CITY OF BAYTOWN

NOTICE OF MEETING

PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 20, 2016
5:00 P.M.
CITY COUNCIL CHAMBER
BAYTOWN CITY HALL
2401 MARKET STREET
BAYTOWN, TEXAS 77520

AGENDA

CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

1. MINUTES
   a. Consider approving the regular meeting minutes of the August 16, 2016, Planning and Zoning Commission meeting.

2. PLATS
   a. Conduct a public hearing regarding Goose Creek Reserve Section 2A Preliminary Plat, located west of Emmett Hutto and south of Country Club View Drive, a subdivision of approximately 6.35 acres, out of and part of the Harvey Whiting Survey Abstract 840, Harris County, Texas.

   b. Consider approving Goose Creek Reserve Section 2A Preliminary Plat, located west of Emmett Hutto and south of Country Club View Drive, a subdivision of approximately 6.35 acres, out of and part of the Harvey Whiting Survey Abstract 840, Harris County, Texas.

   c. Conduct a public hearing regarding Goose Creek Reserve Section 2B Preliminary Plat, located west of Emmett Hutto and south of Country Club View Drive, a subdivision of approximately 24.48 acres, out of and part of the Harvey Whiting Survey Abstract 840, Harris County, Texas.
d. Consider approving Goose Creek Reserve Section 2B Preliminary Plat, located west of Emmett Hutto and south of Country Club View Drive, a subdivision of approximately 24.48 acres, out of and part of the Harvey Whiting Survey Abstract 840, Harris County, Texas.

3. BUSINESS ITEMS

a. Consider recommending speed limits and hours of enforcement in school zones for all of Goose Creek Consolidated Independent School District's (GCCISD) elementary schools within the City of Baytown.

b. Discuss and consider a request to convert North Civic Drive to a one-way drive.

4. DISCUSSIONS

a. Discuss and consider the dates and times of upcoming meetings for the Holiday season.

5. DIRECTOR'S REPORT

a. Present a report regarding action taken by City Council on planning and zoning items.

6. ADJOURN

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.088 TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.

DOCUMENTS PRESENTED TO THE PLANNING AND ZONING COMMISSION SHALL BE SUBMITTED TO THE COMMISSION AND SHALL REMAIN AS A PART OF THE PUBLIC RECORD, THEREFORE PLEASE ENSURE THAT THE RECORDS BEING PRESENTED ARE NOT THE ONLY COPY AS THEY WILL NOT BE RETURNED TO THE PRESENTER.

THE CITY OF BAYTOWN IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF BAYTOWN'S PUBLIC FACILITIES ARE WHEEL CHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. REQUESTS MUST BE MADE FORTY-EIGHT (48) HOURS TO THE MEETINGS, SERVICES OR PROGRAMS. TO MAKE A REQUEST, PLEASE CALL 281-420-6522, OR TO FAX 281-420-6518, OR CONTACT 281-420-6522 VIA RELAY TEXAS AT 711 OR 1-800-676-3777 FOR TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: HTTPS://RELAYTEXAS.COM.

Approved for posting:

Tiffany Foster, Director of Planning and Development Services

Posted this 16th day of September 2016, at 5:00 P.M.
PLANNING AND ZONING COMMISSION

Meeting Date: 09/20/2016
Subject: Consider approving the regular meeting minutes of the August 16, 2016 meeting.
Prepared for: Tiffany Foster, Planning and Development Services
Prepared by: Nai Mongiello, Planning and Development Services

Information

ITEM
Consider approving the regular meeting minutes of the August 16, 2016, Planning and Zoning Commission meeting.

PREFACE
The minutes of the August 16, 2016, Planning and Zoning Commission regular meeting are attached for your review.

RECOMMENDATION
Staff recommends approval.

Attachments
Minutes
The Planning and Zoning Commission met at 5:00 p.m. on Tuesday, August 16, 2016, in the Council Chamber at Baytown City Hall located at 2401 Market Street, Baytown, Texas.

Members Present: Spencer Carnes        Member  
                Donna Winfrey-Varner       Member  
                Gilbert Chambers        Member  
                Brandon Benoit        Member  
                R.D. Burnside        Member  
                Benjamin Boul        Member  

Members Not Present: Shawn McDonald       Chairman  
                     Bo Cox           Vice-chair  
                     Pete Côté         Member  

Staff Present: Tiffany Foster       Planning Director  
                Nathan Dietrich       Senior Planning Manager  
                Harold Cheek         Comprehensive Planner  
                Nai Mongiello    Administrative Assistant  

CALL TO ORDER

Chairman Shawn McDonald and Vice-chair Bo Cox were unavailable to attend the meeting. Mr. Spencer Carnes nominated Mr. Brandon Benoit to act as Chairman for the meeting, seconded by Mr. Benjamin Boul. Motion PASSED with Mr. Benoit opposed to the nomination. Acting Chairman Benoit called the August 16, 2016, Planning and Zoning Commission meeting to order at 5:07 p.m., with a quorum present.

1. MINUTES

   a. Consider approving the meeting minutes of the July 19, 2016, Planning and Zoning Commission Meeting.

   Mr. Carnes motioned to approve the minutes of the July 19, 2016, Planning and Zoning Commission meeting as written, seconded by Mr. R.D. Burnside. Motion PASSED unanimously.

2. PLATS

   a. Consider approving Goose Creek Reserve Section 1B Final Plat, a subdivision of approximately 27.77 acres, located west of Emmett Hutto and south of Green Tee Drive, out of and part of the Harvey Whiting Survey Abstract 840, Harris County, Texas.

   Mr. Harold Cheek summarized the item.
Ms. Donna Winfrey-Varner motioned to approve the Final Plat, seconded by Mr. Carnes. Motion **PASSED** with Mr. Gil Chambers and Mr. Boul abstaining from the vote as they have a conflict of interest.

b. Consider approving Lynnwood Section Two Final Plat, being approximately 8.8 acres located west and north of Lynnwood Section One Final Plat, legally described as part of and out of the William Bloodgood Survey, Abstract 4, Chambers County, Texas.

Mr. Cheek summarized the item.

Ms. Winfrey-Varner motioned to approve the Final Plat, seconded by Mr. Burnside. Motion **PASSED** unanimously.

c. Consider approving Legends Bay Section Six Final Plat, being approximately 9.9 acres located west of FM 3180 and south of Interstate Highway 10 (IH-10), legally described as part of and out of Chambers County School Lane Survey, Abstract 321, Chambers County, Texas.

Mr. Harold Cheek summarized the item.

Mr. Burnside motioned to approve the Final Plat, seconded by Ms. Winfrey-Varner. Motion **PASSED** unanimously.

4. **BUSINESS ITEMS**

Chairman Benoit stated he would move Item 4.a. up on the agenda.

a. Consider recommending speed limits and hours of enforcement in school zones for all of Goose Creek Consolidated Independent School District's (GCCISD) elementary schools within the City of Baytown.

Ms. Tiffany Foster asked, if it pleased the Commission, staff would like to postpone the item until next month’s meeting. The Commission concurred.

3. **ZONING**

Chairman Benoit read the procedures for public hearings.

a. Conduct the second public hearing concerning a proposed amendment to the official zoning map to rezone approximately 2.03 acres of land, located along the City limits on the south side of Archer Road and the west side of Garth Road, part of and out of Lots 8 and 9, Block 22, Highland Farms, Harris County, Texas, from an Open Space/Recreation (OR) Zoning District to a General Commercial (GC) Zoning District.

Mr. Nathan Dietrich summarized Items 3.a. and 3.b.

With no one desiring to speak, Chairman Benoit closed the public hearing.

b. Consider making a recommendation and preparing a report concerning a proposed amendment to the official zoning map to rezone approximately 2.03 acres of land, located along the City limits on the south side of Archer Road and the west side of Garth Road, part of and out of Lots 8 and 9, Block 22, Highland Farms, Harris County, Texas, from an Open Space/Recreation (OR) Zoning District to a General Commercial (GC) Zoning District.
Mr. Burnside motioned to recommend approval and prepare a report, seconded by Mr. Carnes. Motion PASSED unanimously.

c. Conduct the second public hearing concerning a proposed amendment to the official zoning map to rezone approximately 7.45 acres of land, located at 5523 Garth Road which includes the remainder tract that is currently not in the City limits and legally described as part of and out of Lots 7, 9 and 10, Block 22, Highland Farms, Harris County, Texas, from an Open Space/Recreation (OR) Zoning District to a General Commercial (GC) Zoning District.

Mr. Dietrich summarized Items 4.a. and 4.b..

With no one desiring to speak, Chairman Benoit closed the public hearing.

d. Consider making a recommendation and preparing a report concerning a proposed amendment to the official zoning map to rezone approximately 7.45 acres of land, located at 5523 Garth Road which includes the remainder tract that is currently not in the City limits and legally described as part of and out of Lots 7, 9 and 10, Block 22, Highland Farms, Harris County, Texas, from an Open Space/Recreation (OR) Zoning District to a General Commercial (GC) Zoning District.

Mr. Burnside motioned to recommend approval and prepare a report, seconded by Mr. Carnes. Motion PASSED unanimously.

5. REPORTS


Mr. Dietrich summarized the item and asked if the Commission had any comments concerning the report.

The Commission had comments on the following items:

Chairman Benoit asked why Items G9 and G10 are not removed from the Plan since the maps are prepared by FEMA. Ms. Foster stated that we report on all of the action items because they come from the Comprehensive Plan. Although FEMA develops the maps, we insure that development adheres to the regulations associated with them and we provide input when FEMA updates the maps.

Mr. Chambers asked if the numbers in Item G8 are monthly tax rates. Mr. Dietrich stated he believes that they are and will confirm prior to submitting report to Council.

Mr. Chambers commented that several of the items refer to the Mobility Plan without being specific.

Chairman Benoit asked how often and what would trigger an update of the Mobility Plan. Ms. Foster stated that there has only been one Mobility Plan and there are no set “triggers” for an update but updates to the Major Thoroughfare Plan will come before this body soon. As an action item from the 2007 Comprehensive Plan, it was developed in 2012. Access management and other principles are based on the recommendations from the Mobility Plan.

Mr. Chambers asked if the Comprehensive Plan would be updated in the coming year; Ms. Foster stated that it is a possibility and some small changes or updates to the Subdivision Ordinance may come as well.
Referring to Item Q1, Chairman Benoit asked how often is “periodic” and has the Plan been reviewed since 2010. Ms. Foster stated that staff is currently updating the sidewalk and trails piece of the Plan.

On Item Q10, Chairman Benoit would like to add “at park facilities” as to the location of the newly planted trees.

On Item Q12, Mr. Chambers asked if the clubhouse, located on what was formerly the Evergreen Fairways Golf Course, is to be an indoor recreation facility; Ms. Foster stated that the intent is for it to be an event hall.

Referring to Item Q16, Mr. Chambers stated that the Library should be considered as an entertainment venue geared toward adults; its computer stations are always utilized.

On Item Q24, Chairman Benoit asked why the City is not pursuing the action called for in the Plan. Ms. Foster explained that while Municipal Court may require performance bonds, there may be issues related to previous case law (Stewart vs. City of Dallas). A standard form of performance bond can be created; however, due to the difficulty of obtaining monies from the sureties on such bonds, Staff has decided to request the Court to order cash bonds be posted if the conditions applicable to requiring the bond exist. Additionally, if an owner does not demolish or secure a structure as per a court order, the City is also ordered the same and will carry out such order.

Mr. Chambers would like staff to emphasize Q23 when presenting the report to Council. He feels that abandoned home removal is the most important step in beautification of the City and that staff is doing a great job in this area.

Mr. Carnes motioned to submit the report including the Commission’s comments added, seconded by Mr. Chambers. Motion PASSED unanimously.

4. DIRECTOR’S REPORT

   a. Present a report regarding action taken by City Council on planning and zoning items.

Ms. Foster stated that the two zoning items on this agenda have annexation items before City Council and will conclude at the September 22nd Council meeting. On September 8th, the Special Use Permit for the RV park at 1512 Jones Road will be considered by Council.

5. ADJOURN

Chairman Benoit called for the meeting to adjourn at 5:40 p.m.
PLANNING AND ZONING COMMISSION

Meeting Date: 09/20/2016

Subject: Public Hearing - Goose Creek Reserve Section 2A Preliminary Plat

Prepared for: Tiffany Foster, Planning and Development Services

Prepared by: Shelly Shelton, Planning and Development Services

Information

ITEM

Conduct a public hearing regarding Goose Creek Reserve Section 2A Preliminary Plat, located west of Emmett Hutto and south of Country Club View Drive, a subdivision of approximately 6.35 acres, out of and part of the Harvey Whiting Survey Abstract 840, Harris County, Texas.

PREFACE

This is a public hearing for approval of Goose Creek Reserve Section 2A Preliminary Plat, formerly the Goose Creek Golf Course and Country Club.

The purpose of the preliminary plat is to create 33 single-family residential lots in three (3) blocks and three (3) reserves. This is the third phase in the development.

The application has been reviewed by the Development Review Committee, which found that the application met the minimum requirements of the Code of Ordinances.

The application, plat, and supporting documentation associated with this item are attached for your review.

RECOMMENDATION

This is a public hearing.

Attachments

Applications and Supporting Documents

Notification and Vicinity Map

Preliminary Plat
CITY OF BAYTOWN

Universal Development Application

Incomplete applications will not be accepted. Indicate 'N/A' when an item does not pertain to your application.

APPLICATION TYPES: CHECK APPROPRIATE BOXES BELOW

☐ Zoning Map Amendment  ☐ Telecommunication Special Use  ☐ Replat  ☐ General Plan
☐ Zoning Variance  ☐ Landscape Variance  ☐ Small Subdivision*  ☐ Lot Line Adjustment/Consolidation
☐ Zoning Special Exception  ☐ Subdivision Variance  ☐ Minor Plat*  ☐ Fire Lane Easement
☐ Zoning Appeal  ☐ Preliminary Plat*  ☐ Amending Plat*  ☐ Text Amendment
☐ Zoning Special Use  ☐ Final Plat*  ☐ Plat Certification  ☐ Other

See appropriate checklist and fee schedule for minimum requirements for each application. *These applications use the same checklist.

PROJECT INFORMATION

Project/Subdivision Name: Goose Creek Reserve Section 2A

Project Address/Location: East of Texas 330 Spur; South of West Baker Road

Brief Description of Project: Residential Development

PROPERTY INFORMATION: THIS SECTION DOES NOT APPLY TO TEXT CHASERS

Legal Description & Recording Info: 5.346 Ac. being situated in the Harvey Whiting Survey, A-840. City of Baytown, TX

Parcel(s) Tax ID(s): 0451440010048, 0451440010228, Property platted: Yes  No  Don't Know

Type: Residential  Acres: 6.346  Commercial  Acres: 0  Total acres: 6.346 Is property in ETJ? Yes  No  

Existing Zoning: SF2  Number of existing lots: 0  Number of existing units: 0  Current Use: Residential

Proposed Zoning: SF2  Number of proposed lots: 33  Number of proposed units: 0  Proposed Use: Residential

Utility provider for water supply: City  Utility provider for sanitary sewer: City

I would like to attend a meeting with the Development Review Committee (DRC): Yes  No  County: Chambers  Harris

APPLICANT & OWNER INFORMATION

Owner Name: D.R. Horton - Texas, LTD.

Address: 14100 Southwest Freeway, Suite 500  City: Sugar Land  State: TX  Zip: 77478

Phone: 281-566-2100  Fax: 

Applicant Name: LJA Engineering, Inc.

Email: gfreeman@ljengineering.com

Address: 2929 Briarpark Drive, Suite 600  City: Houston  State: TX  Zip: 77042

Phone: 713-358-8830  Fax: 713-953-5026

Contact Person (If different from applicant): N/A  Email: 

Address:  

City:  State:  Zip: 

Phone:  Fax: 

By signing this application, staff is granted access to your property to perform activities related to your case. If the property owner is not signing, legally sufficient signature authority verification (i.e. letter of authorization to apply) must be provided at the time of application.

Signature(s):  Printed/Typed Name(s):  JASON A. PRICE

Known to me to be the person(s) whose name(s) is/are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated. Given under my hand and seal of office on this 22 day of August 2016.

E RENÉ RODRÍGUEZ
My Commission Expires May 1, 2018

FOR DEPARTMENT USE ONLY:

Project Manager:  Project #: 703095

Submitted Date: 6/23/16  Accepted By: 2016

Completeness review by:  Date: 9/24/16  Approved By:  Approval Date: 2016

RECEIVED

AUG 2, 2016
Goose Creek Reserve 2A

CITY OF BAYTOWN

Plat Checklist

Applications using this checklist can be placed in two distinct categories: regular plats and other plats that are subject to modified submittal and review requirements (i.e. minor plats and amending plats). A minor plat contains four (4) or fewer lots and meets the following conditions: 1) Each lot shall have frontage on an existing public street, and shall not require the creation of any new street, or the extension of any existing street; 2) the subdivision shall be served by existing municipal utilities of adequate capacity, and shall not require the extension of any municipal utilities, except for the installation of service lines to the individual lot(s) from existing mains of adequate capacity; and, 3) no variance from the standards of the Code of Ordinances is required. An amending plat is intended to correct errors and miscalculations on a plat (enumerated in Section 126-116, Baytown Code of Ordinances), that has been approved by the Planning and Zoning Commission and duly recorded. An amending plat is not considered a replat and may not contain changes or additions to the physical characteristics of the original subdivision. The basic administrative differences are that: regular plats, small subdivisions, amending plats, and minor plats all require preliminary and final plat submittals; minor and amending plats require fewer copies with the initial application; and, small subdivisions, minor plats and amending plats have a lower application fee.

The following list of submission requirements shall be used by the applicant as a checklist in preparing a complete application. The City shall also use the checklist to verify the completeness of the application at the time it is submitted. Applicants are responsible for submitting complete applications. Incomplete applications will be rejected and returned to the applicant. For more information on the submittal requirements and processing procedures for plat applications, please review Chapter 126 (Subdivisions), Article II (Administration), Baytown Code of Ordinances.

✓ Universal Development Application — complete with all required signatures

✓ Plat Copies — two (2) folded 24 x 36 inch copies; final plats must contain the certification of the registered, professional land surveyor that is responsible for the plat

✓ Digital Copy – PDF file of plat e-mailed to planning@baytown.org (due by close of business on submittal date)

✓ Application Fee: Preliminary and Final — residential plats are $350.00 plus $ 5.00 a lot and commercial plats are $350.00 plus $15.00 an acre

✓ Application Fee: Amending - residential and commercial are $250.00

✓ Application Fee: Minor - residential plats are $350.00 plus $5 a lot and commercial plats are $250 plus $15.00 an acre

✓ Agent Information — If you are an agent and not the property owner, then you shall submit a notarized statement from the owner naming you as agent for this application or you must provide an executed contract for sale allowing you to apply for this plat.

✓ Engineering Report Letter (final plats only) — letter from the Engineering Department stating that the construction associated with the engineering report conforms to the specifications and standards of the Baytown code of ordinances OR that the appropriate bond for public improvements has been approved by the Engineering Department.

By signing below I acknowledge that I have reviewed the General Information and Submittal Requirements Checklist and have included the required submittal items and reviewed them for completeness and accuracy.

Applicant(s) Signature

Jason A. Price

Applicant(s) Printed Name

8/23/2016

Date

RECEIVED

AUG 23 2016
December 22, 2015

Mr. Nathan Dietrich  
Senior Planning Manager  
City of Baytown  
2401 Market Street  
Baytown, Texas 77522

Re: Platting Representation – Goose Creek Reserve

Dear Mr. Dietrich:

We, D.R. Horton-Texas, Ltd. are the owners of an approximate 134-acre tract of land formerly known as the Goose Creek Country Club, located within the corporate limits of the City of Baytown, Harris County, Texas, hereby authorizes LJA Engineering, Inc. to submit a Land Development Plan and Preliminary Plats for and in the aforementioned property on our behalf.

This representation may be withdrawn at any point prior to final approval of the Land Development Plan and Preliminary plats by the City of Baytown.

Sincerely,

[Signature]

C:\Users\Et\Windows\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\N2Sv406D\Goose Creek Reserve_Platting Representation Letter DRh_2015-12-21.doc

RECEIVED  
AUS 2 3rd 2016
CITY OF BAYTOWN TEXAS
ZONING/DEVELOPMENTS RECEIPT

*********************************************************************************
PARCEL ID : 0451440010048
PROJECT : PL16080032
RECEIPT #: B3000005560
RECEIPT DATE : 08/22/2016

RECEIVED BY : bkv
REC'D FROM : LJA ENGINEERING INC
COMMERCIAL/RESIDENTIAL :
UDF 108.2 :

NOTES : B3000005560

<table>
<thead>
<tr>
<th>FEE ID</th>
<th>UNIT</th>
<th>QUANTITY</th>
<th>AMOUNT</th>
<th>PD-TO-DT</th>
<th>THIS REC</th>
<th>NEW BAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>RES PREL # OF LOTS</td>
<td>33.00</td>
<td>515.00</td>
<td>0.00</td>
<td>515.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>TOTAL PROJECT</td>
<td></td>
<td>515.00</td>
<td>0.00</td>
<td>515.00</td>
<td>0.00</td>
<td></td>
</tr>
</tbody>
</table>

METHOD OF PAYMENT

<table>
<thead>
<tr>
<th>AMOUNT</th>
<th>REFERENCE NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>CREDIT CARD</td>
<td>2,030.00</td>
</tr>
<tr>
<td>TOTAL RECEIPT</td>
<td>2,030.00</td>
</tr>
</tbody>
</table>

ADDRESS : 4807 COUNTRY CLUB DR
PRINT DATE : 08/23/2016
PRINT TIME : 15:15:49
OPERATOR : bkv
COPY #: 1
CASH DRAWER: B3
September 2, 2016

Mr. Nathan Dietrich  
City of Baytown  
2401 Market Street  
Baytown TX 77522

Re: LGC 212.0155 Requirements for Goose Creek Golf Course Redevelopment
Revised General Plan and Sections 2A, 2B and 3 Preliminary Plats
LJA Project No.: 1931-7703C (6.0)

Dear Mr. Dietrich:

The application for a “new plat”, as defined in the statute, requires that certain information be provided as noted in LGC 212.0155(n). Please accept the following analysis of our conformance to those requirements:

1. **Street layout:** The submitted general plan identifies all primary access points, major roads, and all residential streets.

2. **Lot and block layout:** The submitted general plan identifies all proposed lot locations and general size ranges.

3. **Number of residential units:** The submitted general plan identifies the total number of single family homes. All proposed uses are single family residential with no other types of residential uses planned.

4. **Location of nonresidential development:** The only proposed nonresidential use is the swimming pool and park area(s). The pool is located in the southeastern area of the property while park areas are stationed throughout the property. The pool facility will be owned and operated by a new homeowner’s association for the benefit of the owners within the boundaries of the property, while the park areas will be owned by the utility district where applicable.

5. **Drainage, detention, and retention plans:** The submitted general plan identifies the areas to be utilized for the required detention needed to serve development of this tract.

6. **Screening plan for adjacent residential properties, including landscaping or fencing:**  
Along the northern and northeastern boundaries of the tract where the rear of existing homes face the former golf course, the submitted general plan provides for a 20’ open space and drainage reserve. This reserve provides a buffer so that the proposed subdivision fence can be set back from the existing rear property lines and will also provide positive drainage to protect the existing homes. This reserve will be owned and maintained by the new homeowner’s association that will serve this property. Along the western boundary of the tract, the open space will provide the buffer for existing homes to the west side of this property.
7. An analysis of the effect of the project on values in the adjacent residential neighborhoods: Redevelopment of the abandoned golf course will have a positive effect on existing residential values. A random sampling of ten homes adjacent to the former golf course yields the following results:

<table>
<thead>
<tr>
<th>Improvements (Sq. Ft.)</th>
<th>2015 HCAD Value</th>
<th>2015 Value/Sq. Ft.</th>
<th>2016 HCAD Value</th>
<th>2016 Value/Sq. Ft.</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2512</td>
<td>$178,700</td>
<td>$71.14</td>
<td>$192,928</td>
<td>$76.80</td>
<td>+8%</td>
</tr>
<tr>
<td>2621</td>
<td>$163,600</td>
<td>$62.42</td>
<td>$180,335</td>
<td>$68.80</td>
<td>+10%</td>
</tr>
<tr>
<td>2449</td>
<td>$200,694</td>
<td>$81.95</td>
<td>$200,694</td>
<td>$81.95</td>
<td>0%</td>
</tr>
<tr>
<td>3060</td>
<td>$250,000</td>
<td>$81.70</td>
<td>$250,000</td>
<td>$81.70</td>
<td>0%</td>
</tr>
<tr>
<td>3138</td>
<td>$147,270</td>
<td>$46.93</td>
<td>$147,270</td>
<td>$46.93</td>
<td>0%</td>
</tr>
<tr>
<td>3993</td>
<td>$176,902</td>
<td>$44.30</td>
<td>$176,902</td>
<td>$44.30</td>
<td>0%</td>
</tr>
<tr>
<td>2330</td>
<td>$86,860</td>
<td>$37.28</td>
<td>$86,860</td>
<td>$37.28</td>
<td>0%</td>
</tr>
<tr>
<td>2262</td>
<td>$121,194</td>
<td>$53.58</td>
<td>$121,194</td>
<td>$53.58</td>
<td>0%</td>
</tr>
<tr>
<td>2200</td>
<td>$114,290</td>
<td>$51.95</td>
<td>$114,290</td>
<td>$51.95</td>
<td>0%</td>
</tr>
<tr>
<td>2080</td>
<td>$112,038</td>
<td>$53.86</td>
<td>$115,134</td>
<td>$55.35</td>
<td>+3%</td>
</tr>
</tbody>
</table>

The 2015 averages for these homes facing the former golf course are: average value: $155,155; average size: 2,664 square feet; and average value/square foot: $58.23. The 2016 averages for the same homes facing the former golf course are: average value: $158,561; average size: 2,664 square feet; and average value/square foot: $59.52 representing an overall value increase of 2%. The proposed new homes within the general plan, at current market conditions and subject to change, before any upgrades are: average value: $230,273; average size: 2,226 square feet; and average value/square foot: $103.45. The new homes will exceed the existing homes in both average value and value per square foot, which will have a positive effect on existing single family home values.

Therefore, we believe that the submitted Revised General Plan and Preliminary Plats conform to the requirements of LGC 212.0155(n). Please contact me if you have any questions at 713.953.5181.

Sincerely,

Geoffrey A. Freeman
Platting Manager

GF/dl

Attachment(s)
W:\Land\19217703 - GC Clearing and Grubbing\LGC 212-0155 090216.doc
The City of Baytown Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.

1 inch = 779 feet

Date 2016-09-13
Information

ITEM
Consider approving Goose Creek Reserve Section 2A Preliminary Plat, located west of Emmett Hutto and south of Country Club View Drive, a subdivision of approximately 6.35 acres, out of and part of the Harvey Whiting Survey Abstract 840, Harris County, Texas.

PREFACE
This is the consideration for approval of Goose Creek Reserve Section 2A Preliminary Plat, formerly the Goose Creek Golf Course and Country Club.

The purpose of the preliminary plat is to create 33 single-family residential lots in three (3) blocks and three (3) reserves. This is the third phase in the development.

The application has been reviewed by the Development Review Committee, which found that the application met the minimum requirements of the Code of Ordinances.

The application, plat and supporting documentation are attached under the previous public hearing item for your review. The requisite findings for approval of this plat are contained in the analysis attached to this item.

RECOMMENDATION
Staff recommends approval.

Attachments
Analysis
September 2, 2016

Mr. Nathan Dietrich  
City of Baytown  
2401 Market Street  
Baytown TX 77522  

Re: LGC 212.0155 Requirements for Goose Creek Golf Course Redevelopment  
   Revised General Plan and Sections 2A, 2B and 3 Preliminary Plats  
   LJA Project No.: 1931-7703C (6.0)

Dear Mr. Dietrich:

The application for a “new plat”, as defined in the statute, requires that certain information be provided as noted in LGC 212.0155(n). Please accept the following analysis of our conformance to those requirements:

1. **Street layout:** The submitted general plan identifies all primary access points, major roads, and all residential streets.

2. **Lot and block layout:** The submitted general plan identifies all proposed lot locations and general size ranges.

3. **Number of residential units:** The submitted general plan identifies the total number of single family homes. All proposed uses are single family residential with no other types of residential uses planned.

4. **Location of nonresidential development:** The only proposed nonresidential use is the swimming pool and park area(s). The pool is located in the southeastern area of the property while park areas are stationed throughout the property. The pool facility will be owned and operated by a new homeowner’s association for the benefit of the owners within the boundaries of the property, while the park areas will be owned by the utility district where applicable.

5. **Drainage, detention, and retention plans:** The submitted general plan identifies the areas to be utilized for the required detention needed to serve development of this tract.

6. **Screening plan for adjacent residential properties, including landscaping or fencing:** Along the northern and northeastern boundaries of the tract where the rear of existing homes face the former golf course, the submitted general plan provides for a 20’ open space and drainage reserve. This reserve provides a buffer so that the proposed subdivision fence can be set back from the existing rear property lines and will also provide positive drainage to protect the existing homes. This reserve will be owned and maintained by the new homeowner’s association that will serve this property. Along the western boundary of the tract, the open space will provide the buffer for existing homes to the west side of this property.
7. An analysis of the effect of the project on values in the adjacent residential neighborhoods: Redevelopment of the abandoned golf course will have a positive effect on existing residential values. A random sampling of ten homes adjacent to the former golf course yields the following results:

<table>
<thead>
<tr>
<th>Improvements (Sq. Ft.)</th>
<th>2015 HCAD Value</th>
<th>2015 Value/Sq. Ft.</th>
<th>2016 HCAD Value</th>
<th>2016 Value/Sq. Ft.</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2512</td>
<td>$178,700</td>
<td>$71.14</td>
<td>$192,928</td>
<td>$76.80</td>
<td>+8%</td>
</tr>
<tr>
<td>2621</td>
<td>$163,600</td>
<td>$62.42</td>
<td>$180,335</td>
<td>$68.80</td>
<td>+10%</td>
</tr>
<tr>
<td>2449</td>
<td>$200,694</td>
<td>$81.95</td>
<td>$200,694</td>
<td>$81.95</td>
<td>0%</td>
</tr>
<tr>
<td>3060</td>
<td>$250,000</td>
<td>$81.70</td>
<td>$250,000</td>
<td>$81.70</td>
<td>0%</td>
</tr>
<tr>
<td>3138</td>
<td>$147,270</td>
<td>$46.93</td>
<td>$147,270</td>
<td>$46.93</td>
<td>0%</td>
</tr>
<tr>
<td>3993</td>
<td>$176,902</td>
<td>$44.30</td>
<td>$176,902</td>
<td>$44.30</td>
<td>0%</td>
</tr>
<tr>
<td>2330</td>
<td>$86,860</td>
<td>$37.28</td>
<td>$86,860</td>
<td>$37.28</td>
<td>0%</td>
</tr>
<tr>
<td>2262</td>
<td>$121,194</td>
<td>$53.58</td>
<td>$121,194</td>
<td>$53.58</td>
<td>0%</td>
</tr>
<tr>
<td>2200</td>
<td>$114,290</td>
<td>$51.95</td>
<td>$114,290</td>
<td>$51.95</td>
<td>0%</td>
</tr>
<tr>
<td>2080</td>
<td>$112,038</td>
<td>$53.86</td>
<td>$115,134</td>
<td>$55.35</td>
<td>+3%</td>
</tr>
</tbody>
</table>

The 2015 averages for these homes facing the former golf course are: average value: $155,155; average size: 2,664 square feet; and average value/square foot: $58.23. The 2016 averages for the same homes facing the former golf course are: average value: $158,561; average size: 2,664 square feet; and average value/square foot: $59.52 representing an overall value increase of 2%. The proposed new homes within the general plan, at current market conditions and subject to change, before any upgrades are: average value: $230,273; average size: 2,226 square feet; and average value/square foot: $103.45. The new homes will exceed the existing homes in both average value and value per square foot, which will have a positive effect on existing single family home values.

Therefore, we believe that the submitted Revised General Plan and Preliminary Plats conform to the requirements of LGC 212.0155(n). Please contact me if you have any questions at 713.953.5181.

Sincerely,

Geoffrey A. Freeman
Platting Manager

GF/dl

Attachment(s)
W:\Land\1951\7703 - GC Clearing and Grubbing\LGC 212-0155 090216.doc
Information

ITEM
Conduct a public hearing regarding Goose Creek Reserve Section 2B Preliminary Plat, located west of Emmett Hutto and south of Country Club View Drive, a subdivision of approximately 24.48 acres, out of and part of the Harvey Whiting Survey Abstract 840, Harris County, Texas.

PREFACE
This is a public hearing for approval of Goose Creek Reserve Section 2B Preliminary Plat, formerly the Goose Creek Golf Course and Country Club.

The purpose of the preliminary plat is to create 82 single-family residential lots in four (4) blocks and three (3) reserves. This is the fourth phase in the development.

The application has been reviewed by the Development Review Committee, which found that the application met the minimum requirements of the Code of Ordinances.

The application, plat, and supporting documentation associated with this item are attached for your review.

RECOMMENDATION
This is a public hearing.

Attachments
Application and Supporting Documents
Notification and Vicinity Map
Preliminary Plat
CITY OF BAYTOWN
Universal Development Application

Incomplete applications will not be accepted. Indicate "N/A" when an item does not pertain to your application.

☐ Zoning Map Amendment  ☐ Telecommunication Special Use  ☐ Replat  ☐ General Plan
☐ Zoning Variance  ☐ Landscape Variance  ☐ Small Subdivision*  ☐ Lot Line Adjustment/Consolidation
☐ Zoning Special Exception  ☐ Subdivision Variance  ☐ Minor Plat*  ☐ Fire Lane Easement
☐ Zoning Appeal  ☐ Preliminary Plat*  ☐ Amending Plat*  ☐ Text Amendment
☐ Zoning Special Use  ☐ Final Plat*  ☐ Plat Certification  ☐ Other

See appropriate checklist and fee schedule for minimum requirements for each application. *These applications use the same checklist.

PROJECT INFORMATION

Project/Subdivision Name: Goose Creek Reserve Section 2B
Project Address/Location: East of Texas 330 Spur; South of West Baker Road
Brief Description of Project: Residential Development

PROPERTY INFORMATION: THIS SECTION DOES NOT APPLY TO TEXT CHANGES

Legal Description & Recording Info: 24.483 Acres situated in the Harvey Whiting Survey, A-840, City of Baytown, TX
 Parcel(s) Tax ID#: 0451440010048 & 0451440010228 Property platted: Yes. No. Don't Know
 Existing Zoning: SF2 Number of existing lots: 0 Number of existing units: 0 Current Use: Vacant, Open
 Proposed Zoning: SF2 Number of proposed lots: 82 Number of proposed units: 0 Proposed Use: Residential
 Utility provider for water supply: City ____________ Utility provider for sanitary sewer: City ____________

I would like to attend a meeting with the Development Review Committee (DRC): Yes ___ No ___ County: Chambers__ Harris__

APPLICANT & OWNER INFORMATION

(Primary Contact will be notified)
Owner Name: D.R. Horton - Texas, LTD. Email: 
Address: 14100 Southwest Freeway, Suite 500 City: Sugar Land State: TX Zip: 77478
Phone: 281-566-2100 Fax: 
Applicant Name: LJA Engineering, Inc. Email: gfreeman@ljaengineering.com
Address: 2929 Briarpark Drive, Suite 600 City: Houston State: TX Zip: 77042
Phone: 713-358-8630 Fax: 713-953-5026
Contact Person (If different from applicant): N/A Email: 
Address: __________________________ City: __________________________ State: ____________ Zip: ____________
Phone: __________________________ Fax: __________________________

By signing this application, staff is granted access to your property to perform activities related to your case. If the property owner is not signing, legally sufficient signature authority verification (i.e. letter of authorization to apply) must be provided at the time of application.

Signature(s): _________________ Printed/Typed Name(s): _________________

Known to me to be the person(s) whose name(s) is/are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated. Given under my hand and seal of office on this 22 day of August 2016

Signature: _________________ Notary Public
E RENE RODRIGUEZ
My Commission Expires May 1, 2018

FOR DEPARTMENT USE ONLY:

Project #: _________________ Submitted Date: 8-23-16 Accepted By: _________________ Total Fee(s): $ 7798.00
Completeness review by _________________ Date: 8-24-16 Approved By: _________________ Approval Date: _________________

RECEIVED

AUG 23 2016

Rev 3.12.15
December 22, 2015

Mr. Nathan Dietrich  
Senior Planning Manager  
City of Baytown  
2401 Market Street  
Baytown, Texas 77522

Re: Platting Representation – Goose Creek Reserve

Dear Mr. Dietrich:

We, D.R. Horton-Texas, Ltd. are the owners of an approximate 134-acre tract of land formerly known as the Goose Creek Country Club, located within the corporate limits of the City of Baytown, Harris County, Texas, hereby authorize LJA Engineering, Inc. to submit a Land Development Plan and Preliminary Plats for and in the aforementioned property on our behalf.

This representation may be withdrawn at any point prior to final approval of the Land Development Plan and Preliminary plats by the City of Baytown.

Sincerely,

[Signature]

C:\Users\EWndson\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\N2Sv406D\Goose Creek Reserve_Platting Representation Letter_ORH_2015-12-21.doc
Applications using this checklist can be placed in two distinct categories: regular plats and other plats that are subject to modified submittal and review requirements (i.e. minor plats and amending plats). A minor plat contains four (4) or fewer lots and meets the following conditions: 1) Each lot shall have frontage on an existing public street, and shall not require the creation of any new street, or the extension of any existing street; 2) the subdivision shall be served by existing municipal utilities of adequate capacity, and shall not require the extension of any municipal utilities, except for the installation of service lines to the individual lot(s) from existing mains of adequate capacity; and, 3) no variance from the standards of the Code of Ordinances is required. An amending plat is intended to correct errors and miscalculations on a plat (enumerated in Section 126-116, Baytown Code of Ordinances), that has been approved by the Planning and Zoning Commission and duly recorded. An amending plat is not considered a replat and may not contain changes or additions to the physical characteristics of the original subdivision. The basic administrative differences are that: regular plats, small subdivisions, amending plats, and minor plats all require preliminary and final plat submittals; minor and amending plats require fewer copies with the initial application; and, small subdivisions, minor plats and amending plats have a lower application fee.

The following list of submission requirements shall be used by the applicant as a checklist in preparing a complete application. The City shall also use the checklist to verify the completeness of the application at the time it is submitted. Applicants are responsible for submitting complete applications. Incomplete applications will be rejected and returned to the applicant. For more information on the submittal requirements and processing procedures for plat applications, please review Chapter 126 (Subdivisions), Article II (Administration), Baytown Code of Ordinances.

- Universal Development Application – complete with all required signatures
- Plat Copies – two (2) folded 24 x 36 inch copies; final plats must contain the certification of the registered, professional land surveyor that is responsible for the plat
- Digital Copy – PDF file of plat e-mailed to planning@baytown.org (due by close of business on submittal date)
- Application Fee: Preliminary and Final – residential plats are $350.00 plus $5.00 a lot and commercial plats are $350.00 plus $15.00 an acre
- Application Fee: Amending - residential and commercial are $250.00
- Application Fee: Minor - residential plats are $350.00 plus $5 a lot and commercial plats are $250 plus $15.00 an acre
- Agent Information – If you are an agent and not the property owner, then you shall submit a notarized statement from the owner naming you as agent for this application or you must provide an executed contract for sale allowing you to apply for this plat.

Engineering Report Letter (final plats only) – letter from the Engineering Department stating that the construction associated with the engineering report conforms to the specifications and standards of the Baytown code of ordinances OR that the appropriate bond for public improvements has been approved by the Engineering Department.

By signing below I acknowledge that I have reviewed the General Information and Submittal Requirements Checklist and have included the required submittal items and reviewed them for completeness and accuracy.

[Signature]
Applicant(s) Signature

[Printed Name]
Applicant(s) Printed Name

[Date]
8/23/2016

[RECEIVED]
AUG 23 2016
CITY OF BAYTOWN TEXAS
ZONING/ DEVELOPMENTS RECEIPT

******************************************************************************
PARCEL ID : 0451440010048
PROJECT : PL16080033
RECEIPT #: B3000005560
RECEIPT DATE : 08/22/2016

ADDRESS : 4807 COUNTRY CLUB DR
PRINT DATE : 08/23/2016
PRINT TIME : 15:15:49
OPERATOR : bkv
COPY #: 1
CASH DRAWER: B3

RECEIVED BY : bkv
REC'D. FROM : LJA ENGINEERING INC
COMMERCIAL/RESIDENTIAL :
UDF 108.2 :
NOTES : B30000005560

<table>
<thead>
<tr>
<th>FEE ID</th>
<th>UNIT</th>
<th>QUANTITY</th>
<th>AMOUNT</th>
<th>PD-TO-DT</th>
<th>THIS REC</th>
<th>NEW BAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1RES PREL # OF LOTS</td>
<td>82.00</td>
<td>760.00</td>
<td>0.00</td>
<td>760.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>TOTAL PROJECT :</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>760.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>
September 2, 2016

Mr. Nathan Dietrich
City of Baytown
2401 Market Street
Baytown TX 77522

Re: LGC 212.0155 Requirements for Goose Creek Golf Course Redevelopment
Revised General Plan and Sections 2A, 2B and 3 Preliminary Plats
LJA Project No.: 1931-7703C (6.0)

Dear Mr. Dietrich:

The application for a "new plat", as defined in the statute, requires that certain information be provided as noted in LGC 212.0155(n). Please accept the following analysis of our conformance to those requirements:

1. **Street layout:** The submitted general plan identifies all primary access points, major roads, and all residential streets.

2. **Lot and block layout:** The submitted general plan identifies all proposed lot locations and general size ranges.

3. **Number of residential units:** The submitted general plan identifies the total number of single family homes. All proposed uses are single family residential with no other types of residential uses planned.

4. **Location of nonresidential development:** The only proposed nonresidential use is the swimming pool and park area(s). The pool is located in the southeastern area of the property while park areas are stationed throughout the property. The pool facility will be owned and operated by a new homeowner’s association for the benefit of the owners within the boundaries of the property, while the park areas will be owned by the utility district where applicable.

5. **Drainage, detention, and retention plans:** The submitted general plan identifies the areas to be utilized for the required detention needed to serve development of this tract.

6. **Screening plan for adjacent residential properties, including landscaping or fencing:** Along the northern and northeastern boundaries of the tract where the rear of existing homes face the former golf course, the submitted general plan provides for a 20' open space and drainage reserve. This reserve provides a buffer so that the proposed subdivision fence can be set back from the existing rear property lines and will also provide positive drainage to protect the existing homes. This reserve will be owned and maintained by the new homeowner’s association that will serve this property. Along the western boundary of the tract, the open space will provide the buffer for existing homes to the west side of this property.
7. An analysis of the effect of the project on values in the adjacent residential neighborhoods: Redevelopment of the abandoned golf course will have a positive effect on existing residential values. A random sampling of ten homes adjacent to the former golf course yields the following results:

<table>
<thead>
<tr>
<th>Improvements (Sq. Ft.)</th>
<th>2015 HCAD Value</th>
<th>2015 Value/Sq. Ft.</th>
<th>2016 HCAD Value</th>
<th>2016 Value/Sq. Ft.</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2512</td>
<td>$178,700</td>
<td>$71.14</td>
<td>$192,928</td>
<td>$76.80</td>
<td>+8%</td>
</tr>
<tr>
<td>2621</td>
<td>$163,600</td>
<td>$62.42</td>
<td>$180,335</td>
<td>$68.80</td>
<td>+10%</td>
</tr>
<tr>
<td>2449</td>
<td>$200,694</td>
<td>$81.95</td>
<td>$200,694</td>
<td>$81.95</td>
<td>0%</td>
</tr>
<tr>
<td>3060</td>
<td>$250,000</td>
<td>$81.70</td>
<td>$250,000</td>
<td>$81.70</td>
<td>0%</td>
</tr>
<tr>
<td>3138</td>
<td>$147,270</td>
<td>$46.93</td>
<td>$147,270</td>
<td>$46.93</td>
<td>0%</td>
</tr>
<tr>
<td>3993</td>
<td>$176,902</td>
<td>$44.30</td>
<td>$176,902</td>
<td>$44.30</td>
<td>0%</td>
</tr>
<tr>
<td>2330</td>
<td>$86,860</td>
<td>$37.28</td>
<td>$86,860</td>
<td>$37.28</td>
<td>0%</td>
</tr>
<tr>
<td>2262</td>
<td>$121,194</td>
<td>$53.58</td>
<td>$121,194</td>
<td>$53.58</td>
<td>0%</td>
</tr>
<tr>
<td>2200</td>
<td>$114,290</td>
<td>$51.95</td>
<td>$114,290</td>
<td>$51.95</td>
<td>0%</td>
</tr>
<tr>
<td>2080</td>
<td>$112,038</td>
<td>$53.86</td>
<td>$115,134</td>
<td>$55.35</td>
<td>+3%</td>
</tr>
</tbody>
</table>

The 2015 averages for these homes facing the former golf course are: average value: $155,155; average size: 2,664 square feet; and average value/square foot: $58.23. The 2016 averages for the same homes facing the former golf course are: average value: $158,561; average size: 2,664 square feet; and average value/square foot: $59.52 representing an overall value increase of 2%. The proposed new homes within the general plan, at current market conditions and subject to change, before any upgrades are: average value: $230,273; average size: 2,226 square feet; and average value/square foot: $103.45. The new homes will exceed the existing homes in both average value and value per square foot, which will have a positive effect on existing single family home values.

Therefore, we believe that the submitted Revised General Plan and Preliminary Plats conform to the requirements of LGC 212.0155(n). Please contact me if you have any questions at 713.953.5181.

Sincerely,

[Signature]

Geoffrey A. Freeman
Platting Manager

GF/dl

Attachment(s)

W:\Land\1531-7723 - GC Clearing and Grubbing\LGC 212-0155 090216.doc
Consider approving Goose Creek Reserve Section 2B Preliminary Plat, located west of Emmett Hutto and south of Country Club View Drive, a subdivision of approximately 24.48 acres, out of and part of the Harvey Whiting Survey Abstract 840, Harris County, Texas.

This is the consideration for approval of Goose Creek Reserve Section 2B Preliminary Plat, formerly the Goose Creek Golf Course and Country Club.

The purpose of the preliminary plat is to create 82 single-family residential lots in four (4) blocks and three (3) reserves. This is the fourth phase in the development.

The application has been reviewed by the Development Review Committee, which found that the application met the minimum requirements of the Code of Ordinances. The requisite findings for approval of this plat are contained in the analysis attached to this item.

The application, plat and supporting documentation are attached under the previous public hearing item for your review.

Staff recommends approval.
September 2, 2016

Mr. Nathan Dietrich
City of Baytown
2401 Market Street
Baytown TX 77522

Re: LGC 212.0155 Requirements for Goose Creek Golf Course Redevelopment
    Revised General Plan and Sections 2A, 2B and 3 Preliminary Plats
    LJA Project No.: 1931-7703C (6.0)

Dear Mr. Dietrich:

The application for a "new plat", as defined in the statute, requires that certain information be provided as noted in LGC 212.0155(n). Please accept the following analysis of our conformance to those requirements:

1. **Street layout**: The submitted general plan identifies all primary access points, major roads, and all residential streets.

2. **Lot and block layout**: The submitted general plan identifies all proposed lot locations and general size ranges.

3. **Number of residential units**: The submitted general plan identifies the total number of single family homes. All proposed uses are single family residential with no other types of residential uses planned.

4. **Location of nonresidential development**: The only proposed nonresidential use is the swimming pool and park area(s). The pool is located in the southeastern area of the property while park areas are stationed throughout the property. The pool facility will be owned and operated by a new homeowner's association for the benefit of the owners within the boundaries of the property, while the park areas will be owned by the utility district where applicable.

5. **Drainage, detention, and retention plans**: The submitted general plan identifies the areas to be utilized for the required detention needed to serve development of this tract.

6. **Screening plan for adjacent residential properties, including landscaping or fencing**: Along the northern and northeastern boundaries of the tract where the rear of existing homes face the former golf course, the submitted general plan provides for a 20' open space and drainage reserve. This reserve provides a buffer so that the proposed subdivision fence can be set back from the existing rear property lines and will also provide positive drainage to protect the existing homes. This reserve will be owned and maintained by the new homeowner's association that will serve this property. Along the western boundary of the tract, the open space will provide the buffer for existing homes to the west side of this property.
7. An analysis of the effect of the project on values in the adjacent residential neighborhoods: Redevelopment of the abandoned golf course will have a positive effect on existing residential values. A random sampling of ten homes adjacent to the former golf course yields the following results:

<table>
<thead>
<tr>
<th>Improvements (Sq. Ft.)</th>
<th>2015 HCAF Value</th>
<th>2015 Value/Sq. Ft.</th>
<th>2016 HCAF Value</th>
<th>2016 Value/Sq. Ft.</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2512</td>
<td>$178,700</td>
<td>$71.14</td>
<td>$192,928</td>
<td>$76.80</td>
<td>+8%</td>
</tr>
<tr>
<td>2621</td>
<td>$163,600</td>
<td>$62.42</td>
<td>$180,335</td>
<td>$68.80</td>
<td>+10%</td>
</tr>
<tr>
<td>2449</td>
<td>$200,694</td>
<td>$81.95</td>
<td>$200,694</td>
<td>$81.95</td>
<td>0%</td>
</tr>
<tr>
<td>3060</td>
<td>$250,000</td>
<td>$81.70</td>
<td>$250,000</td>
<td>$81.70</td>
<td>0%</td>
</tr>
<tr>
<td>3138</td>
<td>$147,270</td>
<td>$46.93</td>
<td>$147,270</td>
<td>$46.93</td>
<td>0%</td>
</tr>
<tr>
<td>3993</td>
<td>$176,902</td>
<td>$44.30</td>
<td>$176,902</td>
<td>$44.30</td>
<td>0%</td>
</tr>
<tr>
<td>2330</td>
<td>$86,860</td>
<td>$37.28</td>
<td>$86,860</td>
<td>$37.28</td>
<td>0%</td>
</tr>
<tr>
<td>2262</td>
<td>$121,194</td>
<td>$53.58</td>
<td>$121,194</td>
<td>$53.58</td>
<td>0%</td>
</tr>
<tr>
<td>2200</td>
<td>$114,290</td>
<td>$51.95</td>
<td>$114,290</td>
<td>$51.95</td>
<td>0%</td>
</tr>
<tr>
<td>2080</td>
<td>$112,038</td>
<td>$53.86</td>
<td>$115,134</td>
<td>$55.35</td>
<td>+3%</td>
</tr>
</tbody>
</table>

The 2015 averages for these homes facing the former golf course are: average value: $155,155; average size: 2,664 square feet; and average value/square foot: $58.23. The 2016 averages for the same homes facing the former golf course are: average value: $158,561; average size: 2,664 square feet; and average value/square foot: $59.52 representing an overall value increase of 2%. The proposed new homes within the general plan, at current market conditions and subject to change, before any upgrades are: average value: $230,273; average size: 2,226 square feet; and average value/square foot: $103.45. The new homes will exceed the existing homes in both average value and value per square foot, which will have a positive effect on existing single family home values.

Therefore, we believe that the submitted Revised General Plan and Preliminary Plats conform to the requirements of LGC 212.0155(n). Please contact me if you have any questions at 713.953.5181.

Sincerely,

Geoffrey A. Freeman
Platting Manager

GF/dl

Attachment(s)
W:\Land\19317703 - GC Clearing and Grubbing\LGC 212-0155 090216.doc
Consider recommending speed limits and hours of enforcement in school zones for all of Goose Creek Consolidated Independent School District's elementary schools within the City of Baytown.

This item allows P&Z to recommend updates to the hours of enforcement for all of Goose Creek Consolidated Independent School District's elementary schools since their hours have changed this school year. The recommended hours are thirty (30) minutes before and after the start and end of the school day. If approved by the City Council, the City will post on prominent school zone signs that reflect the effective hours of the school zones. If funds are available, the City will install signs with beacons or lights that will flash during the times the school zones are in effect.

The Commission may approve these changes and forward such recommendation to the City Council for its consideration.

RECOMMENDATION
Staff recommends approval.

Attachments
List of affected schools
School Zone Map
Temporary Regulation
<table>
<thead>
<tr>
<th>SCHOOL</th>
<th>STREET</th>
<th>FROM</th>
<th>TO</th>
<th>MAX. SPEED</th>
<th>ORDNANCE</th>
<th>DATE PASSED</th>
<th>ENFORCED TIMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canver</td>
<td>South Pruett</td>
<td>75 feet south of West Republic</td>
<td>75 feet north of Dalley</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>Bowie Elementary</td>
<td>Clayton</td>
<td>120 feet north of ivie Lee Street</td>
<td>120 feet south of James Bowie</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>Travis Elementary</td>
<td>Robin</td>
<td>Lazy Lane</td>
<td>HCFC Ditch</td>
<td>20</td>
<td>8046</td>
<td>8/28/1997</td>
<td>7:45-8:45am and 3:15-4:15pm</td>
</tr>
<tr>
<td>Lamar Elementary</td>
<td>North Pruett</td>
<td>West Lobot</td>
<td>Green</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>Lamar Elementary</td>
<td>North Jones</td>
<td>West Adoue</td>
<td>Forrest</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>San Jacinto Elementary</td>
<td>Virginia</td>
<td>50 feet west of Georgia</td>
<td>New Jersey</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>San Jacinto Elementary</td>
<td>Georgia</td>
<td>150 feet south of West Main</td>
<td>50 feet south of Kentucky</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>San Jacinto Elementary</td>
<td>Kentucky</td>
<td>150 feet east of Louisiana</td>
<td>Carolina</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>Ashbel Smith Elementary</td>
<td>East James</td>
<td>North 6th</td>
<td>50 feet west of North 4th</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>Victoria Walker Elementary</td>
<td>Seabird</td>
<td>50 feet west of Garth</td>
<td>200 feet west of the school's exit driveway</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>Crockett</td>
<td>Barkuloo</td>
<td>650 feet south of the school's south entrance</td>
<td>650 feet north of the school's north entrance</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:45-8:45am and 3:15-4:15pm</td>
</tr>
<tr>
<td>DeZavala Elementary</td>
<td>Tri-City Beach</td>
<td>300 feet south of the school's south driveway</td>
<td>550 feet north of the school's north driveway</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:45-8:45am and 3:15-4:15pm</td>
</tr>
<tr>
<td>Stephen F. Austin</td>
<td>Massey Tompkins</td>
<td>300 feet east of the east driveway of Fire Station 3</td>
<td>350 feet west of Raccoon</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:45-8:45am and 3:15-4:15pm</td>
</tr>
<tr>
<td>Stephen F. Austin</td>
<td>Raccoon</td>
<td>Intersection with Massey Tompkins</td>
<td>350 feet north of such intersection</td>
<td>20</td>
<td>11,989</td>
<td>7/26/2012</td>
<td>7:45-8:45am and 3:15-4:15pm</td>
</tr>
<tr>
<td>Alamo Elementary</td>
<td>N Main</td>
<td>Extending 700 ft north of the intersection of N Main at Archer to 2000 ft north of the intersection of N Main at Archer, total distance of 1300 ft</td>
<td>Archer</td>
<td>30</td>
<td>12,697</td>
<td>10/23/2014</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>Clark Elementary</td>
<td>SH 146</td>
<td>Extending from 400 ft north of intersection of 156 at Devinwood to 400 ft of the intersection of 146 at Devinwood, total distance of 800 ft</td>
<td>SH 146</td>
<td>35</td>
<td>12,697</td>
<td>10/23/2014</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>Clark Elementary</td>
<td>Cedar Bluff Drive</td>
<td>Extending from its intersection with 146 to its intersection with Cedar Landing Drive</td>
<td>SH 146</td>
<td>20</td>
<td>12,697</td>
<td>10/23/2014</td>
<td>7:15-8:15am and 2:45-3:45pm</td>
</tr>
<tr>
<td>Baytown Christian Academy</td>
<td>North Main</td>
<td>220 ft north of the northermost point of the north circle driveway of Baytown Christian Academy (BCA) at its intersection with N. Main St. for a total distance of 900 ft.</td>
<td></td>
<td>30</td>
<td>12,788</td>
<td>2/12/2015</td>
<td>7:30 am - 8:30 am &amp; 2:15 pm - 3:15 pm</td>
</tr>
<tr>
<td>SCHOOL</td>
<td>STREET</td>
<td>FROM</td>
<td>TO</td>
<td>MAX. SPEED</td>
<td>ORDINANCE</td>
<td>DATE PASSED</td>
<td>ENFORCED TIMES</td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------------</td>
<td>-----------------------------------------------</td>
<td>-----------------------------------------------</td>
<td>------------</td>
<td>-----------</td>
<td>-------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Banuelos Elementary</td>
<td>Seabird</td>
<td>Extending from 822 feet south west of Garth</td>
<td>to 1475 feet south west of Garth Road, for a</td>
<td>20</td>
<td>13,035</td>
<td>11/16/2015</td>
<td>7:45-8:45am and 3:15-4:15pm</td>
</tr>
<tr>
<td>School</td>
<td>Street</td>
<td>Road, for a total distance of 653 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Banuelos Elementary</td>
<td>Eastpoint</td>
<td>Extending from 276 feet north of Connor</td>
<td>to 300 feet north of Sheila Drive on Eastpoint</td>
<td>20</td>
<td>13,035</td>
<td>11/16/2015</td>
<td>7:45-8:45am and 3:15-4:15pm</td>
</tr>
<tr>
<td>School</td>
<td>Blvd</td>
<td>Drive on East Point Boulevard, for a total</td>
<td>distance of 276 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Victoria Walker Elementary</td>
<td>Seabird</td>
<td>Extending from 30 feet west of Garth Rd, for</td>
<td>to 822 feet south west of Garth Rd, for a</td>
<td>20</td>
<td>13,035</td>
<td>11/16/2015</td>
<td>7:15 am - 8:16 am &amp; 2:45 pm - 3:45</td>
</tr>
<tr>
<td>School</td>
<td>Street</td>
<td>total distance of 792 feet</td>
<td>distance of 792 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MEMORANDUM

TO: Rick Davis, City Manager

FROM: Jose Pastrana, Director of Engineering

SUBJECT: Temporary Traffic Regulation to establish Times of Enforcement of School Zones for GCCISD’s Elementary Schools.

DATE: August 4, 2016

On July 13, 2016, the Goose Creek Consolidated Independent School District (the “District”) notified the City of the new starting and ending times of the school day for the upcoming year. Per Section 94-61 of the Code of Ordinances, your approval is requested to temporarily post signs and to establish times of enforcement of school zones for the District’s elementary schools that are located within the corporate limits of the City of Baytown. Specifically, this requested temporary regulation establishes the times for the school zones as being thirty minutes before and after the start of each school day and thirty minutes before and after the end of each school day.

For the elementary schools, the starting and ending times are as follows:

<table>
<thead>
<tr>
<th>Elementary School</th>
<th>Starting Time</th>
<th>Ending Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alamo Elementary</td>
<td>7:45 a.m.</td>
<td>3:15 p.m.</td>
</tr>
<tr>
<td>James Bowie Elementary</td>
<td>7:45 a.m.</td>
<td>3:15 p.m.</td>
</tr>
<tr>
<td>Johnny T. Clark Elementary</td>
<td>7:45 a.m.</td>
<td>3:15 p.m.</td>
</tr>
<tr>
<td>George Washington Carver Elementary</td>
<td>7:45 a.m.</td>
<td>3:15 p.m.</td>
</tr>
<tr>
<td>Mirabeau B. Lamar Elementary</td>
<td>7:45 a.m.</td>
<td>3:15 p.m.</td>
</tr>
<tr>
<td>San Jacinto Elementary</td>
<td>7:45 a.m.</td>
<td>3:15 p.m.</td>
</tr>
<tr>
<td>Ashbel Smith Elementary</td>
<td>7:45 a.m.</td>
<td>3:15 p.m.</td>
</tr>
<tr>
<td>Victoria Walker Elementary</td>
<td>7:45 a.m.</td>
<td>3:15 p.m.</td>
</tr>
<tr>
<td>Stephen F. Austin Elementary</td>
<td>8:15 a.m.</td>
<td>3:45 p.m.</td>
</tr>
<tr>
<td>Antonio Banuelos Elementary</td>
<td>8:15 a.m.</td>
<td>3:45 p.m.</td>
</tr>
<tr>
<td>Lorenzo De Zavala Elementary</td>
<td>8:15 a.m.</td>
<td>3:45 p.m.</td>
</tr>
<tr>
<td>Harlem Elementary</td>
<td>8:15 a.m.</td>
<td>3:45 p.m.</td>
</tr>
<tr>
<td>William B. Travis Elementary</td>
<td>8:15 a.m.</td>
<td>3:45 p.m.</td>
</tr>
</tbody>
</table>

This temporary traffic regulation shall remain in effect for not more than 90 days or until the regulation is approved by the City Council, whichever occurs first. Approval to permanently retain these times of enforcement and signs will be requested first from the Planning & Zoning Commission and then from the City Council.

Should you require further clarification, please contact me at extension 6545.

Authorized: ____________________ on __________ Date

Approved: ____________________ on __________ Date

Installation Date: ______________

Authorized Signature

Approved Signature
PLANNING AND ZONING COMMISSION

Meeting Date: 09/20/2016

Subject: Consider - Request for permanent placement of three signs on North Civic Drive

Prepared for: Jose Pastrana, Engineering

Prepared by: Linda Newsted, Engineering

Information

ITEM
Discuss and consider a request to convert North Civic Drive to a one-way street.

PREFACE
Per Section 2-326 of the Code of Ordinances, the Planning and Zoning Commission (P&Z) recommends to the City Council changes in traffic control devices, regulations and improvements in the City of Baytown.

Currently, North Civic Drive is a two-way road running parallel with Market Street just north of City Hall. Citizens who utilize the Community Center, particularly senior citizens, as well as City employees use this road for parking. This is a narrow road and when there are cars parked along the side there is not enough room for two-way traffic. This creates an unsafe situation.

Upon approval, North Civic Drive would be designated a one-way road. Three (3) signs are being requested to be installed along North Civic Road; the signs are shown on the attached exhibit.

The City of Baytown's Engineering Department has evaluated the impact and benefit of designating the road as one-way and finds this change appropriate and beneficial. The signage is in accordance with the guidelines set forth in the Texas Manual on Uniform Traffic Control Devices.

RECOMMENDATION
Staff recommends approval.

Attachments

Site Map
The City of Baytown makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.

Legend:
- Centerline
- Water Bodies
- PROPOSED SIGNAGE
- Street Names
- City Limit
- FREEWAY
- RAMP
- MAJOR FRONTAGE

Date: 8/17/2016
PLANNING AND ZONING COMMISSION

Meeting Date: 09/20/2016
Subject: Discussion: Holiday Meeting Times
Prepared for: Tiffany Foster, Planning and Development Services
Prepared by: Nathan Dietrich, Planning and Development Services

ITEM

Discuss and consider the dates and times of upcoming meetings for the holiday season.

PREFACE

Staff would like to confirm that the Planning and Zoning Commission will have quorums for the remaining meetings of the calendar year. Dates of the remaining meetings are: October 18th, November 15th and December 20th.

RECOMMENDATION
PLANNING AND ZONING COMMISSION

Meeting Date: 09/20/2016
Subject: Action Taken by City Council on Planning and Zoning Items
Prepared for: Tiffany Foster, Planning and Development Services
Prepared by: Nathan Dietrich, Planning and Development Services

Information

ITEM
Present a report regarding action taken by City Council on planning and zoning items.

PREFACE
This will be a reoccurring item to provide a report to the Planning and Zoning Commission on action taken by City Council regarding planning and zoning cases previously considered by the Commission.

RECOMMENDATION