

ORDINANCE NO. 24-019

ENTITLED AN ORDINANCE AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF BEAUMONT, TEXAS, AND IN PARTICULAR THE BOUNDARIES OF THE ZONING DISTRICTS, AS INDICATED UPON THE ZONING MAP OF BEAUMONT, TEXAS, BY CHANGING THE ZONING OF PROPERTY PRESENTLY ZONED RM-H (RESIDENTIAL MULTIPLE FAMILY-HIGHEST DENSITY) DISTRICT TO PD (PORT DEVELOPMENT) DISTRICT FOR BLOCKS SURROUNDED BY BUFORD, PORT, LAMAR, HERRING, STEWART AND LEIPER STREETS, INCLUDING LOTS APPROXIMATELY 160' SOUTH OF LAMAR STREET SOUTHERN RIGHT-OF-WAY BOUNDARY LINE, BEAUMONT, JEFFERSON COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING A PENALTY.

BE IT ORDAINED BY THE CITY OF BEAUMONT:

Section 1.

That Chapter 28 of the Code of Ordinances of Beaumont, Texas, and in particular the boundaries of the zoning districts, as indicated upon the Zoning Map of the City of Beaumont, referred to in Section 28.01.005(b) thereof, is hereby amended by changing the zoning of property presently zoned RM-H (Residential Multiple Family-Highest Density) District to PD (Port Development) District for blocks surrounded by Buford, Port, Lamar, Herring, Stewart, and Leiper Streets, including lots approximately 160' South of Lamar Street southern right-of-way boundary line, being 15.46 acres of land, out of and a part of the David Brown Survey, Abstract No. 5, Leonard Addition, Volume 1, Page 15, Leonard Addition, Volume 1, Page 133 and Neches River Addition, Volume 4, Page 198, deed and map records, Jefferson County, Texas, containing 15.46 acres, more or less, as shown on Exhibit "A," attached hereto, and the official zoning map of the City of Beaumont is hereby amended to reflect such changes.

Section 2.

That, in all other respects, the use of the property herein above described shall be subject to all of the applicable regulations of the underlying zoning district as well as those regulations contained in Chapter 28 of the Code of Ordinances of Beaumont, Texas, as amended.

Section 3.

That if any section, subsection, sentence, clause or phrase of this ordinance, or the application of same to a particular set of persons or circumstances, should for any reason be held to be invalid, such invalidity shall not affect the remaining portions of this ordinance, and to such end, the various portions and provisions of this ordinance are declared to be severable.

Section 4.

That all ordinances or parts of ordinances in conflict herewith are repealed to the extent of the conflict only.

Section 5.

That any person who violates any provision of this ordinance shall, upon conviction, be punished, as provided in Section 1.01.009 of the Code of Ordinances of Beaumont, Texas.

The meeting at which this ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 30th day of April, 2024.



Roy West

Mayor Roy West -

LEGAL DESCRIPTION FOR ORDINANCE PURPOSES

BEING 15.46 acres of land, out of and a part of the David Brown Survey Abstract No. 5, Leonard Addition Volume 1, Page 15, Leonard Addition Volume 1, Page 133 and Neches River Addition Volume 4, Page 198, deed and map records Jefferson County, Texas; said 15.46 acre tract being more fully described by metes and bounds as follows, to wit:

Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, South Central Zone, US Survey Feet, and are referenced to SmartNet, North America.

BEGINNING at a point being the intersection of the East right-of-way line of a dedicated road named Port Street and the South right-of-way line of a dedicated road name Buford Street; said point being the Northwest corner of the herein described tract having a Texas Coordinate of N: 13970230.01, E: 3523045.83;

THENCE, on the South right-of-way line of said Buford Street the following bearing and distances;
South 89 deg., 57 min., 48 sec., East, 197.22',
North 87 deg., 39 min., 33 sec., East, 212.37',
North 83 deg., 58 min., 44 sec., East 30.07',
North 76 deg., 23 min., 35 sec., East, 221.42',

THENCE, North 81 deg., 43 min., 31 sec., East, a distance of 40.15', to a point for corner on the intersection of the South right of way line of said Buford Street and the East right of way line of a dedicated road named Verone Street;

THENCE, South 02 deg., 09 min., 08 sec., East, on the East right of way line of said Verone Street, a distance of 299.58', to a point for corner on the intersection of the East right of way line of said Verone Street and the North right of way line of a dedicated road named Stewart Street;

THENCE, North 87 deg., 02 min., 41 sec., East, on the North right-of-way line of said Stewart Street, a distance of 304.64' to a point for corner;

THENCE, South 03 deg., 03 min., 01 sec., East, a distance of 60.00', passing the South right-of-way line of said Stewart Street, continuing for a total distance of 350.76' to a point for corner being the intersection of the West right-of-way line of a dedicated road named Herring Street and the North right-of-way line of the dedication road named Lamar Street;

THENCE, South, 86 deg., 57 min., 35 sec., West, on the North right-of-way line of said Lamar Street, a distance of 200.22' to a point for corner;

THENCE, South 02 deg., 08 min., 15 sec., East, a distance of 40.00', passing the South right-of-way line of said Lamar Street, continuing for a total distance of 166.15' to a point for corner;

THENCE, South 86 deg., 38 min., 10 sec., West, a distance of 806.64' to a point for corner on the East right-of-way line of said Port Street;

THENCE, North 02 deg., 08 min., 15 sec., West, on the East right-of-way line of said Port Street, a distance of 788.89' to the POINT OF BEGINNING and containing 15.46 acres of land, of which 3.056 acres Lies within public right-of-way, more or less.

BEAUMONT

Planning & Community Development

Case Type: Planning and Zoning

Case Sub Type: Rezone

Case #: PZ2024-38

Location: 1151 STEWART ST, BEAUMONT, 77701

Case Status: REVIEW

Tag Name: Rezone from RM-H to PD.

Initiated On: 1/31/2024 10:33:25AM

Individuals listed on the record:

Applicant

Brandon Bergeron, Port of Beaumont
1225 Main Street
Beaumont, TX 77701

Home Phone: 4092121051

Work Phone:

Cell Phone: 5044307984

E-Mail: bmb@pobtx.com

Property Owner

Chris Fisher, Port of Beaumont
1225 Main Street
Beaumont, TX 77701

Home Phone: 4092121051

Work Phone: 4092121051

Cell Phone:

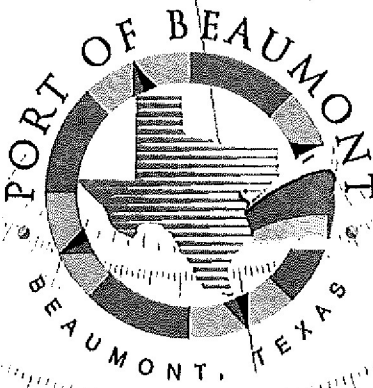
E-Mail: dcf@pobtx.com

Legal Description

Number of Acres 15.46

Proposed Use Port District

Notes:



January 31, 2024

Planning Commission
City of Beaumont
801 Main Street, Suite 210
Beaumont, TX 77701

RE: Port of Beaumont, Rezoning Properties as Port District

Dear Members of the City of Beaumont Planning Commission:

The Port of Beaumont is requesting that Port-owned property bound by Buford, Carroll, Port, and Schwarnner streets be rezoned as "Port District" for various operational uses, such as, but not limited to, truck queuing and cargo storage.

This rezoning request is in accordance with City of Beaumont Resolution No. 23-015 wherein the City of Beaumont and the Port of Beaumont executed an interlocal agreement to exchange lands, the city to abandon or otherwise convey real property, and the City to zone Port-owned property as shown therein.

We appreciate your support in this effort. Please do not hesitate to contact us with any questions or comments you might have. We appreciate your consideration.

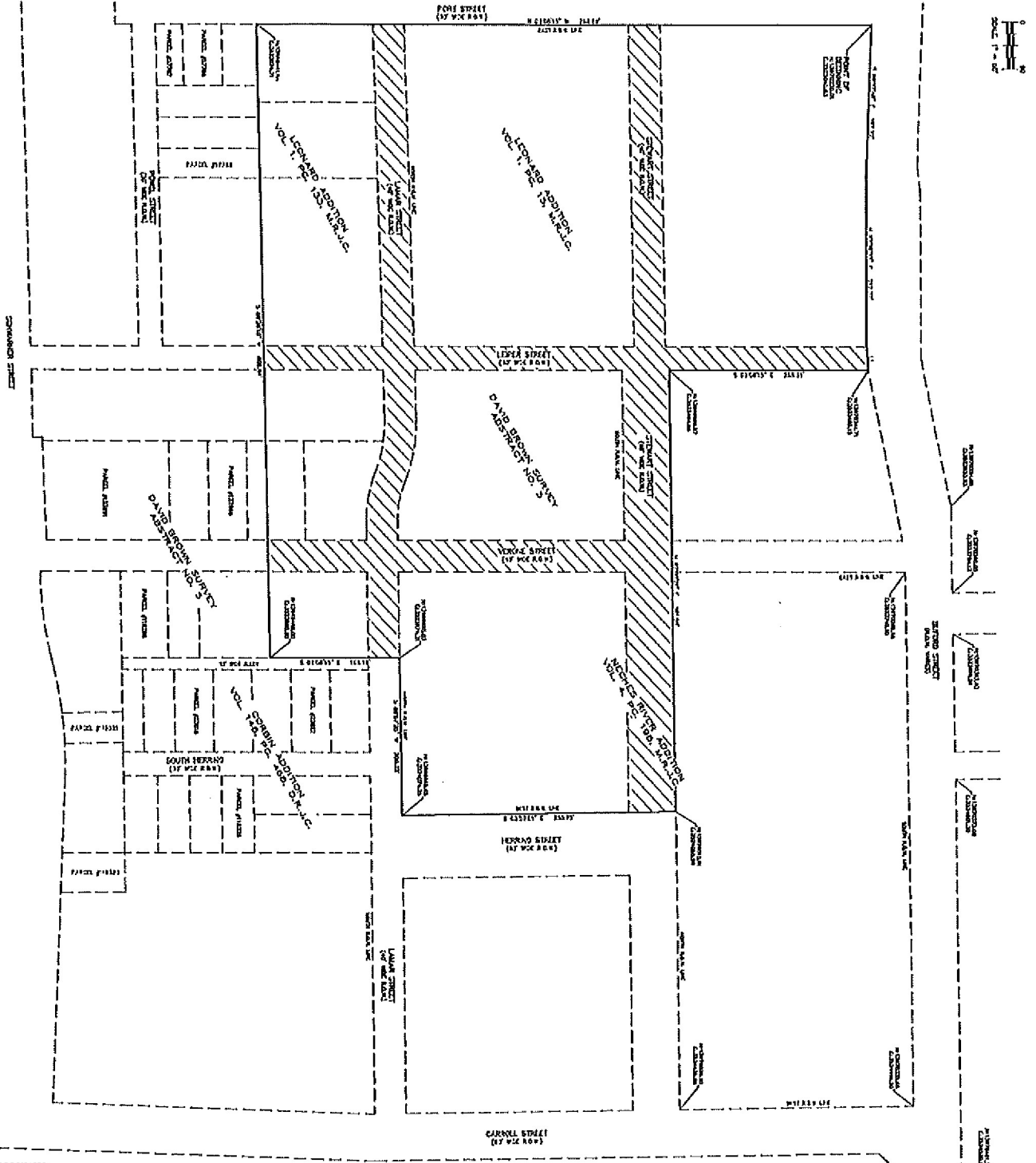
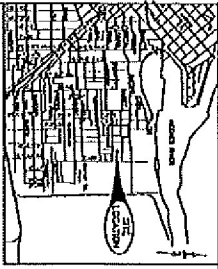
Sincerely,

Brandon M. Bergeron, P.E.
Director of Engineering
Port of Beaumont

CC Chris Boone, City of Beaumont, Planning & Community Development Director
Chris Fisher, Port of Beaumont, Port Director & CEO
Ashely Sanders, Port of Beaumont, Director of Administration

TITLE: [Blank]
 DATE: [Blank]
 SHEET NO.: [Blank]

This plat shows the subdivision of the land described in the accompanying description into lots and blocks. The lots are numbered as shown on this plat. The blocks are numbered as shown on this plat. The streets shown on this plat are: [List of streets]
 The plat is subject to the provisions of the Texas Subdivision Act, Chapter 251, Texas Property Code, and the rules and regulations of the State Surveyor General.



BEFORE ME, the undersigned authority, on this day personally appeared [Name], known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



[Signature]
 [Title]
 [Address]
 [City, State, Zip]



SOUTEX
 SURVEYORS & ENGINEERS

3737 Doctor Drive
 Post Office, Texas 77612
 Tel. 409.033.2004
 Fax. 409.033.2005
 soutexsurvey.com

SHEET TITLE
 EXHIBIT "A"
 1343 ACRES OF LAND
 BEING THE PUBLIC RIGHT OF WAY EASEMENT
 TRACT
 LAMAR & ASSOCIATES

FROM NO. 35-074-20
 SCALE 1" = 40'
 DRAWN BY: JC
 PRINT DATE: 3/27/21
 CHECKED BY: JAL
 APPROVED BY: JAL
 SHEET 1 OF 1

PZ2024-38: Request for a Rezoning from RM-H (Residential Multiple Family—Highest Density)

District to PD (Port Development) District.

Applicant: Port of Beaumont

Location: Blocks surrounded by Buford, Port, Lamar, Herring, Stewart and Leiper Streets, including lots approximately 160' south of Lamar Street southern right-of-way boundary line.

