



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, November 19, 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: October 15, 2015 Meeting.
4. Consider approval or other action regarding a request by Turfway FEC, LLC for approval of the proposed La Porte Town Center General Plan for the 20 acre tract of land known as Tract 1L, Johnson Hunter Survey, Abstract 35 generally located on the east side of State Highway 146 north of Wharton Weems Boulevard.
5. Open a public hearing to receive input on an application for Special Conditional Use Permit #15-91000007, a request by Turfway FEC, LLC to allow for construction of an entertainment, commercial and residential mixed use development on a 20-acre tract of land known as Tract 1L, Johnson Hunter Survey, Abstract 35 generally located on the east side of State Highway 146 north of Wharton Weems Boulevard.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or questions)
 - d. Question and Answer
6. Close public hearing.
7. Consider approval or other action on Special Conditional Use Permit request #15-91000007.
8. Consider a 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 land use designation for a 20 acre tract of land known as Tract 1L, Johnson Hunter Survey, Abstract 35, from "Low Density Residential" to "Commercial," "Mid- to High-Density Residential" and "Mixed Use."
9. Consider a recommendation to the La Porte City Council on a revised Official Zoning Map for the City of La Porte.
10. Administrative reports.
11. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
12. 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, November 19, 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 October 15, 2015**

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

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

City Staff Present: Director of Planning and Development Tim Tietjens, City Planner Eric Ensey, Planning Technician Ryan Cramer, Assistant City Attorney Clark Askins, and Office Coordinator Peggy Lee

1. Call to order.

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

2. Roll Call of Members.

Commissioners LaCour, Barrera, Follis, Smith, and Lawler were present for roll call.

3. Consider approval of meeting minutes: August 6, 2015; August 20, 2015; September 17, 2015.

Motion by Commissioner Follis to approve the meeting minutes of August 6, 2015; August 20, 2015; and September 17, 2015.

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

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

Nays: None

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.

City Planner Eric Ensey presented the staff report on a request by Kobelco Compressors America for a waiver to the City's design guidelines for exterior façade materials. Due to the site location along Fairmont Parkway, the development is required to comply with guidelines for Tier 3 buildings. The applicant is requesting approval to use stucco-faced insulated metal interlocking panels in lieu of traditional stucco.

Ippei Iwata, with Gray Construction, spoke on behalf of Kobelco Compressors. Mr. Iwata spoke about a 30-ton overhead bridge crane that is an integral part of the business. When in operation, the crane causes a significant amount of movement on the building, which ultimately causes cracks in the masonry. Mr. Iwata provided a sample of the material being requested for substitution.

Motion by Commissioner Follis to approve a waiver to the City's Design Guidelines (Exterior Façade Materials) requested by Kobelco Compressors America for the proposed office/warehouse facility located at the northwest corner of Fairmont Parkway and Bay Area Boulevard.

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

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

Nays: None

5. Administrative reports.

Mr. Tietjens introduced the newly hired Planning Technician, Ryan Cramer, to the Commission.

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

There was a question and brief discussion on whether the Commission should consider amending the newly adopted design guidelines. The consensus from the group was that it was not necessary.

7. Adjourn

Motion by Commissioner Barrera to adjourn.

Second by Commissioner Smith.

Chairman Lawler adjourned the meeting at 6:28 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**



November 19, 2015

AGENDA ITEM 4

Consider approval or other action for the La Porte Town Center General Plan
to allow for construction of an
entertainment, commercial and residential mixed use development
on a 20 acre tract described as Tracts 1L, Johnson Hunter Survey, Abstract 35,
La Porte, Harris County, Texas
Applicant: Turfway FEC, LLC

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

Planning and Development Department Staff Report

ISSUE

Consider a recommendation to the City Council on a request by the applicant Turfway FEC, LLC for the La Porte Town Center General Plan to allow construction of an entertainment, commercial and residential mixed use development on a 20 acre tract described as Tracts 1L, Johnson Hunter Survey, Abstract 35, La Porte, Harris County, Texas. This item would become an exhibit to the Special Conditional Use Permit (Agenda Item #5), should it be approved by the Planning and Zoning Commission and City Council.

RECOMMENDATION

Staff recommends approval of the proposed General Plan for the La Porte Town Center development, subject to a condition that any substantial deviation require an amendment to the General Plan approved by the Planning and Zoning Commission.

DISCUSSION

Property Owner:

Bayforest Ranch LTD

Developer/Applicant:

Turfway FEC, LLC.

Applicant's Request:

The applicant is seeking approval of this General Plan to allow for construction of a mixed use town center development on the subject property. The applicant is under contract to acquire the entire 20 acre tract of land. The attached Exhibit A includes the proposed General Plan along with a project description letter submitted by the applicant. The General Plan identifies the scale and scope of the proposed development along with all proposed land uses.

Background Information:

The subject site is approximately 20 acres in area and is located on the east side of State Highway 146 just north of Wharton Weems. The attached Exhibit B is an Area Map showing the location of the subject property.

Planning and Zoning Commission Regular Meeting
November 19, 2015
La Porte Town Center General Plan

The legal description of the property is Tracts 1L, Johnson Hunter Survey, Abstract 35, La Porte, Harris County, Texas.

The attached Exhibit C identifies this parcel on the city’s Future Land Use Plan, as adopted in the Comprehensive Plan, as existing and proposed. Currently the site is identified as “Low Density Residential” uses.

The site is zoned PUD, Planned Unit Development, and is vacant. The attached Exhibit D shows the zoning of the subject property and surrounding properties. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	PUD, Planned Unit Development	Vacant, undeveloped (identified in the Future Land Use Plan as “Low Density Residential”)
South	PUD, Planned Unit Development	Vacant, undeveloped (identified in the Future Land Use Plan as “Low Density Residential”)
West	PUD, Planned Unit Development	State Highway 146 right-of-way, with undeveloped Port Crossing Industrial Business Park on the west side of the ROW
East	PUD, Planned Unit Development	La Porte Municipal Golf Course

Analysis:

General Plan review requires approval by the Planning and Zoning Commission; there is no review of the document by the City Council required. However, should the Commission approve the proposed General Plan, it would become an exhibit to the Special Conditional Use Permit (SCUP) application that is being reviewed as Agenda Item #6 and which recommendation will be forwarded to City Council for final approval. The General Plan is intended to provide for a conceptual layout of uses and is required for developments that exceed 10 acres in size.

Should City Council approve the proposed SCUP, the applicant will be required to submit application for a site development plan in compliance with applicable code requirements, which will be required to be presented to the Planning and Zoning Commission for approval. The site plan will be required to comply with all requirements of Chapter 106, Zoning, of the city’s Code of Ordinances including but not limited to parking, detention, façade design, landscaping, etc. unless a variance is approved by the Board of Adjustment.

The proposed development includes a mix of land uses on a 20 acre parcel of land. The uses proposed are laid out in the La Porte Town Center General Plan, included as Exhibit A. The following is a breakdown of land uses outlined by the applicant in the attached project description letter:

- 50,000 square foot entertainment center
- 20,000 square foot conference, theater and museum
- 8 restaurants
- 50,000 square feet of office space
- 14 brownstone townhomes
- 7 live-work units
- 114 room hotel
- 2 acres of park and water features

As part of the SCUP, staff has included a number of conditions related to the proposed land uses, including limitation on certain uses within the development area. The intent of the development is to provide retail, restaurant and service uses along with some brownstone townhouse and live-work units.

In 2007, the city approved a General Plan for the adjacent tracts of land north and south of the subject site called “Lakes at Fairmont Greens” (see the attached Exhibit E). The development included various phases of single family detached residential development. The phases developed to this point are the DR Horton Homes development at the southeast corner of Wharton Weems and Highway 146 and Bayshore Elementary School at the northeast corner of Mc Cabe and Highway 146.

Although the proposed development is not consistent with the current Future Land Use Plan (FLUP) as adopted in the Comprehensive Plan, staff has brought forward an amendment to the FLUP. The city may, from time to time, amend its FLUP. As part of the SCUP, a condition has been added to ensure compatibility with surrounding land uses by requiring the construction of an 8-foot high solid masonry fence with landscaping along the north and south perimeter boundary of the property.

The proposed General Plan shows phasing of the development into three phases. The first phase includes development of the Family Entertainment Center, hotel, and commercial pad sites along Highway 146 along with associated detention. Phase II includes the remainder of the commercial along with a portion of the townhomes and the live-work units. And finally, the third phase is the rest of the public road and remaining townhomes.

The proposed development will tie into the existing 16” water line in the Highway 146 right-of-way and a 24” sanitary sewer line that traverses the eastern portion of the site through an easement. The applicant will be required to extend public utility lines through the development to provide those utilities to all properties. As a result, the applicant will be required to enter into a Utility Extension Agreement with the city for extension of any utility lines.

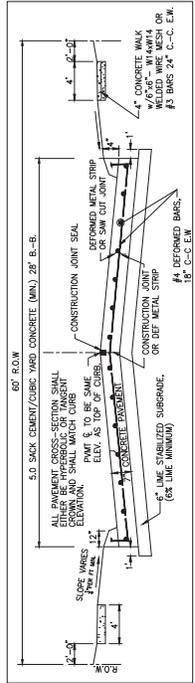
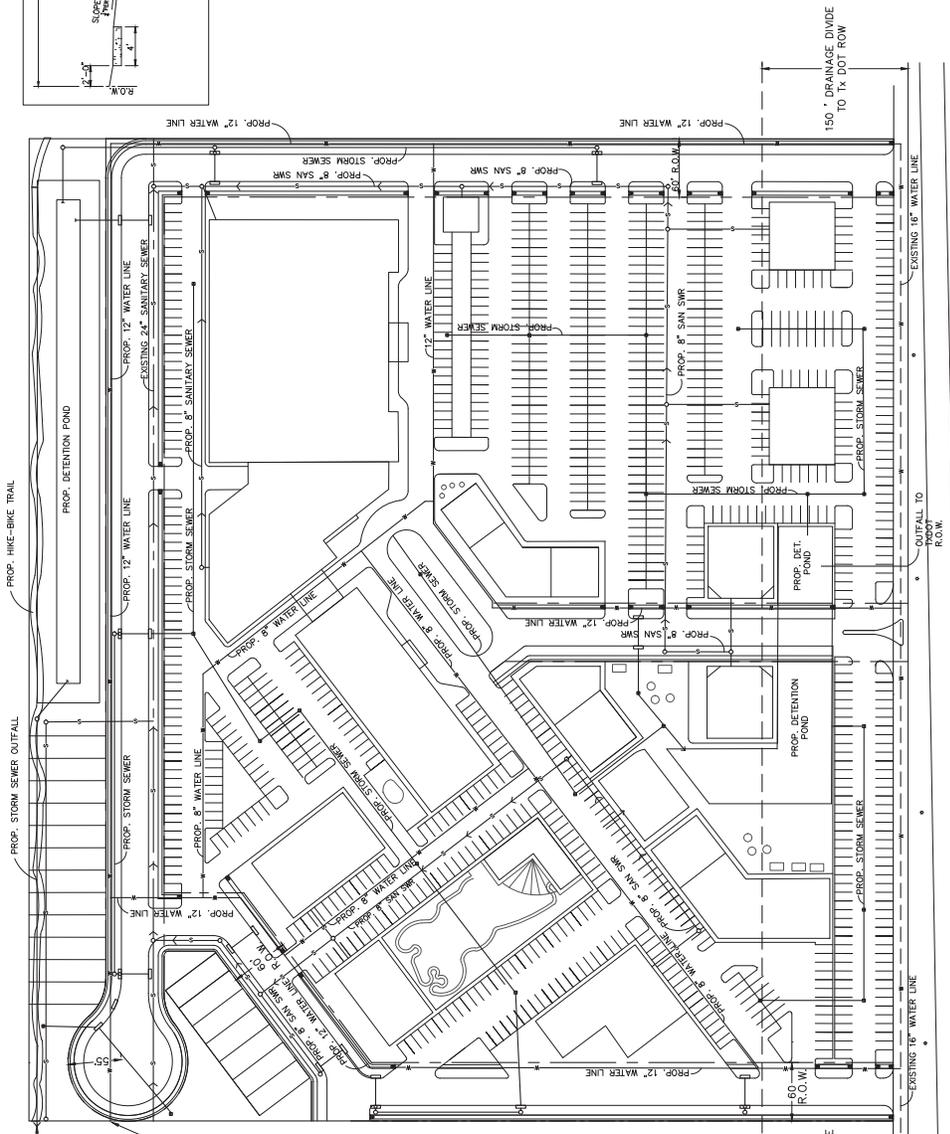
The subject development is a portion of a future trail system running from Little Cedar Bayou Park to Bayshore Elementary. The developer will be responsible for construction of that portion of the hike and bike trail on this property in accordance with city requirements in terms of location and construction specifications. In order to provide connectivity between the hike and bike trail and the development, the applicant shall also provide a trail spur to and through the site.

ATTACHMENTS

- Exhibit A: Proposed General Plan and Project Description Letter
- Exhibit B: Area Map
- Exhibit C: Land Use Map
- Exhibit D: Zoning Map
- Exhibit E: Lakes at Fairmont Green General Plan

PROP. STORM SEWER OUTFALL
CONNECTS TO EXISTING 18" STORM
SEWER ADJACENT TO POPLAR LANE.
EXISTING OUTFALLS INTO LITTLE CEDAR
BAYOU

PROP. 8" WATER LINE WILL
CONNECT TO EX. 6" WATER LINE AT
POPLAR LANE



TYPICAL ROADWAY SECTION
SCALE: N13

NOTE:
1. LOCATION OF "DIP" UTILITIES WILL BE DETERMINED AT
THE TIME OF PRELIMINARY PLAT.

STATE HWY 146
R.O.W VARIES

APP.	REVISIONS	DATE

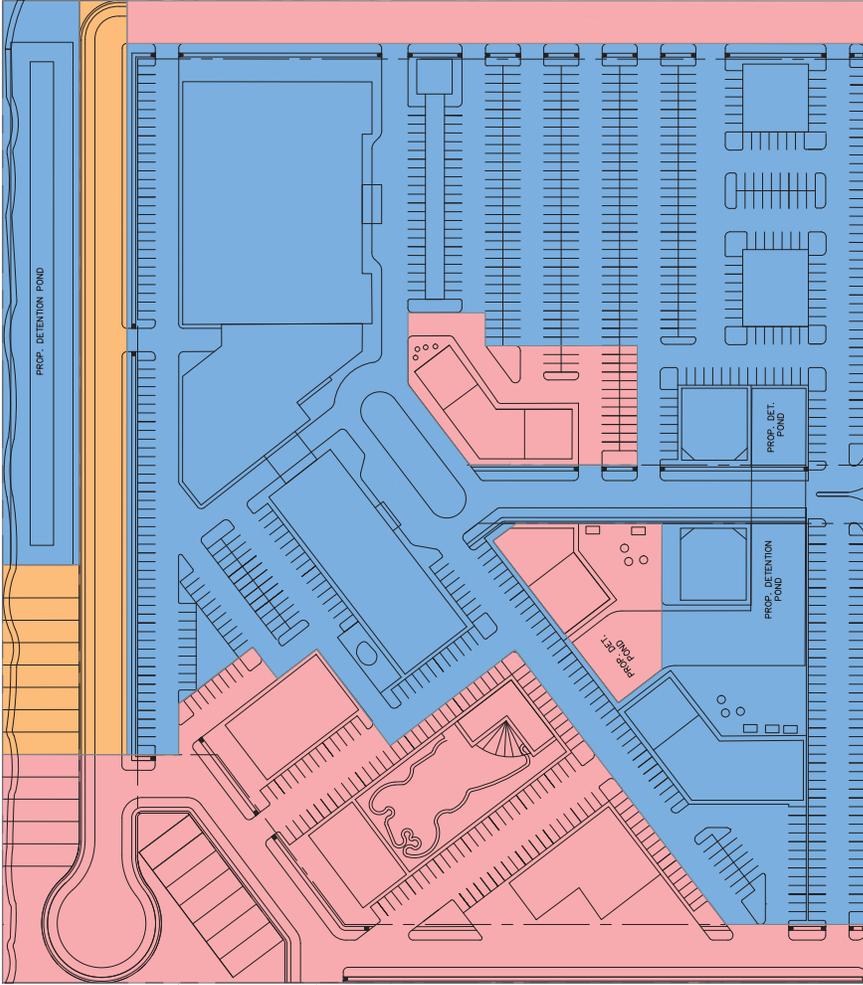
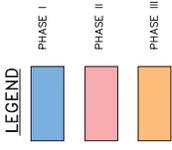
Everest Design Group, Inc
Planning, Engineering, Construction
Management
11000 Rockwell Drive, Suite 200
Frisco, Texas 75041
P: 214-993-3370 FAX: 214-993-3371

PROJECT:
**LA PORTE TOWN CENTER
TR IL ABST 35 HUNTER**

**EXHIBIT C
GENERAL PLAN**

CITY OF LA PORTE, TEXAS

PROJECT NO.:	
DRAWING SCALE:	
HORIZ. AS SHOWN	
VERT.:	



APP.	REVISIONS	DATE

Everest Design Group, Inc
 Planning, Engineering, Construction
 Management
 8005 E. Frankford Drive, Suite 200
 Frisco, Texas 75436
 P: 281-993-3370 FAX: 281-648-2394

PROJECT: **LA PORTE TOWN CENTER
 TR IL ABST 35 HUNTER**

**EXHIBIT D
 PHASING PLAN**

CITY OF LA PORTE, TEXAS

PROJECT NO:	
DRAWING SCALE:	
HORIZ. AS SHOWN:	
VERT.:	



La Porte Town Center

La Porte Town Center

La Porte Town Center is a Sports and Entertainment District proposed with a mix of uses including Family Multi-Event Venues, Hospitality, Conference, Theatre, Museums, Restaurants, Retail, Live-work units and Townhomes. This upscale, family friendly and social environment will be located off Hwy 146, (the future frontage as part of the Grand Parkway) on a 20 acre tract with high visibility and easy access for enhanced traffic circulation. The proposed pedestrian friendly town center is also located adjacent to the Bay Forest Golf Club and of a strategic location to downtown La Porte, Sylvan Beach, and Houston Yacht Club. To promote the “quality of life” for the citizens of La Porte, this unique offering will celebrate the heritage and culture of the area with Music, Golf, and Water amenities.

As the anchor for the Town Center, a 50,000 square foot Entertainment Center will promote Branson-Type stage performances, a dance floor at night that duals as a roller rink during the day, boutique bowling, arcades, laser tag, pool tables, bumper cars, a Western clothing store and gift shops with coffee bar.

A full service hotel with 114 rooms and a proposed 20,000 square foot conference, theatre, and museum will compliment and anchor the Center. Numerous restaurants will provide culinary experiences as a part of the 90,000 square foot retail cluster. A heritage park infills the Town Center with restaurant terraces that overlook this new social center for La Porte citizens and visitors alike.

A professional 18-hole miniature golf, bumper boats and water feature entertainment venue rounds out the components with theme restaurants and retail that supports these interactions between people and place. Pedestrian friendly sidewalks and a hike and bike trail will facilitate the experience and involve the community with pocket parks and scenic green views.

Seven live-work units are offered as a part of the lifestyle and fourteen townhomes are planned along the Bay Forest Golf Course for those seeking livability investments.

La Porte Town Center has it all; sports, entertainment, hospitality, shopping and dining to enhance the quality of life for La Porte citizenry, visitors and the business community. With the introduction of green technology and infrastructure, a center of corporate business and leisure could further permeate the social and economic benefits of tomorrows vision of the area. Supporting a special conditional use permit will further expedite the entitlement process.

LET'S DO THIS!

A Preliminary Report of the Projected Economic Impact of La Porte Town Center

This report presents a preliminary economic analysis for the La Porte Town Center; a mixed-use sports and entertainment development in La Porte, Texas.

DESCRIPTION OF THE 20 ACRE FACILITY

The development includes the following concepts.

- 50,000 square foot entertainment complex
- 20,000 square foot conference, theatre, and museum
- 8 restaurants
- 50,000 square foot retail space
- 5,000 square foot office space
- 14 brownstone townhomes
- 7 live/work spaces
- 114 room hotel
- 2 acre park and water features

OPPORTUNITY

- \$49,287,000 Estimated Annual Taxable Sales
- \$57,360,212 Estimated increase Property Value
- 840 Estimated Direct/Indirect/Induced/ Jobs
- 289 Estimated Construction Jobs

CHARACTERISTICS OF DEVELOPMENT

- \$2,613,000 Development Cost
- \$40,936,000 Building & Improvements
- \$9,042,000 Furniture Fixture Equipment
- \$2,300,000 Inventories
- \$54,891,000 TOTAL

The Development Team

An investment to the “quality of life” requires a concerted team of Public and Private Participation. The lead developer, David Miles, principal of Turfway FEC, LLC has teamed up with Crystal Creek Developers, Everest Design Group, a Friendswood based design-build company and with Worley Commercial, a tenant acquisition and management company in the Houston Area, to bring the concept to reality. Heritage Land Partners, a national consulting company, has also teamed up with the Developer to navigate the complex financial structures intrinsic with this type of Sports and Entertainment Venue. As part of the team assemblage, Southwest Museum Services of Houston has been engaged for the heritage and cultural vision. Manfred Jachmich leads the restaurant and culinary experience for founding of restaurants, such as Post Oak Grill, Ruggles, Chianti, and Café Mustache French Cuisine. IT Dimensions enhances the team with Sound and Vision Technological Experience coupled with Green Infrastructure Technology.

As the ultimate anchor and draw, Mickey Gilley’s Family Entertainment is committed to the citizenry of La Porte and fans alike to offer an experience unlike any other in the Greater Houston Area for Family and Friends. With the family participating in their father’s dream, this opportunity comes around rarely and truly “place-makes” for a part of Texas and its Culture.

Turfway FEC, LLC

907 Friendswood Dr. Ste 303

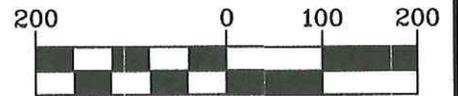
Friendswood, TX 77546

LA PORTE TOWN CENTER CONCEPT PLAN

-  TOWNHOMES
-  LIVE WORK UNITS
-  FAMILY ENTERTAINMENT
-  RETAIL-MIXED USE
-  PROFESSIONAL OFFICES
-  HOTEL-CONFERENCE



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

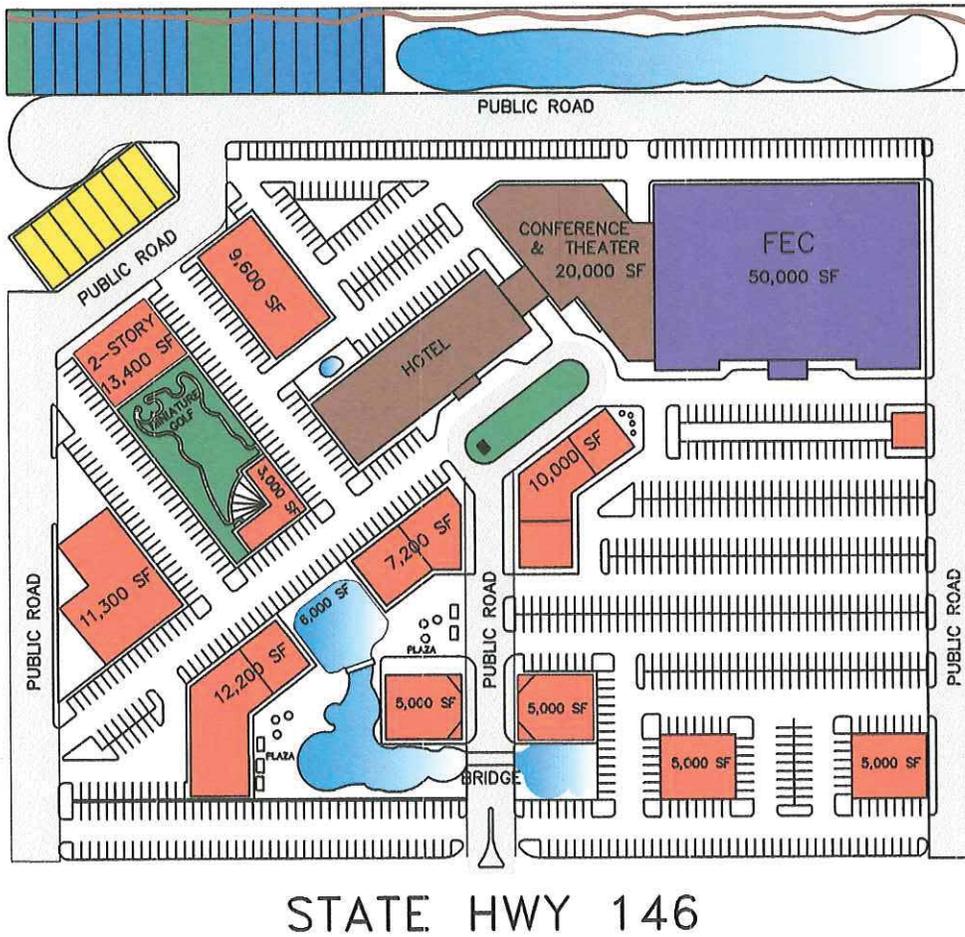
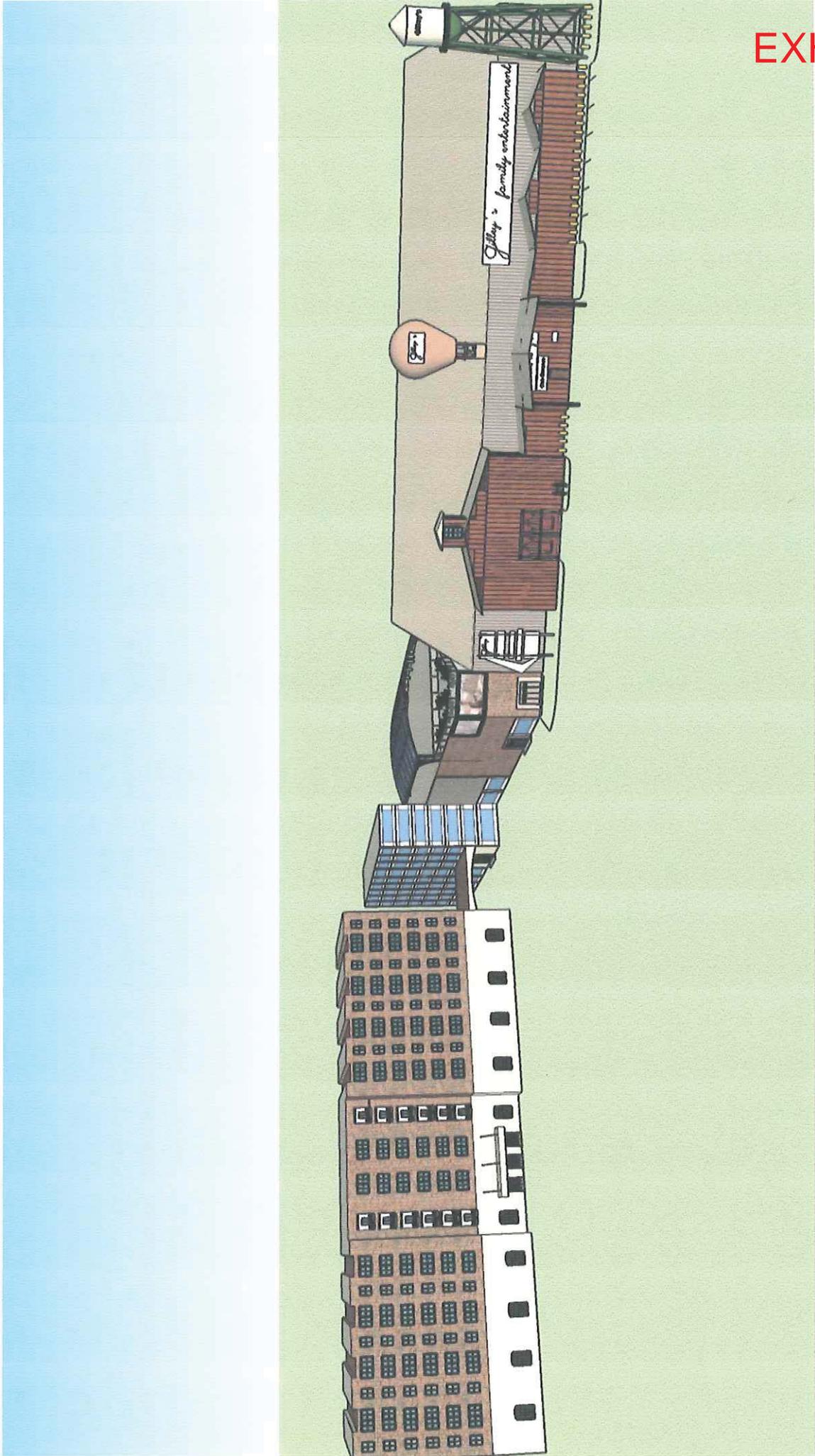


EXHIBIT A



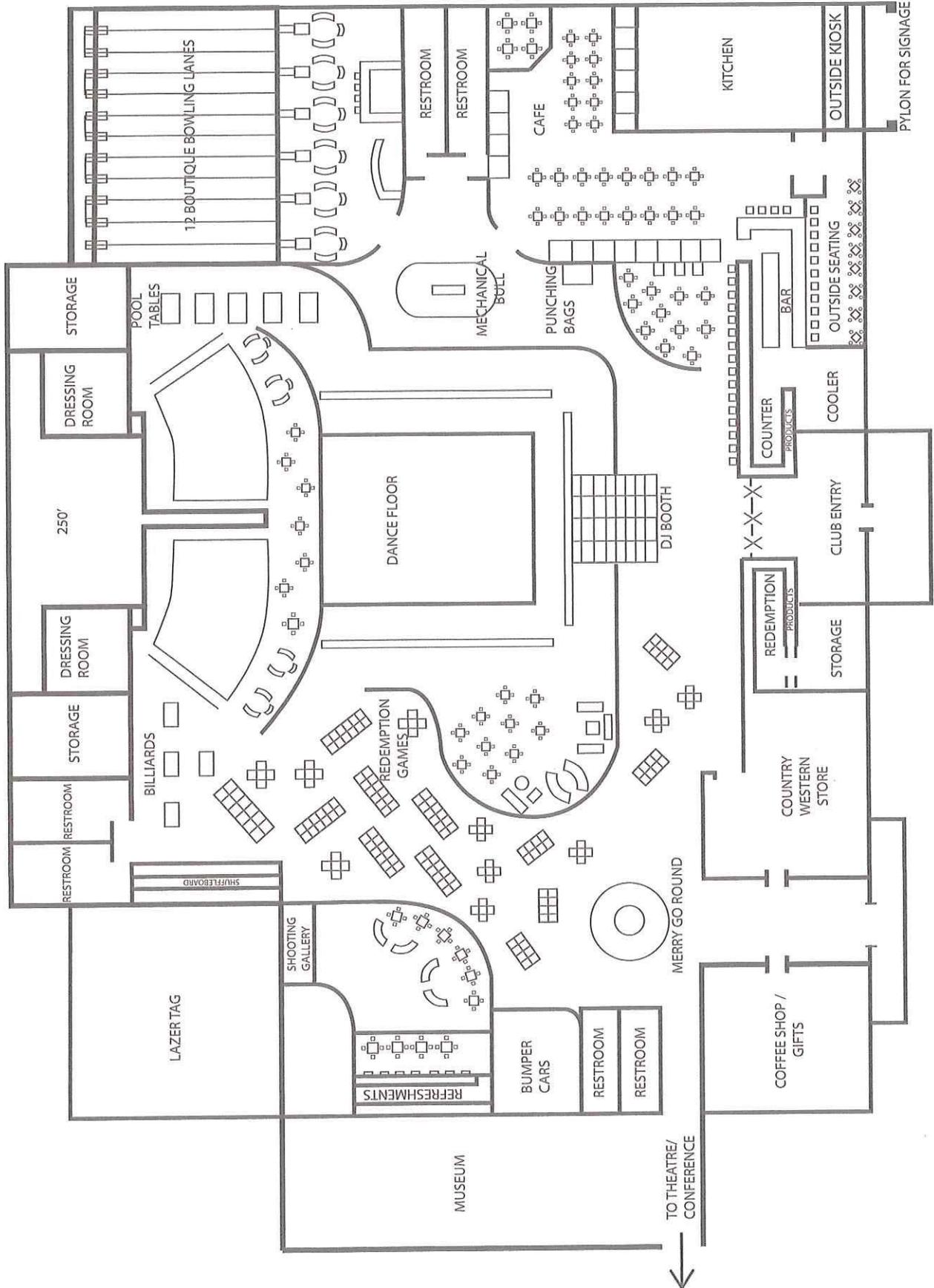
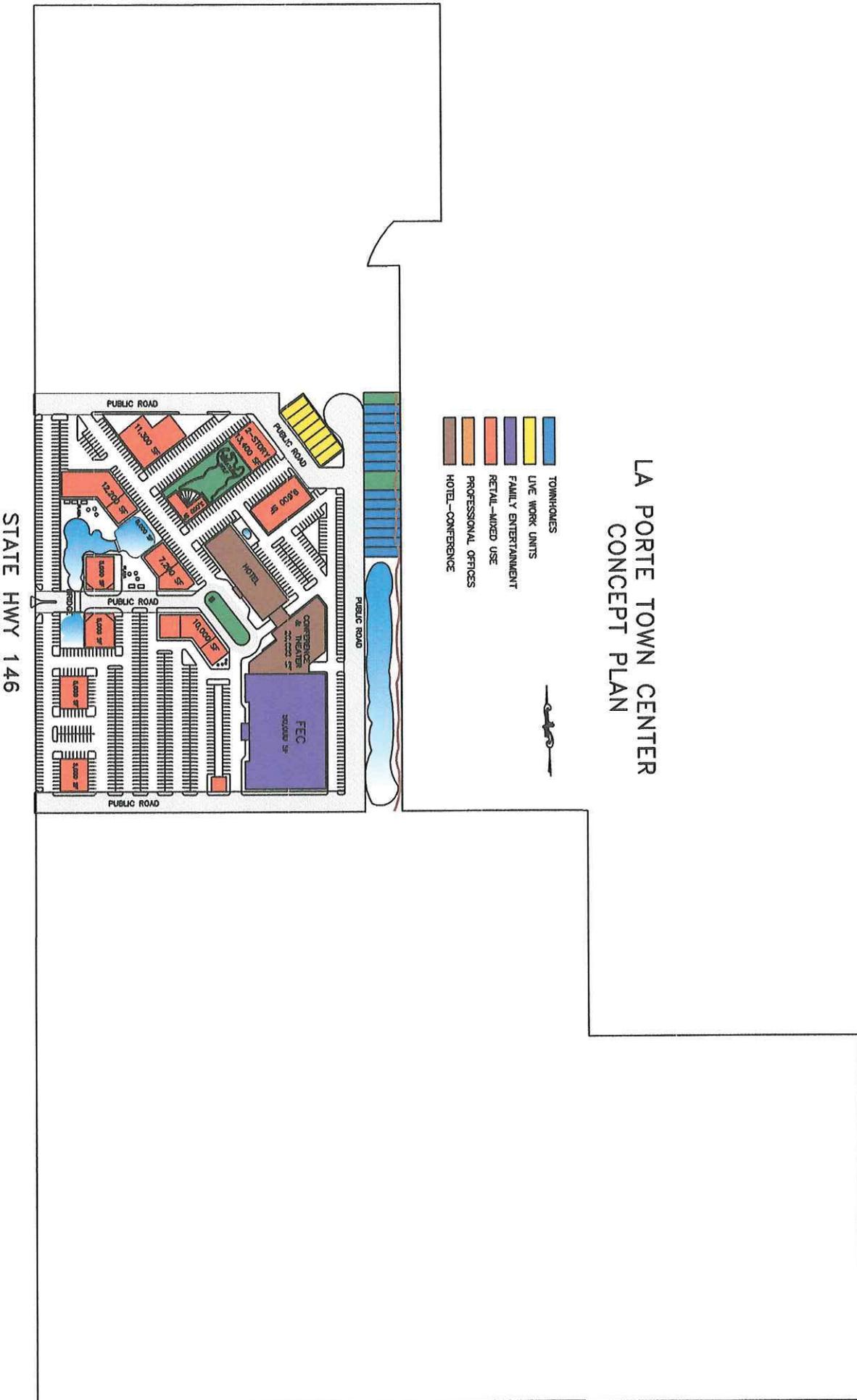


EXHIBIT A



LA PORTE TOWN CENTER
CONCEPT PLAN

- TOWNHOMES
- LIVE WORK UNITS
- FAMILY ENTERTAINMENT
- RETAIL-MIXED USE
- PROFESSIONAL OFFICES
- HOTEL-CONFERENCE

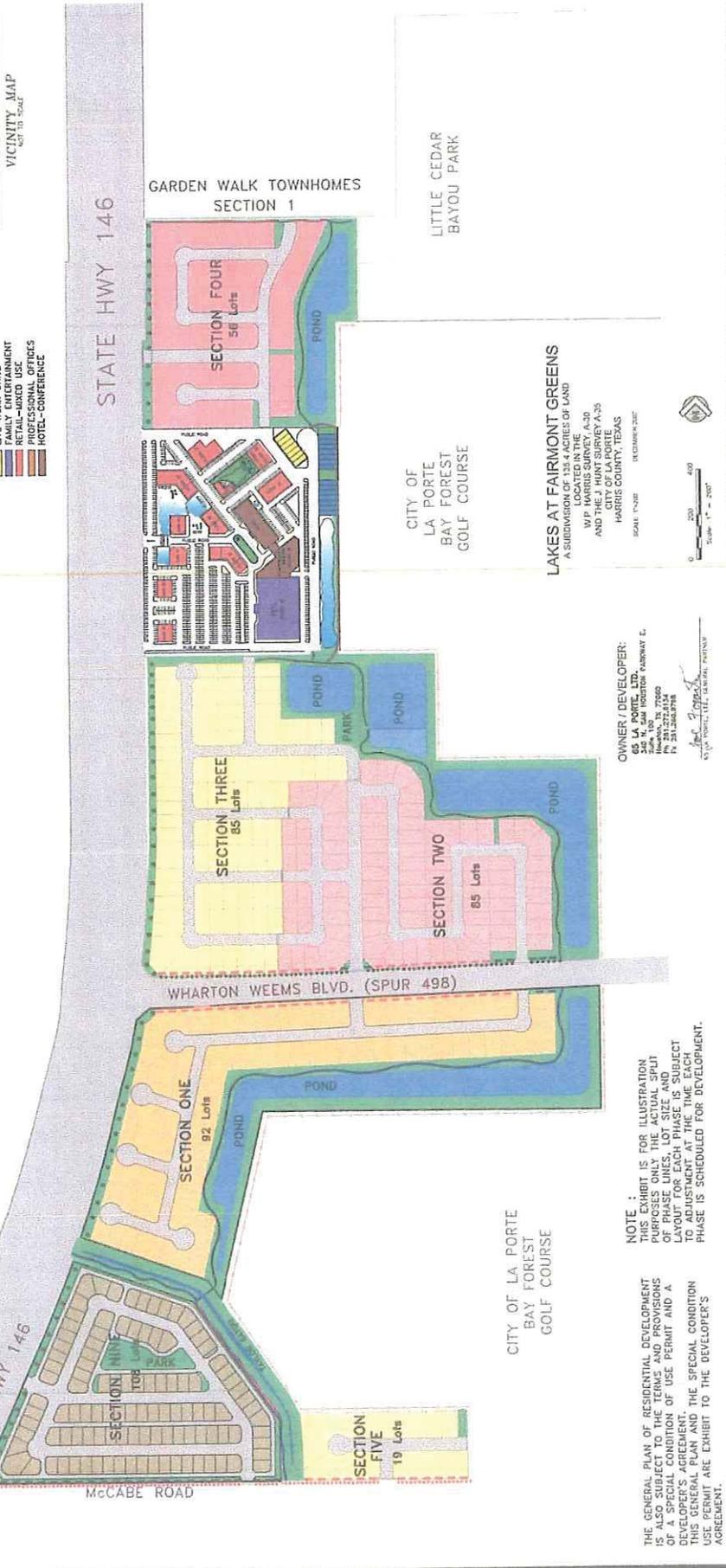
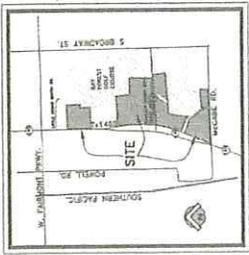


WHARTON WEEMS BLVD

STATE HWY 146

LA PORTE TOWN CENTER CONCEPT PLAN
PHASE 1

- TOWNHOMES
- OFFICE
- FAMILY ENTERTAINMENT
- RETAIL-MIXED USE
- PROFESSIONAL OFFICES
- HOTEL-CONFERENCE



OWNER / DEVELOPER:
65 LA PORTE, LTD.
2500 W. FAIRMONT BLVD., SUITE 100
LA PORTE, TEXAS 77550
PH 281.272.8124
FX 281.268.8718
J. J. JONES
CITY OF LA PORTE, TEXAS

NOTE:
THIS EXHIBIT IS FOR ILLUSTRATION PURPOSES ONLY. THE ACTUAL SPLIT OF PHASE LINES, LOT SIZE AND LAYOUT FOR EACH PHASE IS SUBJECT TO ADJUSTMENT AT THE TIME EACH PHASE IS SCHEDULED FOR DEVELOPMENT.

THE GENERAL PLAN OF RESIDENTIAL DEVELOPMENT OF A SUBDIVISION OF LAND AND PROVISIONS OF SPECIAL CONDITION OF USE PERMIT AND A DEVELOPER'S AGREEMENT. THIS GENERAL PLAN AND THE SPECIAL CONDITION OF USE PERMIT ARE EXHIBIT TO THE DEVELOPER'S AGREEMENT.

LAKES AT FAIRMONT GREENS
A SUBDIVISION OF 132.4 ACRES OF LAND
HARRIS COUNTY, TEXAS
WP HARRIS SURVEY, A-30
AND THE J. HUNT SURVEY A-25
CITY OF LA PORTE
HARRIS COUNTY, TEXAS
SCALE: 1" = 200'
DATE: 12/20/2007



CITY OF LA PORTE
BAY FOREST
GOLF COURSE

CITY OF LA PORTE
BAY FOREST
GOLF COURSE

LITTLE CEDAR
BAYOU PARK

GARDEN WALK TOWNHOMES
SECTION 1

WHARTON WEEMS BLVD. (SPUR 498)

STATE HWY 146

McCABE ROAD

SECTION ONE
82 Lots

SECTION THREE
85 Lots

SECTION TWO
85 Lots

SECTION FOUR
58 Lots

SECTION FIVE
19 Lots

POND

Ensey, Eric

From: David Miles [dcmiles@heritagelp.com]
Sent: Wednesday, November 11, 2015 11:07 AM
To: Ensey, Eric; Cramer, Ryan
Cc: Clydene Miles
Subject: FW: Storm Detention Storage Volume Estimations

Eric and Ryan
Please attach to La Porte Town Center preface.
Thank you so much.
David

STORM WATER RETENTION/DETENTION

The estimated storm detention storage volume required: 435,600 cf
Storm detention storage provided:
Font Pond: 67,500 cf
Rear Pond: 342,000 cf
Storage Provided within Parking Lot/miniature golf course: 65,340 cf
Total storm detention storage volume provided = 474,840 cf >435,600 cf required.

PARKING REQUIREMENTS

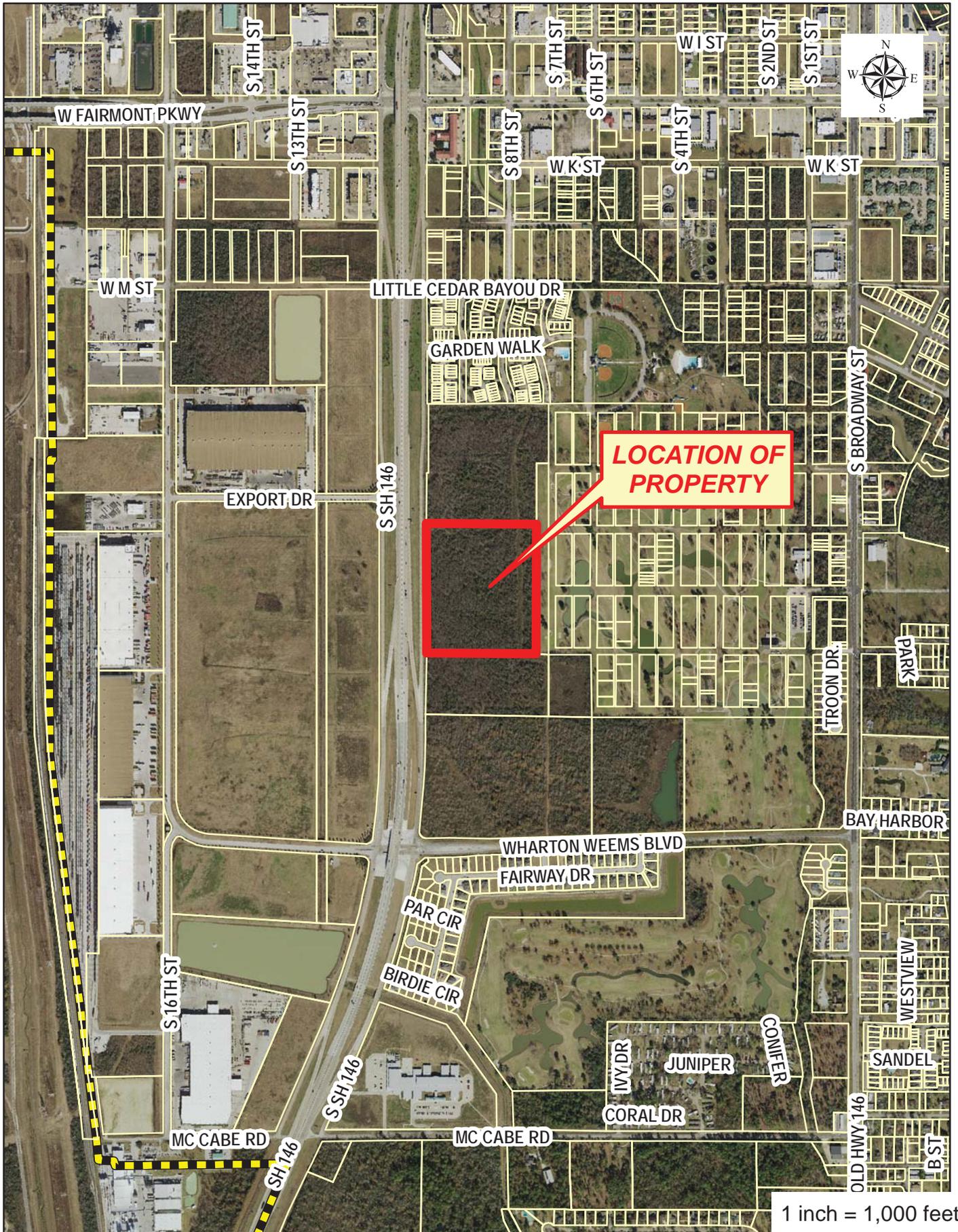
The estimated parking requirements are 976
Parking spaces provided :
Retail : 200 spaces
Restaurant : 320 spaces
Family entertainment Center : 220 spaces
Hotel and Conference : 194 spaces
Townhomes and Live/Work : 42 spaces
Spaces Required: 976 spaces *
Spaces Provided: 979 spaces
Approx. "on street parking" 103 spaces
Total Space spaces provided: 1082 spaces * > 979 spaces required.

LANDSCAPE REQUIREMENTS

The estimated landscape requirements will meet or exceed the 10% minimal requirement for each lot.
With " green " commons area objectives the entire 20 Acre tract will yield upwards to 15%.
Connectivity to the hike and bike trail and sidewalks with an assortment of Indigenous Trees.
Native Plant Vegetation with appointed Higher Maintenance Gardens .
Abundant Water Features and Patios and Plazas.
Tree lined frontage along HWY 146 (TBD). suggestion Palm Trees .
Total Landscape area: Approximately 15%. Provided . > 10% required.

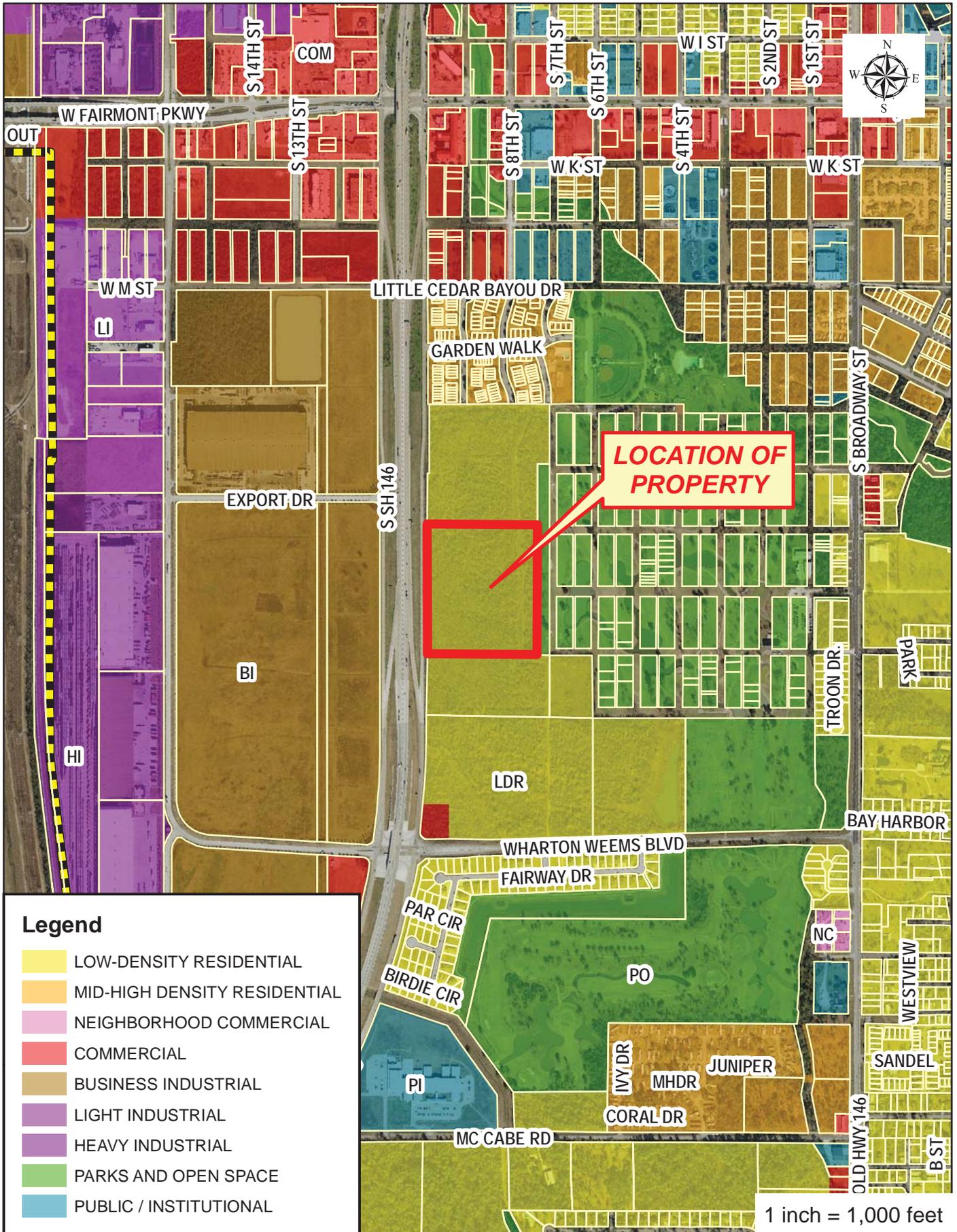
AREA MAP

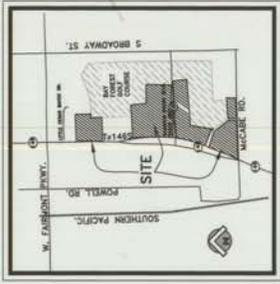
EXHIBIT B



LAND USE EXHIBIT

EXHIBIT C





VICINITY MAP
NOT TO SCALE



STATE HWY 146

GARDEN WALK TOWNHOMES SECTION 1

LITTLE CEDAR BAYOU PARK

CITY OF LA PORTE BAY FOREST GOLF COURSE

LAKES AT FAIRMONT GREENS

A SUBDIVISION OF 13.1 ACRES OF LAND
LOCATED IN THE
W.P. HARRIS SURVEY A-30
AND THE J. HUNT SURVEY A-35
CITY OF LA PORTE
HARRIS COUNTY, TEXAS
SCALE: 1" = 200' DECEMBER 2007



OWNER / DEVELOPER:
65 LA PORTE, LTD.
A SUBSIDIARY OF JAMES ROBERTSON PARTNERSHIP L.P.
Houston, TX 77060
Sales 281.250.2798
Fax 281.250.2798
James Robertson
JAMES ROBERTSON, L.P., GENERAL PARTNER

NOTE :
THIS EXHIBIT IS FOR ILLUSTRATION PURPOSES ONLY. THE ACTUAL SPLIT OF PHASE LINES, LOT SIZE AND LAYOUT FOR EACH PHASE IS SUBJECT TO ADJUSTMENT AT THE TIME EACH PHASE IS SCHEDULED FOR DEVELOPMENT.

THE GENERAL PLAN OF RESIDENTIAL DEVELOPMENT IS ALSO SUBJECT TO THE TERMS AND PROVISIONS OF A SPECIAL CONDITION OF USE PERMIT AND A DEVELOPER'S AGREEMENT. THIS GENERAL PLAN AND THE SPECIAL CONDITION OF USE PERMIT ARE EXHIBIT TO THE DEVELOPER'S AGREEMENT.

Ion Design Group
2800 N. Henderson Avenue
Studio 100
Houston, TX 77060
214.370.3434 Fax
214.370.3083 Fx

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



November 19, 2015

AGENDA ITEMS 5-7

Consider recommendation on Special Conditional Use Permit (#15-9100007),
a request to allow for construction of an
entertainment, commercial and residential mixed use development
on a 20 acre tract described as Tracts 1L, Johnson Hunter Survey, Abstract 35,
La Porte, Harris County, Texas
Applicant: Turfway FEC, LLC

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

Planning and Development Department Staff Report

ISSUE

Consider a recommendation to the City Council on a request by the applicant Turfway FEC, LLC for a Special Conditional Use Permit (SCUP) to allow construction of an entertainment, commercial and residential mixed use development on a 20 acre tract described as Tracts 1L, Johnson Hunter Survey, Abstract 35, La Porte, Harris County, Texas.

RECOMMENDATION

Should the Commission desire to consider a recommendation for approval of this request, staff recommends considering various conditions, as described later in this staff report.

DISCUSSION

Property Owner:

Bayforest Ranch LTD

Developer/Applicant:

Turfway FEC, LLC.

Applicant's Request:

The applicant is seeking approval of this SCUP to allow for construction of a mixed use town center development on the subject property. The applicant is under contract to acquire the entire 20 acre tract of land. The attached Exhibit A includes the SCUP Application, project description letter and conceptual site plan submitted by the applicant. The attached Exhibit B is the General Plan for the tract of land that indicates the approximate scale of development and proposed use of the property.

Background Information:

The subject site is approximately 20 acres in area and is located on the east side of State Highway 146 north of Wharton Weems. The attached Exhibit C is an Area Map showing the location of the subject property.

The legal description of the property is Tracts 1L, Johnson Hunter Survey, Abstract 35, La Porte, Harris County, Texas.

The attached Exhibit D identifies this parcel on the city’s Future Land Use Plan, as adopted in the Comprehensive Plan, as existing and proposed. Currently the site is identified as “Low Density Residential” uses.

The site is zoned PUD, Planned Unit Development, and is vacant. The attached Exhibit E shows the zoning of the subject property and surrounding properties. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	PUD, Planned Unit Development	Vacant, undeveloped (identified in the Future Land Use Plan as “Low Density Residential”)
South	PUD, Planned Unit Development	Vacant, undeveloped (identified in the Future Land Use Plan as “Low Density Residential”)
West	PUD, Planned Unit Development	State Highway 146 right-of-way, with undeveloped Port Crossing Industrial Business Park on the west side of the ROW
East	PUD, Planned Unit Development	La Porte Municipal Golf Course

Notification Requirements:

The public hearing notification requirements outlined in Section 106-171 were performed in accordance with all applicable code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing; sign posted on the site within 15 days of the hearing. Additional notice of the public hearing was posted at City Hall and on the City’s website in compliance with state law.

Analysis:

There are a number of different considerations staff evaluated during the review of this application. The following describes staff’s analysis of those considerations:

Land Use.

The proposed development includes a mix of land uses. Those uses are laid out in the La Porte Town Center General Plan presented as Agenda Item #4 on tonight’s agenda and included as part of Exhibit A of this memorandum. The following is a breakdown of land uses outlined by the applicant in the attached project description letter:

- 50,000 square foot entertainment center
- 20,000 square foot conference, theater and museum
- 8 restaurants
- 50,000 square feet of office space
- 14 brownstone townhomes
- 7 live-work units

- 114 room hotel
- 2 acres of park and water features

Staff is recommending a number of conditions associated with land use be required as part of the SCUP:

1. Land uses are permitted in accordance with the La Porte Town Center General Plan. Any modifications to such plan in the future will require consideration by the Planning and Zoning Commission.
2. Approval of this SCUP would allow for General Commercial uses in the commercial area, excluding a number of uses that are more intense than retail/service/office uses, including automotive related, general contractors, etc.
3. The townhouse development should be constructed in accordance with the provisions of Section 106-333 of the Code of Ordinances, which outlines general requirements for townhouse development. Any deviation from these requirements would require approval of a variance by the Board of Adjustment. These units would be subject to all applicable building code requirements for fire rating.
4. Live-work units are a concept intended to provide for businesses on the main floor and residential above. The live-work units are permitted subject to the setback requirements outlined for development in the Main Street Overlay District, which stipulates a 0' front setback, 20' rear setback, and 0' side setback. These units would be subject to all applicable building code requirements for fire rating. Any deviation from these requirements would be subject to approval of a variance by the Board of Adjustment.

Adjacent Development.

In 2007, the city approved a General Plan for the adjacent tracts of land north and south of the subject site called "Lakes at Fairmont Greens" (see the attached Exhibit F). The development included various phases of single family detached residential development. The phases developed to this point are the DR Horton Homes development at the southeast corner of Wharton Weems and Highway 146 and Bayshore Elementary School at the northeast corner of Mc Cabe and Highway 146.

Although currently undeveloped, the adjacent properties to the north and south of the subject site have been identified for single family detached residential. This is also called out in the city's Future Land Use Plan approved in the Comprehensive Plan. Although this document can be amended and land uses can be changed, we should plan for what has been contemplated at this time for development of those parcels. As a result, the developer is proposing the installation of public roads along the perimeter of the development to provide access to both parcels as contemplated in the Lakes at Fairmont Greens General Plan. Additionally, staff is recommending that a condition be considered that requires the applicant to install an 8-foot high masonry fence with landscaping to provide a buffer between this development and any future residential

development that is contemplated as part of the adjacent Lakes at Fairmont Greens General Plan. If future modifications to the land use are approved by the city and are similar to those of this development, then such fence and landscaping will not be required.

Site Plan.

The applicant has submitted a conceptual site layout as part of their General Plan, however this is not a formal site plan submittal and staff has not reviewed the document for compliance with applicable requirements. At this time there has been no formal application for a site development plan as required in the city's Development Ordinance. A formal application for a site development plan is not required until after a SCUP is approved. Should City Council approve the proposed SCUP, the applicant will be required to submit application for a site development plan, in compliance with applicable code requirements, to the Planning and Zoning Commission for approval. The site plan will be required to comply with all requirements of Chapter 106, Zoning, unless a variance is approved by the Board of Adjustment.

Design Guidelines.

Article IX of Chapter 106 outlines the city's design guidelines for exterior building façades. Because the site is along Highway 146 which is the primary corridor through the city, it is categorized as a Tier 1 building that requires certain specific design and façade treatments. The development will be required to comply with such requirements.

Hike and Bike Trail.

The city's Comprehensive Plan describes a desire for a hike and bike trail system connection north and south from Little Cedar Bayou Park to Bayshore Elementary School. The subject development is a portion of that future trail system. As a condition of this SCUP, the developer shall construct that portion of the hike and bike trail on this property in accordance with city requirements in terms of location and construction specifications. Additionally the applicant shall, upon completion of trail construction, dedicate to the city a permanent public trail easement 20-foot on center for future maintenance of the trail. In order to provide connectivity between the hike and bike trail and the development, the applicant shall provide a trail spur to and through the site.

Parking.

The applicant will be required to provide parking in accordance with the city's parking requirements. The number of parking spaces required in relation to the amount of parking provided will be worked out at the time of site plan review. Staff does have some concern that the amount of parking might not be sufficient to accommodate all the proposed uses. However, until site development plans are submitted for review, staff cannot accurately verify whether the amount of parking is in compliance with

applicable code requirements. This will be verified at the time the site plans are submitted.

Staff is also concerned with the location of parking along Highway 146. Staff encourages parking be toward the center of the development, where possible, meaning that buildings should be moved closer to the public right-of-way. A condition has been included requesting the applicant to minimize the amount of parking stalls along the Highway 146 frontage or install landscaping and planter islands in such a manner as to break up the parking.

Public Streets.

The applicant has indicated a desire to subdivide parcels and sell off those out-parcels or pad sites to others for development. As a result, public streets are required for access to those parcels. The applicant will be required to replat the tract of land and as part of such replatting will be required to dedicate rights-of-way for any required public roads. Typically all public improvements are required to be installed and accepted by the city prior to the recordation of the final plat. Staff is recommending a condition that allows the applicant the opportunity to either 1.) install all public improvements prior to the recordation of the plat, or 2.) if phasing of public improvements is required, the applicant shall enter into a development agreement with the city to ensure that such improvements be installed. Said development agreement will further outline a time-frame for completion of such improvements along with a financial guarantee, approved by the city, for such improvements.

Traffic Impacts.

There is not enough information at this time to determine traffic impacts associated with the proposed development. As a result, staff is requesting consideration of a condition that would require submittal of a traffic impact analysis that will review the potential traffic generated from this facility and its impacts on the system. Any potential negative impacts directly associated with the development of the property would have to be mitigated and incorporated in the site development plan, on a proportionate level.

Public Utilities.

Public utility facilities and services are sufficient to handle the proposed development. Water and sanitary sewer lines are both available in the vicinity, with water in the Highway 146 right-of-way and sanitary sewer in an easement that runs through the parcel on the east side. The applicant is proposing a public street along the easement, which is acceptable. The applicant will be required to enter into a utility extension agreement with the city for any extension of public water and sewer lines associated with the development. Any utility extensions will be determined at the time of site development plan review and shall be constructed at the cost of the developer.

Drainage.

The development of this site will require on-site detention. Although staff has some concerns that the amount of detention indicated in the General Plan may not be sufficient for the proposed development, such drainage and detention will be reviewed as part of the site plan submittal. Sufficient detention will be required.

Conclusion:

Based on the analysis above, staff finds that if the Planning and Zoning Commission desires to recommend approval of the proposed Special Conditional Use Permit, then a number of conditions should be considered in the approval.

Section 106-217 of the Zoning Ordinance outlines specific conditions for approval of SCUP applications. There are three different conditions that must be met in order to approve a SCUP. The following table identifies each of the three conditions and staff's finding on each:

Condition:	Staff Analysis:
(1) 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.	The proposed development has been designed in a manner to be compatible with and provide services to surrounding development and conditions have been included in the proposed SCUP to ensure compatibility with future development of the adjacent undeveloped tracts of land immediately to the north and south of the proposed development. The development of this site will enhance the property values in the area and is a significant investment in the community.
(2) That the conditions placed on such use as specified in each district have been met by the applicant.	As a condition of approval of the proposed SCUP, the applicant is required to submit a site development plan in accordance with the requirements of the city's Development Ordinance. Additionally, the site development plan will need to comply with all other provisions of the city's Zoning Ordinance and will be reviewed during the site development review.
(3) That the applicant has agreed to meet any additional conditions imposed, based on specific site constraints, and necessary to protect the public interest and welfare of the community.	The applicant will need to confirm on the record at the public hearing that they are agreeable to the conditions imposed by the SCUP. Staff has provided a list of conditions as part of this report. However, the Commission and City Council may remove, alter, or impose additional conditions, should they approve the proposed SCUP.

Should the Planning and Zoning Commission recommend approval of the requested SCUP application, staff recommends the following conditions be considered:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and

Planning and Zoning Commission Regular Meeting
November 19, 2015
La Porte Town Center SCUP

all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.

2. All buildings shall meet or exceed the Design Standards outlined in Article IX, Chapter 106 of the Code of Ordinances.
3. Land uses permitted in accordance with the La Porte Town Center General Plan. Any modifications to the approved General Plan require approval by the Planning and Zoning Commission in accordance with the city's Development Ordinance.
4. Land uses permitted in the commercial area (all areas excluding residential land uses) shall be in accordance with the uses permitted in Chapter 106, Zoning, of the city's Code of Ordinances Use Chart under GC (General Commercial) at the effective date of this SCUP, excluding the following uses:
 - a. Automobile repair and maintenance (811111-811198);
 - b. Construction, Mining and Forestry Machinery and Equipment Rental and Leasing (532412);
 - c. Office Machinery and Equipment Rental and Leasing (532420);
 - d. Other Commercial and Industrial Machinery and Equipment Rental and Leasing (532490);
 - e. Transit and Ground Passenger Transportation (485111-485999);
 - f. Motor Vehicle Parts and Dealers (441110-441228);
 - g. Furniture and Related Product Manufacturing (337110-337122);
 - h. Construction of Buildings (236115-236118);
 - i. Contractors (238110-238390).
5. The residential land uses identified in the General Plan as "Townhouse" shall be constructed in accordance with the requirements outlined in Section 106-333 of the Code of Ordinances and applicable building code requirements and shall be limited to townhouse development only – not multifamily apartments or condominiums. Additionally, the "Live-Work" units are permitted and shall comply with applicable setbacks that would be required for buildings in the Main Street Overlay District.
6. The perimeter boundaries of the property along the north, south and east property lines shall include the installation of an 8-foot high solid masonry fence intended to mitigate the impact of development on future residential development, as identified in the city's Future Land Use Plan. Additionally, shade trees shall be planted at 20' on center along the fence line. If land uses on the adjacent properties are modified in the future allowing for similar uses, then such fence and landscaping shall not be required.
7. The applicant shall install the segment of the city's Hike and Bike Trail through the development area as identified in the city's Comprehensive Plan. The construction of the trail shall be in accordance with all applicable requirements

and specifications required by the City Engineer. Additionally, following construction of the Hike and Bike Trail, the developer shall dedicate to the City of La Porte a permanent public trail easement 20' on center for the Hike and Bike Trail.

8. The developer shall provide internal connection between the city's Hike and Bike Trail to the development.
9. The developer shall work with staff at the time of site plan review to minimize the amount of parking stalls along the Highway 146 frontage. This should be accommodated by relocating buildings in a manner that places parking on the side of the building or internal to the development. If this is not possible, the developer may install planter islands at 1 per 10 spaces for both rows of parking along a drive aisle parallel to Highway 146. Additionally, hedges shall be planted at 3-foot on center in two rows of plantings. Such hedge row shall be installed with a variety of plant material to provide visual diversity of plant materials.
10. The developer will be required to replat the subject property in accordance with the requirements of the city's code requirements.
11. All public streets internal to the development site shall be constructed in accordance with the city's Public Improvement Criteria Manual and shall be dedicated to the city. Regardless of phasing of the development, any dedication of public improvements identified as part of the plat must be accepted by the city prior to the recordation of the Final Plat. Should the developer desire to construct such public streets at a later time, then a development agreement shall be required between the city and developer that provides a financial guarantee, as approved by the city, that will ensure that said public roads will be installed and a date for which those improvements must be made.
12. Parking on any public street shall only be permitted on one side of the street and shall be signed by the developer in accordance with applicable sign requirements.
13. Access to any public right-of-way is subject to the requirements of Section 106-835, Figure 10-3 and will be reviewed at the time of Site Development Plan. TXDOT right-of-way access permits shall be presented prior to permit issuance for all driveways requested on Highway 146. Maximum driveway widths shall be provided in compliance with city code requirements.
14. The developer will be required to submit for approval by the City Engineer, a drainage report indicating how the proposed development will accommodate the requirements for storm water detention in accordance with the city's Public Improvement Criteria Manual, or if discharging in a TXDOT or Harris County system, approval by such authority.
15. Because Highway 146 has been identified as a significant corridor in the community, the developer shall work with the Planning and Zoning Commission at the time of site plan review on a landscape theme along the Highway 146 frontage. Such theme shall be above and beyond the requirements outlined in Section 106-800 of the city's Code of Ordinances.

16. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process.
17. A traffic impact analysis, performed by a licensed engineer agreed to by both the City and the applicant, shall be required. If any mitigation is required by the study, the applicant will be responsible for their proportion of the impact. All contributions would be subject to reimbursement through the TIRZ, pursuant to approval by the TIRZ Board.
18. If extension of any public water or sanitary sewer line is required as part of this development, the applicant will be required to execute a utility extension agreement with the city and install such improvements at the cost of the developer.
19. Any substantive modifications to this Special Conditional Use Permit will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

[Any additional conditions requested by the Planning and Zoning Commission.]

ATTACHMENTS

- Exhibit A: Draft SCUP
- Exhibit B: SCUP Application and Supplemental Information from the Applicant
- Exhibit C: Area Map
- Exhibit D: Land Use Map
- Exhibit E: Zoning Map
- Exhibit F: Lakes at Fairmont Green General Plan

City of La Porte
Special Conditional Use Permit #15-9100007

This permit is issued to: Turfway FEC, LLC
Owner or Agent

907 S. Friendswood Drive, Suite 303; Friendswood, TX 77546
Address

For Development of: La Porte Town Center Mixed Use Development
Development Name

Vacant 20 acre parcel; located on State Highway 146 north of Wharton Weems Boulevard
Address

Legal Description: Tracts 1L, Abstract 35, Johnson Hunter Survey

Zoning: PUD, Planned Unit Development

Use: Entertainment, Hotel and Conference Center, Commercial and Medium-Density Residential

Permit Conditions:

This Special Conditional Use Permit (SCUP) is applicable for the subject property, a copy of which shall be maintained in the files of the City's Planning and Development Department upon approval. Project development shall be in accordance with the following conditions:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. All buildings shall meet or exceed the Design Standards outlined in Article IX, Chapter 106 of the Code of Ordinances.
3. Land uses permitted in accordance with the La Porte Town Center General Plan. Any modifications to the approved General Plan require approval by the Planning and Zoning Commission in accordance with the city's Development Ordinance.
4. Land uses permitted in the commercial area (all areas excluding residential land uses) shall be in accordance with the uses permitted in Chapter 106, Zoning, of the city's Code of Ordinances Use Chart under GC (General Commercial) at the effective date of this SCUP, excluding the following uses:
 - a. Automobile repair and maintenance (811111-811198);
 - b. Construction, Mining and Forestry Machinery and Equipment Rental and Leasing (532412);
 - c. Office Machinery and Equipment Rental and Leasing (532420);
 - d. Other Commercial and Industrial Machinery and Equipment Rental and Leasing (532490);
 - e. Transit and Ground Passenger Transportation (485111-485999);

- f. Motor Vehicle Parts and Dealers (441110-441228);
 - g. Furniture and Related Product Manufacturing (337110-337122);
 - h. Construction of Buildings (236115-236118);
 - i. Contractors (238110-238390).
5. The residential land uses identified in the General Plan as “Townhouse” shall be constructed in accordance with the requirements outlined in Section 106-333 of the Code of Ordinances and applicable building code requirements and shall be limited to townhouse development only – not multifamily apartments or condominiums. Additionally, the “Live-Work” units are permitted and shall comply with applicable setbacks that would be required for buildings in the Main Street Overlay District.
 6. The perimeter boundaries of the property along the north, south and east property lines shall include the installation of an 8-foot high solid masonry fence intended to mitigate the impact of development on future residential development, as identified in the city’s Future Land Use Plan. Additionally, shade trees shall be planted at 20’ on center along the fence line. If land uses on the adjacent properties are modified in the future allowing for similar uses, then such fence and landscaping shall not be required.
 7. The applicant shall install the segment of the city’s Hike and Bike Trail through the development area as identified in the city’s Comprehensive Plan. The construction of the trail shall be in accordance with all applicable requirements and specifications required by the City Engineer. Additionally, following construction of the Hike and Bike Trail, the developer shall dedicate to the City of La Porte a permanent public trail easement 20’ on center for the Hike and Bike Trail.
 8. The developer shall provide internal connection between the city’s Hike and Bike Trail to the development.
 9. The developer shall work with staff at the time of site plan review to minimize the amount of parking stalls along the Highway 146 frontage. This should be accommodated by relocating buildings in a manner that places parking on the side of the building or internal to the development. If this is not possible, the developer may install planter islands at 1 per 10 spaces for both rows of parking along a drive aisle parallel to Highway 146. Additionally, hedges shall be planted at 3-foot on center in two rows of plantings. Such hedge row shall be installed with a variety of plant material to provide visual diversity of plant materials.
 10. The developer will be required to replat the subject property in accordance with the requirements of the city’s code requirements.
 11. All public streets internal to the development site shall be constructed in accordance with the city’s Public Improvement Criteria Manual and shall be dedicated to the city. Regardless of phasing of the development, any dedication of public improvements identified as part of the plat must be accepted by the city prior to the recordation of the Final Plat. Should the developer desire to construct such public streets at a later time, then a development agreement shall be required between the city and developer that provides a financial guarantee, as approved by the city, that will ensure that said public roads will be installed and a date for which those improvements must be made.
 12. Parking on any public street shall only be permitted on one side of the street and shall be signed by the developer in accordance with applicable sign requirements.
 13. Access to any public right-of-way is subject to the requirements of Section 106-835, Figure 10-3 and will be reviewed at the time of Site Development Plan. TXDOT right-of-way access permits shall be presented prior to permit issuance for all driveways requested on Highway 146. Maximum driveway widths shall be provided in compliance with city code requirements.
 14. The developer will be required to submit for approval by the City Engineer, a drainage report indicating how the proposed development will accommodate the requirements for storm water detention in accordance with the city’s Public Improvement Criteria Manual, or if discharging in a TXDOT or Harris County system, approval by such authority.

15. Because Highway 146 has been identified as a significant corridor in the community, the developer shall work with the Planning and Zoning Commission at the time of site plan review on a landscape theme along the Highway 146 frontage. Such theme shall be above and beyond the requirements outlined in Section 106-800 of the city's Code of Ordinances.
16. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process.
17. A traffic impact analysis, performed by a licensed engineer agreed to by both the City and the applicant, shall be required. If any mitigation is required by the study, the applicant will be responsible for their proportion of the impact. All contributions would be subject to reimbursement through the TIRZ, pursuant to approval by the TIRZ Board.
18. If extension of any public water or sanitary sewer line is required as part of this development, the applicant will be required to execute a utility extension agreement with the city and install such improvements at the cost of the developer.
19. Any substantive modifications to this Special Conditional Use Permit will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

Failure to start construction of the building within 12 months after issuance or as scheduled under the terms of a special conditional use permit shall void the permit as approved, except upon an extension of time granted after application to the Planning and Zoning Commission.

If contract or agreement is terminated after completion of any stage and there is ample evidence that further development is not contemplated, the ordinance establishing such special conditional use permit may be rescinded by the City Council, upon its own motion or upon the recommendation of the Planning and Zoning Commission of the City of La Porte, and the previous zoning of the entire tract shall be in full effect on the portion which is undeveloped.

Validation Date: _____

Director of Planning and Development

City Secretary

City of La Porte
604 W. Fairmont Pkwy.
La Porte, TX 77571

Planning & Development Department
**SPECIAL CONDITIONAL USE
PERMIT APPLICATION**

Phone: 281.470.5073
Fax: 281.470.5005
www.laportetx.gov

1. PROPERTY OWNER CONTACT INFORMATION:

OWNER NAME: BAYforest RANCH, LTD. PHONE 1: _____
PHONE 2: 713-871-0063 FAX #: 713-871-1916
E-MAIL: bkahn@hettig-kahn.com
MAILING ADDRESS: 5325 KATY FREEWAY, SUITE ONE, HOUSTON, TX
77007

2. BUSINESS INFORMATION:

BUSINESS NAME: TURFWAY FEC, LLC BUSINESS TYPE: FAMILY ENTERTAINMENT DEVELOPMENT
CONTACT NAME: DAVID C. MILES PHONE #: 936-675-0054
E-MAIL: dc@miles@suddenlink.net FAX #: 281-648-2907
MAILING ADDRESS: 9075 FRIENDS WOOD DR. SUITE 303, FRIENDS WOOD,
TEXAS 77546

3. PROPERTY DESCRIPTION:

PARCEL NO(s) (13-digit HCAD Tax ID #): 0402780010034
PROPERTY ADDRESS (if existing): 0 STATE HIGHWAY 146 LAPORTE, TX 77571
PROPERTY LEGAL DESCRIPTION: TR 1W ABST 35 Hunter

4. SUPPORTING DOCUMENTATION (Check Applicable):

- GENERAL PLAN SITE PLAN PLAT

REASON FOR REQUEST?: TO ALLOW FOR MIXED USE DEVELOPMENT INCLUDING SPORTS & ENTERTAINMENT
OWNER or AUTHORIZED AGENT'S SIGNATURE: [Signature]
PRINTED NAME: DAVID C. MILES DATE: OCT. 16, 2015

5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION:

- COMPLETE ITEMS 1 THRU 4 OF APPLICATION
 ATTACH APPLICABLE PLAN(S)
 SUBMIT \$300.00 NON-REFUNDABLE APPLICATION FEE

(STAFF USE ONLY):

DATE RECEIVED: _____ RECEIVED BY: _____
PROJECT NUMBER: _____
SCHEDULED DATE FOR PLANNING & ZONING COMMISSION AGENDA: _____

BAYFOREST RANCH, LTD.

EXHIBIT B

November 3, 2015

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

To Whom It May Concern:

We would like to notify you that Bayforest Ranch, Ltd has entered into an earnest money contract with Garden District Shopping Village PH II, Ltd and gives the Buyer's principal, David Miles, the necessary approval to apply for Special Conditional Use Permit and General Plan.

Very truly yours,



W. Barry Kahn
Managing Agent

WBK/ad



La Porte Town Center

La Porte Town Center

La Porte Town Center is a Sports and Entertainment District proposed with a mix of uses including Family Multi-Event Venues, Hospitality, Conference, Theatre, Museums, Restaurants, Retail, Live-work units and Townhomes. This upscale, family friendly and social environment will be located off Hwy 146, (the future frontage as part of the Grand Parkway) on a 20 acre tract with high visibility and easy access for enhanced traffic circulation. The proposed pedestrian friendly town center is also located adjacent to the Bay Forest Golf Club and of a strategic location to downtown La Porte, Sylvan Beach, and Houston Yacht Club. To promote the “quality of life” for the citizens of La Porte, this unique offering will celebrate the heritage and culture of the area with Music, Golf, and Water amenities.

As the anchor for the Town Center, a 50,000 square foot Entertainment Center will promote Branson-Type stage performances, a dance floor at night that duals as a roller rink during the day, boutique bowling, arcades, laser tag, pool tables, bumper cars, a Western clothing store and gift shops with coffee bar.

A full service hotel with 114 rooms and a proposed 20,000 square foot conference, theatre, and museum will compliment and anchor the Center. Numerous restaurants will provide culinary experiences as a part of the 90,000 square foot retail cluster. A heritage park infills the Town Center with restaurant terraces that overlook this new social center for La Porte citizens and visitors alike.

A professional 18-hole miniature golf, bumper boats and water feature entertainment venue rounds out the components with theme restaurants and retail that supports these interactions between people and place. Pedestrian friendly sidewalks and a hike and bike trail will facilitate the experience and involve the community with pocket parks and scenic green views.

Seven live-work units are offered as a part of the lifestyle and fourteen townhomes are planned along the Bay Forest Golf Course for those seeking livability investments.

La Porte Town Center has it all; sports, entertainment, hospitality, shopping and dining to enhance the quality of life for La Porte citizenry, visitors and the business community. With the introduction of green technology and infrastructure, a center of corporate business and leisure could further permeate the social and economic benefits of tomorrows vision of the area. Supporting a special conditional use permit will further expedite the entitlement process.

LET'S DO THIS!

A Preliminary Report of the Projected Economic Impact of La Porte Town Center

This report presents a preliminary economic analysis for the La Porte Town Center; a mixed-use sports and entertainment development in La Porte, Texas.

DESCRIPTION OF THE 20 ACRE FACILITY

The development includes the following concepts.

- 50,000 square foot entertainment complex
- 20,000 square foot conference, theatre, and museum
- 8 restaurants
- 50,000 square foot retail space
- 5,000 square foot office space
- 14 brownstone townhomes
- 7 live/work spaces
- 114 room hotel
- 2 acre park and water features

OPPORTUNITY

- \$49,287,000 Estimated Annual Taxable Sales
- \$57,360,212 Estimated increase Property Value
- 840 Estimated Direct/Indirect/Induced/ Jobs
- 289 Estimated Construction Jobs

CHARACTERISTICS OF DEVELOPMENT

- \$2,613,000 Development Cost
- \$40,936,000 Building & Improvements
- \$9,042,000 Furniture Fixture Equipment
- \$2,300,000 Inventories
- \$54,891,000 TOTAL

The Development Team

An investment to the “quality of life” requires a concerted team of Public and Private Participation. The lead developer, David Miles, principal of Turfway FEC, LLC has teamed up with Crystal Creek Developers, Everest Design Group, a Friendswood based design-build company and with Worley Commercial, a tenant acquisition and management company in the Houston Area, to bring the concept to reality. Heritage Land Partners, a national consulting company, has also teamed up with the Developer to navigate the complex financial structures intrinsic with this type of Sports and Entertainment Venue. As part of the team assemblage, Southwest Museum Services of Houston has been engaged for the heritage and cultural vision. Manfred Jachmich leads the restaurant and culinary experience for founding of restaurants, such as Post Oak Grill, Ruggles, Chianti, and Café Mustache French Cuisine. IT Dimensions enhances the team with Sound and Vision Technological Experience coupled with Green Infrastructure Technology.

As the ultimate anchor and draw, Mickey Gilley’s Family Entertainment is committed to the citizenry of La Porte and fans alike to offer an experience unlike any other in the Greater Houston Area for Family and Friends. With the family participating in their father’s dream, this opportunity comes around rarely and truly “place-makes” for a part of Texas and its Culture.

Turfway FEC, LLC

907 Friendswood Dr. Ste 303

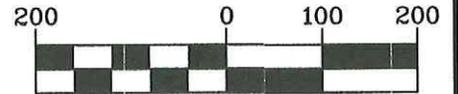
Friendswood, TX 77546

LA PORTE TOWN CENTER CONCEPT PLAN

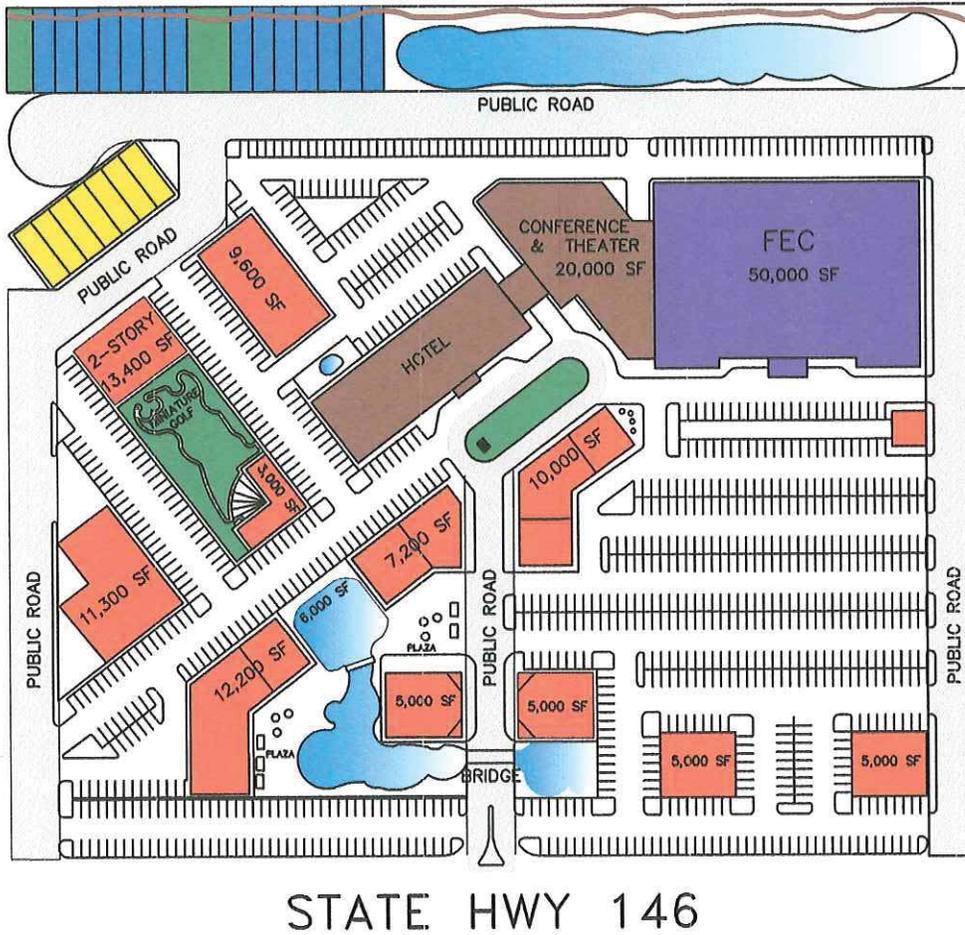
-  TOWNHOMES
-  LIVE WORK UNITS
-  FAMILY ENTERTAINMENT
-  RETAIL-MIXED USE
-  PROFESSIONAL OFFICES
-  HOTEL-CONFERENCE



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



STATE HWY 146

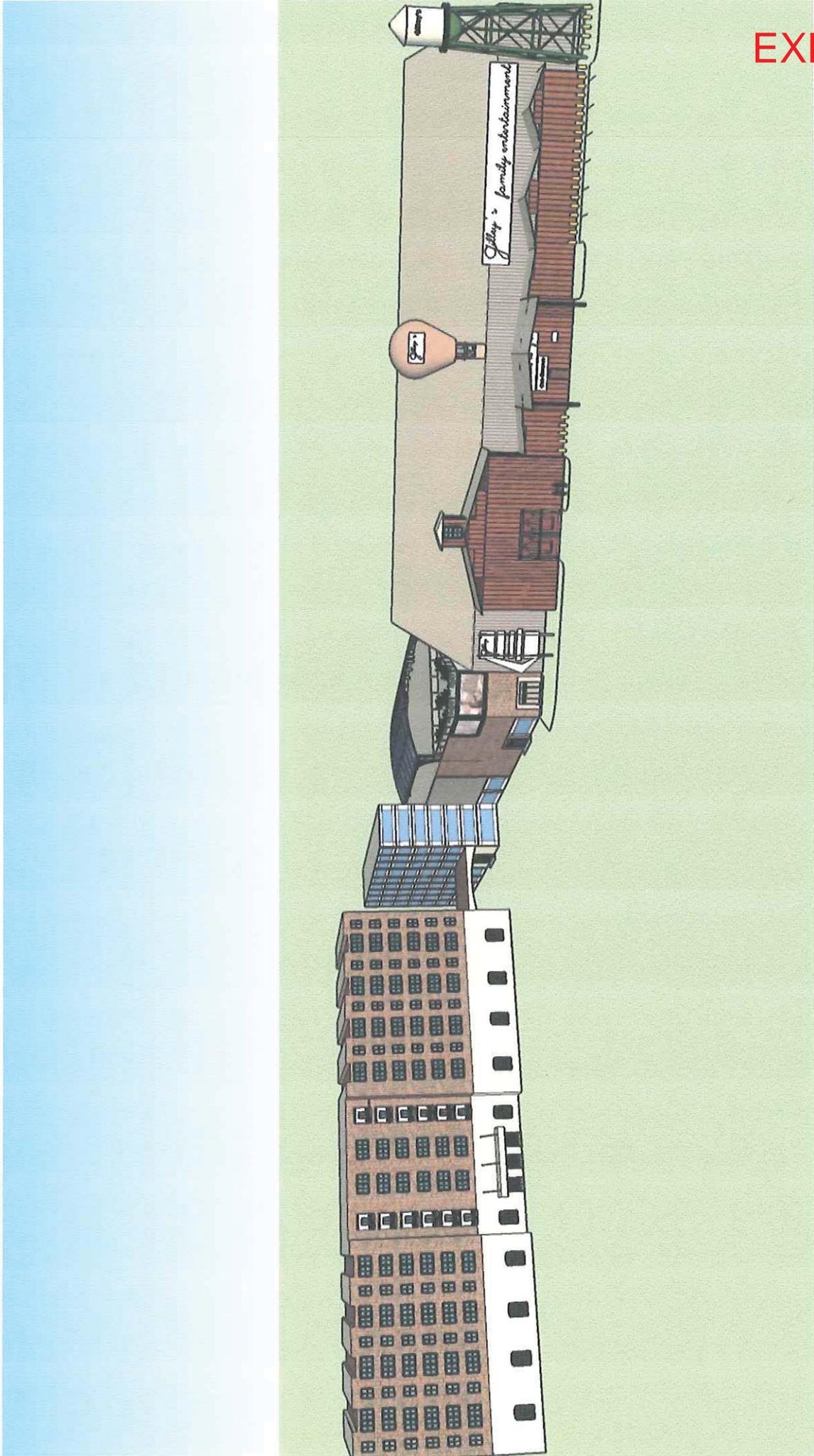


EXHIBIT B

200

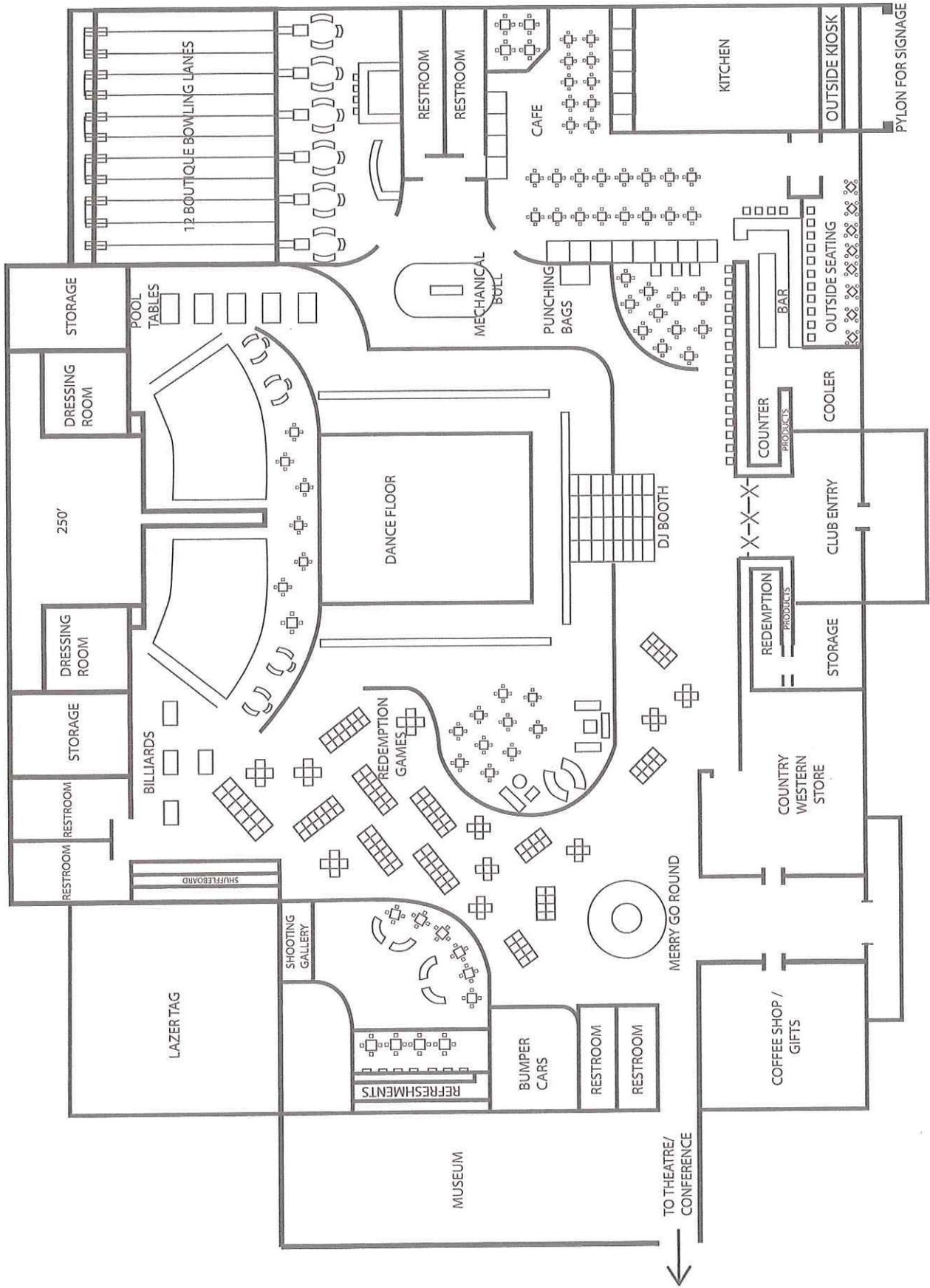
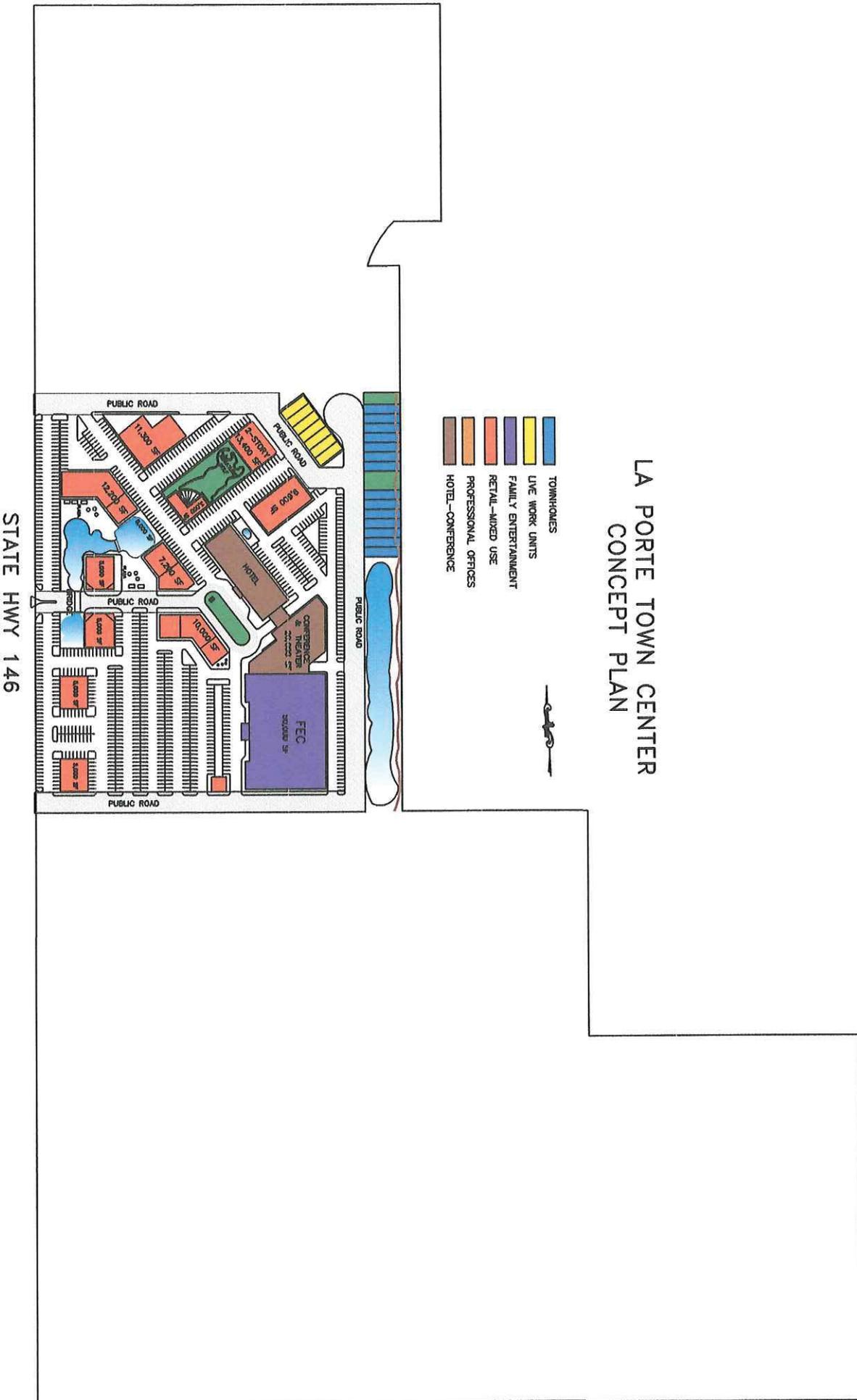


EXHIBIT B



LA PORTE TOWN CENTER
CONCEPT PLAN

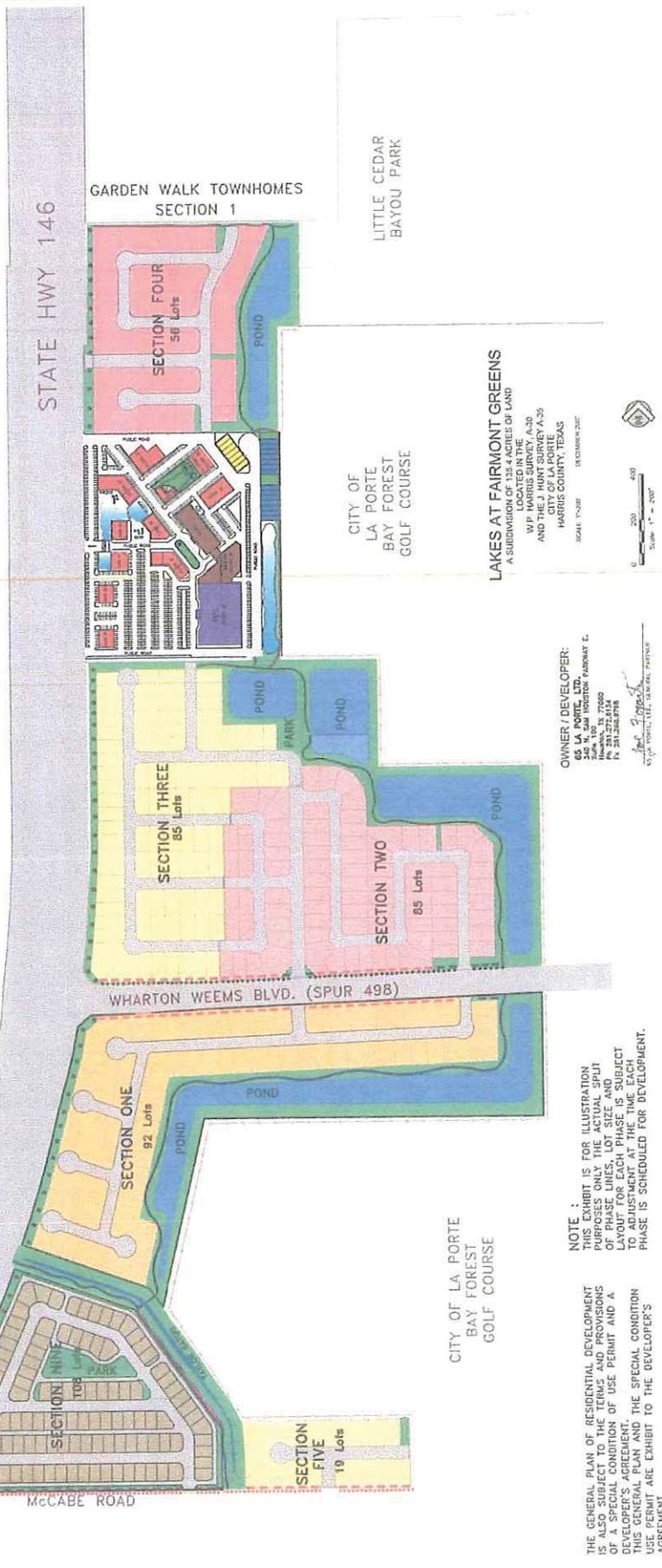
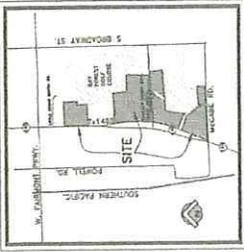
- TOWNHOMES
- LIVE WORK UNITS
- FAMILY ENTERTAINMENT
- RETAIL-MIXED USE
- PROFESSIONAL OFFICES
- HOTEL-CONFERENCE



WHARTON WEEMS BLVD

LA PORTE TOWN CENTER CONCEPT PLAN
PHASE 1

- TOWNHOMES
- OFFICE
- FAMILY ENTERTAINMENT
- RETAIL-MIXED USE
- PROFESSIONAL OFFICES
- HOTEL-CONFERENCE



OWNER / DEVELOPER:
65 LA PORTE, LTD.
2500 W. FAIRMONT BLVD., SUITE 100
LA PORTE, TEXAS 77550
PH 281.272.8124
FX 281.268.8718
J. J. JONES
CITY OF LA PORTE, TEXAS

NOTE:
THIS EXHIBIT IS FOR ILLUSTRATION PURPOSES ONLY. THE ACTUAL SPLIT OF PHASE LINES, LOT SIZE AND LAYOUT FOR EACH PHASE IS SUBJECT TO ADJUSTMENT AT THE TIME EACH PHASE IS SCHEDULED FOR DEVELOPMENT.

THE GENERAL PLAN OF RESIDENTIAL DEVELOPMENT OF "LA PORTE" AND PROVISIONS OF SPECIAL CONDITION AND A DEVELOPER'S AGREEMENT. THIS GENERAL PLAN AND THE SPECIAL CONDITION USE PERMIT ARE EXHIBIT TO THE DEVELOPER'S AGREEMENT.

LAKES AT FAIRMONT GREENS
A SUBDIVISION OF 132.4 ACRES OF LAND
HARRIS COUNTY, TEXAS
WP HARRIS SURVEY, A-30
AND THE J. HUNT SURVEY A-25
CITY OF LA PORTE
HARRIS COUNTY, TEXAS
SCALE 1" = 200'
DATE: 12/10/2007

CITY OF LA PORTE
BAY FOREST
GOLF COURSE

LITTLE CEDAR
BAYOU PARK

GARDEN WALK TOWNHOMES
SECTION 1

SECTION FOUR
58 Lots

SECTION THREE
85 Lots

SECTION TWO
85 Lots

SECTION ONE
82 Lots

SECTION FIVE
19 Lots

STATE HWY 146

McCABE ROAD

CITY OF LA PORTE
BAY FOREST
GOLF COURSE

Ensey, Eric

From: David Miles [dcmiles@heritagelp.com]
Sent: Wednesday, November 11, 2015 11:07 AM
To: Ensey, Eric; Cramer, Ryan
Cc: Clydene Miles
Subject: FW: Storm Detention Storage Volume Estimations

Eric and Ryan
Please attach to La Porte Town Center preface.
Thank you so much.
David

STORM WATER RETENTION/DETENTION

The estimated storm detention storage volume required: 435,600 cf
Storm detention storage provided:
Font Pond: 67,500 cf
Rear Pond: 342,000 cf
Storage Provided within Parking Lot/miniature golf course: 65,340 cf
Total storm detention storage volume provided = 474,840 cf >435,600 cf required.

PARKING REQUIREMENTS

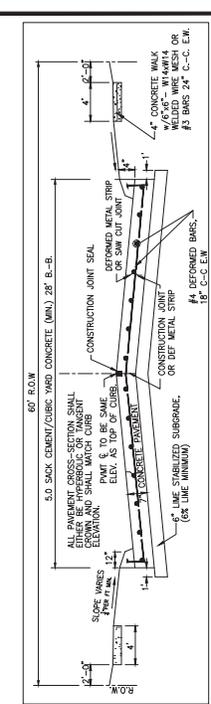
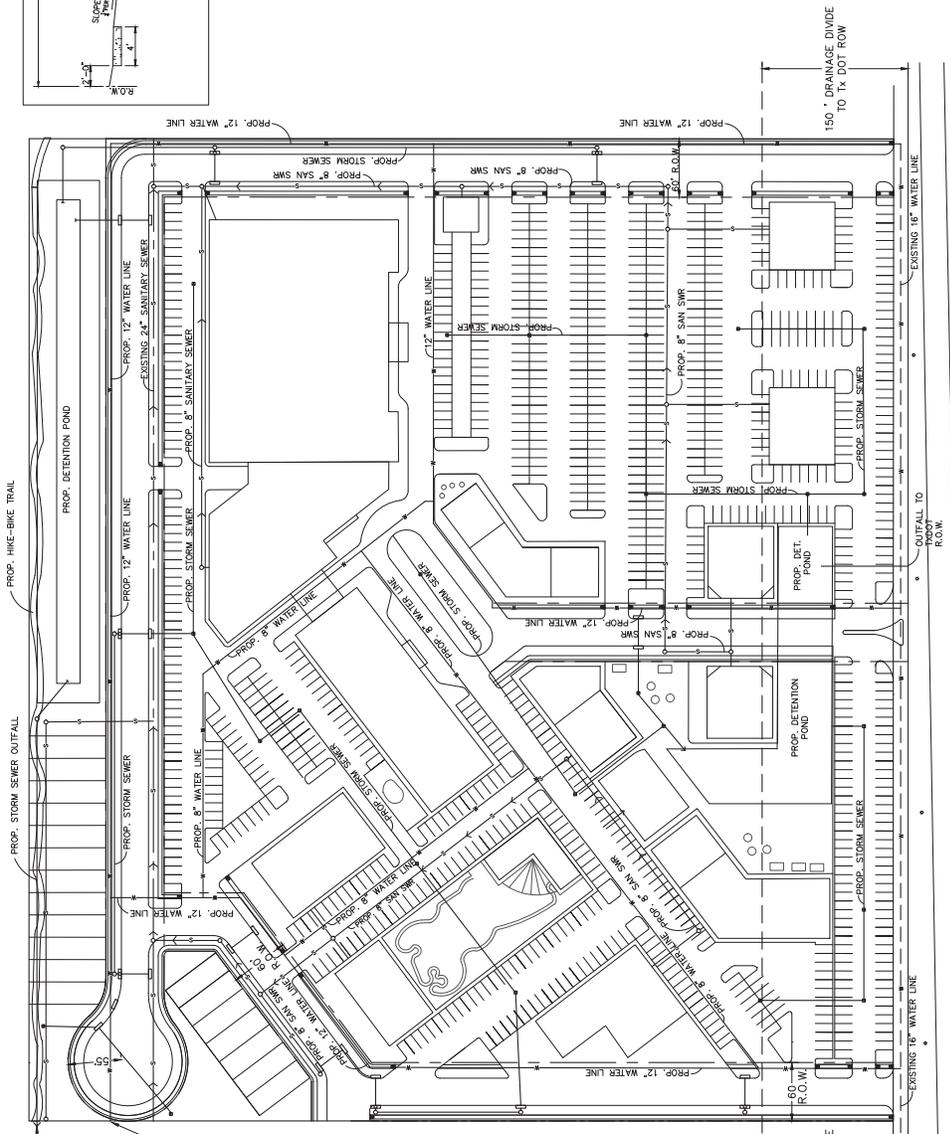
The estimated parking requirements are 976
Parking spaces provided :
Retail : 200 spaces
Restaurant : 320 spaces
Family entertainment Center : 220 spaces
Hotel and Conference : 194 spaces
Townhomes and Live/Work : 42 spaces
Spaces Required: 976 spaces *
Spaces Provided: 979 spaces
Approx. "on street parking" 103 spaces
Total Space spaces provided: 1082 spaces * > 979 spaces required.

LANDSCAPE REQUIREMENTS

The estimated landscape requirements will meet or exceed the 10% minimal requirement for each lot.
With " green " commons area objectives the entire 20 Acre tract will yield upwards to 15%.
Connectivity to the hike and bike trail and sidewalks with an assortment of Indigenous Trees.
Native Plant Vegetation with appointed Higher Maintenance Gardens .
Abundant Water Features and Patios and Plazas.
Tree lined frontage along HWY 146 (TBD). suggestion Palm Trees .
Total Landscape area: Approximately 15%. Provided . > 10% required.

PROP. STORM SEWER OUTFALL
CONNECTS TO EXISTING 18" STORM
SEWER ADJACENT TO POPLAR LANE
AND OUTFALLS INTO LITTLE CEDAR
BAYOU

PROP. 8" WATER LINE WILL
CONNECT TO EX. 6" WATER LINE AT
POPLAR LANE



TYPICAL ROADWAY SECTION
SCALE: N3

NOTE:
1. LOCATION OF "DIP" UTILITIES WILL BE DETERMINED AT
THE TIME OF PRELIMINARY PLAT.

150' DRAINAGE DIVIDE
TO TX DOT ROW

150' DRAINAGE DIVIDE
TO TX DOT ROW

STATE HWY 146
R.O.W VARIES

APP.	REVISIONS	DATE

Everest Design Group, Inc
Planning, Engineering, Construction
Management
11000 Rockwell Drive, Suite 200
Frisco, Texas 75041
P: 214-993-3370 FAX: 214-993-3371

PROJECT:
**LA PORTE TOWN CENTER
TR IL ABST 35 HUNTER**

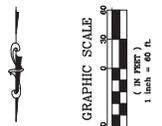
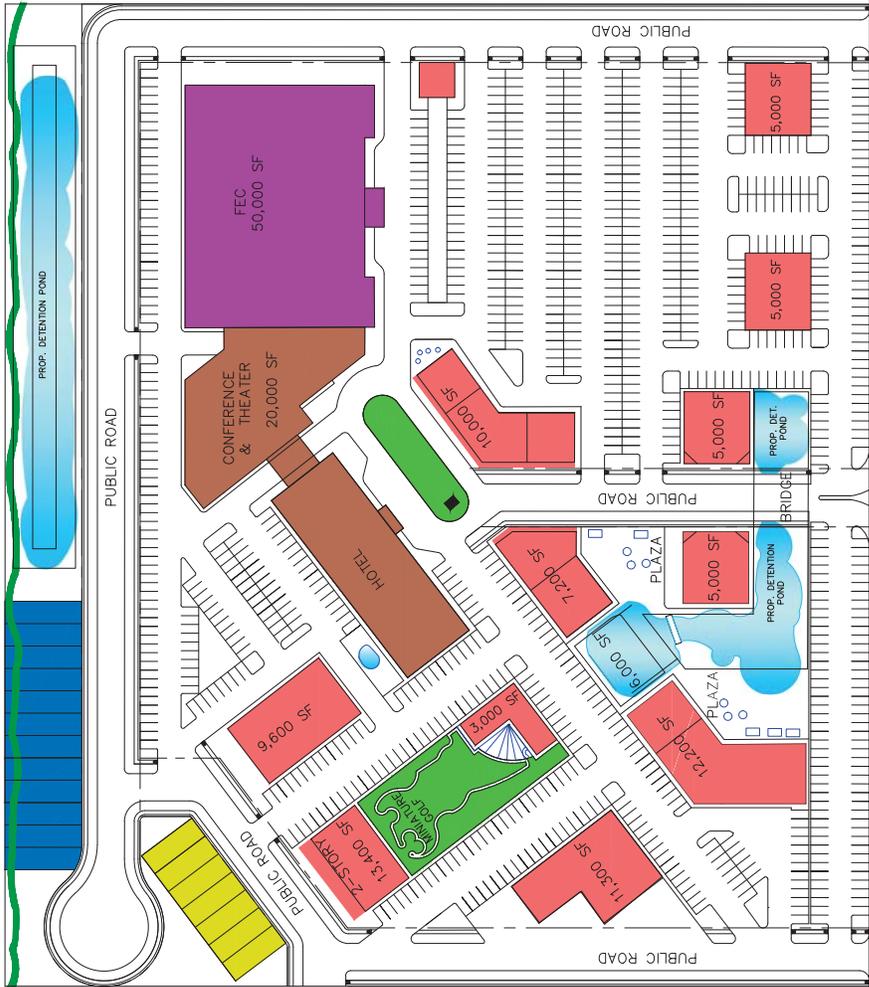
**EXHIBIT C
GENERAL PLAN**

CITY OF LA PORTE, TEXAS

PROJECT NO.:	
DRAWING SCALE:	
HORIZ. AS SHOWN	
VERT.:	

LEGEND

- TOWNHOMES
- LIVE WORK UNITS
- FAMILY ENTERTAINMENT
- RETAIL-MIXED USE
- PROFESSIONAL OFFICES
- HOTEL-CONFERENCE
- HIKE-BIKE TRAIL

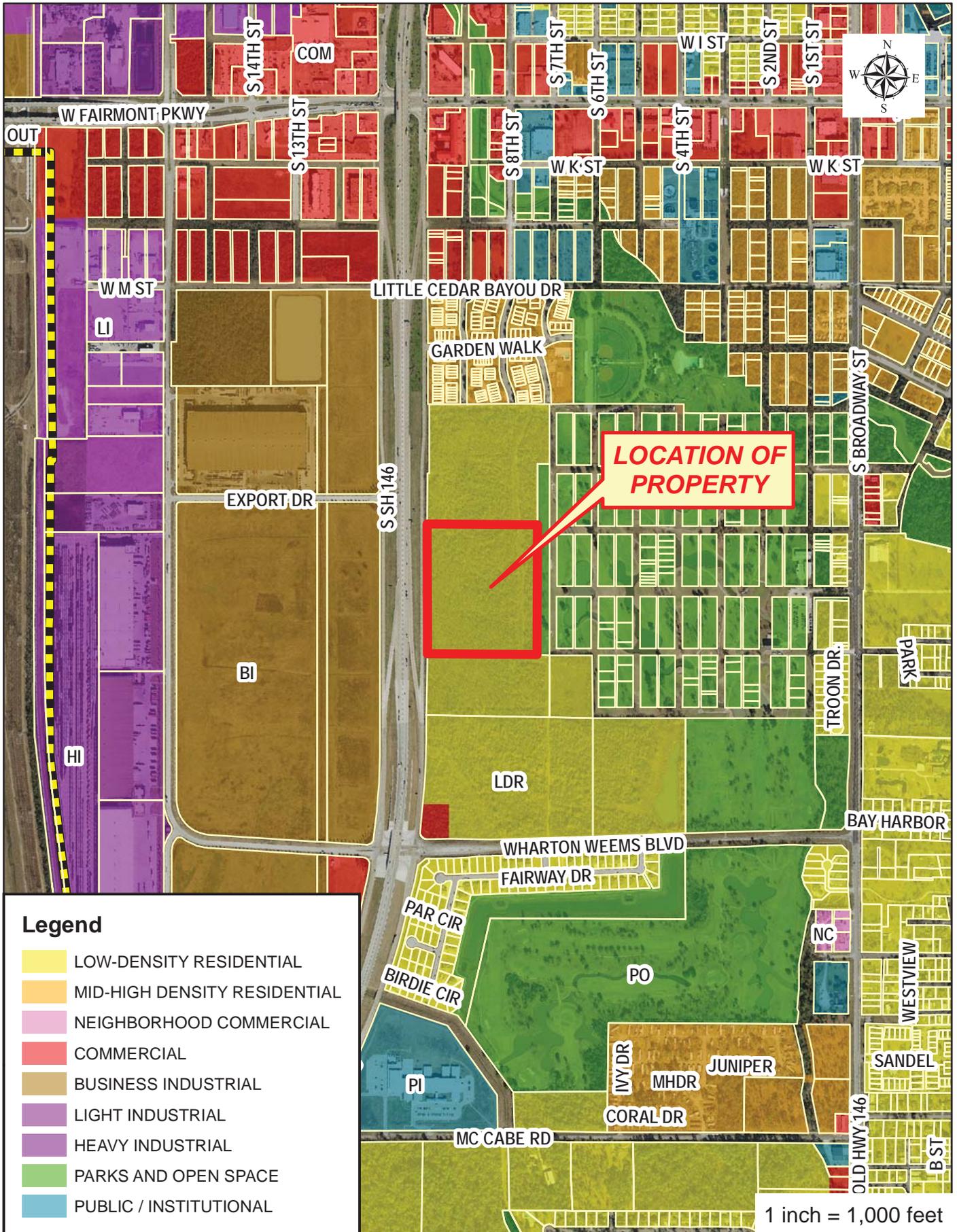


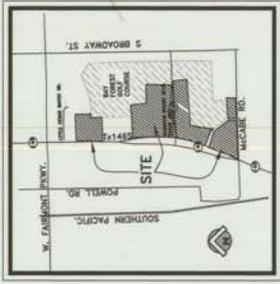
STATE HWY 146
R.O.W VARIES

DATE	REVISIONS	DATE
Everest Design Group, Inc Planning, Engineering, Construction Management 1100 800 S. Ervick Road, Suite 200 Frisco, Texas 75466 P: 281-993-3370 FAX: 281-648-2294		
PROJECT: LA PORTE TOWN CENTER TR IL ABST 35 HUNTER		
EXHIBIT E LAND USE PLAN		
CITY OF LA PORTE, TEXAS		
PROJECT NO.:	DRAWING SCALE:	SHEET NO. 5
	HORIZ. AS SHOWN	
	VERT.:	

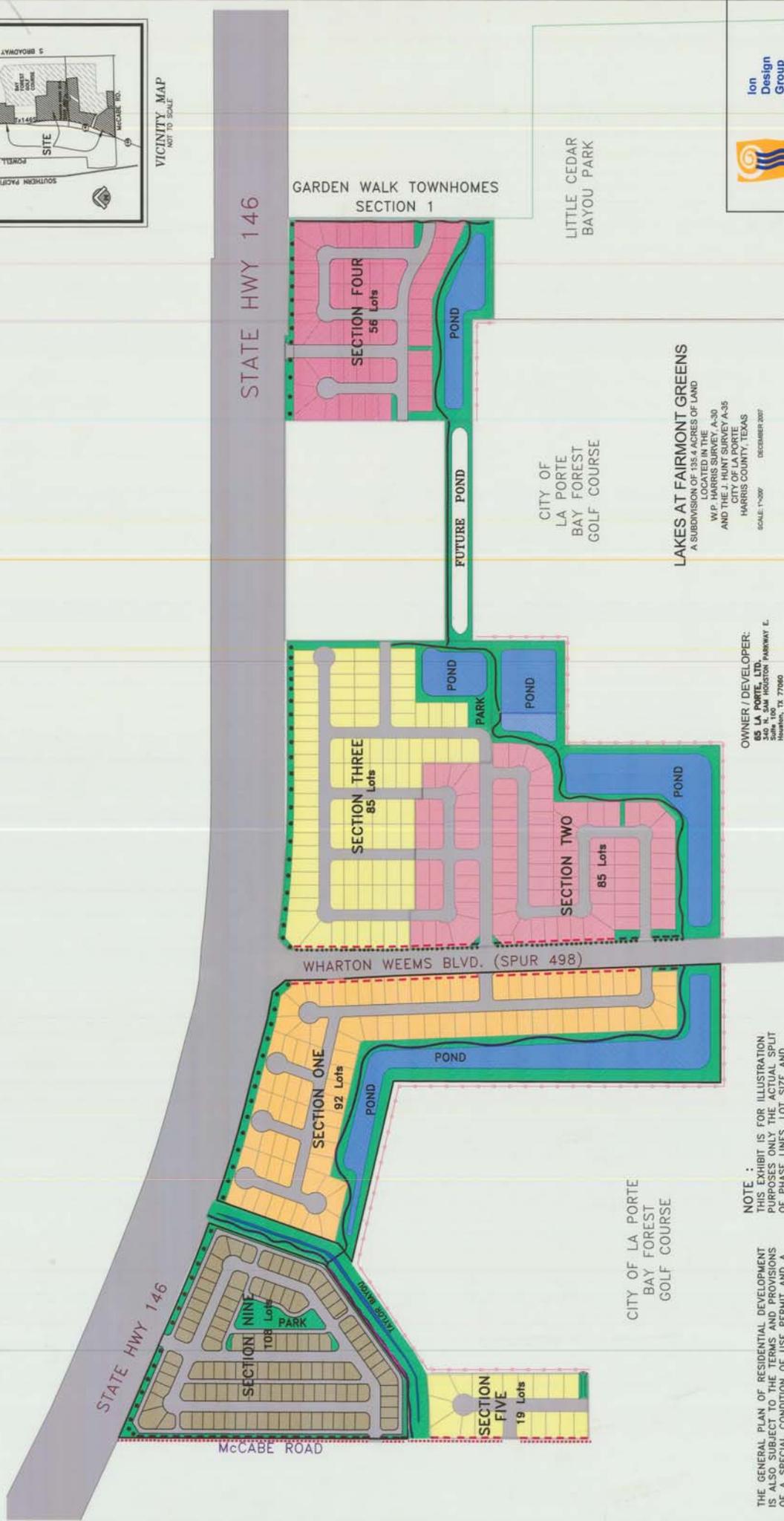
LAND USE EXHIBIT

EXHIBIT D





VICINITY MAP
NOT TO SCALE



STATE HWY 146

GARDEN WALK TOWNHOMES SECTION 1

LITTLE CEDAR BAYOU PARK

SECTION FOUR
56 Lots

POND

FUTURE POND

CITY OF LA PORTE
LA FOREST BAY FOREST GOLF COURSE

LAKES AT FAIRMONT GREENS
A SUBDIVISION OF 13.1 ACRES OF LAND
LOCATED IN THE
W.P. HARRIS SURVEY A-30
AND THE J. HUNT SURVEY A-35
CITY OF LA PORTE
HARRIS COUNTY, TEXAS
SCALE: 1" = 200' DECEMBER 2007



0 200 400
Scale: 1" = 200'

OWNER / DEVELOPER:
65 LA PORTE, LTD.
10000 JAMES HOBSON PARKWAY E.
Houston, TX 77060
Tel: 281.250.2798
Fax: 281.250.2798

Joe J. J. J.
65 LA PORTE, LTD., GENERAL PARTNER

NOTE :
THIS EXHIBIT IS FOR ILLUSTRATION PURPOSES ONLY. THE ACTUAL SPLIT OF PHASE LINES, LOT SIZE AND LAYOUT FOR EACH PHASE IS SUBJECT TO ADJUSTMENT AT THE TIME EACH PHASE IS SCHEDULED FOR DEVELOPMENT.

THE GENERAL PLAN OF RESIDENTIAL DEVELOPMENT IS ALSO SUBJECT TO THE TERMS AND PROVISIONS OF A SPECIAL CONDITION OF USE PERMIT AND A DEVELOPER'S AGREEMENT. THIS GENERAL PLAN AND THE SPECIAL CONDITION OF USE PERMIT ARE EXHIBIT TO THE DEVELOPER'S AGREEMENT.

STATE HWY 146

SECTION ONE
92 Lots

SECTION THREE
85 Lots

SECTION TWO
85 Lots

WHARTON WEEMS BLVD. (SPUR 498)

CITY OF LA PORTE
BAY FOREST GOLF COURSE

SECTION NINE
108 Lots

SECTION FIVE
19 Lots

MCCABE ROAD

Ion Design Group
2800 N. Henderson Avenue
Studio 100
Houston, TX 77060
214.370.3434
214.370.3083 Fx

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



November 19, 2015

AGENDA ITEM 8

Consider approval of an amendment to the City of La Porte's Future Land Use Plan by amending the land use designation for a 20 acre tract of land known as Tract 1L, Johnson Hunger Survey, Abstract 35 from "Low Density Residential" use to "Commercial" use, "Mixed Use" use, and "Mid- to High-Density Residential".

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

Planning and Development Department Staff Report

ISSUE

Consider a recommendation of approval to the City Council for an amendment to the city's Future Land Use Plan as demonstrated in the attached Exhibit A.

RECOMMENDATION

Should the Planning and Zoning Commission desire to recommend approval of Agenda Item Requests (#4 & #5-7) pertaining to the development of the 20 acre tract of land for the La Porte Town Center development, then the city's Future Land Use Plan should be amended as described in this item.

DISCUSSION

Staff is presenting for consideration an amendment to the city's Future Land Use Plan in conjunction with a request by Turfway FEC, LLC for the development of the La Porte Town Center development. This is a proposed entertainment, retail/service, and residential mixed-use development located on State Highway 146 north of Wharton Weems Boulevard on a 20 acre tract of land known as Tract 1L, Johnson Hunter Survey, Abstract 35.

The city's Future Land Use Plan (FLUP) identifies this property as "Low Density Residential" land use. In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Commercial" use (for proposed hotel, entertainment center, and retail and restaurant pad sites), "Mixed Use" use (for the proposed live-work units), and "Mid- to High-Density Residential" (for the proposed brownstone townhome units). The FLUP may be amended from time to time if approved by the City Council, upon recommendation by the Planning and Zoning Commission. The attached Exhibit A demonstrates the existing land use versus what is being proposed.

The subject site is zoned PUD, Planned Unit Development, which allows for the uses proposed in the development. The applicant has also submitted application for a General Plan and Special Conditional Use Permit, which are both being presented to the Commission at this meeting. This FLUP amendment would be consistent with the proposed General Plan and SCUP.

Planning and Zoning Commission Regular Meeting
November 19, 2015
Future Land Use Plan Amendment (La Porte Town Center)

Section 213.003 of the Texas Local Government Code (LGC) specifies requirements for amending the city's Future Land Use Plan, which was adopted as a component of the Comprehensive Plan. The LGC requires review of the proposed amendment by the Planning and Zoning Commission and consideration by the City Council. A public hearing will be scheduled at the time of City Council review.

The Future Land Use Plan identifies the following surrounding land uses (see the attached Exhibit A):

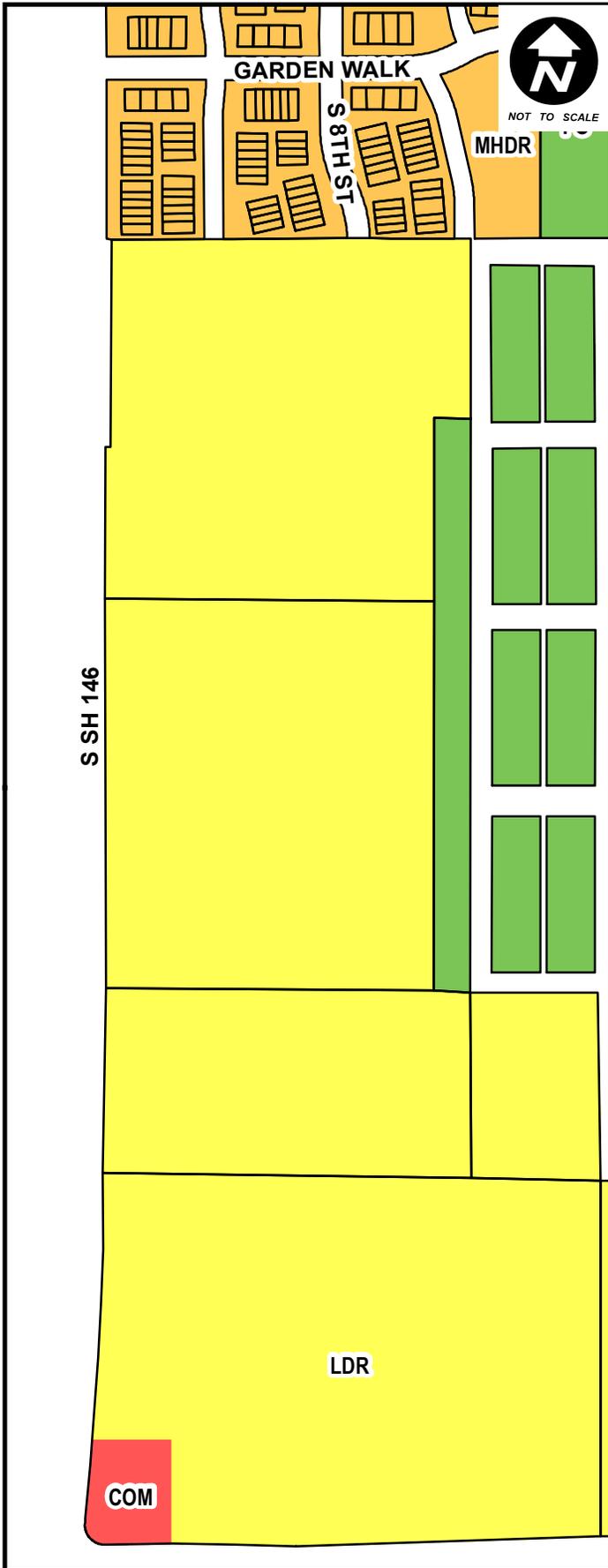
	Land Use	Development
<i>North</i>	Low Density Residential	Undeveloped
<i>South</i>	Low Density Residential	Undeveloped
<i>West</i>	State Highway 146 Right-of-Way	State Highway 146 Right-of-Way
<i>East</i>	Park and Open Space	La Porte Municipal Golf Course

ATTACHMENTS

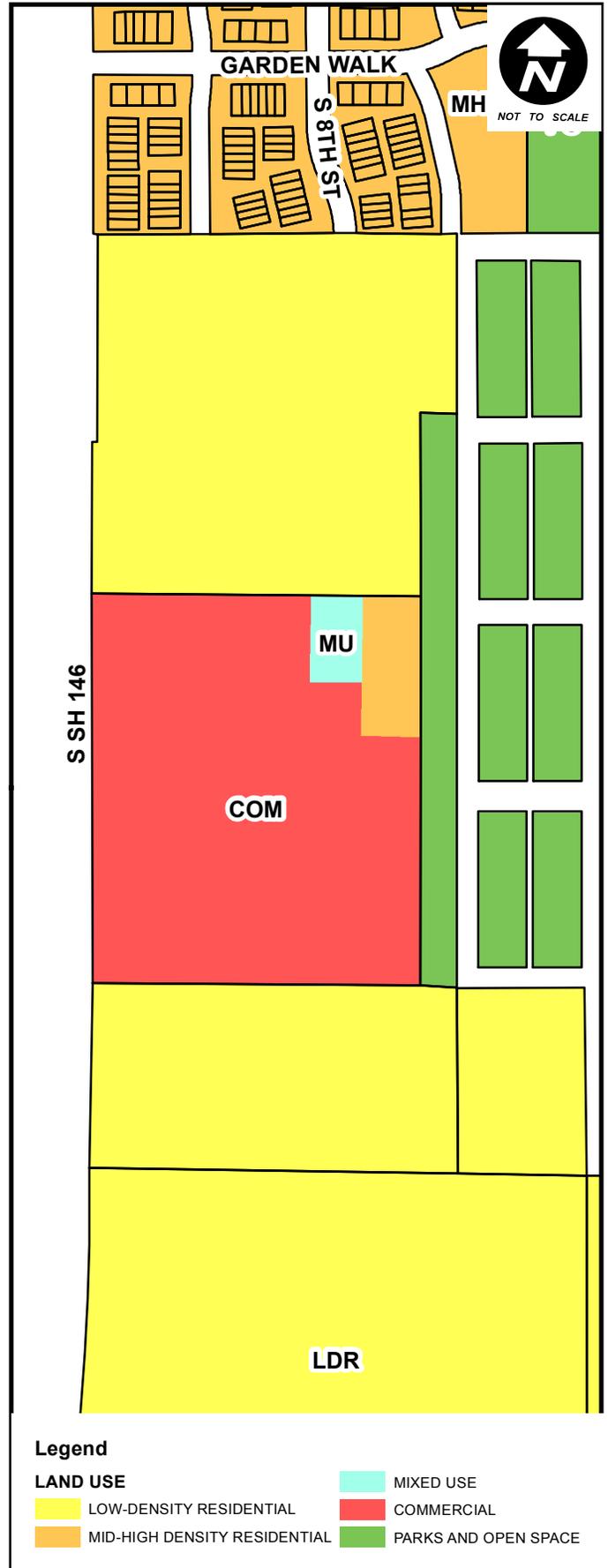
Exhibit A: Existing and Proposed Future Land Use Plan

LAND USE EXHIBIT

EXISTING FUTURE LAND USE



PROPOSED FUTURE LAND USE



Legend

LAND USE

- LOW-DENSITY RESIDENTIAL
- MID-HIGH DENSITY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- PARKS AND OPEN SPACE

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



November 19, 2015

AGENDA ITEM 9

Consider a recommendation to the City Council
for adoption of the Official Zoning Map.

*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 recommend to the City Council adoption of an update to the Official Zoning Map of the City of La Porte?

DISCUSSION

Section 106-301 through 106-307 of the Code of Ordinances stipulates the provisions for the Official Zoning Map for the city. It has been the city's past practice to revise the map from time to time. The last record the city has where the map was revised was February 14, 2005. The following is an excerpt from Section 106-306:

Sec. 106-306. - Replacement of the zoning maps.

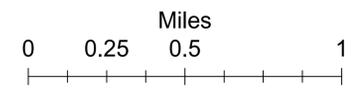
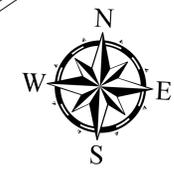
In the event that the official zoning maps become damaged, destroyed, lost or difficult to interpret because of the nature and/or number of changes and additions, the city council may, by resolution, adopt a new official zoning map based on review and a written report from the planning and zoning commission, which shall supersede the prior official zoning maps. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning maps, but no such corrections shall have the effect of amending the original official zoning map or any subsequent amendment thereof. The new official zoning map shall be identified by the signature of the mayor, attested by the city secretary, and bearing the seal of the city and date under the following words:

"This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of the map being replaced) as part of the Zoning Ordinance of the City of La Porte, Texas."

The revised Official Zoning Map being presented includes all zone changes approved by the City Council since the last revision. A chart has been included that reflects each zone change approved.

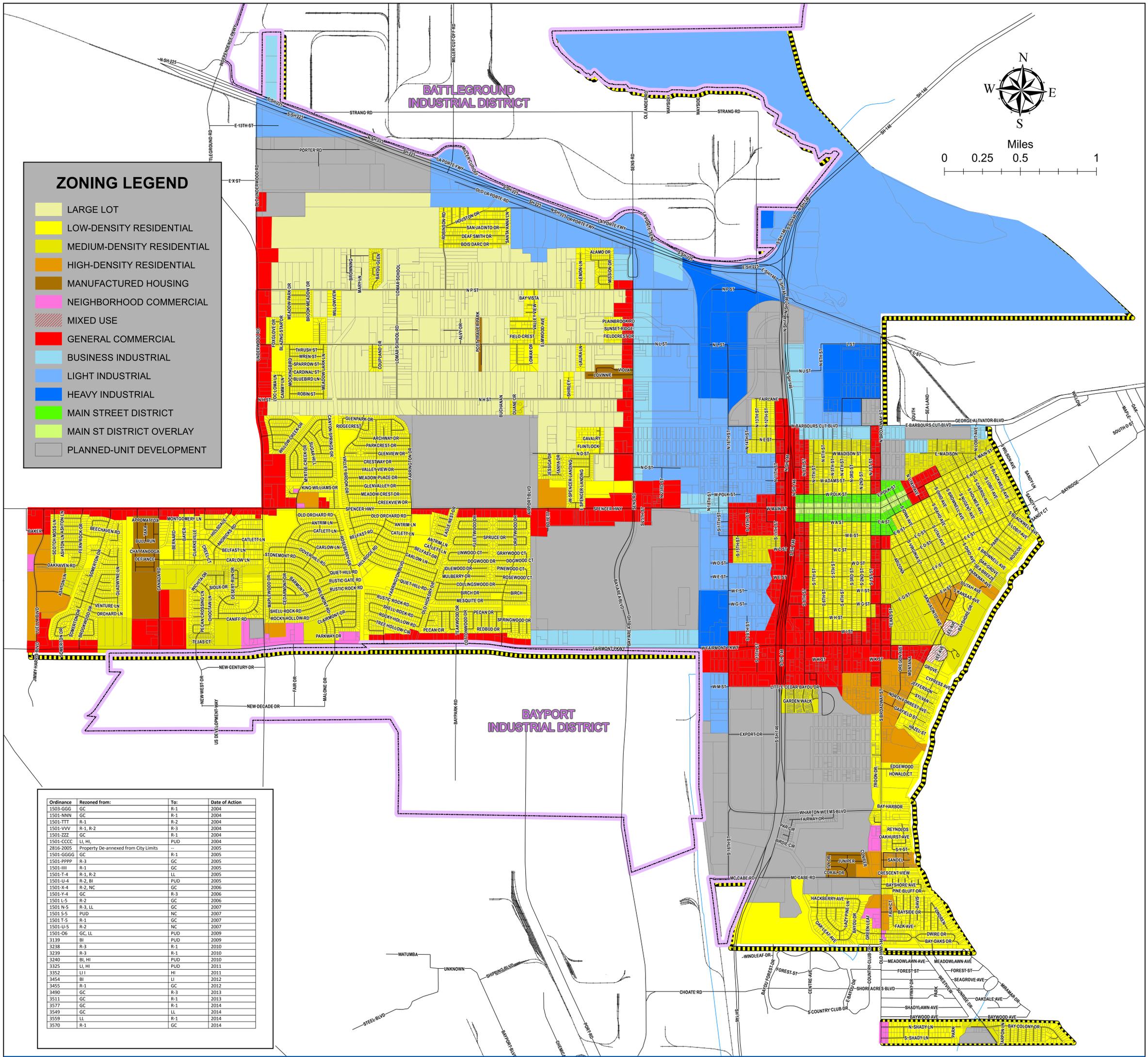
ATTACHMENTS

- Exhibit A: Official Zoning Map – *Revised*
- Exhibit B: Draft Resolution Adopting the Official Zoning Map to be presented to City Council



ZONING LEGEND

- LARGE LOT
- LOW-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- MANUFACTURED HOUSING
- NEIGHBORHOOD COMMERCIAL
- MIXED USE
- GENERAL COMMERCIAL
- BUSINESS INDUSTRIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- MAIN STREET DISTRICT
- MAIN ST DISTRICT OVERLAY
- PLANNED-UNIT DEVELOPMENT



Ordinance	Rezoned from:	To:	Date of Action
1503-GGG	GC	R-1	2004
1501-NNN	GC	R-1	2004
1501-TTT	R-1	R-2	2004
1501-VVV	R-1, R-2	R-3	2004
1501-ZZZ	GC	R-1	2004
1501-CCC	LI, HI	PUD	2004
2816-2005	Property De-annexed from City Limits	---	2005
1501-GGGG	GC	R-1	2005
1501-PPPP	R-3	GC	2005
1501-HHH	R-1	GC	2005
1501-TT4	R-1, R-2	LL	2005
1501-U-4	R-2, BI	PUD	2005
1501-X-4	R-2, NC	GC	2006
1501-Y-4	GC	R-3	2006
1501-L-5	R-2	GC	2006
1501-N-5	R-3, LL	GC	2007
1501-S-5	PUD	NC	2007
1501-T-5	R-1	GC	2007
1501-U-5	R-2	NC	2007
1501-O6	GC, LL	PUD	2009
3139	BI	PUD	2009
3238	R-3	R-1	2010
3239	R-3	R-1	2010
3240	BI, HI	PUD	2010
3325	LI, HI	PUD	2011
3352	LI, I	HI	2011
3454	BI	LI	2012
3455	R-1	GC	2012
3490	GC	R-3	2013
3511	GC	R-1	2013
3577	GC	R-1	2014
3549	GC	LL	2014
3559	LL	R-1	2014
3570	R-1	GC	2014

This is to certify that this Original Zoning Map supersedes and replaces the Official Zoning Map adopted _____ as part of the Zoning Ordinance of the City of La Porte, Texas.

Louis R. Rigby, Mayor

Patrice Fogarty, City Secretary

CITY OF LA PORTE, TEXAS OFFICIAL ZONING MAP

JUNE 2015



RESOLUTION NO. _____

A RESOLUTION ADOPTING A NEW OFFICIAL ZONING MAP FOR THE CITY OF LA PORTE, HARRIS COUNTY, TEXAS; REPLACING THE PREVIOUS OFFICIAL ZONING MAP DATED FEBRUARY 14, 2005; MAKING CERTAIN FINDINGS RELATING TO THE SUBJECT; FINDING COMPLIANCE WITH THE OPEN MEETINGS LAW; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the existing Official Zoning Map of the City of La Porte, being dated February 14, 2005, has become damaged, destroyed, lost or difficult to interpret because of the nature and/or number of changes and additions to said map; and

WHEREAS, the City Council desires, in accordance with Section 106-306 of the Code of Ordinances of the City of La Porte, Harris County, Texas, to replace said Official Zoning Map with a new Official Zoning Map; and

WHEREAS, said new Official Zoning Map with GIS implications may correct drafting or other errors or omissions in said prior Official Zoning Map, provided that said corrections shall not have the effect of amending the original Official Zoning Map or any subsequent duly adopted amendment thereof;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF LA PORTE, HARRIS COUNTY, TEXAS:**

Section 1. The Official Zoning Map of the City of La Porte, identified in Section 106-301 of the Code of Ordinances of the City of La Porte is hereby replaced.

Section 2. The new Official Zoning Map of the City of La Porte is hereby adopted, pursuant to Section 106-301 of the Code of Ordinances of the City of La Porte. Said new Official Zoning Map, attached to this Resolution as Exhibit “A”, is fully

incorporated by reference herein as if said map is set forth herein verbatim, and shall supersede the prior Official Zoning Map. The said new Official Zoning Map based on GIS technology hereby corrects drafting or other errors or omissions in the original Official Zoning Map, and the City Council hereby finds that no such corrections shall have the effect of amending the original Official Zoning Map or any subsequent duly adopted amendment thereof. Said new Official Zoning Map shall be identified by the signature of the Mayor, be attested by the City Secretary, shall bear the Seal of the City, and shall contain the following words:

“This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted the 14th day of February 2005, as part of the Zoning Ordinance of the City of La Porte, Texas.”

Section 3. Two original and identical copies of the new Official Zoning Map of the City of La Porte shall be identified by the signature of the Mayor, be attested to by the City Secretary and bear the Seal of the City with the foregoing words attesting the authenticity of said map. One copy of the map shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner. Two copies hereafter called the “Official Zoning Map” shall be filed with the Enforcing Officer and City Secretary, respectively, and shall be maintained up-to-date by the Planning Department of the City of La Porte.

Section 4. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council is posted at a place convenient to the public at the City Hall of the city for

the time required by law preceding this meeting, as required by the Chapter 551, Texas Local Government Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5. This Resolution shall become effective after its passage and approval.

PASSED, APPROVED, AND RESOLVED this ____ day of DECEMBER, 2015.

CITY OF LA PORTE, TEXAS

By: _____
LOUIS R. RIGBY, MAYOR

ATTEST:

Patrice Fogarty, City Secretary

APPROVED:

Clark T. Askins,
Assistant City Attorney