

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

**Requested Action:** Zoning Map Amendment to the official zoning map to rezone approximately 34.07 acres, generally located east of Sjolander Road and south of E IH 10, legally described as TRS 9C & 31, Abstract 4 W Bloodgood, Harris County, Texas, from an Open Space/Recreation (OR) to a Light Industrial (LI) Zoning District.

**Applicant:** Benjamin Allen, Archway Properties

**Subject Property:** Approximately 34.07 acres, legally described as TRS 9C & 31, Abstract 4 W Bloodgood, Harris County, Texas.

**Parcel Information**

**Current Use:** Vacant

**Proposed Use:** Industrial Tilt-wall Warehouse and drainage facility.

**Future Land Use Plan:** Business Park

**Adjacent Parcel Information**

**North:** General Commercial (GC)

**South:** Low Density Single-family Residential Dwellings (SF1)

**East:** Light Industrial (LI)

**West:** Open Space/Recreation (OR)

**Staff Analysis (Background):**

The applicant is requesting LI zoning to allow for the development and construction of an industrial tilt-wall warehouse and the necessary detention facilities for the total project site of 234 acres.

The subject property is a portion of a parent tract that is approximately 58 acres and is currently in the process of being annexed into the city. Once annexed, the full tract will be automatically zoned OR, the most restrictive zone for development. This zoning amendment application is requesting to rezone 34 acres of that parent tract from OR to LI (seen in exhibit “B”).

The requested zoning district and proposed use aligns with the Future Land Use Plan (FLUP) designation of allowing for LI 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 designate the subject property as Business Park. The requested zoning district and proposed uses are generally consistent with the FLUP.

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, the long-term expense of maintenance, and the possibility that unexpected development patterns may require more or less capacity.”*

*“Recognize water, wastewater, and stormwater drainage as part of larger, regional “systems” that are positively or negatively impacted by on-site design and development patterns (i.e. appropriately sized lines can help to accommodate growth and regional stormwater retention can reduce flash flooding).”*

## **Land Use Goals and Policies:**

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

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

The proposed zoning, LI, is generally compatible with the existing uses in this area. Most of the area surrounding the subject property is either vacant or already zoned for light industrial use; however, to the south of the property there is substantial residential development. The Unified Land Development Code (ULDC) does require compatibility measures that would mitigate impact of the proposed use by requiring a 200-foot building setback, a 50-foot vegetated buffer, and required minimum of six-foot opaque screening.

### **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 all of which promote the health, safety, and general welfare of the community. The applicant is required to mitigate adverse impacts which may include roadway improvement dictated by a Traffic Impact Analysis, limitation of access to the development since Needlepoint Road is not an approved truck route and the installation of compatibility buffering to offset visual impacts to neighboring properties.

### **4. Facilitation of infrastructure.**

The subject property is undergoing voluntary annexation concurrently with this Zoning Map Amendment in order to gain access to utilities. A waterline is currently available along the north part of the subject property; however, the property owner will be required to extend sanitary sewer 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; once annexed, the tract that the subject property is a part of will automatically be zoned OR, the most restrictive zoning district. The applicant is requesting a zone change for the subject property to allow for the construction of an industrial tilt-wall warehouse and the necessary detention facilities for the full project site; this would not be permitted in the OR district, necessitating the zone request.

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 LI zoning district. This would expand the city's industrial area in a locale that already hosts these activities. Having direct access to the interstate in both directions provides this location a great logistical advantage and will bring additional permanent jobs to the area. Allowing the expansion of LI zoning from the adjacent property to the subject property will focus this designated area as an industrial park and minimize the impact of industrial activity in other segments of the community.

**Recommendation**

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