

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

Requested Action: Zoning Map Amendment to the official zoning map to rezone approximately 20.82 acres, legally described as tracts 1 & 2, Abstract 336, William Hilbus Survey, Baytown, Harris County, Texas, from an Open Space/Recreation (OR) to a General Commercial (GC) Zoning District.

Applicant: Tim Harrington, IDV Development Services

Subject Property: Approximately 20.82 acres, legally described as tracts 1 & 2, Abstract 336, William Hilbus Survey, Baytown, Harris County, Texas.

Parcel Information

Current Use: Vacant

Proposed Use: Warehouse and office

Future Land Use Plan: Commercial Corridor, Higher-Density Residential, and Low Medium Density Residential.

Adjacent Parcel Information

North: ETJ

South: General Commercial (GC)

East: ETJ

West: General Commercial (GC)

Staff Analysis (Background):

The applicant is requesting to rezone the subject property from OR to GC to support the construction of a warehouse and office building of approximately 250,000 square feet. The property is currently outside the city limits and is undergoing a voluntary annexation with this Zoning Map Amendment. Upon annexation, the property will be zoned OR, which does not allow the proposed use.

The subject property is vacant and adjacent to Baytown Area Water Authority (BAWA), industrial fabrication facilities, an electric substation, a motel, and a 120-foot-wide San Jacinto River Authority (SJRA) canal. The subject property fronts Thompson Road, a minor arterial thoroughfare, and is with the E IH 10 corridor vicinity. Other uses in this area include two truck stops.

The requested zoning district and proposed use aligns with the Future Land Use Plan (FLUP) allowing for GC zoning.

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.

The FLUP land use recommendations bisect the subject property and designate three districts, Low-medium density residential, Higher-density residential, and Commercial corridor, from north to south respectfully. The requested zoning district and proposed uses are generally consistent with the FLUP. The proposed development is commercial in nature and would directly support the future development needed for the FLUP's designation of a commercial corridor in the area. This also supports higher-density residential in the area due to a need for more dense population areas in close proximity to commercial hubs. Additionally, the low-medium density residential that the FLUP recommends is predominantly to the north and east of the proposed development. The nature of this development, being larger-scale commercial and office usage, would allow for less disturbance to any nearby lower-density residential areas while still offering the necessary transitional areas to buffer a commercial corridor.

The request promotes the Land Use Policies of the Baytown 2025 Comprehensive Plan's goals and actions: Growth Capacity and Land Use.

Growth Capacity Policies:

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

Land Use Goals and Policies:

"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."

2. Compatible with the Surrounding Area.

The proposed zoning of the subject property, GC, is generally compatible with the existing uses in this area, which include Baytown Area Water Authority (BAWA), industrial fabrication facilities, an electric substation, motel, and a 120-foot-wide San Jacinto River Authority (SJRA) canal. While most properties in the area are outside of Baytown's incorporated limits; all nearby properties within Baytown's incorporated limits are zoned GC.

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

The intersection of Thompson Road and E IH 10 does experience congestion caused by the substantial 18-wheeler traffic associated with: multiple truck stops; 18-wheeler support businesses; and two logistic centers, Thompson 10 Logistic Center and Port 10 Logistic Center, located near the intersection of E IH 10 and Thompson Road. Any proposed development will be required to meet all current, adopted codes of the City of Baytown all of which promote the health, safety, and general welfare of the community. This includes, but is not limited to providing a Traffic Impact Analysis and the applicant will be required to mitigate adverse impacts.

4. **Facilitation of infrastructure.**

The subject property is undergoing voluntary annexation concurrently with the Zoning Map Amendment in order to gain access to utilities. There is a 12-inch waterline adjacent to the subject property; however, the property owner will be required to extend sanitary sewer in order to serve the proposed development.

Any 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; once annexed the property will automatically be zoned OR, the most restrictive zoning district. The applicant is requesting a zone change to allow for the construction of a 250,000 SF warehouse and office, which is not permitted in the OR district. Any proposed development will be required to meet all current, adopted codes of the City of Baytown, including land use conditions.

6. **Effect on natural environment.**

No adverse impacts to the environment are expected. 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, such as stormwater runoff, lighting, and glare.

7. **Community need.**

The proposed rezoning would allow for the construction of any use permitted within the GC zoning district. This would expand the City's commercial community addressing the City's community goals identified in the Baytown 2025 Comprehensive Plan. These goals encourage development near major commercial corridors which supports the industrial sector of our community. The proposed development for the subject property will help to meet the demand for office/warehouse distribution and light industrial facilities in and around the City of Baytown due to the e-commerce boom. With the mix of commercial, high/medium density residential, and industrial uses, the subject property is in an ideal location to support this type of activity due to the current and recommended future uses of the region. Additionally, the subject property is positioned near the E IH 10 corridor for easy accessibility to transportation and distribution to support the essential supply chain system necessary to promote economic vitality in the community and region as a whole.

Recommendation

Staff recommends **approval** of the proposed zone map amendment.