

ORDINANCE NO. 24-020

ENTITLED AN ORDINANCE ISSUING A SPECIFIC USE PERMIT TO ALLOW TWO (2) DUPLEXES WITHIN THE RCR-H (RESIDENTIAL CONSERVATION REVITALIZATION-HISTORIC) DISTRICT FOR PROPERTY LOCATED AT 2490 LIBERTY AVENUE IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.

WHEREAS, Cornell Price has applied for a specific use permit to allow two (2) duplexes in the RCR-H (Residential Conservation Revitalization-Historic) District for property located at 2490 Liberty Avenue, being all of Lot 14 and western 15'-3/10" of Lot 15, Block 26, Averill Addition, Beaumont, Jefferson County, Texas, containing .0241 acres, more or less as shown on Exhibit "A," attached hereto; and,

WHEREAS, the Planning and Zoning Commission of the City of Beaumont considered the request and is recommending approval of a specific use permit to allow two (2) duplexes in RCR-H (Residential Conservation Revitalization-Historic) District for property located at 2490 Liberty Avenue, subject to the following conditions:

1. Construction plans must meet all requirements by Water Utilities for water and sanitary sewer services, including any requirements of the City's backflow, pre-treatment, and/or F.O.G. program; and,
2. Construction plans must meet all applicable Fire and Building Code requirements; and,

WHEREAS, the City Council is of the opinion that the issuance of such specific use permit to allow two (2) duplexes is in the best interest of the City of Beaumont and its citizens;

NOW, THEREFORE, BE IT ORDAINED

BY THE CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this ordinance are hereby, in all things, approved and adopted; and,

Section 1.

That a specific use allow two (2) duplexes in the RCR-H (Residential Conservation Revitalization-Historic) District for property located at 2490 Liberty Avenue, being all of Lot 14 and western 15'-3/10" of Lot 15, Block 26, Averill Addition, Beaumont, Jefferson County, Texas, containing .0241 acres, more or less as shown on Exhibit "A," attached hereto is hereby granted to Cornell Price, their legal representatives, successors, and assigns, as shown on Exhibit "B," attached hereto and made a part hereof for all purposes, subject to the following conditions:

1. Construction plans must meet all requirements by Water Utilities for water and sanitary sewer services, including any requirements of the City's backflow, pre-treatment, and/or F.O.G. program.
2. Construction plans must meet all applicable Fire and Building Code requirements.

Section 2.

That the specific use permit herein granted is expressly issued for and in accordance with each particular and detail of the site plan attached hereto as Exhibit "B," and made a part hereof for all purposes.

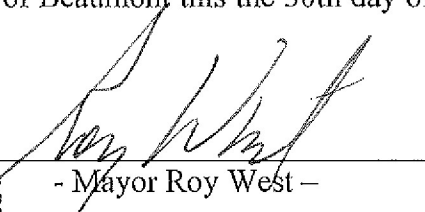
Section 3.

Notwithstanding the site plan attached hereto as Exhibit "B" the use of the property herein above described shall be in all other respects subject to all of the applicable regulations contained in Chapter 28 of the Code of Ordinances of Beaumont, Texas, as amended, as well as comply with any and all federal, state and local statutes, regulations or ordinances which may apply.

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.




- Mayor Roy West -

LEGAL DESCRIPTION FOR ORDINANCE PURPOSES

Being all of Lot 14 and western 15'-3/10" of Lot 15, Block 26, Averill Addition, Beaumont, Jefferson County, Texas, containing .0241 acres more or less.

BEAUMONT

Planning & Community Development

Case Type: Planning and Zoning

Case Sub Type: Specific Use Permit

Case #: PZ2024-46

Location: 2490 LIBERTY AVE, BEAUMONT, 77702

Case Status: REVIEW

Tag Name: SUP to allow 2 duplexes in RCR-H district.

Initiated On: 2/23/2024 9:37:45AM

Individuals listed on the record:

Applicant

Cornell Price
5610 Old Dowlen Rd
Beaumont, TX 77706

Home Phone: 4098329500
Work Phone:
Cell Phone: 4095539553
E-Mail: pricehomestx@gmail.com

Property Owner

Cornell Price
5610 Old Dowlen Rd
Beaumont, TX 77706

Home Phone: 4098329500
Work Phone:
Cell Phone: 4095539553
E-Mail: pricehomestx@gmail.com

Agent

Cornell Price
5610 Old Dowlen Rd
Beaumont, TX 77706

Home Phone: 4098329500
Work Phone:
Cell Phone: 4095539553
E-Mail: pricehomestx@gmail.com

BEAUMONT

Planning & Community Development

Legal Description	Avril L14 W15 3/10 FT L15 B26
Number of Acres	0.24
Proposed Use	duplexes
That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity	Yes, the Pacific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminished or impair property values within the immediate vicinity.
That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;	No, the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided	Yes, adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided.
The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic	Yes, the Design , location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic.
That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration	Yes, adequate nuisance prevention measures have been all will be taken to prevent or control, offensive odor, fumes, dust, noise, and vibration.
That directional lighting will be provided so as not to disturb or adversely affect neighboring properties	Yes, the directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property	Yes, there will be significant landscaping and screening to ensure harmony and compatibility with adjacent property.
That the proposed use is in accordance with the Comprehensive Plan	Yes, The proposed use is in accordance with the comprehensive plan..

Notes:

CMP3 ENTERPRISES

5610 OLD DOWLEN ROAD

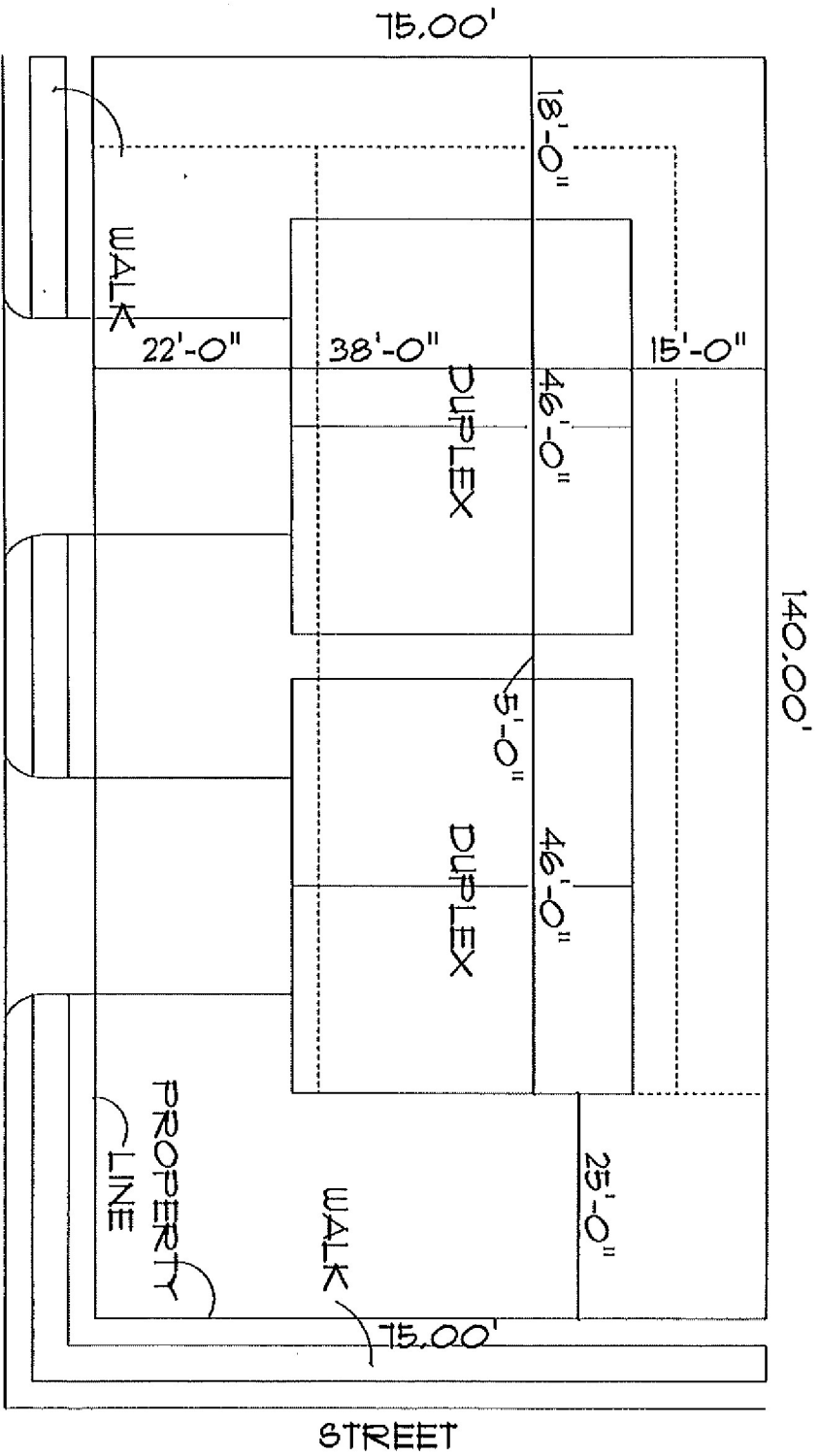
BEAUMONT, TX 77706

To whom it may concern, the Specific Use Permit is to construct two (2) duplexes for residential uses at 2490 Liberty Street. CMP3 Enterprises will follow and exceed all City requirements and Old Town Committee requirements as needed.

Sincerely,

Cornell Price

CMP3 ENTERPRISES



PLOT PLAN
 SCALE: 1/20" = 1'-0"
 2490 LIBERTY
 LOT: 15 BLK: 26

PZ2024-46: Request for a Specific Use Permit to allow two (2) duplexes within the RCR-H (Residential Conservation Revitalization-Historic) District.

Applicant: Cornell Price

Location: 2490 Liberty Avenue

