



**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, March 16, 2017 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 the meeting minutes of January 19, 2017 Meeting
4. Open Public Hearing to receive input on an ordinance amending Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte, amending the definition of "Commercial motor vehicle" and restricting Commercial motor vehicle parking in certain land uses.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or questions)
 - d. Question and Answer
5. Close public hearing.
6. Consider recommendation to City Council on ordinance amending Chapter 106 "Zoning."
7. Open public hearing to receive input on a request by Andrew Allemand of Windrose for approval of a Partial Replat #17-97000001, for a replat of an 81.21 acre tract legally described as Reserve "C", Block 1 and Reserve "A", Block 5, Port Crossing Amending Plat and Reserve "A", Block 1, Boncosky Trucking Terminal.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or questions)
 - d. Question and Answer
8. Close Public Hearing.
9. Consider the approval or other action on Final Plat request #17-97000001.
10. Election of Planning and Zoning Commission Secretary.
11. Administrative reports.
12. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
13. 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, March 16, 2017, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2017.

Title: _____

**Planning and Zoning Commission
Minutes of January 19, 2017**

Commissioners Present: Lou Ann Martin, Richard Warren, Trey Kendrick, Larry Stockham, Wyatt Smith, Mark Follis, Helen LaCour and Chairman Hal Lawler

Commissioners Absent: Nick Barrera

City Staff Present: Assistant City Attorney Clark Askins, City Planner Ian Clowes, and Planning Technician Ryan Cramer

1. Call to Order.

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

2. Roll call of members.

Nick Barrera and Wyatt Smith were not present for roll call. Wyatt Smith arrived at 6:45.

3. Open a public hearing to receive input on an application for Zone Change #16-92000004, a request by Justin Bennett of DCT La Porte LLC to rezone the property known as an 8.3 acre parcel legally described as Tracts 30A and 31A, Strang Subdivision, City of La Porte, Harris County, Texas from Business Industrial (BI) to Light Industrial (LI).

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

a. Staff Presentation

City Planner Clowes gave staff's presentation. City Planner Clowes noted the site already has a building on it and this zone change will bring the use of said building into compliance as well as align the property's zoning with the Future Land Use Plan. Staff recommended approval of the zone change request.

b. Applicant Presentation

Justin Bennett from DCT stated his support of staff's presentation.

Commissioner Follis asked why there were three separate zone changes. City Planner Clowes said this was at the request of the applicant.

c. Public Comments

There were no public comments.

d. Question and Answer

There were no questions.

4. Close public hearing

The public hearing was closed at 6:07

5. Consider a recommendation to the City Council or other action on Zone Change #16-92000004.

Motion by Commissioner Kendrick to recommend approval.

Second by Commissioner Martin. **Motion carried.**

Ayes: Commissioners Stockham, LaCour, Follis, Kendrick, Warren, Martin and Chairman Lawler.

Nays:

6. Open a public hearing to receive input on an application for Zone Change #16-92000005, a request by Justin Bennett of DCT La Porte LLC to rezone the property known as a 12 acre parcel legally described as Tracts 17-1A and 18A, Strang Subdivision, City of La Porte, Harris County, Texas from Business Industrial (BI) to Light Industrial (LI).

Chairman Lawler opened the public hearing at 6:08 PM.

a. Staff Presentation

City Planner Clowes gave staff's presentation. City Planner Clowes noted this zone change will bring the use of said building into compliance as well as align the property's zoning with the Future Land Use Plan. Staff recommended approval of the zone change request.

b. Applicant Presentation

Justin Bennett from DCT stated his support of staff's presentation.

c. Public Comments

There were no public comments.

d. Question and Answer

There were no questions.

7. Close public hearing

Chairman Lawler closed the public hearing at 6:11 PM.

8. Consider a recommendation to the La Porte City Council on Zone Change Request #16-92000005.

Motion by Commissioner Kendrick to recommend approval of Zone Change Request #16-92000005, a request by Justin Bennett of DCT La Porte LLC to rezone the property known as a 12 acre parcel legally described as Tracts 17-1A and 18A, Strang Subdivision, City of La Porte, Harris County, Texas from Business Industrial (BI) to Light Industrial (LI).

Second by Commissioner LaCour. **Motion Carried.**

Ayes: Commissioners Follis, Warren, Kendrick, Stockham, Martin, LaCour and Chairman Lawler

Nays: None

9. **Open a public hearing to receive input on an application for Zone Change #16-92000006, a request by Steve Hess of Exel Logistics Dist. Corp. to rezone the property known as a 13.2 acre parcel legally described as Tracts 30 and 31 and Tracts 17A and 18, Perry Strang Subdivision, City of La Porte, Harris County, Texas from Business Industrial (BI) to Light Industrial (LI).**

Chairman Lawler opened the public hearing at 6:12 PM.

a. Staff Presentation

City Planner Clowes gave staff's presentation. City Planner Clowes noted this zone change will bring the use of said building into compliance as well as align the property's zoning with the Future Land Use Plan. Staff recommended approval of the zone change request.

Commissioner Warren asked if drainage would be an issue. City Planner Clowes said it would be addressed at time of permitting.

b. Applicant Presentation

Justin Bennett from DCT representing Exel stated his support of staff's presentation.

Commissioner Lawler stated he would like to see some more landscaping. Commissioner Stockham asked if future development would create a traffic issue on the 225 frontage road.

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

There were no public comments.

d. Question and Answer

There were no questions.

10. Close public hearing

Chairman Lawler closed the public hearing at 6:18 PM.

11. Consider approval or other action on Zone Change request #16-92000006.

Motion by Commissioner Kendrick to recommend to City Council, approval of Zone Change #16-92000006, a request by Steve Hess of Exel Logistics Dist. Corp. to rezone the property known as a 13.2 acre parcel legally described as Tracts 30 and 31 and Tracts 17A and 18, Perry Strang Subdivision, City of La Porte, Harris County, Texas from Business Industrial (BI) to Light Industrial (LI).

Second by Commissioner Stockham. **Motion Carried.**

Ayes: Commissioners Martin, Warren, Kendrick, Stockham, LaCour, Follis and Chairman Lawler

Nays: None

12. Consider approval or other action regarding a request by David Miles, Western Spherical Developers, LLC for approval of the proposed La Porte Town Center General Plan for the 40 acre tract of land known as Tracts 1 and 1L, Johnson Hunter Survey, Abstract 35 generally located on the east side of State Highway 146 north of Wharton Weems Boulevard.

City Planner Clowes presented staff's report on the General Plan

After some questions about process of general plan approval versus the Special Conditional Use Permit approval, Commissioner Martin asked if the applicant was planning to do anything about the east property line as you can see the highway from the golf course. The applicant, David Miles, indicated they are ready to start building after some setbacks so that open space should be filled in soon.

Motion by Commissioner Kendrick to recommend approval of the proposed La Porte Town Center General Plan for the 40 acre tract of land known as Tracts 1 and 1L, Johnson Hunter Survey, Abstract 35 generally located on the east side of State Highway 146 north of Wharton Weems Boulevard.

Second by Warren. **Motion Carried.**

Ayes: Commissioners Warren, Kendrick, Stockham, LaCour and Chairman Hal Lawler

Nays: None

Abstain: Commissioners Follis and Martin

13. Open a public hearing to receive input on an application for Special Conditional Use Permit #16-91000004, a request by David Miles, Western Spherical Developers, LLC to allow for construction of an entertainment, commercial and residential mixed use development, known as La Porte Town Center, on a 40-acre tract of land known as Tracts 1 and 1L, Johnson Hunter Survey, Abstract 35 generally located on the east side of State Highway 146 north of Wharton Weems Boulevard.

Chairman Lawler opened the public hearing at 6:34 PM.

a. Staff Presentation

City Planner Clowes gave staff's presentation of SCUP request #16-91000004, including a rundown of notable conditions placed on the development.

Commissioner Follis asked for more time to read over the packet provided by Staff to look at differences between the original and the new proposal. He brought up how the general plan shows parking on both sides of the street but is prohibited in the SCUP conditions, he feared the City would be forced to allow parking on both sides of the street. Planning Technician Ryan Cramer showed how that was not the case.

b. Applicant Presentation

David Miles of Western Spherical Design and his team gave their applicant presentation where they discussed the sort of businesses the group is bringing in. Commissioner Smith asked how many of these uses have committed to contracts, Mr. Miles indicated they have letters of intent from various restaurants and other uses he mentioned earlier.

Commissioner Follis asked if the drainage would become an issue, the applicant, and his engineer, said they would have to prove their improvements were zero impact before they would be allowed to build.

c. Public Comments

Mike Wilson of Baytown spoke in support of the Portrait of a Warrior gallery. Commissioner Smith asked if they had the funding in hand to build the museum, Mr. Wilson stated they do not but they have no worries about being able to meet a fundraising goal

Ken Pridgeon of Baytown spoke about his work painting the pictures in the Portrait of a Warrior gallery.

Bob Lee of La Porte voiced his support for the project as it could help La Porte's image and hopefully it means there will be less trucks.

Fran Kelly of La Porte said by clearing the site, the applicant has gotten rid of a natural drainage area.

Cliff Wilson of La Porte voiced his support for the project and the Portrait of a Warrior museum.

Maggie Anderson of La Porte voiced her support for the project saying the trucks are not going to go anywhere but this is a step in the right direction.

Commissioner Follis argued he needed more time to read over the documents and they should table the discussion until the next meeting.

d. Question and Answer

There were no questions.

14. Close public hearing

Chairman Lawler closed the public hearing at 7:29 PM.

15. Consider approval or other action on Special Conditional Use Permit request #16-91000004.

Motion by Commissioner Follis to table discussion of Special Conditional Use Permit #16-91000004, a request by David Miles, Western Spherical Developers, LLC to allow for construction of an entertainment, commercial and residential mixed use development, known as La Porte Town Center, on a 40-acre tract of land known as Tracts 1 and 1L, Johnson Hunter Survey, Abstract 35 generally located on the east side of State Highway 146 north of Wharton Weems Boulevard to date certain.

Second by Smith. **Motion Carried.**

Ayes: Commissioners Smith, Stockham, Martin and Follis
Nays: Commissioners Warren, Kendrick and Chairman Lawler
Abstain: Commissioner LaCour

16. Administrative reports.

Ian Clowes introduced himself as the new City Planner.

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

Commissioner Smith asked if there was still a committee to make recommendations to City Council on Chapter 106 changes, Commissioner Warren told him the committee's work had been completed.

18. Adjourn

Motion by Commissioner Kendrick to adjourn.

Second by Commissioner LaCour. **Motion Carried.**

Ayes: Commissioners Warren, Kendrick, Stockham, Smith, LaCour, Follis, Martin and Chairman Hal Lawler
Nays: None

Chairman Lawler adjourned the meeting at 8:37 p.m.

Respectfully submitted,

Ryan Cramer
Secretary, Zoning Board of Adjustment

Passed and Approved on _____, 2016.

Hal Lawler
Chairman, Planning and Zoning Commission

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



March 16, 2017

AGENDA ITEM 4-6

Consider a recommendation to the City Council
on proposed modifications to Chapter 106 (Zoning).

*Ian Clowes, City Planner
Planning and Development Department
City of La Porte, Texas*

Planning and Development Department Staff Report

DISCUSSION

At the February 16, 2017 Planning and Zoning Commission meeting, the Commission directed staff to draft an ordinance for consideration on two items that deal with Commercial motor vehicles within the City of La Porte.

This item is being presented to the Planning and Zoning Commission as a public hearing. Notice of the public hearing was conducted in accordance with the requirements of Section 106-171, which requires publication in the Bay Area Observer at least 15 days prior to the public hearing. Additionally, state law requires the public hearing to be posted at City Hall and on the city's website.

The following is a brief summary of each item addressed based on previous discussion and direction.

1.) Definitions (Section 106-1)

This amendment to the definition of "Commercial motor vehicles" will bring it into conformance with the recently amended definition in chapter 70 of the City Code of Ordinances.

Commercial motor vehicle means ~~any motor vehicle designed or used for the transportation of persons or property for hire, with a rated carrying capacity in excess of one ton, including every vehicle used for delivery purposes.~~ 1) a vehicle or combination of vehicles with an actual gross weight, a registered gross weight, a gross weight rating or any combination in excess of 26,000 pounds; 2) a farm vehicle or combination of farm vehicles with an actual gross weight, a registered gross weight, or a gross weight rating of 48,000 pounds or more when operating intrastate; 3) a vehicle transporting hazardous materials requiring a placard; 4) a motor carrier transporting household goods for compensation in commerce in a vehicle not defined in Texas Transportation Code, Sec. 548.001(1); 5) a foreign commercial motor vehicle that is owned or controlled by a person or entity that is domiciled in or a citizen of a country other than the United States; or 6) a contract carrier transporting the operating employees of a railroad on a road or highway of the State of Texas in a vehicle designed to carry 15 or fewer passengers."

2.) Table A, Commercial & Industrial Uses (Section 106-310)

Due to some recently approved truck uses, staff had been asked to look into ways to amend the code to prevent additional truck parking within certain zones and associated with certain uses. Land Use 812930 *Parking Lots & Garages*, currently permits the parking of truck cabs which are not in combination with trailers. The proposed amendment will add a footnote to this specific use, prohibiting the parking of commercial motor vehicles whether in combination with trailers or not.

2012 NAICS Code	2012 NAICS Title	**	NC	MS	GC	MU	BI	LI	HI
812930	Parking Lots and Garages			C ¹⁶	P ¹⁶		P ¹⁶	P ¹⁶	P ¹⁶

16. Parking of commercial motor vehicles, including truck tractors not in combination with trailers, prohibited.”

Attachments:

Exhibit A- Draft Ordinance (Clean)

Exhibit B- Draft Ordinance (Highlight/Strike-Thru)

EXHIBIT A

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 106 “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF LA PORTE BY AMENDING REGULATIONS REALTED TO THE PARKING OF COMMERCIAL MOTOR VEHICLES AT RENTAL PARKING LOT BUSINESSES IN COMMERCIAL AND INDUSTRIAL ZONES; PROVIDING THAT ANY PERSON VIOLATING THE TERMS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND UPON CONVICTION SHALL BE FINED IN A SUM NOT TO EXCEED TWO THOUSAND DOLLARS; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA PORTE, TEXAS:

Section 1: That Chapter 106, “Zoning,” Section 106-1 “Definitions”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended by revising the following definition, which shall be included to said section in the proper alphabetical sequence:

Sec. 106-1. Definitions.

“*Commercial motor vehicle* means 1) a vehicle or combination of vehicles with an actual gross weight, a registered gross weight, a gross weight rating or any combination in excess of 26,000 pounds; 2) a farm vehicle or combination of farm vehicles with an actual gross weight, a registered gross weight, or a gross weight rating of 48,000 pounds or more when operating intrastate; 3) a vehicle transporting hazardous materials requiring a placard; 4) a motor carrier transporting household goods for compensation in commerce in a vehicle not defined in Texas Transportation Code, Sec. 548.001(1); 5) a foreign commercial motor vehicle that is owned or controlled by a person or entity that is domiciled in or a citizen of a country other than the United States; or 6) a contract carrier transporting the operating employees of a railroad on a road or highway of the State of Texas in a vehicle designed to carry 15 or fewer passengers.”

Section 2: That Chapter 106, “Zoning,” Article I. “In General”, Section 106-310 “Table A, Commercial & Industrial Uses”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended by adding new Footnote 16 to uses designated under NAICS Code 812930, such amendment to be inserted within “Table A, Commercial & Industrial Uses”, under NAICS Code 812930, and the text of said Footnote 16 to be added to the listing of footnotes after “Table A, Commercial & Industrial Uses”, in proper numerical sequence, as follows:

“Sec. 106-310. - Table A, Commercial & Industrial Uses.

2012 NAICS Code	2012 NAICS Title	**	NC	MS	GC	MU	BI	LI	HI
812930	Parking Lots and Garages			C ¹⁶	P ¹⁶		P ¹⁶	P ¹⁶	P ¹⁶

16. Parking of commercial motor vehicles, including truck tractors not in combination with trailers, prohibited.”

Section 3. Any person, as defined in Section 1.07 (27), Texas Penal Code, who shall violate any provision of the ordinance, shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed TWO THOUSAND DOLLARS (\$2,000.00).

Section 4. Each and every provision, paragraph, sentence and clause of this Ordinance has been separately considered and passed by the City Council of the City of La Porte, Texas, and each said provision would have been separately passed without any other provision, and if any provision hereof shall be ineffective, invalid or unconstitutional, for any cause, it shall not impair or affect the remaining portion, or any part thereof, but the valid portion shall be in force just as if it had been passed alone.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

Section 6. 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 Chapter 551, Tx. Gov't 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 7. This Ordinance shall be effective fourteen (14) days after its passage and approval. The City Secretary shall give notice of the passage of this ordinance by causing the caption hereof to be published in the official newspaper of the City of La Porte at least once within ten (10) days after the passage of this ordinance.

PASSED AND APPROVED this the _____ day of _____, 2017.

CITY OF LA PORTE, TEXAS

By: _____
Louis R. Rigby, Mayor

ATTEST:

Patrice Fogarty, City Secretary

APPROVED:

Clark T. Askins, Assist. City Attorney

EXHIBIT B

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 106 “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF LA PORTE BY AMENDING REGULATIONS REALTED TO THE PARKING OF COMMERCIAL MOTOR VEHICLES AT RENTAL PARKING LOT BUSINESSES IN COMMERCIAL AND INDUSTRIAL ZONES; PROVIDING THAT ANY PERSON VIOLATING THE TERMS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND UPON CONVICTION SHALL BE FINED IN A SUM NOT TO EXCEED TWO THOUSAND DOLLARS; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA PORTE, TEXAS:

Section 1: That Chapter 106, “Zoning,” Section 106-1 “Definitions”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended by revising the following definition, which shall be included to said section in the proper alphabetical sequence:

Sec. 106-1. Definitions.

...

“*Commercial motor vehicle* means ~~any motor vehicle designed or used for the transportation of persons or property for hire, with a rated carrying capacity in excess of one ton, including every vehicle used for delivery purposes.~~ 1) a vehicle or combination of vehicles with an actual gross weight, a registered gross weight, a gross weight rating or any combination in excess of 26,000 pounds; 2) a farm vehicle or combination of farm vehicles with an actual gross weight, a registered gross weight, or a gross weight rating of 48,000 pounds or more when operating intrastate; 3) a vehicle transporting hazardous materials requiring a placard; 4) a motor carrier transporting household goods for compensation in commerce in a vehicle not defined in Texas Transportation Code, Sec. 548.001(1); 5) a foreign commercial motor vehicle that is owned or controlled by a person or entity that is domiciled in or a citizen of a country other than the United States; or 6) a contract carrier transporting the operating employees of a railroad on a road or highway of the State of Texas in a vehicle designed to carry 15 or fewer passengers.”

Section 2: That Chapter 106, “Zoning,” Article I. “In General”, Section 106-310 “Table A, Commercial & Industrial Uses”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended by adding new Footnote 16 to uses designated under NAICS Code 812930, such amendment to be inserted within “Table A, Commercial & Industrial Uses”, under NAICS Code 812930, and the text of said Footnote 16 to be added to the listing of footnotes after “Table A, Commercial & Industrial Uses”, in proper numerical sequence, as follows:

“**Sec. 106-310. - Table A, Commercial & Industrial Uses.**

2012 NAICS Code	2012 NAICS Title	**	NC	MS	GC	MU	BI	LI	HI
812930	Parking Lots and Garages			C ¹⁶	P ¹⁶		P ¹⁶	P ¹⁶	P ¹⁶

16. Parking of commercial motor vehicles, including truck tractors not in combination with trailers, prohibited.”

Section 3. Any person, as defined in Section 1.07 (27), Texas Penal Code, who shall violate any provision of the ordinance, shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed TWO THOUSAND DOLLARS (\$2,000.00).

Section 4. Each and every provision, paragraph, sentence and clause of this Ordinance has been separately considered and passed by the City Council of the City of La Porte, Texas, and each said provision would have been separately passed without any other provision, and if any provision hereof shall be ineffective, invalid or unconstitutional, for any cause, it shall not impair or affect the remaining portion, or any part thereof, but the valid portion shall be in force just as if it had been passed alone.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

Section 6. 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 Chapter 551, Tx. Gov’t 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 7. This Ordinance shall be effective fourteen (14) days after its passage and approval. The City Secretary shall give notice of the passage of this ordinance by causing the caption hereof to be published in the official newspaper of the City of La Porte at least once within ten (10) days after the passage of this ordinance.

PASSED AND APPROVED this the _____ day of _____, 2017.

CITY OF LA PORTE, TEXAS

By: _____
Louis R. Rigby, Mayor

ATTEST:

Patrice Fogarty, City Secretary

APPROVED:

Clark T. Askins, Assist. City Attorney

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



March 16, 2017

AGENDA ITEM 7-9

Consider approval of the Port Crossing Partial Replat No. 1 (#17-97000001)
for the Replat of a 81.2124 acre tract legally described as
Reserve "C", Block 1 and Reserve "A", Block 5, Port Crossing Amending Plat and
Reserve "A", Block 1, Boncosky Trucking Terminal
Applicant: Andrew Allemand representing National Property Holdings

***Ryan Cramer, Planning Technician
Planning and Development Department
City of La Porte, Texas***

Planning and Development Department Staff Report

ISSUE

Should the Planning and Zoning Commission approve the requested Port Crossing Partial Replat No. 1 for the replat of a 81.2124 acre tract legally described as Reserve "C", Block 1 and Reserve "A", Block 5, Port Crossing Amending Plat an Reserve "A", Block 1, Boncosky Trucking Terminal?

RECOMMENDATION

Staff recommends approval of the proposed replat subject to the following conditions:

DISCUSSION

Applicant's Request:

The applicant, Andrew Allemand of Windrose Land Services is representing property owners National Property Holdings in this case. The applicant is requesting approval of a replat to consolidate existing platted lots into two unrestricted reserves. The proposed reserves are intended for industrial development.

Background Information:

The subject site is located on the west side of South 16th Street. The attached Exhibit B is an Area Vicinity Map showing the location of the proposed replat.

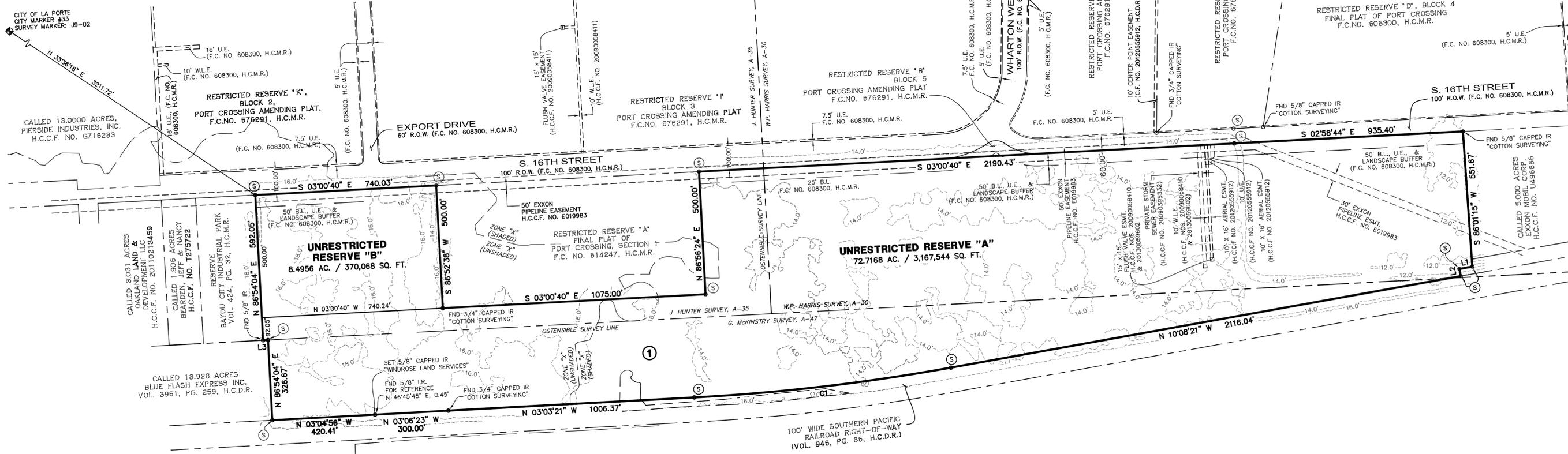
The subject site is 81.2124 acres in area and is split-zoned, with the majority of the property zoned Planned Unit Development (PUD) and Light Industrial (LI). The city's Future Land Use Plan, as identified in the Comprehensive Plan, indicates this site for "Light Industrial" and "Heavy Industrial" land use. The attached Exhibit C shows the zoning and Exhibit D contains land use for the subject site and surrounding area.

ATTACHMENTS

Exhibit A: Port Crossing Partial Replat No. 1
Exhibit B: Area Map



GRAPHIC SCALE: 1" = 200'



DESCRIPTION

A TRACT OR PARCEL CONTAINING 81.2124 ACRES OR 3,537,612 SQUARE FEET OF LAND SITUATED IN THE W.P. HARRIS SURVEY, ABSTRACT NO. 30, C. MCKINSTRY SURVEY, ABSTRACT NO. 47, J. HUNTER SURVEY ABSTRACT NO. 35, HARRIS COUNTY, TEXAS, BEING A PORTION OF RESTRICTED RESERVE "A", BLOCK 5 AND RESTRICTED RESERVE "C", A PORTION OF RESTRICTED RESERVE "C", THE SOUTHWEST CORNER OF A CALLED 18.928 ACRE TRACT OF LAND CONVEYED TO BLUE FLASH EXPRESS, INC. IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD IN VOL. 3961, PH. 259, H.C.D.R., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

BEGINNING AT A CAPPED 5/8" IRON ROD STAMPED "COTTON SURVEYING" FOUND ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 16TH STREET (BASED ON A WIDTH OF 60 FEET) AS RECORDED IN FILM CODE NO. 608300, H.C.M.R., MARKING THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND THE NORTHEAST CORNER OF A CALLED 5.000 ACRE TRACT CONVEYED TO EXXON MOBIL CORP. IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER H.C.C.F. NO. U496686;

THENCE, SOUTH 86 DEG. 01 MIN. 15 SEC. WEST, ALONG WITH THE COMMON LINE BETWEEN SAID CALLED 5.000 ACRE TRACT AND SAID RESTRICTED RESERVE "A", A DISTANCE OF 551.67 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 10 DEG. 08 MIN. 30 SEC. WEST, A DISTANCE OF 533.38 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 79 DEG. 51 MIN. 39 SEC. WEST, A DISTANCE OF 29.79 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT ON THE EASTERLY LINE OF A UNION PACIFIC RAILROAD RIGHT-OF-WAY (BASED ON A WIDTH OF 100 FEET) AS DESCRIBED IN VOL. 946, PG. 86, OF THE HARRIS COUNTY DEED RECORDS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 10 DEG. 08 MIN. 21 SEC. WEST, ALONG WITH THE COMMON LINE BETWEEN SAID UNION PACIFIC RIGHT-OF-WAY AND THE WESTERLY LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 2,116.04 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF CURVATURE;

THENCE, IN A NORTHERLY DIRECTION, CONTINUING ALONG SAID LINE, A DISTANCE OF 1,056.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8,544.38 FEET, SUBTENDING A CENTRAL ANGLE OF 07 DEG. 05 MIN. 00 SEC., AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 06 DEG. 35 MIN. 51 SEC. WEST, 1,055.65 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

THENCE, NORTH 03 DEG. 03 MIN. 21 SEC. WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 1,006.37 FEET TO A CAPPED 5/8" IRON ROD STAMPED "COTTON SURVEYING" MARKING THE SOUTHWEST CORNER OF RESTRICTED RESERVE "A", BLOCK 1 OF SAID BONCOSKY TRUCKING TERMINAL AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 06 MIN. 23 SEC. WEST, ALONG WITH THE WESTERLY LINE OF SAID BONCOSKY TRUCKING TERMINAL, A DISTANCE OF 300.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHWEST CORNER OF SAID BONCOSKY TRUCKING TERMINAL, THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "C" AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE BEARS NORTH 46 DEG. 45 MIN. 45 SEC. EAST, 0.45 FEET;

DESCRIPTION CONTD.

THENCE, NORTH 03 DEG. 04 MIN. 56 SEC. WEST, ALONG WITH THE WESTERLY LINE OF SAID RESTRICTED RESERVE "C", A DISTANCE OF 420.41 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "C", THE SOUTHWEST CORNER OF A CALLED 18.928 ACRE TRACT OF LAND CONVEYED TO BLUE FLASH EXPRESS, INC. IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD IN VOL. 3961, PH. 259, H.C.D.R., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 54 MIN. 04 SEC. EAST, ALONG WITH THE COMMON LINE BETWEEN SAID RESTRICTED RESERVE "C" AND SAID 18.928 ACRE TRACT, A DISTANCE OF 326.67 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTHEAST CORNER OF SAID 18.928 ACRE TRACT AND AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "C" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 02 MIN. 10 SEC. WEST, ALONG WITH THE WEST LINE OF SAID RESTRICTED RESERVE "C", SAME BEING THE EASTERLY LINE OF SAID 18.928 ACRE TRACT, A DISTANCE OF 20.00 FEET TO A 5/8" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF BAYOU CITY INDUSTRIAL PARK, MAP, OR PLAT THEREOF RECORDED IN VOL. 424, PG. 32, H.C.M.R., SAME BEING A COMMON NORTHERLY CORNER OF SAID RESTRICTED RESERVE "C" AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 54 MIN. 04 SEC. EAST, ALONG WITH THE SOUTH LINE OF SAID BAYOU CITY INDUSTRIAL PARK, A DISTANCE OF 592.05 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID S. 16TH STREET (BASED ON A WIDTH OF 100 FEET IN THIS AREA), MARKING THE SOUTHEAST CORNER OF SAID BAYOU CITY INDUSTRIAL PARK, AND THE COMMON MOST NORTHERLY NORTHEAST CORNER OF SAID RESTRICTED RESERVE "C" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 00 MIN. 40 SEC. EAST, ALONG WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. 16TH STREET, A DISTANCE OF 740.03 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTHEAST CORNER OF SAID BONCOSKY TRUCKING TERMINAL, AND THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "A" OF THE FINAL PLAT OF PORT CROSSING, SECTION 1, MAP OR PLAT THEREOF RECORDED IN F.C. NO. 612247, H.C.M.R., FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 52 MIN. 38 SEC. WEST, ALONG WITH THE SOUTHERLY LINE OF SAID BONCOSKY TRUCKING TERMINAL, A DISTANCE OF 500.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "COTTON SURVEYING" MARKING THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "A" OF THE FINAL PLAT OF PORT CROSSING, SECTION 1 AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 00 MIN. 40 SEC. EAST, ALONG WITH THE WEST LINE OF SAID RESTRICTED RESERVE "A" OF THE FINAL PLAT OF PORT CROSSING, SECTION 1 A DISTANCE OF 1,075.00 FEET RESERVE "A" OF THE FINAL PLAT OF PORT CROSSING, SECTION 1 TO THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 56 MIN. 24 SEC. EAST, ALONG WITH THE SOUTH LINE OF SAID RESTRICTED RESERVE "A" OF THE FINAL PLAT OF PORT CROSSING, SECTION 1, A DISTANCE OF 500.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE WESTERLY RIGHT-OF-WAY OF SAID S. 16TH STREET, MARKING THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" OF THE FINAL PLAT OF PORT CROSSING, SECTION 1 AND AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 00 MIN. 40 SEC. EAST, ALONG WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID S. 16TH STREET, A DISTANCE OF 2,190.43 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;

THENCE, SOUTH 02 DEG. 58 MIN. 44 SEC. EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 935.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 81.2124 ACRES OR 3,537,612 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 45953-PORT CROSSING RE-PLAT, PREPARED BY WINDROSE LAND SERVICES INC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 10°08'30" W	53.38'
L2	S 79°51'39" W	29.79'
L3	N 03°02'10" W	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	8544.38'	07°05'00"	1056.32'	S 06°35'51" E	1055.65'

RESERVE TABLE

RES.	ACRES	SQ.FT.	RESTRICTION
A	72.7168	3,167,544	NONE
B	8.4956	370,068	NONE

ABBREVIATIONS

- AC. - ACRES
- B.L. - BUILDING LINE
- FND - FOUND
- H.C.C.F. - HARRIS COUNTY CLERK FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- S.E.E. - SANITARY SEWER EASEMENT
- Ⓢ - FOUND CAPPED 5/8" IR "WINDROSE LAND SERVICES"
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.L.E. - WATER LINE EASEMENT

PORT CROSSING PARTIAL REPLAT NO 1

A SUBDIVISION OF 81.2124 AC. OR 3,537,613 SQ.FT. OF LAND, SITUATED IN THE W.P. HARRIS SURVEY, A-30, J. HUNTER SURVEY, A-35, AND G. MCKINSTRY SURVEY, A-47, BEING A REPLAT OF RESERVE "C", BLOCK 1, AND RESERVE "A", BLOCK 5, PORT CROSSING AMENDING PLAT, VOL. 676, PG. 291, H.C.M.R., AND RESERVE "A", BLOCK 1, BONCOSKY TRUCKING TERMINAL, VOL. 409, PG. 104, H.C.M.R., CITY OF LA PORTE, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE TWO UNRESTRICTED RESERVES
1 BLOCK 2 RESERVES

MARCH 2017

Owners
Rail Logix Limited Partnership
National Property Holdings Limited Partnership
3330 S. Sam Houston Parkway E.
Houston, TX 77047

Liberty Property Limited Partnership
8827 N. Sam Houston Parkway
Houston, TX 77064



WINDROSE
LAND SURVEYING | PLATTING
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

AREA MAP

