



PLANNING AND ZONING COMMISSION REPORT TO CITY COUNCIL

TO: City Council
FROM: Planning and Zoning Commission
RE: Zoning Map Amendment from OR to GC
DATE: July 20, 2021

This is the report required to be submitted by the Planning and Zoning Commission per Section 1.26 of the Unified Land Development Code, Baytown Code of Ordinances to the City Council. This report also serves as the final report that is to be used by the Council in its consideration of the amendment as set forth in Section 1.26 of the code.

Requested Action: Zoning Map Amendment to the official zoning map to rezone approximately 3.0 acres, generally located south of E IH 10 and approximately 2200 feet east of Sjolander Road, legally described as Lot 1 Block 1 Simpson Acres, Harris County, Texas, from an Open Space/Recreation (OR) to a General Commercial (GC) Zoning District.

Applicant: Bryan Carnes

Subject Property: Approximately 3.0 acres, legally described as Lot 1 Block 1 Simpson Acres, Harris County, Texas, Harris County, Texas.

Parcel Information

Current Use: Vacant

Proposed Use: Electrical Supply House

Future Land Use Plan: Business Park

Adjacent Parcel Information

North: Interstate Highway 10

South: Vacant, Open space/recreation (OR)

East: Single family, General commercial (GC)

West: Vacant Open space/recreation (OR)

Staff Analysis (Background):

The applicant is requesting General Commercial zoning to allow for the development of an electrical supply house.

In 2017, the City annexed land across several areas of the city. When annexation occurred, the land was automatically zoned OR, which is the most restrictive zone for development. Rezoning the property out of OR is necessary to achieve any development proposal.

The requested zoning district and proposed use are generally consistent with the Future Land Use Plan (FLUP) allowing for General commercial (GC) zoning.

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 property is located in an area of the Future Land Use plan that has been designated as Business Park. Business Park land use narratives support the proposed development by allowing for:

- Preferred uses and forms include office buildings of various heights, research and development facilities, light manufacturing, high-tech industries, warehousing and distribution.
- Includes a mix of light industrial and retail uses, along with indoor and outdoor commercial activities.
- Small-scale, neighborhood commercial located within a convenient walking distance of residences and buffered when adjacent to a residential use.
- Appropriate area for pedestrian and bicycle-friendly streets.
- Medium density development along perimeter of neighborhoods and generally along collector streets.

This request promotes the Land Use Policies of the Baytown 2025 Comprehensive Plan.

Growth Capacity Policies

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

Land Use Goals

“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.”

Development should have adequate access to freeways, major arterials, rail, and/or navigable waterways and be of variable depths along or near major arterials and freeways.

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

The E IH 10 frontage road provides an appropriate location for the heavier type of commercial development that the applicant is looking to develop. The surrounding area is predominantly vacant but has projects currently being reviewed to have development that will support the industrial plants that surround the City. The Unified Land Development Code (ULDC) does require compatibility mitigation for properties located within the city limits, and the proposed use will be required to screen its use to the east, south, and west with a fence and landscaping.

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

Any proposed development will be required to meet all current adopted codes and ordinances of the City of Baytown; all of which promote the health, safety and welfare of the community. The applicant is required to mitigate adverse impacts which will include building an opaque fence to shield use from adjacent single-family use.

4. **Facilitation of infrastructure.**

Due to annexation into the city limits in 2017, the City is required to provide utility services within a specified timeframe with planned capital improvement projects. Water is currently available in front of this site but the installation of sewer is part of the plans that are currently 90% complete for this Capital Improvement Project.

5. **There are changed conditions.**

When the property was annexed in 2017, the land was automatically zoned OR, which is the most restrictive zone for development. Rezoning the property out of OR is necessary to achieve this development proposal.

6. **Effect on natural environment.**

No adverse impacts to the environment are expected. The applicant is required to mitigate adverse impacts, such stormwater runoff, lighting and glare. Environmental considerations are reviewed and addressed as development plans are provided for permitting and appropriate standards are applied to the project.

7. **Community need.**

The proposed rezoning would allow for the construction of any use permitted within the GC zoning district. This development would expand the City's commercial community addressing the City's community goals identified in the Baytown 2025 Comprehensive Plan. These goals encourage development along major commercial corridors which support our industrial community.

Recommendation:

The Planning and Zoning Commission recommends approval of the proposed zoning map amendment from OR to GC on the 20th day of July 2021.



Tracey Wheeler
City of Baytown, Texas
Planning and Zoning Commission