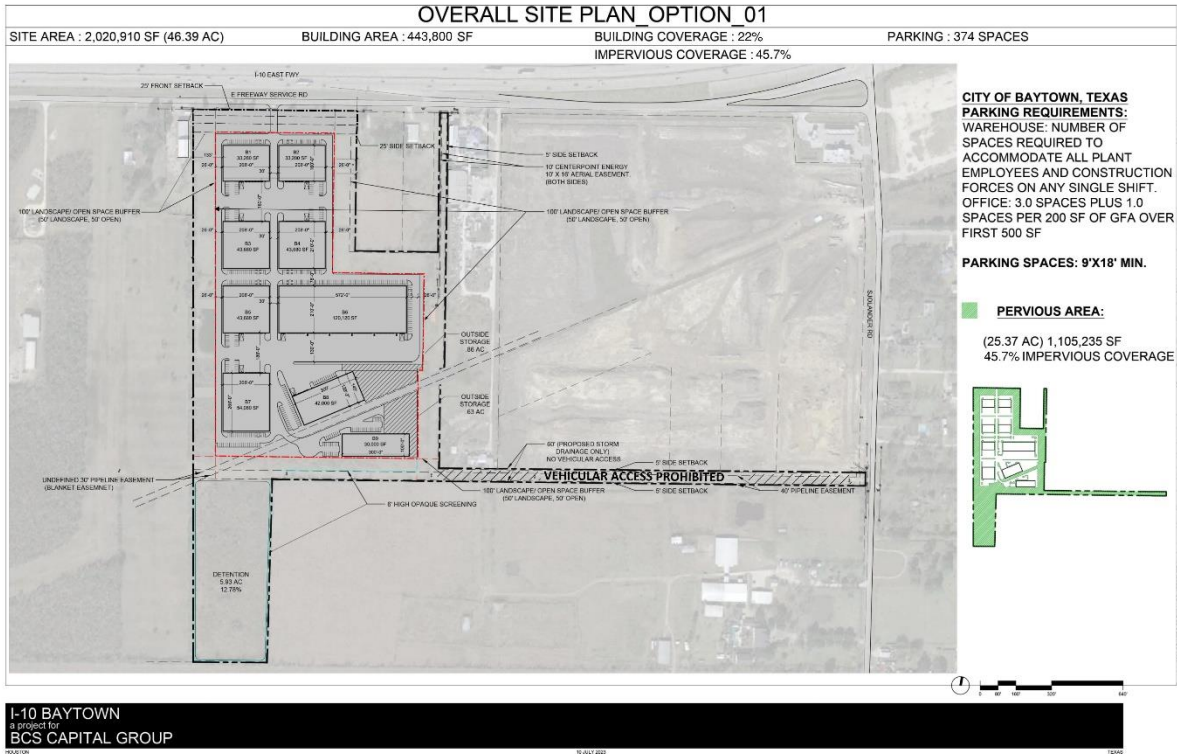
The Future Land Use Map (FLUM) graphically illustrates general future land uses based upon the recommendations made throughout the City's Comprehensive Plan. The FLUM designates the subject property as "Large Scale Commercial". According to the 2040 Comprehensive Plan, the primary land use in the large scale commercial designation is commercial retail and service uses, typically three acres or larger. Uses such as offices, big box commercial stores, automobile services, hotel and recreational vehicle parks are primary uses that may be permitted in this designation given that the location criteria are met. Warehouse and freight movement is a permitted use within the GC zoning district upon the issuance of a SUP.

7. Explain how the site plan meets the criteria set forth in subsection (e) of Sec. 1.26

The site plan submitted by the applicant generally complies with all additional criteria listed in the ULDC. A detailed review will be made at the time of permit application to further ensure compliance with these requirements.



Special Use Permit (SUP) Applications CITY OF BAYTOWN



Proposed Conceptual Site Plan