

ORDINANCE NO. 13,553

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BAYTOWN, TEXAS, MAKING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF BAYTOWN, TEXAS, AND THE ANNEXATION OF 251.1 ACRES, GENERALLY LOCATED EAST OF JOHN MARTIN ROAD AND WEST OF GARTH ROAD ON THE NORTH AND SOUTH SIDE OF WEST CEDAR BAYOU LYNCHBURG ROAD, INCLUDING MULTIPLE PARCELS, SHEPPARD ROAD, THOMAS ROAD, CONNALLY ROAD, AND THE HARRIS COUNTY FLOOD CONTROL DRAINAGE DITCH, EAST OF ITS INTERSECTION WITH JOHN MARTIN ROAD IN HARRIS COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS FOR THE CITY OF BAYTOWN, TEXAS.

WHEREAS, there being no request for an "on-site" hearing, two public hearings before the City Council of the City of Baytown, Texas, where all interested persons were provided with an opportunity to be heard on the proposed annexation of the property described in Section 2 of this ordinance, were held, during the City Council meetings on the 20th day of July, 2017, and the 24th day of July, 2017, in the City Council Chamber of the City Hall of the City of Baytown, Texas, which dates are not more than forty (40) nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, notices of the first and second public hearings were published in a newspaper having general circulation in the City of Baytown, Texas, and in the below described territories on the 7th day of July, 2017, which date is not more than twenty (20) nor less than ten (10) days prior to the date of such public hearings; and

WHEREAS, notice of the first and second public hearings were posted on the City of Baytown's notice board and website on the 5th day of July, 2017, which date is not more than twenty (20) nor less than ten (10) days prior to the date of the public hearings; and

WHEREAS, each notice posted on the City of Baytown's notice board and website remained posted until the date of the hearing referenced in the notice; and

WHEREAS, the total corporate area of the City of Baytown, Texas, on the 1st day of January, 2017, was 53 square miles; and

WHEREAS, the population of the City of Baytown, Texas, is approximately 79,215 inhabitants; and

WHEREAS, the below-described property lies within the extraterritorial jurisdiction of the City of Baytown, Texas; NOW THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BAYTOWN, TEXAS:

Section 1: That all matters and facts set forth in the recitals hereinabove are found to be true and such recitals are hereby approved and made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings by the City Council of the City of Baytown, Texas.

Section 2: That the following described land and territories lying adjacent to and adjoining the City of Baytown are hereby added and annexed to the City of Baytown, Texas, and shall hereinafter be included within the boundary limits of the City of Baytown, Texas, and present boundary limits of such City, at the various points contiguous to the areas hereinafter described, are altered and amended so as to include said areas within the corporate limits of the City of Baytown, Texas, to-wit:

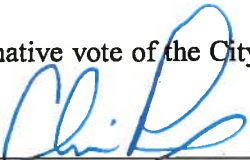
SEE EXHIBIT "A"

Section 3: The above described territories and the areas so annexed shall be a part of the City of Baytown, Texas, and the property so added hereby shall bear its pro rata of the taxes levied by the City of Baytown, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens of the City of Baytown and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Baytown, Texas.

Section 4: In accordance with Texas Local Government Code Annotated §43.056, as amended, the service plan prepared by the City for providing municipal services to the annexed areas is hereby approved and is attached hereto as Exhibit "B," and is incorporated herein by this reference for all intents and purposes.

Section 5: This ordinance shall be published and passed in the manner provided in Article 1, Section 9, of the Charter of the City of Baytown, Texas.

INTRODUCED, READ and PASSED by the affirmative vote of the City Council of the City of Baytown this the 15th day of August, 2017.


CHRIS PRESLEY, Mayor Pro Tem

ATTEST:


LETICIA BRYSCH, City Clerk



APPROVED AS TO FORM:


IGNACIO RAMIREZ, SR., City Attorney

INTRODUCED, READ and PASSED on the SECOND AND FINAL READING this the 31st day of August, 2017.

STEPHEN H. DONCARLOS, Mayor

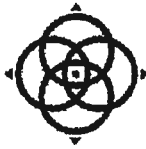
ATTEST:

LETICIA BRYSCH, City Clerk

APPROVED AS TO FORM:

IGNACIO RAMIREZ, SR., City Attorney

Exhibit "A"



WINDROSE
LAND SURVEYING | PLATTING

**DESCRIPTION OF
156.15 ACRES OR 6,801,996 SQ. FT. (TRACT-1)**

A TRACT OR PARCEL CONTAINING 156.15 ACRES OR 6,801,996 SQUARE FEET OF LAND SITUATED IN THE T.T. RISTERGEN SURVEY, ABSTRACT NO. 1425, HARRIS COUNTY, TEXAS, BEING COMPRISED OF ALL OR A PORTION OF THE FOLLOWING TRACTS OF LAND: BLOCKS ONE (1) THRU FIVE (5), NORTHSIDE ADDITION OF HIGHLAND FARMS, MAP OR PLAT THEREOF RECORDED UNDER VOL. 16, PG. 34, HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND A CALLED 1.832 ACRE TRACT CONVEYED TO EULALIO ZEPEDA, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20140323564, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT INTERSECTION OF THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF JOHN MARTIN ROAD, AND THE NORTHERLY R.O.W. LINE OF ARCHER ROAD, FOR THE SOUTHWEST CORNER OF A CALLED 8.208 ACRE TRACT, CONVEYED TO HMT INC., RECORDED UNDER H.C.C.F. NO. X969062;

THENCE, NORTH 78 DEG. 40 MIN. 48 SEC. EAST, ALONG THE NORTH R.O.W. LINE OF SAID ARCHER ROAD, A DISTANCE OF 612.02 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID ARCHER ROAD AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,440.06 FEET, A CENTRAL ANGLE OF 02 DEG. 26 MIN. 16 SEC., AN ARC LENGTH OF 103.82 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 79 DEG. 53 MIN. 56 SEC. EAST - 103.81 FEET, TO A POINT OF TANGENCY;

THENCE, NORTH 81 DEG. 07 MIN. 04 SEC. EAST, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID ARCHER ROAD, A DISTANCE OF 77.07 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID ARCHER ROAD AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,409.77 FEET, A CENTRAL ANGLE OF 03 DEG. 48 MIN. 46 SEC., AN ARC LENGTH OF 160.36 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 79 DEG. 12 MIN. 41 SEC. EAST - 160.33 FEET, TO A POINT;

THENCE, NORTH 77 DEG. 18 MIN. 19 SEC. EAST, A DISTANCE OF 596.29 FEET, TO A CAPPED 1/2 INCH IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID CALLED 8.208 ACRE TRACT AND A CALLED 7.0092 ACRE TRACT, CONVEYED TO ESV PROPERTIES, RECORDED UNDER H.C.C.F. NO. 20120365414, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 77 DEG. 35 MIN. 21 SEC. EAST, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID ARCHER ROAD, A DISTANCE OF 387.50 FEET, TO A CAPPED 1/2 IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID CALLED 7.0092 ACRE TRACT AND A CALLED 7.010 ACRE TRACT CONVEYED TO SEV THERAPY SERVICES, LLC, RECORDED UNDER H.C.C.F. NO. 20120040928, AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 77 DEG. 33 MIN. 39 SEC. EAST, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID ARCHER ROAD, A DISTANCE OF 1,112.34 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 11 DEG. 55 MIN. 07 SEC. EAST OVER AND ACROSS SAID ARCHER ROAD AND ALONG THE EASTERLY LINE OF SAID BLOCK 4 OF NORTHSIDE ADDITION OF HIGHLAND FARMS, A DISTANCE OF 2,328.26 FEET, TO THE COMMON WEST CORNER OF A CALLED 3.022 ACRE TRACT CONVEYED TO LUTHER GLEN AND EDWINA L. YARBROUGH, RECORDED UNDER H.C.C.F. NO. 20130454113 AND AFORESAID CALLED 1.832 ACRE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SHEET 1 OF 2

THENCE, NORTH 77 DEG. 19 MIN. 53 SEC. EAST, A DISTANCE OF 150.00 FEET, TO THE NORTHEAST CORNER OF SAID CALLED 1.832 ACRE TRACT AND AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;

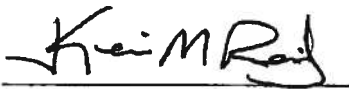
THENCE, SOUTH 11 DEG. 55 MIN. 07 SEC. EAST, A DISTANCE OF 570.05 FEET, TO THE NORTH R.O.W. LINE OF CEDAR BAYOU – LYNCHBURG ROAD, FOR THE SOUTHEAST CORNER OF SAID CALLED 1.832 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 79 DEG. 09 MIN. 55 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID CEDAR BAYOU – LYNCHBURG ROAD, A DISTANCE OF 1,793.51 FEET TO AN ANGLE POINT;

THENCE, NORTH 81 DEG. 28 MIN. 49 SEC. WEST, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID CEDAR BAYOU – LYNCHBURG ROAD, A DISTANCE OF 1,658.18 FEET TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID CEDAR BAYOU – LYNCHBURG ROAD AND THE EAST R.O.W. LINE OF SAID JOHN MARTIN ROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 11 DEG. 36 MIN. 37 SEC. WEST, ALONG THE EAST LINE OF SAID JOHN MARTIN ROAD, AND OVER AND ACROSS SAID ARCHER ROAD, A DISTANCE OF 1,619.09 FEET, TO THE **PLACE OF BEGINNING** AND CONTAINING 156.15 ACRES OR 6,801,996 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 53839-R1, PREPARED BY WINDROSE LAND SERVICES.

NOTE: THIS DESCRIPTION IS A COMPILATION OF EXISTING DESCRIPTIONS PREPARED UNDER 22 TAC 663.21 AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

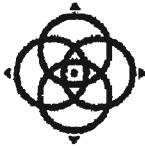


KEVIN M. REIDY
R.P.L.S. NO. 6450
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



07/31/17
DATE:
REVISED 08/03/17

Exhibit "A"
(Continued)



WINDROSE
LAND SURVEYING | PLATTING

**DESCRIPTION OF
94.95 ACRES OR 4,135,857 SQ. FT. (TRACT-2)**

A TRACT OR PARCEL CONTAINING 94.95 ACRES OR 4,135,857 SQUARE FEET OF LAND SITUATED IN THE G.C. & S.F.R.R.CO. SURVEY, ABSTRACT NO. 1617 AND THE T.T. RISTERGEN SURVEY, ABSTRACT NO. 1425, HARRIS COUNTY, TEXAS, BEING COMPRISED OF ALL OR A PORTION OF THE FOLLOWING TRACTS OF LAND: UNIT "D", BLOCK 129, ELENA FRUIT AND COTTON FARMS, RECORDED UNDER VOL. 855, PG. 402, HARRIS COUNTY DEED RECORDS (H.C.D.R.), A CALLED 1.177 ACRE TRACT CONVEYED TO HOUSTON LIGHTING & POWER COMPANY, RECORDED UNDER VOL. 3048, PG. 672, (H.C.D.R.), THE RESIDUE OF A CALLED 0.977 ACRE TRACT CONVEYED TO HOUSTON LIGHTING & POWER COMPANY, RECORDED UNDER VOL. 3034, PG. 668, H.C.D.R., A CALLED 0.716 ACRE TRACT CONVEYED HOUSTON PIPELINE COMPANY, RECORDED UNDER H.C.C.F. NO. R548013, A CALLED 2.73 ACRE TRACT CONVEYED TO GRACIE L. LESTER, RECORDED UNDER H.C.C.F. NO. RP-2016-44663, A CALLED 1.65 ACRE TRACT CONVEYED TO GONZALO HERRERA, RECORDED UNDER H.C.C.F. NO. S807681, A CALLED 3.1411 ACRE TRACT CONVEYED TO STELECREEK BAYTOWN STORAGE, LLC, RECORDED UNDER H.C.C.F. NO. 20150183890, A CALLED 3.169 ACRE TRACT CONVEYED TO LOIS RAY McMAHON & BETTY JEAN McMAHON, RECORDED UNDER H.C.C.F. NO. T865186, CALLED TRACT 4B, BLOCK 129, CONVEYED TO THOMAS W. STRAUCH AND MARY JANE STRAUCH, RECORDED UNDER H.C.C.F. NO. Y117665, A CALLED 5.628 ACRE TRACT CONVEYED TO JOSE ARREDONDO, RECORDED UNDER H.C.C.F. NO. 20080136105, TRACT I & TRACT 2, CONVEYED TO MUHAMMAD N. AULAKH AND MUHAMMAD A. MALHI, RECORDED UNDER H.C.C.F. NO. 20150088684, TRACT I AND TRACT II, CONVEYED TO DANE LISTI, RECORDED UNDER H.C.C.F. NO. Y501360, THE RESIDUE OF A CALLED 2.746 ACRE TRACT CONVEYED TO MAURICE ESTRADA AND DELORES ESTRADA, RECORDED UNDER H.C.C.F. NO. Z070381, A CALLED 2.74 ACRE TRACT CONVEYED TO DOYCE R. HEDGER AND MYRA L. HEDGER, RECORDED UNDER H.C.C.F. NO. 20070449043, A CALLED 2.740 ACRE TRACT CONVEYED TO LARRY L. HOLLOWAY AND CYNTHIA ELLEN HOLLOWAY, RECORDED UNDER H.C.C.F. NO. F332534, A CALLED 0.500 ACRE TRACT CONVEYED TO ESHWAR C. ROOPNARINE, RECORDED UNDER H.C.C.F. NO. 20160000780, A CALLED 0.3477 ACRE TRACT CONVEYED TO MANUEL C. CONTREAS AND ANA CONTREAS, RECORDED UNDER H.C.C.F. NO. Z2700031, A CALLED 1.471 ACRE TRACT CONVEYED TO ROQUE G. GARCIA AND VERONICA V. GARCIA, RECORDED UNDER H.C.C.F. NO. X107080, A CALLED 1.9982 ACRE TRACT CONVEYED TO TEXAS MOONLIGHT, INC., RECORDED UNDER H.C.C.F. NO. X326553, A CALLED 1.8507 ACRE TRACT CONVEYED TO HAROLD W. YATES AND CLAIRE CONE YATES, RECORDED UNDER H.C.C.F. NO. U962172, TRACT 10A-2, CONVEYED TO CURTIS J. THOMPSON AND DORIS THOMPSON, RECORDED UNDER H.C.C.F. NO. G694509, A CALLED 1.0 ACRE TRACT CONVEYED TO CURTIS THOMPSON, II, RECORDED UNDER H.C.C.F. NO. 20130061206, A CALLED 1.0318 ACRE TRACT CONVEYED TO MARK A. STEPHENS AND KAREN C. STEPHENS, RECORDED UNDER H.C.C.F. NO. H432689, A CALLED 1.0318 ACRE TRACT CONVEYED TO E.S. CATHRINER, JR. AND MELVA CATHRINER, RECORDED UNDER H.C.C.F. NO. J236104, A CALLED 1 ACRE TRACT (TRACT I), A CALLED 3 ACRE TRACT (TRACT II), AND A CALLED 3.811 ACRE TRACT (TRACT III), CONVEYED TO MARC ASSET HOLDINGS, LLC, RECORDED UNDER H.C.C.F. NO. 20100073055, LOT 12, BLOCK 129, CONVEYED TO BOBBY J. HUMPHREYS, JR., RECORDED UNDER H.C.C.F. NO. S966099, CALLED TR 13B BLK 129, CONVEYED TO KAREN JEANETTE CORNELIUS, RECORDED UNDER H.C.C.F. NO. RP-2016-72154, A CALLED 5.00 ACRE TRACT CONVEYED TO SHIRLEY MILLER, RECORDED UNDER H.C.C.F. NO. S761394, A CALLED 1.667 ACRE TRACT CONVEYED TO SHIRLEY MILLER, RECORDED UNDER H.C.C.F. NO. S763896, LOT 14, BLOCK 129, CONVEYED TO CLAUDE D. WEBBER, RECORDED UNDER H.C.C.F. NO. M433969, AND THE CALLED EAST 220.42 FEET OF LOT 15, BLOCK 129, CONVEYED TO DEWEY MONROE WILSON, RECORDED UNDER H.C.C.F. NO. U230048, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CEDAR BAYOU- LYNCHBURG ROAD FOR THE COMMON NORTH CORNER OF SAID CALLED 1.1777 ACRE TRACT AND RESTRICTED RESERVE "A", FINAL PLAT OF HOME DEPOT, BAYTOWN, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 515209, HARRIS COUNTY MAP RECORDS (H.C.M.R.);

SHEET 1 OF 1

THENCE, SOUTH 12 DEG. 30 MIN. 48 SEC. EAST, ALONG THE COMMON LINE OF AFORESAID CALLED 1.1777 ACRE TRACT AND SAID RESTRICTED RESERVE 'A", A DISTANCE OF 395.84 FEET TO THE SOUTHEAST CORNER OF AFORESAID CALLED 1.1777 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

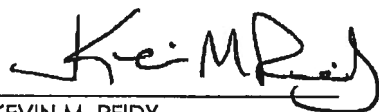
THENCE, SOUTH 87 DEG. 04 MIN. 02 SEC. WEST, ALONG THE NORTH LINES OF BLOCK 2, COUNTRY CLUB COVE, SECTION TWO, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 486138, H.C.M.R., BLOCK 1, COUNTRY CLUB COVE, SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 456134, H.C.M.R., THE AMENDING PLAT OF COUNTRY CLUB COVE SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 465108, H.C.M.R., QUAIL HOLLOW SECTION FOUR, MAP OR PLAT THEREOF RECORDED UNDER VOL. 276, PG. 105, H.C.M.R., REPLAT OF QUAIL HOLLOW SECTION TWO, RECORDED UNDER VOL. 249, PG. 134, H.C.M.R., A DISTANCE OF 4,567.73 FEET, TO THE SOUTHWEST CORNER OF THE SAID CALLED EAST 220.42 FEET OF LOT 15, BLOCK 129 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 27 MIN. 31 SEC. WEST, ALONG THE WEST LINE OF SAID CALLED EAST 220.42 FEET OF LOT 15, BLOCK 129, A DISTANCE OF 1,393.34 FEET, TO THE SOUTH R.O.W. LINE OF SAID CEDAR BAYOU – LYNCHBURG ROAD, FOR THE COMMON NORTH CORNER OF SAID CALLED EAST 220.42 FEET OF LOT 15, BLOCK 129 AND RESERVE LOT 2, GINGER CREEK ESTATES SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER VOL. 284, PG. 125, H.C.M.R. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEG. 29 MIN. 46 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID CEDAR BAYOU – LYNCHBURG ROAD, A DISTANCE OF 2,407.12 FEET, TO AN ANGLE POINT;

THENCE, SOUTH 79 DEG. 13 MIN. 34 SEC. EAST, CONTINUING ALONG THE SOUTH R.O.W. LINE OF SAID CEDAR BAYOU – LYNCHBURG ROAD, A DISTANCE OF 2,218.49 FEET, TO THE **PLACE OF BEGINNING** AND CONTAINING 94.95 ACRES OR 4,135,857 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 53839-R1, PREPARED BY WINDROSE LAND SERVICES.

NOTE: THIS DESCRIPTION IS A COMPILATION OF EXISTING DESCRIPTIONS PREPARED UNDER 22 TAC 663.21 AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



KEVIN M. REIDY
R.P.L.S. NO. 6450
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



07/31/17

DATE:
REVISED: 08/03/17

Exhibit "B"



City of Baytown Municipal Annexation Staff Report

Requested Action:.....Expand the municipal boundaries via involuntary annexation of approximately 252 acres.

Subject area:Generally located east of John Martin Road and west of Garth Road on the north and south side of West Cedar Bayou Lynchburg Road, including multiple parcels, Sheppard Road, Thomas Road, Connally Road, and the Harris County Flood Control drainage ditch, east of its intersection with John Martin Road in Harris County, Texas.

Date:.....July 20, 2017

Purpose of the Annexation:

The City of Baytown is constructing a collector road southward from the east bound I-10 frontage road to align with Bush Road at its intersection with W. Cedar Bayou Lynchburg Road. The construction of this road will extend City of Baytown utilities, expand the road network, and increase the overall development potential of the general area.

Annexation of the subject area will allow City of Baytown to:

- Reduce the unincorporated area that is surrounded by the City of Baytown jurisdiction
- Allow for more efficient distribution of services
- Manage how the area grows and how the area is zoned

Existing Conditions:

The subject area is dominated by a rural character with large single family residential lots, pastureland, and small commercial developments. It is developed with approximately 147 parcels, 2 agricultural properties, 90 properties with residential dwellings, and 16 properties with commercial uses, 2 light industrial uses, and 2 properties that are designated as agriculture use.

Adjacent Zoning

	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>
<i>Zoning Designation</i>	Open Space/Recreation	Mixed residential at low to medium densities (SF2)	Open Space/Recreation and General Commercial (GC)	Unincorporated Harris County and Mixed residential at low to medium densities

<i>Land Use</i>	Mostly vacant; Some commercial uses toward the I-10 corridor	Single family residential uses	Retail sales and services, and a light industrial uses	Some large vacant tracts, single family residential uses, commercial uses, and light industrial uses
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Parks/Recreation

- Eddie Huron Park is the closest neighborhood park to the subject area. Its closest access is along Bush Road, approximately 0.4 miles south of the intersection with W. Cedar Bayou Lynchburg Road (0.2 mi from the closest point of the subject area)
- Wayne Gray Sports Complex is approximately 0.9 miles east of the subject area.

Comprehensive Plan Land Use Designation

The City of Baytown Future Land Use Plan (FLUP) designates the subject area to be a Commercial Node centered on the Cedar Bayou Lynchburg Road and Bush Road area and Low – Medium Density Residential surrounding the Commercial Node (See Exhibit 1).

➤ Commercial Nodes – Neighborhood/Community (Brown Circles)

- Future and existing commercial uses (retail, offices and services) concentrated at the intersections of major collectors and arterials.
- Two types of nodes to reflect their intended service area. Smaller neighborhood nodes comprise generally less than 20 acres and may support the local area. The larger community nodes comprise approximately 20-40 acres or more and may support regional needs.
- Higher-density residential is appropriate at or near intersections of arterials and collectors.

➤ Low – Medium Density Residential

- Includes a range of existing residential uses from rural residential to limited multi-family residential
- Primarily conventional, single-family detached dwellings and manufactured housing on platted lots; smaller lots are satisfactory if common open space is provided.
- Small-scale, neighborhood commercial located within a convenient walking distance of residences and buffered when adjacent to a residential use.
- Commercial that serves neighborhoods – not regions, such as office buildings, and neighborhood services to support and compliment residential area.

Major Thoroughfare Plan Proposals

The City of Baytown Major Thoroughfare Plan (MTFP) addresses the linkage between land use and transportation by providing a long-term vision for transit enhancements and improved facilities for pedestrians and bicyclists. In the long term, the annexation area is expected to be impacted by the extension of roadways and the facilities associated with them. Proposals within the subject area are as follows (See Exhibit 2):

➤ San Jacinto Boulevard

- Proposed as collector road on the MTFP and is currently under construction

- Proposed to channel north and south bound vehicular traffic between the east bound I-10 frontage road and W. Cedar Bayou Lynchburg Road
- Designed to have a multi-modal path of 10 ft. in width to encourage and facilitate non-motorized modes of travel

➤ South Road

- Proposed as a collector road on the MTFP and is an improved road that dead ends approximately 270 ft. west of its intersection with Garth Road
- Proposed to extend South Road to the west and terminate where it intersects with Sheppard Road

Challenges and Opportunities

Infrastructure

- Infrastructure enhancements will be needed to facilitate the type of growth that is suggested by the Comprehensive Plan and Major Thoroughfare Plan
- Infrastructure enhancements and/or expansion by the City of Baytown, such as the San Jacinto Boulevard extension, can be followed by private investments that produce infill development along all the roadways.

Zoning (See Exhibit 3)

- Zoning of the subject area will default to Open Space/Recreational (OR).
- The area is largely developed with predominately residential along Bush Road, Connally Road, Sheppard Road, and Thomas Road. There are some commercial uses mixed in with residential along these roadways.
- Commercial is predominately located along John Martin Road and West Cedar Bayou Lynchburg Road.
- Zoning is proposed to happen as development occurs in the future.

Development Agreements

The City of Baytown has identified multiple properties as subject to annexation in the near future. However, some properties are subject to an agricultural, wildlife management, or timber ad valorem tax exemption. The City is required to offer development agreements to the owners in lieu of annexation (See Exhibit 4). The properties are as follows:

- 1607 W Cedar Bayou Lynchburg Road - 5.0± acres
- 0 W Cedar Bayou Lynchburg Road - 3.8± acres

Service Plan Summary

Fire Department: The subject properties of the proposed annexation will be assigned to District One (1).

With current resources the service delivery performance measures are:

- a. First Due: A four (4) minute (1 mile) Response Time for receipt of call for services until arrival of the first due company. Fire will be confined to the room of origin control, and property conservation. EMS survivability from cardiac arrest increase by 10% for each minute with BLS care before 6 minutes.
- b. First Alarm: 8 minutes 12 seconds. (3.1 miles) Response Time for receipt of call for services until the arrival of the first alarm assignment (2 engines, 1 Ladder, 1 Chief) on location. The time over 10 minutes will significantly increase fire spread and therefore decreases rescue, fire control and property conservation measures. Additionally, the return of circulation for cardiac arrest victims without ALS care within 10 minutes diminishes significantly.

Service impact resulting from annexation:

At this time, the proposed annexation area will not cause a need for an expansion of resources. The following should be considered, if and when, an expansion of resources is required to improve the service delivery to the proposed area:

Initial Investment	Cost in dollars
Building – 4 Bay Fire Station	3,200,000
Equipment- Fire Engine	650,000
Personnel Hiring Costs – 15 personnel	15,000
Initial Total Costs	3,865,000
Recurring Costs	Cost in Dollars
Personnel	1,020,000
Educational	1,500
Building Maintenance	4,000
Utilities	14,400
Recurring Total costs	1,039,900

The predicted service delivery performance measures with expanded resources would be:

- a. First Due: Six (6) minutes, response Time for receipt of call for services until the arrival of the first due company. Fire would be confined to the room of origin increasing the probability of accomplishing the critical tasks of rescue, fire control and property conservation. EMS survivability from cardiac arrest will increase by 10% for each minute of BLS care before 6 minutes.
- b. First Alarm: Ten (10) minutes. Response Time for receipt of call for services until the arrival of the first alarm assignment (2 engines, 1 Ladder, 1 Chief) on location. The time over 10 minutes will significantly increase fire spread and therefore decreases rescue, fire control and property conservation measures. Additionally, the return of circulation for cardiac arrest victims without ALS care within 10 minutes diminishes significantly.

Police Department: The proposed annexation will slightly add to the response times. The subject area will be assigned to Police District 2.

Health Department: The annexation of undeveloped property has little effect on operational activities; however, once the development begins the demand for services is immediate. This proposed area will require immediate attention by Environmental Health, Neighborhood Protection, and Animal Services personnel.

Parks and Recreation Department: The annexation area will be associated with the extension of improved right-of-way. The additional right-of-way maintenance and landscaped medians will increase the mowing schedule by a minimum of five (5) days. This additional landscape maintenance will take away from existing median landscaping. If the additional median landscaping maintenance is provided by a private service, the estimated cost is over \$100,000 per year.

Building Division: The proposed annexation will have no immediate impact. Inspection times will be dependent upon the volume and the types of development in the future.

Public Works Department: The individual proposed annexation will not negatively affect response times. However with continual annexation and increase in service areas, the response crews are being stretched to the maximum levels.

Engineering Department: The newly annexed area is void of existing City's services such as water, sewer, drainage, and roadways. It will take some investment from the City to eventually provide comparable level of service and infrastructure as it is provided in other parts of the municipality.

- The area is currently void of water, sewer, and storm water improvements.
 - 12,100 ft (2.3 miles) of sewer lines needed
 - 12,100 ft (2.3 miles) of water lines needed
- There may be a need to be additional acquisition of R.O.W. and reconstructing of some roadways. But further studies are need for a determination.
- All assessments are preliminary, but the cost estimate is \$4.1± Million for the above mentioned improvement.

Staff Recommendation:

Staff Recommends approval of the proposed annexation.

Exhibit 1

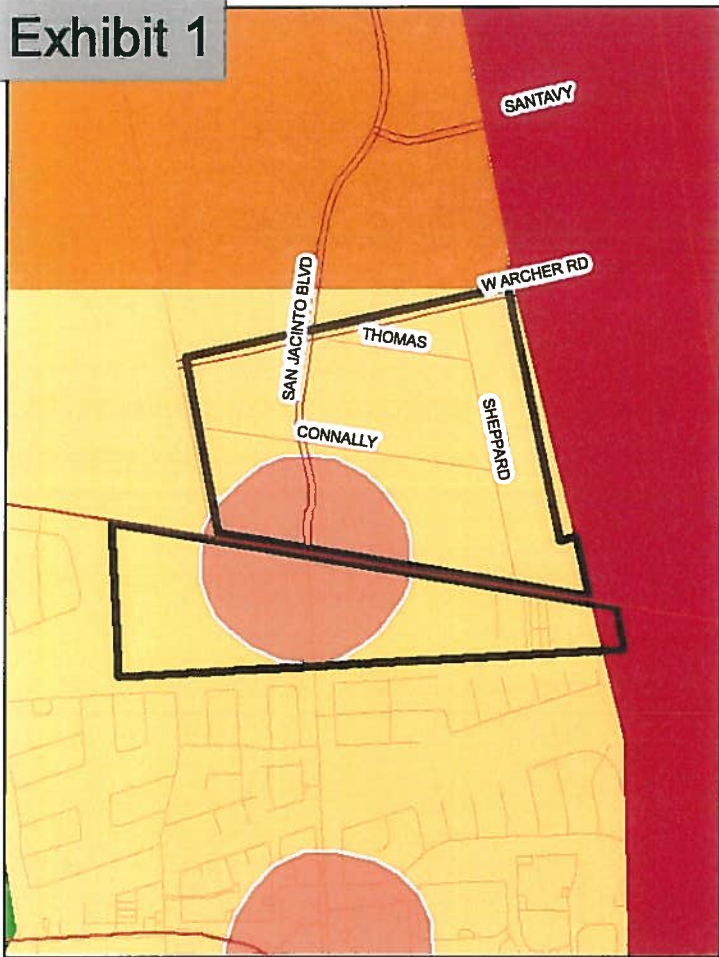


Exhibit 2

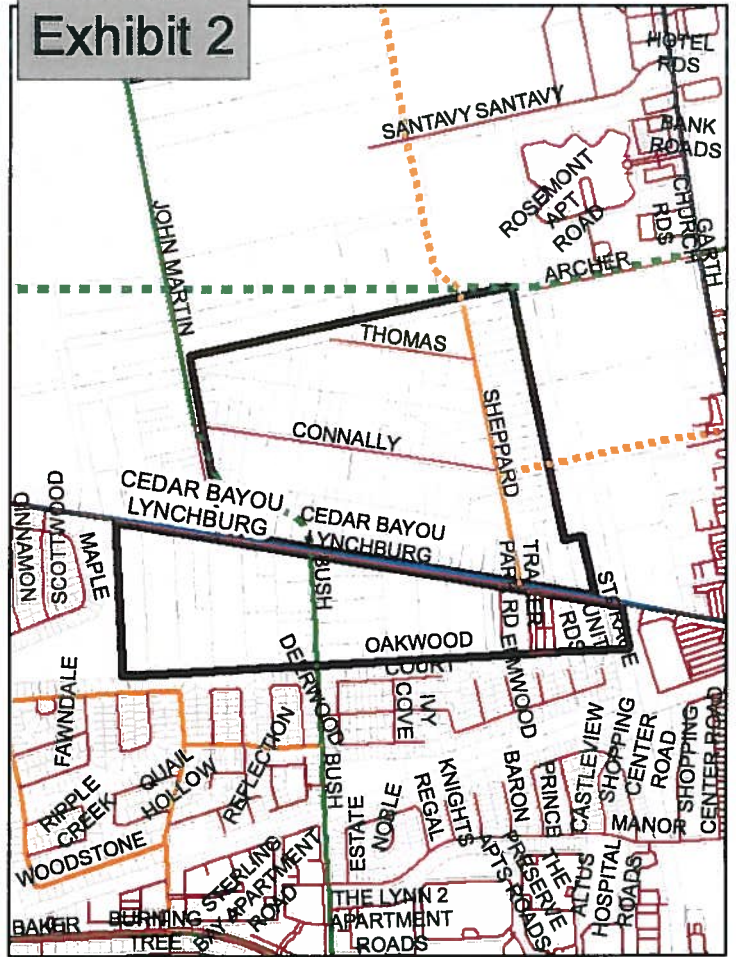


Exhibit 3

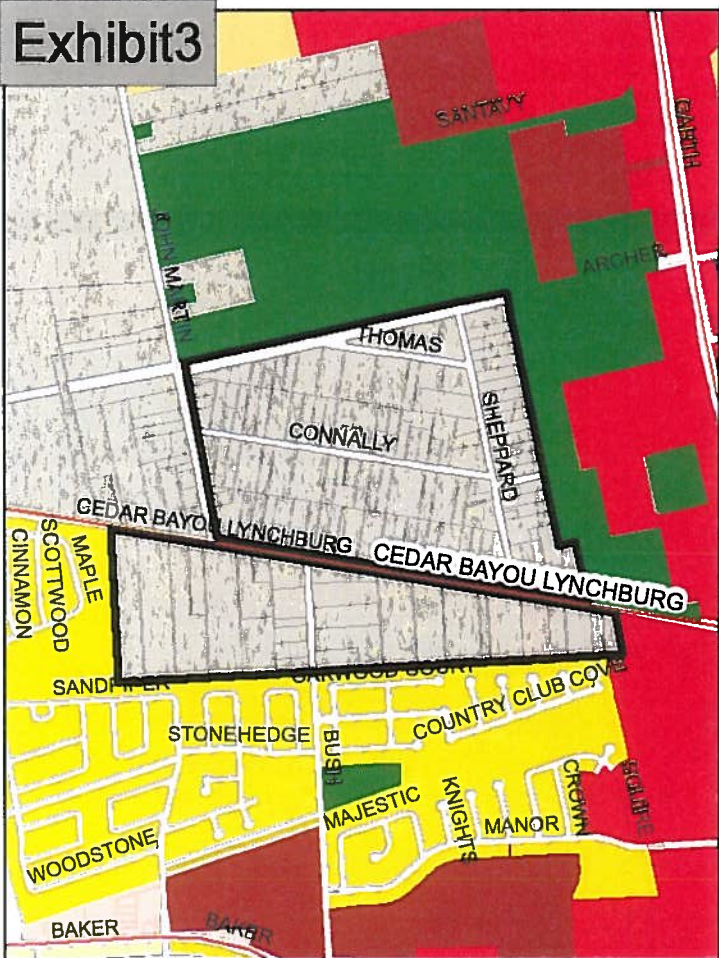


Exhibit 4

