



City of La Porte Planning and Zoning Commission Agenda

Notice is hereby given of a **Regular Meeting** of the La Porte Planning and Zoning Commission to be held on **Thursday, October 15, 2015 at 6:00 p.m.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order.
2. Roll call of members.
3. Consider approval of meeting minutes: August 6, 2015; August 20, 2015; September 17, 2015.
4. Consider a request by Kobelco Compressors America for consideration of a waiver to the city's Design Guidelines (Exterior Façade Materials) for the proposed office/warehouse facility located at the northwest corner of Fairmont Parkway and Bay Area Boulevard.
5. Administrative reports.
6. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
7. Adjourn.

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019.

CERTIFICATION

I certify that a copy of the Thursday, October 15, 2015, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the _____ day of _____, 2015.

Title: _____

**Planning and Zoning Commission
Minutes of August 6, 2015**

Commissioners Present: Trey Kendrick, Richard Warren, Helen LaCour, Nick Barrera, Lou Ann Martin, Mark Follis, Wyatt Smith, Les Bird, and Hal Lawler

Commissioners Absent: None

City Staff Present: Assistant City Manager Traci Leach, Planning and Development Director Tim Tietjens, City Planner Eric Ensey, Assistant City Attorney Clark Askins, and Office Coordinator Peggy Lee

1. Call to order.

Chairman Hal Lawler called the meeting to order at 6:02 p.m.

2. Roll Call of Members.

Commissioners Kendrick, Warren, LaCour, Barrera, Martin, Follis, Smith, Bird, and Lawler were present for roll call.

3. Consider approval of meeting minutes: July 16, 2015.

Motion by Commissioner Kendrick to approve the meeting minutes of July 16, 2015.

Second by Commissioner LaCour. **Motion carried.**

Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Martin, Follis, Smith, Bird, and Lawler

Nays: None

4. Consider recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the designation for those tracts of land located between State Highway 146 and S. 16th Street, and between W. M Street and McCabe Road, and identified as 1) Tracts 1B-3, Johnson Hunter Survey, Abstract 35; Reserve D and Reserve G, Block 4; Reserve 1, Block 3; and Reserve K, Block 2, of the Port Crossing Amending Plat, from "Business Industrial" to "Light Industrial"; 2) Reserve E, Block 4 of the Port Crossing Amending Plat, from "Park and Open Space" to "Business Industrial"; and 3) Reserve M, Block 2, of the Port Crossing Amending Plat, from "Business Industrial" to "Park and Open Space."

City Planner Eric Ensey presented the staff report on an amendment to the City's Future Land Use Plan. The proposed amendment is intended to clarify the type of development that is anticipated to take place with the Port Crossing area and to clean-up the land use designation. This item was included on the July 16, 2015, Planning and Zoning Commission agenda; however, the Commission voted to continue the item to the August 6, 2015, Special Called Meeting.

Staff responded to Commissioner's questions.

Motion by Commissioner Martin to recommend to City Council, approval of an amendment to the Future Land Use Map component of the Comprehensive Plan by amending the designation for those tracts of land located between State Highway 146 and S. 16th Street, and between W. M Street and McCabe Road, and identified as 1) Tracts 1B-3, Johnson Hunter Survey, Abstract 35; Reserve D and Reserve G, Block 4; Reserve 1, Block 3; and Reserve K, Block 2, of the Port Crossing Amending Plat, from "Business Industrial" to "Light Industrial"; 2) Reserve E, Block 4 of the Port Crossing Amending Plat, from "Park and Open Space" to "Business Industrial"; and 3) Reserve M, Block 2, of the Port Crossing Amending Plat, from "Business Industrial" to "Park and Open Space."

Second by Commissioner Follis. **Motion carried.**

Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Martin, Follis, Bird, and Lawler

Nays: None

Abstain: Commissioner Smith

5. **Consider approval or other action regarding a request by Port Crossing LP for approval of the proposed Port Crossing Amending Plat.**

City Planner Eric Ensey presented the staff report on an Amending Plat requested by Port Crossing LP. The Amending Plat would clean-up the plat by removing all land use references bringing the reserves into compliance with the underlying land uses identified in the City's Future Land Use Plan.

Staff responded to Commissioner's questions.

Motion by Commissioner Follis to approve the Port Crossing Amending Plat.

Second by Commissioner Warren. **Motion carried.**

Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Martin, Follis, Bird, and Lawler

Nays: Commissioner Smith

6. **Continue a public hearing from and opened during the July 16, 2015 Regular Meeting of the Planning and Zoning Commission to receive input on an application for Special Conditional Use Permit #15-91000004, a request by Port Crossing LP, Port Crossing A3 LP, Port Crossing A4 LP, and Port Crossing B4 LP to replace the Port Crossing SCUP #06-006 (previously approved by the La Porte City Council in 2006) for the 313 acre Port Crossing Business Park generally located west of State Highway 146 between W. M Street and McCabe Road.**

Chairman Lawler opened the public hearing at 6:40 p.m.

a. **Staff Presentation**

City Planner Eric Ensey presented the staff report on a request by Port Crossing, L.P.; Port Crossing A3, L.P.; Port Crossing A4, L.P.; and Port Crossing B4, L.P. for a Special Conditional

Use Permit to replace Port Crossing Special Conditional Use Permit No. 06-006 (previously approved by City Council in 2006) for the 313 acre Port Crossing Business Park generally located west of State Highway 146 between W. M Street and McCabe Road. This item was included on the July 16, 2015, Planning and Zoning Commission agenda; however, the Commission voted to continue the item to the August 6, 2015, Special Called Meeting.

Mr. Ensey reported the applicant has a contract to sell the Port Crossing Business Park and during the due diligence phase, it was discovered there are discrepancies between the various documents that govern the development of the Park. This permit, if approved, will supersede the previously approved permit and allow the Park to continue to develop as was intended, with warehousing, distribution, flex industrial uses along with three commercial tracts.

Mr. Ensey stated all requirements for public hearing notification had been met.

Mr. Ensey spoke about the conditions staff would recommend be placed on the permit should the Commission recommend approval.

Staff responded to Commissioner's questions.

b. Applicant Presentation

Jim Harris, on behalf of current owners of Port Crossing, summarized Port Crossing's development history and provided the rationale that lead to the request for a new Special Conditional Use Permit.

Ryan Lovell, with Port Crossing, responded to a question about the definition of flex industrial. Mr. Lovell described flex industrial as being multi-tenant, with at-grade offices/storefronts and truck docks in the rear.

Chairman Lawler suggested the addition of a short wall or landscaping along the north and south sides of the building to screen the truck/vehicle activity.

c. Public Comments (for, against, or questions)

There were no public comments.

d. Question and Answer

The applicant and staff responded to questions from the Commission.

7. Close public hearing.

Chairman Lawler closed the public hearing.

8. Consider recommendation to the La Porte City Council on Special Conditional Use Permit request #15-91000004.

Motion by Commissioner Follis to recommend to City Council, approval of Special Conditional Use Permit request #15-91000004 with the condition that SIC Code Numbers 4222, 4225, and 4226 be excluded from the list of allowable uses for Reserve E.

Second by Commissioner Smith.

Motion by Commissioner Follis to amend his previous motion to include the following conditions:

- SIC Code Numbers 4222, 4225, and 4226 shall be excluded from the list of allowable uses for Reserve E.
- Condition #5 shall read: Submittals for site plan approval shall be in accordance with this SCUP, General Plan, Development Agreement, Restrictive Covenants, and Land Use Exceptions approved by the City of La Porte. For uses not authorized by this SCUP, approval pursuant to Section 106-216 & 106-217 of the City of La Porte Code of Ordinances, as it now exists or may be amended from time to time, shall be required.
- Condition #8 shall read: Truck stops as defined in Chapter 106 of the La Porte Code of Ordinances shall be prohibited within any part of the 300 acre Port Crossing business park. Any gas station that provides any two (2) of the following: truck parking, more than one diesel dispenser for every ten (10) gasoline dispensers, or has a canopy over the dispensers with a clearance height that is greater than sixteen (16) feet in height shall also be deemed a truck stop.
- In the event of truck-bay parking on the north or south side any allowed building screening for the length and height of a truck parked at such bay shall be required to screen one side of such truck. Screening may consist of a masonry wall or landscaping, or a combination thereof, at a sufficient height to screen such trucks. Any screening by landscaping shall be achieved within 24 months of planting.

Second by Commissioner Smith. **Motion failed.**

Ayes: Commissioners Follis and Smith

Nays: Commissioners Kendrick, Warren, LaCour, Barrera, Martin, Bird, and Lawler

Motion by Commissioner Kendrick to recommend to City Council, approval of Special Conditional Use Permit request #15-91000004 with the conditions listed in the staff report with the following additions:

- Condition #5 of the permit shall read: Submittals for site plan approval shall be in accordance with this SCUP, General Plan, Development Agreement, Restrictive Covenants, and Land Use Exceptions approved by the City of La Porte. For uses not authorized by this SCUP, approval pursuant to Section 106-216 & 106-217 of the City of La Porte Code of Ordinances, as it now exists or may be amended from time to time, shall be required.
- Condition #8 of the permit shall read: Truck stops as defined in Chapter 106 of the La Porte Code of Ordinances shall be prohibited within any part of the 300 acre Port Crossing

business park. Any gas station that provides any two (2) of the following: truck parking, more than one diesel dispenser for every ten (10) gasoline dispensers, or has a canopy over the dispensers with a clearance height that is greater than sixteen (16) feet in height shall also be deemed a truck stop.

- In the event of truck-bay parking on the north or south side any allowed building screening for the length and height of a truck parked at such bay shall be required to screen one side of such truck. Screening may consist of a masonry wall or landscaping, or a combination thereof, at a sufficient height to screen such trucks. Any screening by landscaping shall be achieved within 24 months of planting.

Second by Commissioner Barrera. **Motion carried.**

Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Martin, Bird, Follis, Smith, and Lawler
Nays: None

9. **Consider approval or other action regarding a request by Port Crossing LP for approval of the proposed Port Crossing General Plan (previously approved as the Texas Import Export General Plan) for the 313 acre Port Crossing Business Park generally located west of State Highway 146 between W. M Street and McCabe Road.**

City Planner Eric Ensey presented the staff report on a General Plan, previously known as Texas Import/Export Park that was approved in 2005 and was an exhibit to the Development Agreement. The General Plan being proposed would replace the previous plan, which no longer reflects what has actually developed over the years.

Commissioners, the applicant, and staff discussed additional discrepancies found on the proposed Plan.

Commissioner Martin left the meeting at 8:35 p.m.

Motion by Commissioner Kendrick to approve the Port Crossing General Plan (previously approved as the Texas Import Export General Plan) with the condition that the front section of Reserve C be shown as "L" and Reserves P, D, A-4, O, and N be removed from the Plan.

Second by Commissioner Smith. **Motion carried.**

Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Bird, Follis, Smith, and Lawler
Nays: None

10. **Consider recommendation to the La Porte City Council regarding proposed Amended Development Agreement between the City of La Porte and Port Crossing LP, for the purpose of amending the Development Agreement approved by the La Porte City Council in 2006.**

City Planner Eric Ensey presented the staff report on a proposed amended Development Agreement between the City and Port Crossing, which was included in the staff report. The original Development Agreement was approved in 2006.

Motion by Commissioner Follis to recommend to City Council, approval of the proposed amended Development Agreement between the City and Port Crossing, LP.

Second by Commissioner LaCour. **Motion carried.**

Ayes: Commissioners Kendrick, Warren, LaCour, Barrera, Bird, Follis, Smith, and Lawler

Nays: None

11. Administrative reports.

Planning and Development Director Tim Tietjens reminded the Commission of the APA Conference October 7-9 in Galveston.

12. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

There were no Commission comments.

13. Adjourn

Motion by Commissioner Warren to adjourn.

Second by Commissioner Kendrick.

Chairman Lawler adjourned the meeting at 8:45 p.m.

Respectfully submitted,

Peggy Lee
Secretary, Planning and Zoning Commission

Passed and Approved on _____, 2015.

Hal Lawler
Chairman, Planning and Zoning Commission

**Planning and Zoning Commission
Minutes of August 20, 2015**

Commissioners Present: Trey Kendrick, Richard Warren, Nick Barrera, Mark Follis, Wyatt Smith, and Hal Lawler

Commissioners Absent: Helen LaCour, Lou Ann Martin, and Les Bird

City Staff Present: Planning and Development Director Tim Tietjens, City Planner Eric Ensey, and Assistant City Attorney Clark Askins

1. Call to order.

Chairman Hal Lawler called the meeting to order at 6:01 p.m.

2. Roll Call of Members.

Commissioners Kendrick, Warren, Barrera, Smith, and Lawler were present for roll call. Commissioner Follis arrived at 6:04 p.m.

3. Open public hearing to receive input on a request by Bayway Homes for approval of a Final Plat #15-9700002, for the Replat of Lots 1 thru 6, Block 14, Sylvan Beach 1st Addition.

Chairman Lawler opened the public hearing at 6:03 p.m.

a. Staff Presentation

City Planner Eric Ensey presented the staff report on a request by Bayway Homes for a Final Plat to replat six lots in the Sylvan Beach, 1st Addition that currently face the unimproved Sylvan Avenue right of way. As proposed with the Replat, three lots would front Oregon Avenue and three lots would front Park Drive.

Mr. Ensey stated all requirements for public hearing notification had been met.

b. Applicant Presentation

Charles Anders, Friendswood, TX, developer and manager of Bayway Homes, addressed the Commission. With no plans by the City to improve Sylvan Avenue, the decision was made by Bayway Homes to request the Final Plat/Replat in order to utilize the property for residential home construction.

c. Public Comments (for, against, or questions)

There were no public comments.

d. Question and Answer

There were no questions.

4. Close public hearing.

Chairman Lawler closed the public hearing at 6:07 p.m.

5. Consider approval or other action on Final Plat request #15-97000002.

Motion by Commissioner Warren to approve Final Plat request #15-97000002 for the Replat of Lots 1 thru 6, Block 14, Sylvan Beach 1st Addition.

Second by Commissioner Kendrick. **Motion carried.**

Ayes: Commissioners Kendrick, Warren, Barrera, Follis, Smith, and Lawler

Nays: None

6. Open public hearing to receive input on an application for Special Conditional Use Permit #15-91000005, a request by Generational Commercial Properties to allow for construction of a warehouse facility on a 12.6 acre tract of land described as Tracts 1B-3, Abstract 35, Johnson Hunter Survey in the Planned Unit Development (PUD) zone district.

Chairman Lawler opened the public hearing at 6:08 p.m.

a. Staff Presentation

City Planner Eric Ensey presented the staff report on a request by Generational Commercial Properties, on behalf of the property owner, Pierside Industries, for a special conditional use permit for a 12.6 acre tract of land located at the southeast corner of the intersection of S. 16th Street and the W. M Street unimproved right-of-way. The applicant intends to construct a warehouse facility.

Mr. Ensey stated all requirements for public hearing notification had been met.

b. Applicant Presentation

Joe Llamas, 1503 Ridgecrest, Austin, TX, addressed the Commission. Mr. Llamas explained the development would be a speculative industrial building. He suggested changes to the proposed permit conditions as follows:

- Condition 4(j) – After “any outdoor storage” insert the words “*as defined by city code.*”
- Condition 5(e) – Strike the words “*would injure the reputation of the subject property.*”
- Condition 6 – After the words “would be applied” insert the words “*based on the development’s proportionate traffic impact. All contributions would be subject to reimbursement through the TIRZ, pursuant to the approval by the TIRZ Board.*”
- Next to last paragraph, first sentence – Strike the words “occupy the building” and insert the words “*commence construction.*”

c. Public Comments (for, against, or questions)

There were no public comments.

d. Question and Answer

There were no questions.

7. Close public hearing.

Chairman Lawler closed the public hearing at 7:02 p.m.

8. Consider recommendation to City Council on Special Conditional Use Permit request #15-91000005.

Motion by Commissioner Warren to recommend to City Council, approval of Special Conditional Use Permit request #15-91000005 with the following changes to the permit conditions included in the staff report:

- Condition 4(j) – After “any outdoor storage” insert the words “*as defined by city code.*”
- Condition 5(e) – Strike the words “*would injure the reputation of the subject property.*”
- Condition 6 – After the words “would be applied” insert the words “*based on the development’s proportionate traffic impact. All contributions would be subject to reimbursement through the TIRZ, pursuant to the approval by the TIRZ Board.*”
- Next to last paragraph, first sentence – Strike the words “occupy the building” and insert the words “*commence construction.*”

Second by Commissioner Kendrick. **Motion carried.**

Ayes: Commissioners Kendrick, Warren, Barrera, Follis, Smith, and Lawler

Nays: None

9. Administrative reports.

There were no administrative reports.

10. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

Commissioners thanked staff and were appreciative for the group’s input. Commissioner Follis inquired about the timeline for moving forward with the tree preservation amendments. Mr. Ensey stated there would be a public hearing for the amendments at the Commission’s next meeting.

11. Adjourn

Motion by Commissioner Warren to adjourn.

Second by Commissioner Smith.

Chairman Lawler adjourned the meeting.

Respectfully submitted,

Peggy Lee
Secretary, Planning and Zoning Commission

Passed and Approved on _____, 2015.

Hal Lawler
Chairman, Planning and Zoning Commission

**Planning and Zoning Commission
Minutes of September 17, 2015**

Commissioners Present: Richard Warren, Helen LaCour, Nick Barrera, Mark Follis, Wyatt Smith, and Hal Lawler

Commissioners Absent: Trey Kendrick, Lou Ann Martin, and Les Bird

City Staff Present: City Planner Eric Ensey, Assistant City Attorney Clark Askins, and Office Coordinator Peggy Lee

1. Call to order.

Chairman Hal Lawler called the meeting to order at 6:02 p.m.

2. Roll Call of Members.

Commissioners Warren, LaCour, Barrera, Smith, and Lawler were present for roll call. Commissioner Follis arrived at 6:07 p.m.

3. Open public hearing to receive input on possible modifications and/or repealing of Section 106-801 (Tree Preservation), Section 106-802 (Tree Replacement), and Section 106-803 (Tree Fund), of the City of La Porte's Code of Ordinances.

Chairman Lawler opened the public hearing at 6:03 p.m.

a. Staff Presentation

City Planner Eric Ensey presented the staff report on modifying or repealing zoning requirements for tree preservation, tree replacement, and the tree fund. The Commission had previously forwarded their recommendation to City Council and on July 13, 2015, Council requested the Commission take another look at the issue due to concern for the impact the recommended requirements would have on development. To facilitate discussion, staff offered three options for consideration by the Commission.

b. Public Comments (for, against, or questions)

There were no public comments.

c. Question and Answer

There were no questions.

4. Close public hearing.

Chairman Lawler closed the public hearing at 6:28 p.m.

5. Consider recommendation to City Council on amendments and/or repealing various provisions of Chapter 106 "Zoning" concerning tree preservation, tree replacement, and the tree fund.

Motion by Commissioner Warren to recommend to City Council an amendment to Chapter 106 of the Code of Ordinances concerning tree preservation, tree replacement, and the tree fund as shown in Option 2 of the staff report, with the following addition: Should the applicant desire to mitigate the loss of trees by planting as part of the development, commercial properties shall plant 2" caliper replacement trees and industrial properties shall plant 4" caliper replacement trees.

Second by Commissioner Barrera. **Motion carried.**

Ayes: Commissioners Warren, LaCour, Barrera, Follis, and Lawler.

Nays: Commissioner Smith

6. Administrative reports.

Mr. Ensey reminded the Commissioners of the upcoming APA Conference Oct. 7-10.

7. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

There were no comments.

8. Adjourn

Motion by Commissioner Warren to adjourn.

Second by Commissioner LaCour.

Chairman Lawler adjourned the meeting at 6:32 p.m.

Respectfully submitted,

Peggy Lee
Secretary, Planning and Zoning Commission

Passed and Approved on _____, 2015.

Hal Lawler
Chairman, Planning and Zoning Commission

**City of La Porte, Texas
Planning and Zoning Commission**



May 27, 2015

AGENDA ITEM 4

Consider a Waiver Request to the City's
Design Guidelines (Exterior Façade Materials)
for the Proposed Fairfield Inn & Suites
at 711 Highway 146 South.

Applicant: La Porte Lodging Hospitality LLC

*Eric J. Ensey, City Planner
Planning and Development Department
City of La Porte, Texas*

Planning and Development Department Staff Report

ISSUE

Should the Planning and Zoning Commission approve a request by Kobelco Compressors America for a waiver to the city's exterior façade materials design guidelines for construction of new office/warehouse facility located at northwest corner of Fairmont Parkway and Bay Area Boulevard?

DISCUSSION

The site is subject to the city's Design Guidelines as outlined in Article IX of Chapter 106 of the city's Code of Ordinances. Section 106-928 outlines various architectural design guidelines, including building form, building articulation, roof, architectural design elements, and exterior façade materials. Because this site fronts Fairmont Parkway and is zone BI, Business Industrial, the subject site is required to comply with the requirements for Tier 3 buildings. Specifically, the code requires 20% of the building's façade be covered by stone or masonry materials for a Tier 1 building and 80% for other materials such as stucco, architectural block, cementitious fiberboard, EIFS (above 14 feet), and painted, colored or stamped tilt-wall.

The applicant is requesting consideration of a waiver to the city's Design Guidelines concerning Exterior Façade Materials. The proposal submitted includes complying with the 20% stone/brick requirement. However, the material proposed as part of the remaining 80% is not a material permitted in Section 106-928. The applicant is proposing the use of a stucco-faced insulated metal interlocking panels. The view from the street will look as though the building is stucco, but the material is not a masonry product. The attached Exhibit A includes a powerpoint presentation that shows the proposed material and why the applicant is requesting consideration of this product. Additionally, a sample of the proposed material will be presented at the meeting. The applicant asserts that the nature of the use of a crane within their facility and the vibrations from that could cause masonry to crack and split.

Section 106-927 of the city's Code of Ordinances states that the Planning and Zoning Commission may approve a waiver request subject to two findings. The following is a list of those findings:

1. The project as designed is consistent with the general spirit and intent of the City of La Porte's Comprehensive Plan.

2. The proposed building will result in an attractive contribution to the community.

ATTACHMENTS

- Exhibit A: Applicant Letter and Powerpoint Presentation
Exhibit B: Section 106-928, Architectural Design Guidelines



Gray I.C.E. Builders, Inc.
421 E Cerritos Ave
Anaheim, CA 928015

Kobelco Compressors America, Inc.
1450 W Rincon St
Corona, CA 92880

Friday, October 02, 2015

City of La Porte Planning & Development
604 W. Fairmont Parkway
La Porte, Texas 77571

Re: Waiver Request for Exterior Material under ordinance #2014-3551/#2015-001

Project Name: Kobelco HSS
Project Location: NW corner of Fairmont Pkwy and Bay Area Blvd
Project Owner: Kobelco Compressors America, Inc

To whom it may concern,

Gray I.C.E. Builders, Inc. (Gray hereafter) on behalf of Kobelco Compressors America, Inc. (Kobelco Hereafter) is herewith requesting a waiver of exterior façade materials noted under Section 106-928 (d) (1) Exterior Façade Materials.

Due to the 30-ton overhead bridge crane which is essential to Kobelco's operation of this facility, the building will require exterior façade systems capable of withstanding the building movement caused by the crane. For this reason, Gray/Kobelco is **requesting a substitution of Stucco Finish Insulated Metal Panel in lieu of traditional stucco** outlined in the ordinance. This material would allow building movement by its mechanical joints, and avoid façade cracks that can cause eventual leaks and other problems.

Presentation will be made at Planning and Zoning Commission meeting requesting abovementioned substitution.

We appreciate your consideration and attention to this matter.

Sincerely,

John Thorne
Vice President, Industrial / Director A & E
Gray, I.C.E. Builders

Re: Confirmation of Exterior Wall Material for Kobelco Houston HSS Project.

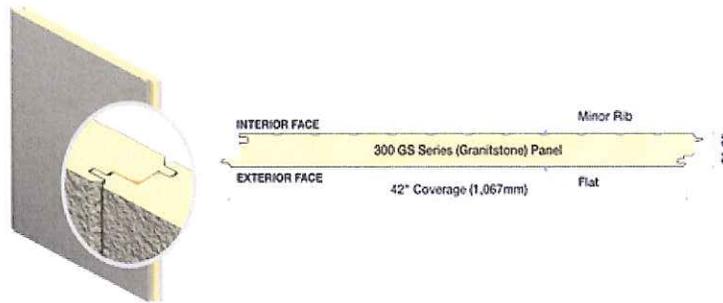
To whom it may concern,

We are in a process of redesign of *Kobelco HSS* project. In doing so, we would like to confirm the specification for exterior wall material prior to further design development. (Product specification attached below).

Proposed: exterior wall to have *split-face CMU wainscot* for accent/protection, and *stucco finish insulated metal panels* above. We would like to make sure that this panel would be considered as "Stucco"

Main Reasons for usage of this finish:

- **Durability:** Due to use of heavy overhead cranes, EIFS/Stucco system will be vulnerable to cracks resulting from jolting forces applied from the crane movement.
- **Energy Efficiency:** Stucco Finished Insulated Metal panel to offer higher R-value per thickness than EIFS/stucco finish.



Product Specifications

Panel Thickness	2" 2.5" 3" 4" 5" 6"
R-Value by ASTM C518	7.2 per inch at 75°F 8.0 per inch at 35°F
Panel Width	42"
Lengths	10' to 48'
Joint Configuration	Interlocking tongue and groove
Exterior Face	Granitstone® acrylic aggregate stucco finish factory applied over 24, or 22 Ga. Azteco embossed steel, AZ50 Galvalume® or G90 galvanized (20 Ga. available upon request)
Interior Face	26/24/22 Ga. Embossed or Non-Embossed steel, AZ50 Galvalume® or G90 galvanized (20 Ga. available upon request)
Core Material	Polyisocyanurate
Orientation	Vertical



Kobelco HSS

EXHIBIT A



Cross Streets: Fairmont Pkwy
Bay Area Blvd

Zoning: BI (Business Industrial)

Tier: Tier 3

Kobelco HSS

Goal

To have **Stucco**-Finish IMP Approved
for Use at this Facility

Overview

- Current Ordinance
- Elevation Per Code
- Problem
- Substitution
- Material Properties
- Example Project

Current Ordinance

Ordinance # 2014-3551
P2015-001



City of La Porte

Established 1892

Planning and Development Department

Tim Tietjens, Director

Planning and Development Department Policy
Effective: June 4, 2015
#P2015-001

Exterior Façade Materials for Tier 2 and Tier 3 Buildings Policy

Purpose:

To clarify minimum requirements for exterior façade materials for buildings categorized as Tier 2 and Tier 3.

Timing:

Effective immediately.

Current Ordinance

Elevation per Code

Problem

Substitution

Properties

Example works

Sec. 106-928. Architectural design guidelines.

Sec. 106-928. Architectural design guidelines. Sec. 106-928. Architectural design guidelines.

(d) Exterior Façade Materials

(1) Allowed exterior materials are categorized into the following three groups, of which at least two materials from different groups shall be used in all exterior facades in Tier 1, Tier 2, and Tier 3:

a. **Group A: Brick and stone**

b. **Group B: Stucco**, architectural concrete block with integrated color (split face CMU), factory primed cementitious fiberboard in the form of lap siding or board and batten, EIFS (above 14 feet from grade only), and painted, colored or stamped tilt-wall

c. **Group C: Metal, tile, wood**

(2) Prohibited exterior materials include cinder block, vinyl, plastic, aggregate pea-gravel finished surfaces, and pre-engineered metal building siding.

Current Ordinance

Elevation per Code

Problem

Substitution

Properties

Example works

Sec. 106-928. Architectural design guidelines.

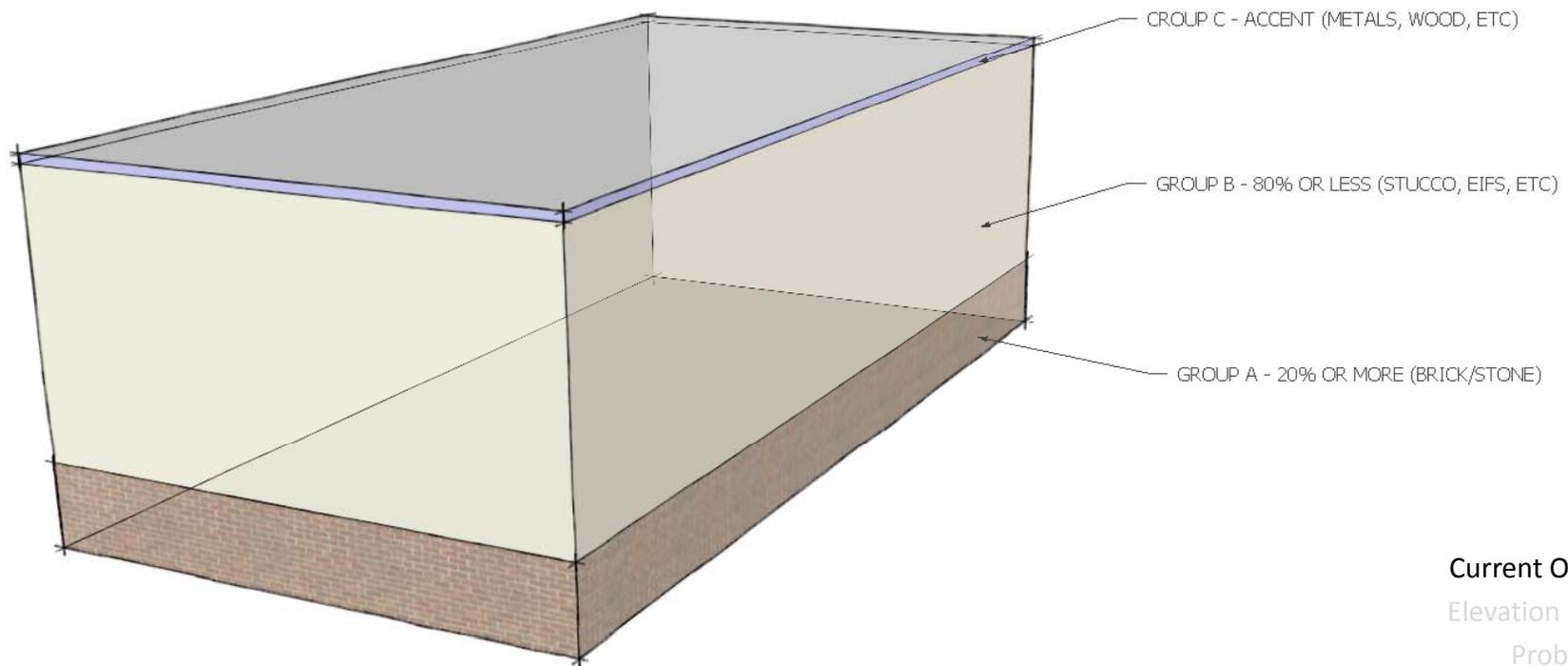
(5) Primary façade treatments are applicable to Tier 3 buildings. The following shall apply to all exterior walls of buildings which are clearly visible from a public street or along an active storefront:

a. Primary Facades, excluding windows, doors, and other openings, shall be constructed of at least 20% Group A materials and up to 80% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the Director of Planning and Development or designee.

(56) Building color requirements are applicable to buildings in all tiers. The dominant color of all buildings shall be muted shades of color. Black and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that florescent colors are prohibited.

Current Ordinance
Elevation per Code
Problem
Substitution
Properties
Example works

TIER-3 Exterior Finishes Overview



Primary Façades

Current Ordinance
Elevation per Code
Problem
Substitution
Properties
Example works

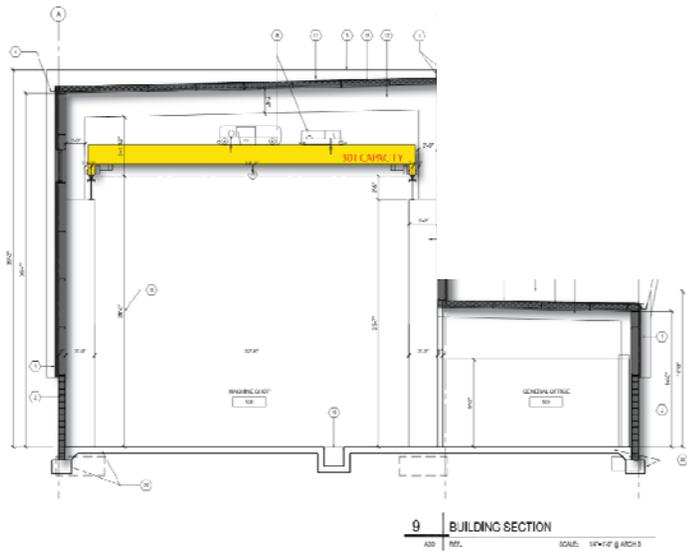
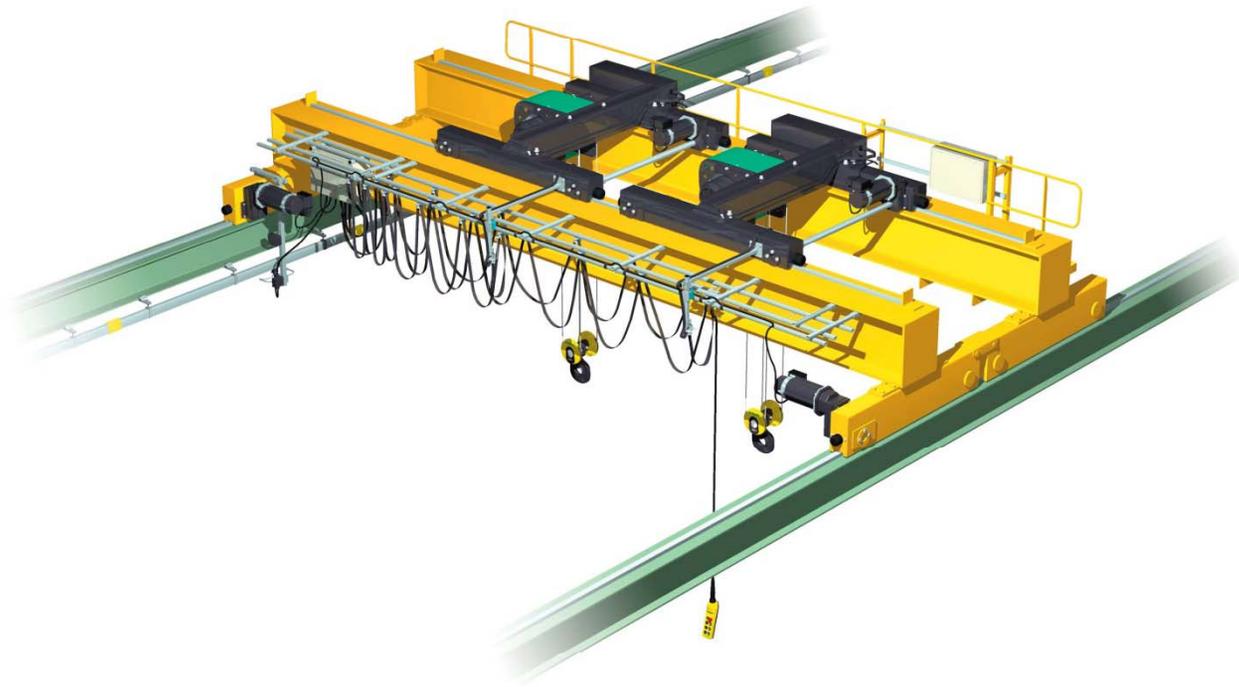
Birds Eye View



Current Ordinance
Elevation per Code
Problem
Substitution
Properties
Example works

Problem

Overhead Bridge Crane



Current Ordinance
Elevation per Code

Problem

Substitution

Properties

Example works

Problem

Cracks Due to Building Movement



Current Ordinance
Elevation per Code

Problem

Substitution

Properties

Example works

Substitution

Stucco Faced Insulated Metal Panels



Current Ordinance
Elevation per Code
Problem
Substitution
Properties
Example works

Substitution

Stucco Faced Insulated Metal Panels

- **Flat profile** – 3” thick steady panel, smooth surface without RIB, finish with stucco material. Appearance is similar to precast concrete but not metal siding.
- **Concealed Fastener** – no screw heads are exposed. (show drawing)
- Built-in Insulation value. (3” thick panel = R-26)
- Flexible building with vertical joints.

Current Ordinance
Elevation per Code
Problem
Substitution
Properties
Example works

Material Properties

Surface Finish

Acrylic/Portland Cement Aggregate

Stucco



Stucco (IMP)

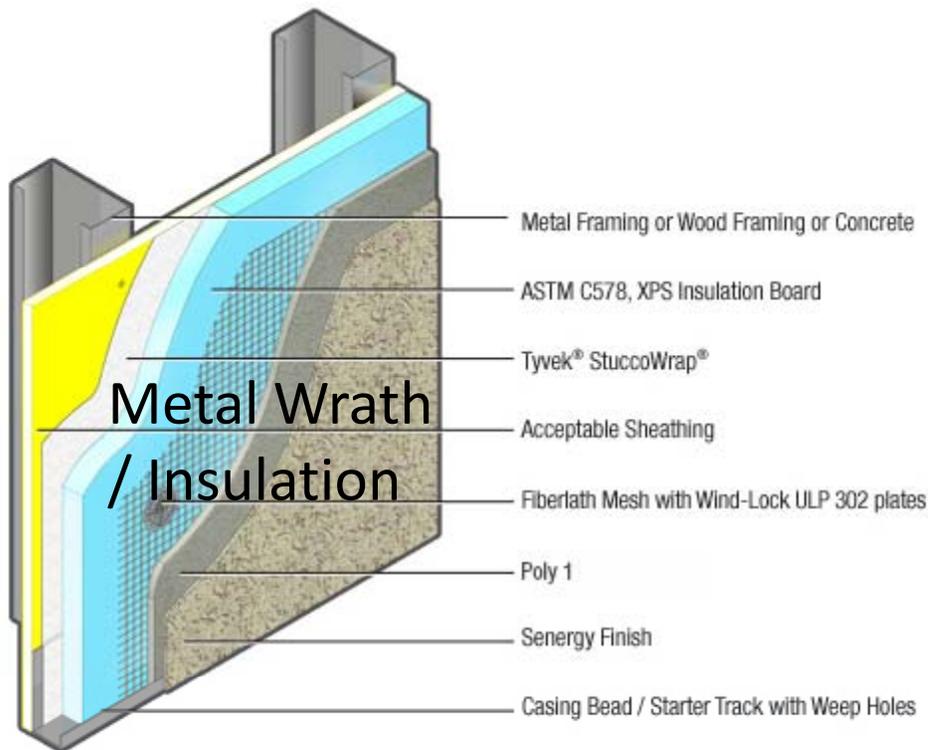


Current Ordinance
Elevation per Code
Problem
Substitution
Properties
Example works

Material Properties

Substrate

Stucco



Stucco (IMP)



Current Ordinance
Elevation per Code
Problem
Substitution
Properties
Example works

Material Properties

Physical Properties

Stucco

Stucco (IMP)

Lower

Impact Resistance

Higher

Lower

Movement Accommodation

Higher

Yes

Joints

Yes

Low

Durability

High

Current Ordinance
Elevation per Code
Problem
Substitution
Properties
Example works





3270



**GREAT BUNS
BAKERY**

OPENING
SOON

3270

GREAT BUNS
FAMILY OWNED &
OPERATED SINCE 1982

3270
HOURS
Mon - Sat 7am - 5pm
Sun - Closed
702-998-0311
FAMILY OWNED &
OPERATED SINCE 1982

BAGELS
KAISER ROLLS
STEAK ROLLS
ONION ROLLS
DINNER ROLLS
SUB ROLLS
ITALIAN BREAD
FRENCH BREAD
RYE BREAD
7-GRAIN BREAD
HAMBURGER BUNS

HOT DOG BUNS
SANDWICH ROLLS
PUMPERNICKE
SOURDOUGH
CIABATTA BR
ARTISAN BRE
DANISH
MUFFINS
COFFEE CAKE
BUNDT CAKE
& MUCH MOR









EXHIBIT A





Planning and Development Department Policy
Effective: June 4, 2015
#P2015-001

Exterior Façade Materials for Tier 2 and Tier 3 Buildings Policy

Purpose:

To clarify minimum requirements for exterior façade materials for buildings categorized as Tier 2 and Tier 3.

Timing:

Effective immediately.

Policy:

The City Council approved Ordinance O-2015-3551 in November 2014 adopting a comprehensive update of the city's zoning regulations. One of those modifications was the implementation of design guidelines for development. In reviewing Section 106-928 of those regulations, it became apparent that minimum requirements for exterior façade materials for Tier 2 and Tier 3 buildings were not clearly denoted. The following is a revised Section 106-928(d) that shall guide development of Tier 2 and Tier 3 buildings until such time as the section is amended.

Sec. 106-928. Architectural design guidelines.

(d) Exterior Façade Materials

(1) Allowed exterior materials are categorized into the following three groups, of which at least two materials from different groups shall be used in all exterior facades in Tier 1, Tier 2, and Tier 3:

- a. Group A: Brick and stone
- b. Group B: Stucco, architectural concrete block with integrated color (split face CMU), factory primed cementitious fiberboard in the form of lap siding or board and batten, EIFS (above 14 feet from grade only), and painted, colored or stamped tilt-wall
- c. Group C: Metal, tile, wood

(2) Prohibited exterior materials include cinder block, vinyl, plastic, aggregate pea-gravel finished surfaces, and pre-engineered metal building siding.

(3) Primary façade treatments are applicable to Tier 1 buildings. The following shall apply to all exterior walls of buildings which are clearly visible from a public street or along an active storefront:

- a. Primary Facades, excluding windows, doors, and other openings, shall be constructed of at least 80% Group A materials and up to 20% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the Director of Planning and Development or designee.
- b. Buildings over 50,000 square feet may use Split-Face CMU (architectural block)

for up to 20% of the primary façade, in addition to the 20% of Group B materials.

(4) Primary façade treatments are applicable to Tier 2 buildings. The following shall apply to all exterior walls of buildings which are clearly visible from a public street or along an active storefront:

a. Primary Facades, excluding windows, doors, and other openings, shall be constructed of at least 50% Group A materials and up to 50% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the Director of Planning and Development or designee.

(5) Primary façade treatments are applicable to Tier 3 buildings. The following shall apply to all exterior walls of buildings which are clearly visible from a public street or along an active storefront:

a. Primary Facades, excluding windows, doors, and other openings, shall be constructed of at least 20% Group A materials and up to 80% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the Director of Planning and Development or designee.

~~(5) Building color requirements are applicable to buildings in all tiers. The dominant color of all buildings shall be muted shades of color. Black and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that florescent colors are prohibited.~~



Tim Tietjens
Director of Planning and Development

6-4-15

Date