



PLANNING AND ZONING COMMISSION MEETING AGENDA

Notice is hereby given of a **Regular Meeting** of the La Porte **Planning and Zoning Commission** to be held on **Thursday, July 20, 2017** at 6:00 p.m. at City Hall Council Chambers, 604 W. 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:**
 - a. June 15, 2017 Meeting
- 4. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Zone Change #17-92000001, a request by Jeff Presnal of Cypressbrook Management Company, LP, applicant, on behalf of Carrington F. Weems, owner for approval of a change in zoning from General Commercial (GC) to the Light Industrial (LI) zoning district; on approximately 4.22 acres of land, legally described as Blocks 1143 and 1144, La Porte Subdivision.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or question)
 - d. Question and Answer
- 5. ADJOURN PUBLIC HEARING**
- 6. CONSIDERATION:** Consider recommendation to City Council on Zone Change request #17-92000001
- 7. FUTURE LAND USE MAP AMENDMENT:** 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 4.22 acre tract of legally described as Blocks 1143 and 1144, La Porte Subdivision, from "Commercial" to "Light Industrial."
- 8. PUBLIC HEARING:** Open public hearing to receive input on a request by Andrew Allemand of Windrose for approval of a Partial Replat #17-97000001, a 64.236 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 question)
 - d. Question and Answer
- 9. ADJOURN PUBLIC HEARING**
- 10. CONSIDERATION:** Consider approval of Replat #17-97000001

11. SUBCOMMITTEE REPORT

- a. Mobil Food Vendor Subcommittee Update

12. ADMINISTRATIVE REPORTS

13. COMMISSION COMMENTS on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

14. 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, July 20, 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: _____

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



July 20, 2017

AGENDA ITEM 3

Consider approval of the Meeting Minutes from
June 15, 2017

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

**Planning and Zoning Commission
Minutes of June 15, 2017**

Commissioners Present: Vice Chairman Richard Warren, Nick Barrera, Larry Stockham, Mark Follis, Helen LaCour, and Wyatt Smith

Commissioners Absent: Chairman Hal Lawler, Trey Kendrick, and Lou Ann Martin

City Staff Present: City Attorney Knox Askins, Planning and Development Director Richard Mancilla, City Planner Ian Clowes, and Planning Technician Ryan Cramer

1. Call to Order.

Vice Chairman Richard Warren called the meeting to order at 6:00 p.m.

2. Roll call of members.

Commissioners Hal Lawler, Trey Kendrick, and Lou Ann Martin were not present for roll call.

3. Consider approval of the meeting minutes:

a. April 20, 2017 Meeting

Motion by Commissioner Stockham to approve

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

Ayes: Commissioners Smith, LaCour, Stockham, Barrera, and Vice Chairman Warren

Nays: None - Commissioner Follis abstained.

b. May 18, 2017 Meeting

Motion by Commissioner Barrera to approve

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

Ayes: Commissioners Smith, LaCour, Stockham, Barrera, and Vice Chairman Warren

Nays: None - Commissioner Follis abstained.

4. Open Public Hearing 6:04 PM

A 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 sections 106-741 and 106-771 regarding carports.

a. Staff Presentation

City Planner Clowes went over the background information regarding the history of the carport amendment discussion. He then presented the commission with the proposed revised language for sections 106-741 and 106-771. City Planner Clowes provided visual diagrams to the commission explaining the proposed changes.

b. Question and Answer

Commissioner Follis had questions regarding how this will effect deed restrictions. City Planner Clowes stated that this change will not affect existing deed restrictions throughout the city and that the city cannot enforce deed restrictions.

Commissioner Follis asked how this will affect carports that are attached to the home. City Planner Clowes stated that if it is fully attached to the home, then the structure would have to meet the required setbacks of the home structure.

The commissioners were in agreement that the proposed language was satisfactory.

Close Public Hearing 6:25 PM

Motion by Commissioner Stockham to approve

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

Ayes: Commissioners Smith, LaCour, Stockham, Barrera, and Vice Chairman Warren

Nays: None - Commissioner Follis abstained.

5. Mobile Food Vendor Subcommittee Update

City Planner Clowes explained that the mobile food vendor subcommittee will be meeting immediately following tonight's P&Z Meeting. They plan on having further updates at the July 20, 2017 P&Z Meeting.

6. Administrative reports.

None.

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

Commissioner Follis had questions regarding whether the proposed carport language will affect the Main Street District. City Planner Clowes stated that the requirement applies to both residentially zoned and utilized properties. So it would apply to residentially utilized property in the main street district.

8. Adjourn

Motion by Commissioner Smith to adjourn.

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

Ayes: Smith, LaCour, Stockham, Barrera, Follis, and Vice Chairman Warren

Nays: None

Vice Chairman Warren adjourned the meeting at 6:32 p.m.

Respectfully submitted,

Trey Kendrick
Secretary, Planning and Zoning Commission

Passed and Approved on _____, 2017.

Richard Warren
Vice Chairman, Planning and Zoning Commission

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



July 20, 2017

AGENDA ITEM 4

Zone Change Request #17-9200001

A request by Jeff Presnal of Cypressbrook Management Company, LP, applicant, on behalf of Carrington F. Weems, owner for approval of a change in zoning from General Commercial (GC) to the Light Industrial (LI) zoning district; on approximately 4.22 acres of land, legally described as Blocks 1143 and 1144, La Porte Subdivision

*Ian Clowes, 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 approval of a change in zoning from General Commercial (GC) to the Light Industrial (LI) zoning district; on approximately 4.22 acres of land, legally described as Blocks 1143 and 1144, La Porte Subdivision?

DISCUSSION

Location:

The subject site is located on the east side of S. 16th St., north of the W. M St. ROW. The site is currently undeveloped.

Background Information:

The property is currently undeveloped. The owner of the property would like to change the zoning to LI, allowing them to construct a wholesale trucking type facility. Preliminary layouts for the project show a 7,200 square foot facility with 7 truck docks. The proposed site plan shows the proposed building front S. 16th St. with the truck docks to the rear, not visible from S. 16th.

The attached Exhibit B shows the zoning of the subject property and surrounding properties. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	GC, General Commercial	Undeveloped/Bar
South	PUD	Port Crossing Industrial Park
West	LI, Light Industrial	Industrial Trucking Facility
East	GC, General Commercial	Undeveloped

The site is currently identified as General Commercial in the Future Land Use Map. As a result, in order to approve a zone change for the property, the city's Future Land Use Map should be amended to identify this site as Light Industrial

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with 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 and in this case notice was sent to all property owners and residents within the rezoning area; 4 signs were posted in the area of the rezoning within 15 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City’s website.

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:

1. *Land Use.* Staff finds that allowing for a light industrial use to be constructed on this site would be consistent with the use pattern of the area.
2. *Access.* There is sufficient existing right-of-way access.
3. *Utilities.* Water and sewer services are available along W. M and S. 16th.

Additionally, the City’s Comprehensive Plan identifies a number of items to be considered prior to making land use decisions. The following table breaks down each item and staff’s finding:

Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed development would be consistent with adjacent properties. Adjacent properties to the south and west have recently been developed for light industrial uses.
Conformance of a zoning request with the land use plan.	The proposed zone change is not in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	The proposed zone change would be consistent with the development pattern along this section of S. 16 th St.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The proposed development will be consistent with other industrial developments along S. 16 th St.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed zone change will have minimal impact on the traffic in the vicinity. S. 16 th St. is labeled as a High Frequency Truck Route.
The extent to which the proposed use designation would create excessive air	The proposed zone change will not create excessive air pollution or other negative environmental issues.

Planning and Zoning Commission Regular Meeting
July 20, 2017
Zone Change #17-92000001

pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	
The gain, if any, to the public health, safety, and welfare of the City.	The proposed zone change will allow a vacant parcel to develop in a manner consistent with other properties along S. 16 th St.

RECOMENDATION

Based on the above analysis, staff recommends the Planning and Zoning Commission recommend approval of the proposed zone change from General Commercial (GC) to Light Industrial (LI).

ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use (FLUP) Map
- Exhibit D: Application

EXHIBIT A

AERIAL MAP

**Zone Change
#17-9200001**

**NE Corner
S. 16th and W. M**

 Subject Property



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 212 feet

JUNE 2017
PLANNING DEPARTMENT

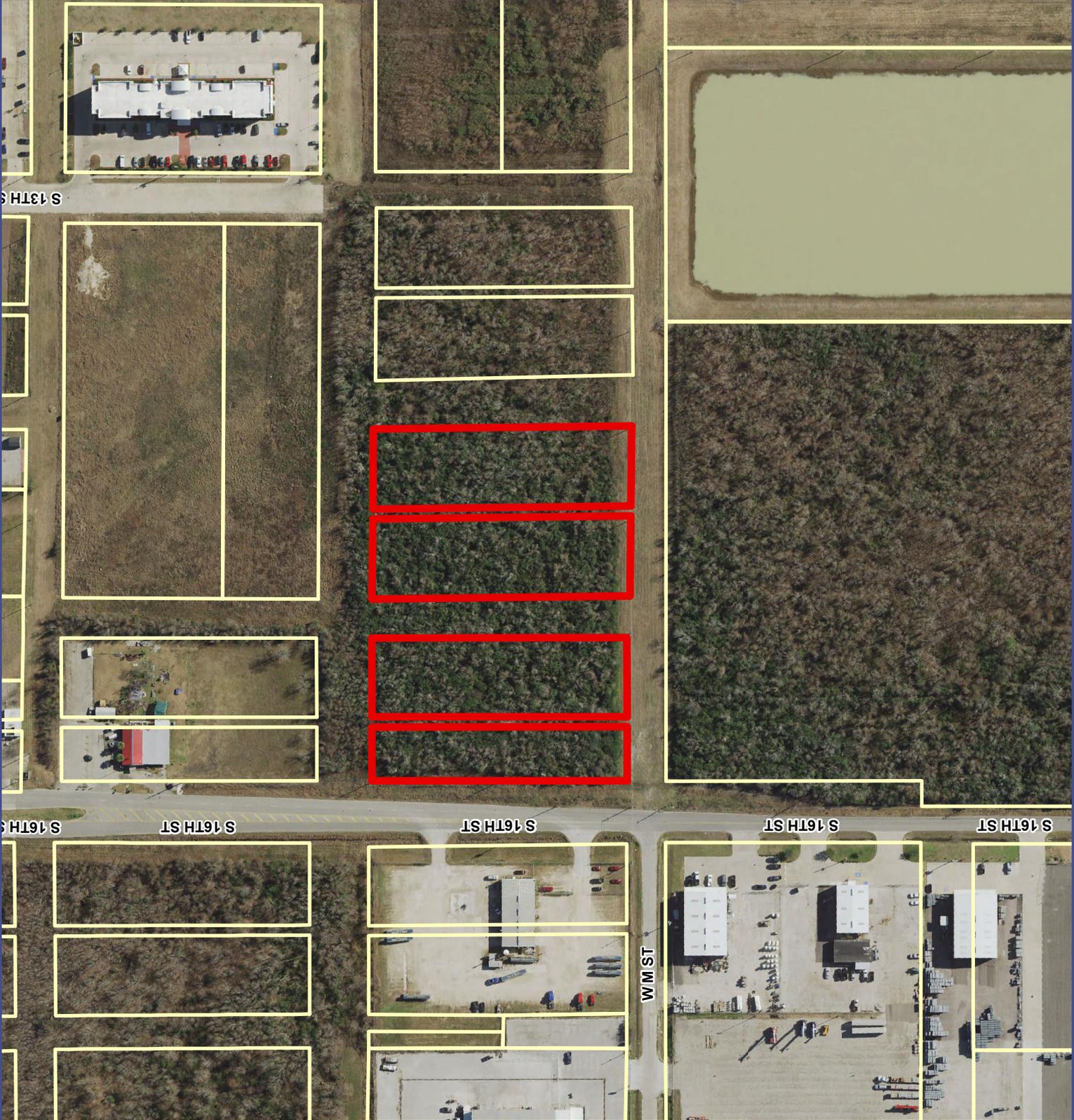


EXHIBIT B

ZONING MAP

**Zone Change
#17-9200001**

**NE Corner
S. 16th and W. M**

 Subject Property



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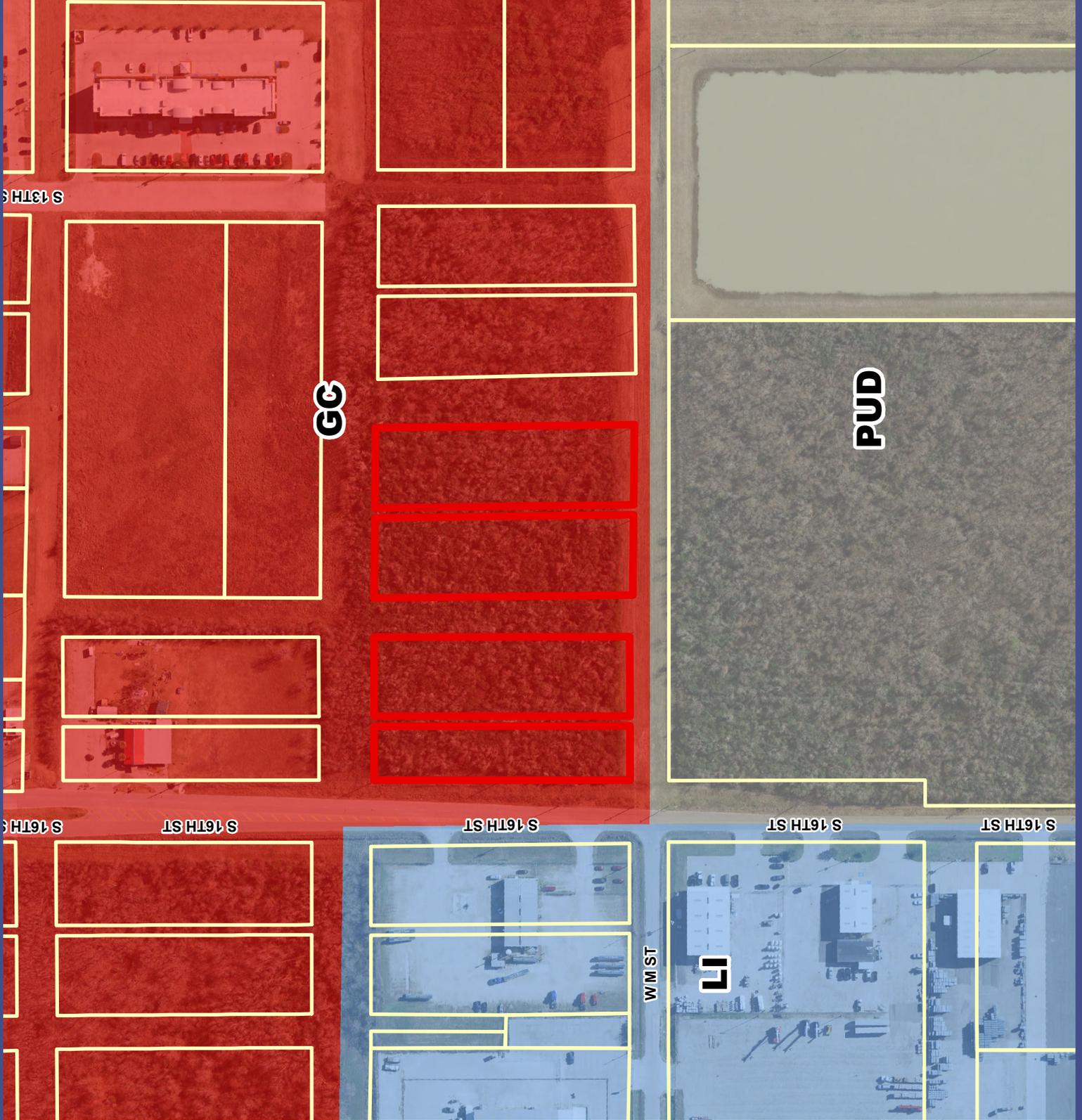


EXHIBIT C

FLUP MAP

**Zone Change
#17-9200001**

**NE Corner
S. 16th and W. M**

 Subject Property

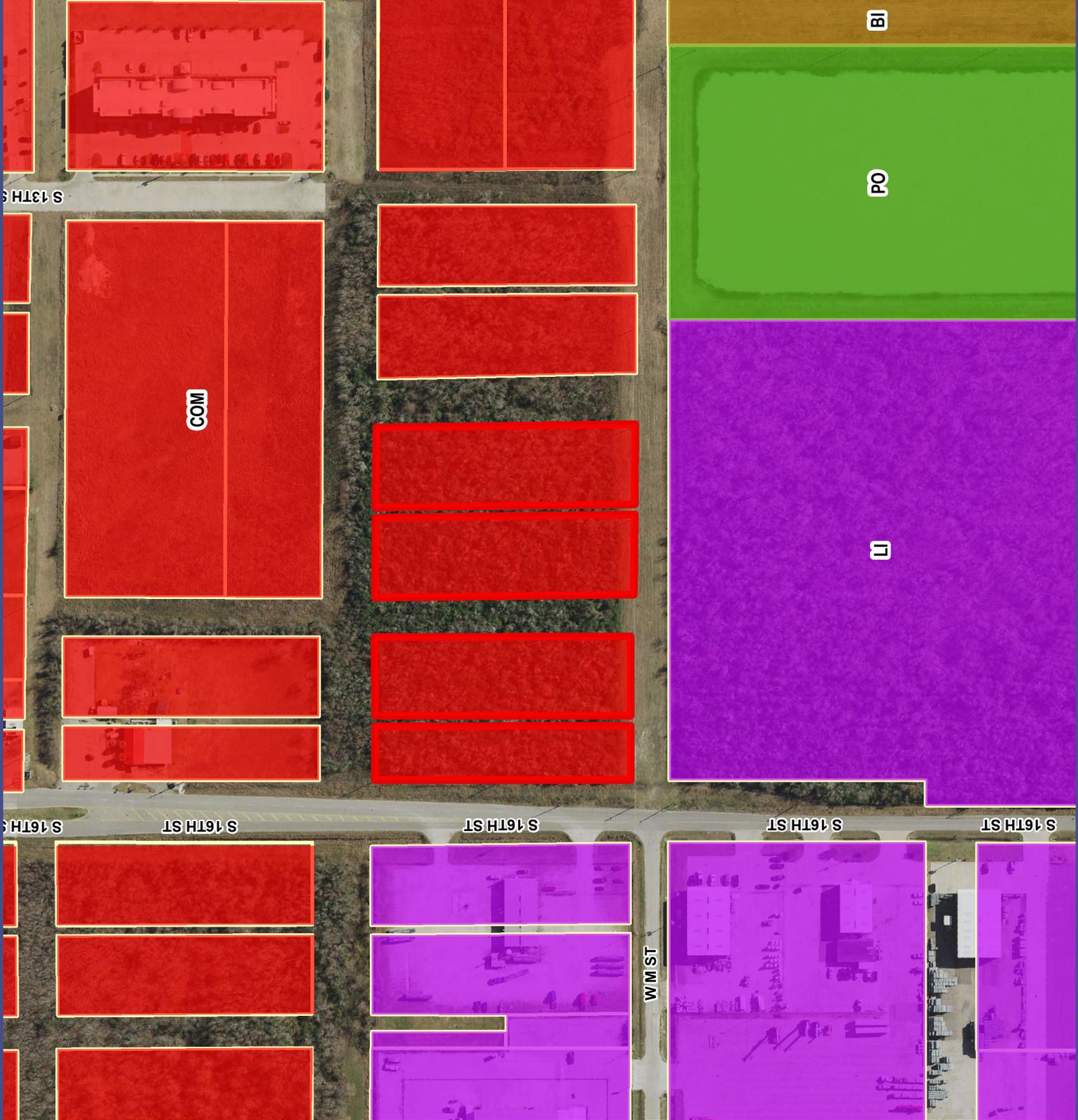


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1 inch = 212 feet

JUNE 2017
PLANNING DEPARTMENT





1776 Woodstead Ct., Suite 218 The Woodlands, TX 77380

(D) 832-403-2872 ~ (F) 281.364-1743

Email: jpresnal@cypressbrook.com

Mr. Ian Clowes
City Planner
Planning and Development Department
City of La Porte, Texas
604 W. Fairmont Parkway
La Porte, Texas 77571

VIA-Email: clowesi@laportetx.gov

May 30, 2017

RE: Justification for Zone Change Application, Lots 1-32 of Block 1143 and Lots 1-32 of Block 1144 (Approximately 4.22 acres on the northeast corner of 16th Street and West M Street)

Dear Mr. Clowes:

Please allow this letter to satisfy the requirements outlined in the City of La Porte Zone Change Application that is the subject of the letter.

Cypressbrook has the tract referenced above under contract for purchase. It is our desire to develop a commercial trucking transfer facility. The property is currently zoned **General Commercial** and our Zone Change Applications requests that it be rezoned to **Light Industrial**.

The following information is provided to justify or outline our request:

1. The development is anticipated to include an approximately 10,000 square foot truck transfer facility with the following attributes:
 - 7 dock high truck transfer bays designed to face away from 16th Street;
 - Parking sufficient to meet code;
 - On site detention to meet engineering requirements that will outfall into the 16th Street storm system;
 - Water and sanitary sewer utilities available in the 16th Street ROW sufficient for the development;
 - Ingress/egress drive on 16th sufficient to meet current requirements; and
 - Ability to expand on site to the north in the future.
2. The adjacent property uses are as follows: to the west- Light Industrial, to the south Planned Unit Development, to the north General Commercial and to the east General Commercial;
3. NAICS Code 484110 is appropriate for the use and is a Permitted Use by right within the Light Industrial zoning district;
4. Numerous tracts within blocks of the site are either Light Industrial or Heavy Industrial including the Bayport Industrial District;

5. The site is on 16th Street which is designated as a High Frequency Truck Route; and
6. The site contains other property designated as 60' ROW for 15th Street as well as two 15' alleys and our intent is to seek abandonment and closure through the Street and Alley Closure (SAC) process;

It is our belief that this request is both consistent and compatible with the surrounding land uses and will be an attribute to the City of La Porte with its creation of new jobs within the community.

Please do not hesitate to contact us with any questions that you may have.

Sincerely,



Jeff Presnal
Development Principal

Attachments:

- Completed Zone Change Application
- Property Survey
- Preliminary Site Plan



Zone Change Application

Planning and Development Department
604 West Fairmont Parkway
La Porte, Texas 77571
281-470-5057

OVERVIEW

Zoning protects the rights of property owners while promoting the general welfare of the community. The purpose of zoning is to locate particular land uses where they are most appropriate. A property owner may submit an application requesting consideration of a zone change or modification to the zone district that their property is located. Requests for a rezoning are reviewed in accordance with the provisions of Section 106-171 of the City of La Porte Code of Ordinances and the city's Comprehensive Plan. Rezoning requests are reviewed by the Planning and Zoning Commission as a public hearing. The Commission consists of residents of the community appointed by City Council. The Commission meets on the third Thursday of every month, as necessary. The Commission will forward a recommendation to the City Council for final consideration.

SUBMITTAL REQUIREMENTS

The following application package must be submitted to the Planning and Development Department at least three (3) weeks prior to the desired hearing date.

- Completed application form.
- Application fee of \$400; nonrefundable.
- Site plan, conceptual site plan or general plan, drawn to scale and dimensioned to depict the development being proposed.
- Project description/justification letter that thoroughly explains what is being requested and why such SCUP should be approved by the Planning and Zoning Commission and City Council.
- Affidavit of posting fully executed that ensures the applicant will post the required public hearing sign on the property for at least 10 days prior to the Planning and Zoning Commission meeting date. Such sign will be provided by the Planning and Development Department.

PROCESS

- Upon receipt of a complete application package by the Planning and Development Department, the zone change request will be scheduled for the next available Planning and Zoning Commission meeting date as a public hearing.
- The Planning and Development Department will provide the applicant with a Notice of Public Hearing sign that must be posted on the property where the zone change is being requested. The sign must be posted on the property visible and within 20 feet from the abutting street for a minimum of 10 days before the scheduled public hearing.
- The Planning and Development Department will publish notice of the public hearing in the Bay Area Observer and at City Hall in conformance with legal requirements. Additionally, the city will send notice of the public hearing to all property owners within 200 feet of the subject property where the zone change is being requested.



Zone Change Application

Planning and Development Department

- The Planning and Zoning Commission public hearing will be held in the City Council Chamber at City Hall (604 W. Fairmont Parkway). At the meeting, the Planning and Zoning Commission will conduct a public hearing and provide a recommendation to the City Council on the proposed rezoning. If additional information is requested by the Commission, the public hearing may be continued to a future meeting date.
- The Commission is tasked to review the proposed zone change and offer a recommendation to the City Council for approval, denial, or approval with conditions.
- Following the Commission's public hearing, their recommendation on the proposed rezoning is then forwarded to City Council for consideration.
- For the City Council public hearing, the Planning and Development Department will publish notice of the public hearing in the Bay Area Observer and post notice at City Hall in conformance with legal requirements.
- The City Council public hearing will be held in the City Council Chamber at City Hall (604 W. Fairmont Parkway). At the meeting, the City Council will conduct a public hearing and render a decision on the proposed zone change. However, if additional information is requested by the City Council, the public hearing may be continued to a future meeting date.
- The following is an excerpt from the City of La Porte's Code of Ordinances pertaining to zone change requests.

CODE REQUIREMENTS

Rezoning Requests

Sec. 106-171. - Amendment procedures.

The city council may from time to time, on its own motion, the motion of the planning and zoning commission, or on petition, amend, supplement, change, modify or repeal the regulations, restrictions, and boundaries herein established.

- (1) *Public hearing before the city planning and zoning commission.* Before taking any action on any proposed amendment, supplement, change, or modification, the city council shall submit the same to the city planning and zoning commission which shall make a preliminary report and hold a public hearing thereon before submitting its final report to the city council.
- (2) *Notice of public hearing before city planning and zoning commission.*
 - a. Written notice of all public hearings before the city planning and zoning commission on proposed changes in classification shall be sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed as well as the La Porte Independent School District, such notice to be given not less than ten days before the date set for hearing, to all owners who have rendered their said property for city taxes as the ownership appears on the last approved city tax roll. Such notice may be served by depositing the same, properly addressed and postage paid, in the city post office. At least 15 days notice of the time and place of such hearing shall be published once in a newspaper of general circulation in the city.
 - b. Requirements for public notice by sign posting:
 1. Public notice for procedures requiring public notice by sign posting shall be provided by the city at least 15 days before the public hearing.
 2. The applicant shall place public notice sign on the property within 20 feet of the abutting street.
 3. The sign shall be clearly visible, readable, and not to create hazard to traffic on the public right-of-way abutting the property.
 4. Public notice sign shall include the date, time, place, and purpose of public hearing.
 5. The applicant must return the sign to the city within ten days after the appeal period for the public hearing has ended.
 6. The erection of this sign shall not require a permit from the city.



Zone Change Application

Planning and Development Department

- (3) *Publication of notice.* In the event a public hearing shall be held by the city planning and zoning commission in regard to a change of this chapter not involving particular property but involving a change in the chapter generally, notice of such hearing shall be given by publication once in a newspaper of general circulation in the city stating the time and place of such hearing, which time shall not be earlier than 15 days from the day of such publication.
- (4) *Submission of findings and recommendations to city council.* The city planning and zoning commission shall forward its written findings of fact and recommendations to city council within 15 days of the close of the hearings.
- (5) *Public hearing before city council.*
 - a. Upon receipt of the written recommendations from the planning and zoning commission, a public hearing shall be held by the city council before adopting any proposed amendment, supplement, change, modification or repeal of the regulations, restrictions, and boundaries herein established.
 - b. Notice of such hearing shall be given by publication once in a newspaper of general circulation on the city stating the time and place of such hearing, which time shall not be earlier than 15 days from the day of such publication.
- (6) *Council actions.* The city council shall act upon such motion or petition within 30 days from the date the final report of the city planning and zoning commission was submitted to the city council.
- (7) *Protests.*
 - a. In case of a protest against any such amendment, supplement, change, or repeal of the regulations, restrictions, and boundaries herein established, a written protest filed with the enforcement officer and signed by the owners of 20 percent or more of either:
 1. The area of lots or land covered by the proposed change; or
 2. The area of lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Such amendment, supplement, change, modification, or repeal shall not become effective except by the favorable vote of three-fourths of all the members of the city council.
 3. Streets and alleys shall be included when computing the area of land from which a protest may be filed.
- (8) *Vote to overrule.* The affirmative vote of at least three-fourths of the city council is required to overrule a recommendation of the city planning and zoning commission that a proposed change to this chapter or boundary be denied.



Zone Change Application

Planning and Development Department

PROJECT INFORMATION

Address where zone change is being requested: 4.22 Acres, 0 N. 16th St., La Porte TX 77571
Legal description where zone change is being requested: LTS 1 Thru 32 Blk 1144, LTS 17 Thru 32 & TRS 1 Thru 16
HCAD Parcel Number where zone change is being requested: 0242030430001
Zoning District: General Commercial Lot area: 4.22 Acres
A request for approval of a zone change is hereby made to the City of La Porte.
Description of Request: Change current zoning from General Commercial to Light Industrial

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

PROPERTY OWNER(S) INFORMATION

Name: Weems F. Carrington
Company (if applicable): _____
Address: 1603 W. Clay St.
City: Houston State: TX Zip: 77019-4915
Phone: 713-528-6386 Email: _____

AUTHORIZED AGENT (if other than owner)

Name: ~~Jeff Presnal~~ JEFF PRESNAL
Company (if applicable): Cypressbrook Management Company, LP
Address: 1776 Woodstead Court, Suite 218
City: The Woodlands State: TX Zip: 77380
Phone: 832-403-2872 Email: jpresnal

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: *Jeff Presnal* Date: 5/30/17
Owner(s)' Signature(s): *F. Carrington Weems* Date: 5/15/17

STAFF USE ONLY:

Case Number: _____

Date Application Received: _____



AFFIDAVIT OF POSTING
PLANNING AND ZONING COMMISSION PUBLIC HEARING

STATE OF TEXAS
COUNTY OF HARRIS
CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:
ADDRESS: 4.22 Acres, 0 N. 16th St., La Porte TX 77571
LEGAL DESCRIPTION: LTS 1 Thru 32 Blk 1144, LTS 17 Thru 32 & TRS 1 Thru 16 Blk 1143 L
2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than fifteen (15) days prior to the scheduled public hearing; starting at least on the following date: July 5, 2017
3. Said sign shall be placed on the property within 20 feet of the abutting street.
4. Said sign shall remain legible and visible for the entire fifteen (15) day posting period. If sign is damaged or missing, I hereby attest that I will contact the City of La Porte for a replacement sign.

Jeff Presnal
Applicant's Signature

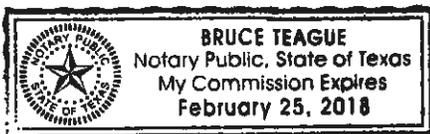
JEFF PRESNAL
Applicant's Printed Name

Subscribed and sworn before me this 30TH day of MAY, 2017, by
JEFF PRESNAL (Print Applicant's Name).

[Signature]
Notary Public

My commission expires: 2-25-18

(Seal)



LINE	BEARING	DISTANCE
L1	N 90°00'00" E	85.00'
L2	N 90°00'00" E	125.00'
L3	N 90°00'00" E	125.00'
L4	N 90°00'00" E	125.00'
L5	S 90°00'00" W	125.00'
L6	S 90°00'00" W	125.00'
L7	S 90°00'00" W	125.00'
L8	S 90°00'00" W	85.00'

Notes:
 1. Basis of bearings: the West line of the subject property as scaled per the recorded plat.
 This property lies within ZONE Shaded 'X' as SCALED from FEMA Map Panel Number 4820IC0945-M dated January 6, 2017.

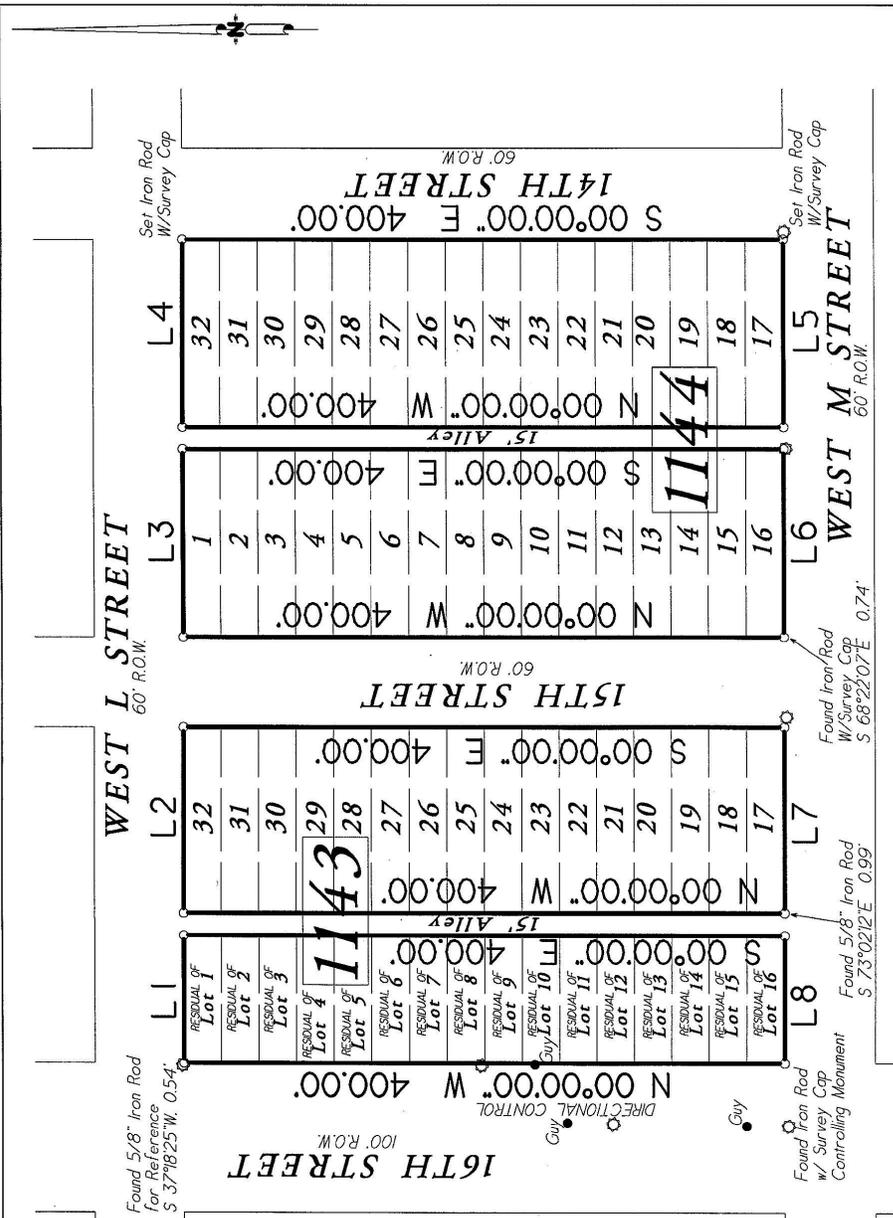
THIS MEANS THAT THE SUBJECT PROPERTY SCALES WITHIN THE 500 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

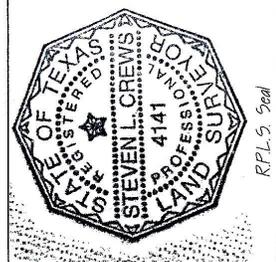
⊙ - POWER POLE

Lots	Block	Size
1-16	143	34,000 Sq.Ft./0.7805 Acre
1-16	144	50,000 Sq.Ft./1.1478 Acres
17-32	144	50,000 Sq.Ft./1.1478 Acres
17-32	143	50,000 Sq.Ft./1.1478 Acres
15' Alley	143	6,000 Sq.Ft./0.1377 Acre
15' Alley	144	6,000 Sq.Ft./0.1377 Acre
15th St.	-	24,000 Sq.Ft./0.5510 Acre

All of Blocks One Thousand One Hundred Forty Three (1143) and One Thousand One Hundred Forty Four (1144), an addition in Harris County, Texas according to the map or plat thereof recorded under Volume 60, Page 112 of the Deed Records of Harris County, Texas, including the 60 foot wide street between the two blocks and including the two 15 foot wide alleys within the blocks; SAVE AND EXCEPT that certain 0.3670 acre tract of land granted unto Harris County by Award of the Special Commissioners, a copy of which is recorded under Harris County Clerk's File No. 20090060467.



Certified To: Fidelity National Title Company
 Client: Cypressbrook Management Company
 I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SURVEY CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, CONDITION III SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.
 Steven L. Crews R.P.L.S. # 4141



Date: April 23, 2017
 Job No. 17-0158
 Address: La Porte, Texas
 City, State: La Porte, Texas
 GF No. 1044001682
 Scale: 1" = 100'
 Drawn By: RM
 Rev: 0
 Zp: 77571
C & C Surveying, Inc.
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354
 Office: 281-259-4377 Metro: 281-356-5172
 Fax: 281-356-1935
 Email: onesurveyatime@bogloba.net



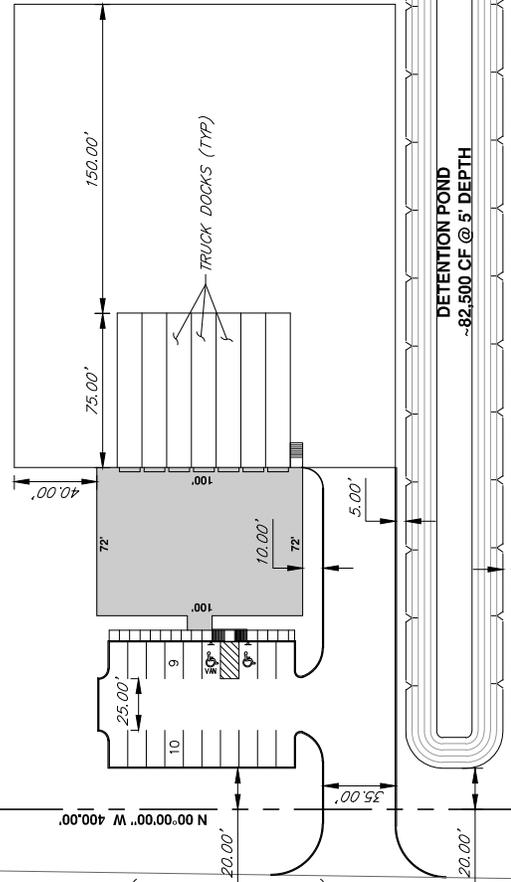
WEST L STREET
(60' R.O.W.)

N 90°00'00" E 550.00'

5.051 AC
(220,000 SF)

14th STREET
(60' R.O.W.)

S 00°00'00" E 400.00'



WEST M STREET
(60' R.O.W.)

S 90°00'00" W 550.00'

16th STREET
(100' R.O.W.)

N 00°00'00" W 400.00'

LA PORTE
TRANSFER FACILITY
SITE PLAN EXHIBIT
LA PORTE, TX
05-24-17



ASSOCIATES, INC.
CONSULTING ENGINEERS
404 E. RAMSEY RD., SUITE 100
210-388-4800 SAN ANTONIO, TEXAS 78216
TBEF Registration No.: F-003832

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



July 20, 2017

AGENDA ITEM 7

Future Land Use Map Amendment #17-92000001

A request by Jeff Presnal of Cypressbrook Management Company, LP, applicant, on behalf of Carrington F. Weems, owner for an amendment to the City of La Porte's Future Land Use Plan by amending the land use designation for a 4.22 acre tract of land legally described as Blocks 1143 and 1144, La Porte Subdivision from "Commercial" use to "Light Industrial" use.

Ian Clowes, 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 Exhibits A and B.

DISCUSSION

Staff is presenting for consideration an amendment to the city's Future Land Use Plan in conjunction with a zone change request on a 4.22 acre tract of land from GC to LI. The site is currently undeveloped and is located on the east side of S. 16th St. north of the W. M St. ROW.

The city's Future Land Use Plan (FLUP) identifies this property as "Commercial" land use. In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Light Industrial" use. 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 while Exhibit shows the proposed future land use plan.

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
North	Commercial	Undeveloped
South	Light Industrial	Port Crossing
West	Light Industrial	Industrial Development
East	Commercial	Undeveloped

RECOMMENDATION

Should the Planning and Zoning Commission desire to recommend approval for zone change 17-92000001, then the city's Future Land Use Plan should be amended as described in this item.

ATTACHMENTS

- Exhibit A: Current Future Land Use Plan
- Exhibit B: Proposed Future Land Use Plan

EXHIBIT A

CURRENT LAND USE MAP

**Zone Change
#17-9200001**

**NE Corner
S. 16th and W. M**

 Subject Property



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 212 feet

JUNE 2017
PLANNING DEPARTMENT



EXHIBIT B

**PROPOSED LAND
USE MAP**

**Zone Change
#17-9200001**

**NE Corner
S. 16th and W. M**

 Subject Property

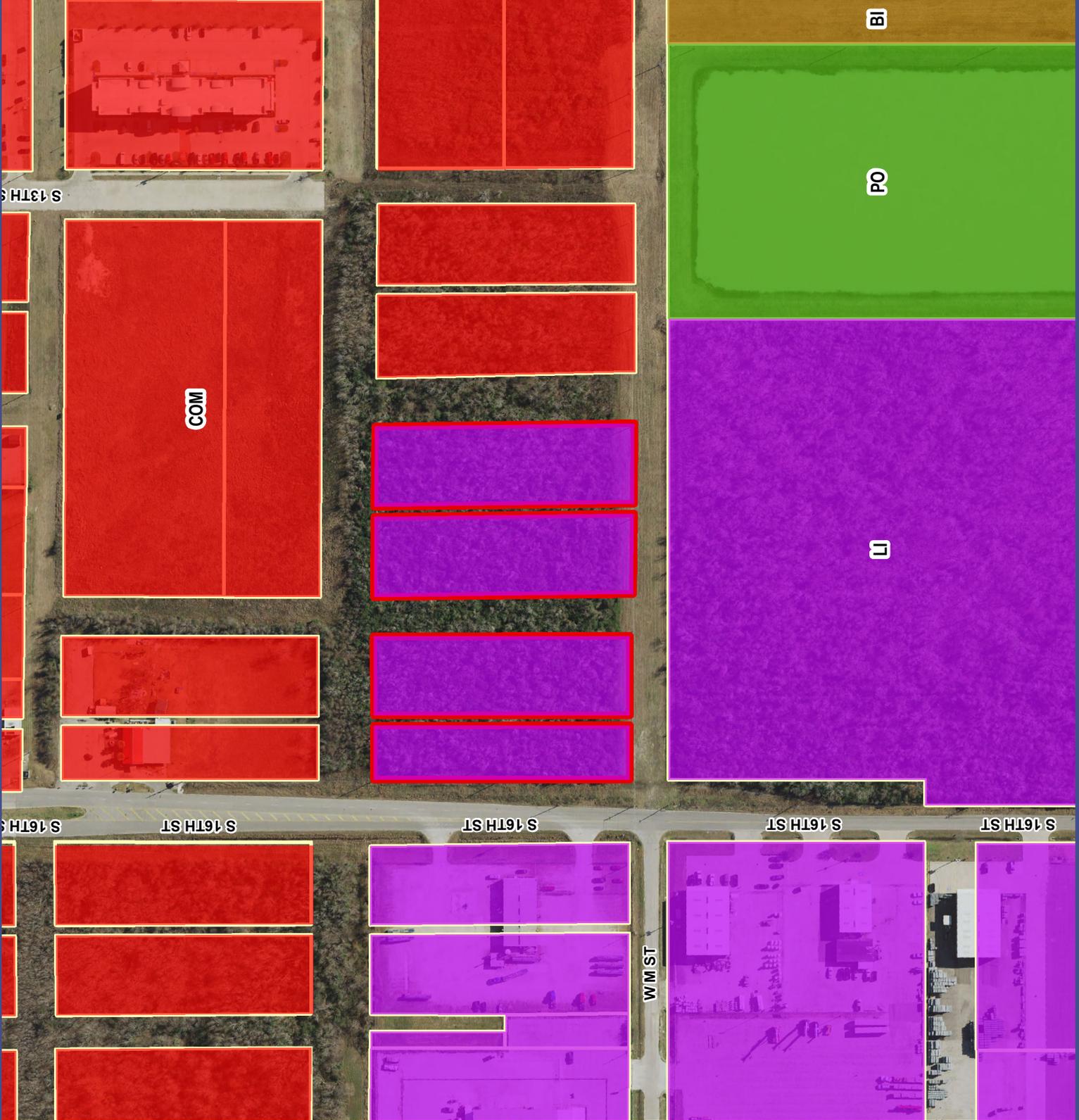


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 212 feet

JUNE 2017
PLANNING DEPARTMENT



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



July 20, 2017

AGENDA ITEM 10

Consider approval of the Port Crossing Partial Replat No. 1 (#17-97000001)
for the Replat of a 64.236 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 64.236 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?

RECOMMENDATION

Staff recommends approval of the proposed replat.

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 64.236 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.

ATTACHMENTS

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

STATE OF TEXAS
COUNTY OF HARRIS

We, Rail Logix, LP, a Texas limited partnership, acting by and through Rail Logix GP, LLC, a Texas limited liability company, its general partner, acting by and through Michael J. Plank, its President, and National Property Holdings, LP, a Texas limited partnership, acting by and through Michael J. Plank, its President, hereinafter referred to as Owners (whether one or more) of the 64.236 acre tract described in the above and foregoing map of PORT CROSSING PARTIAL REPLAT NO 1, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all common use public utility easements shown hereon and designated as "U.E. & A.E."

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of commercial and/or industrial uses thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, the Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; We further certify that no portion of the proposed area to be replatted is limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Rail Logix, LP, a Texas limited partnership, acting by and through Rail Logix GP, LLC, a Texas limited liability company, its general partner, has caused these presents to be signed by Michael J. Plank, its President, thereunto authorized, and its common seal hereunto affixed this

6th day of JUNE, 2017.

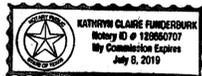
RAIL LOGIX, LP, a Texas limited partnership
By: Rail Logix GP, LLC, a Texas limited liability company
Its: General Partner

By: [Signature]
Name: Michael J. Plank
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael J. Plank, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of June, 2017.



[Signature]
Notary Public in and for the
State of Texas
July 8, 2019
My Commission Expires:

IN TESTIMONY WHEREOF, the National Property Holdings, LP, a Texas limited partnership, has caused these presents to be signed by Michael J. Plank, its President, thereunto authorized, and its common seal hereunto affixed this

6th day of June, 2017.

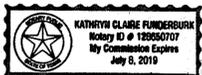
NATIONAL PROPERTY HOLDINGS, LP, a Texas limited partnership

By: [Signature]
Name: Michael J. Plank
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael J. Plank, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of June, 2017.



[Signature]
Notary Public in and for the
State of Texas
July 8, 2019
My Commission Expires:

PLAT FINAL SURVEY CERTIFICATE

I, Robert Kness, registered under the laws of the State of Texas to practice the profession of land surveying, do hereby certify that this plat accurately represents the results of a survey performed under my supervision and that all boundary corners, single points and points of curve have been, or will be, marked with five-eighths inch iron rods not less than thirty (30) inches in length and that this plat complies with the requirements as specified in the City of La Porte Development Ordinance.



[Signature]
Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

RECORDED MAP RETURN AGREEMENT CERTIFICATE

This is to certify that Rail Logix, LP, a Texas limited partnership, and National Property Holdings, LP, a Texas limited partnership, owners of land being platted or subdivided know as PORT CROSSING PARTIAL REPLAT NO 1, approved by the La Porte City Planning and Zoning Commission, authorized Stan Stanart, County Clerk of Harris, County or his authorized Deputy to return the original recorded map or plat of said subdivision only to the Director of the City of La Porte's Planning Department or to his authorized representative, who shall file such original recorded map or plat in the permanent records of that Department.

Signature
Director, Planning Department

Andrew Allemand
Authorized Agent
(of owners of land being
subdivided or platted)

Stan Stanart
County Clerk
of Harris County, Texas

By: Deputy

STATE OF TEXAS
COUNTY OF HARRIS

This is to certify that the City Planning and Zoning Commission of the City of La Porte, Texas has approved this plat and subdivision of PORT CROSSING PARTIAL REPLAT NO 1 in conformance with the laws of the State of Texas and the ordinances of the City of La Porte and authorized the recording of this plat

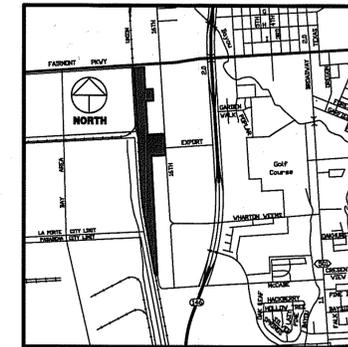
_____ day of _____, 2017.

By: _____
Director, Planning Department

Attest: _____
La Porte City Engineer

By: _____
Chairman, La Porte Planning
and Zoning Commission

Attest: _____
Secretary, La Porte Planning
and Zoning Commission



HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE 1" = 3,000'

GENERAL NOTES

- Bearings were based on the final plat of Port Crossing as recorded under Film Code. 808300, H.C.M.R.
- Some land within this subdivision lies in a Flood Hazard Area. Such lands are subject to an increased chance of flooding and the City of La Porte places stricter requirements on development therein through the La Porte Flood Hazard Prevention Ordinance. Flood Hazard Areas on this plat are shown as shaded.
- Property is subject to separately filed covenants, restrictions, building setbacks and blanket easements recorded under H.C.C.F. Nos. 20070587011, 20150414841, and RP-2017-195543, and Film Code Nos. 409104, 608300, and 678291, H.C.M.R.
- Property is subject to City of La Porte Board Variances recorded under H.C.C.F. Nos. 20100037309, 20120193814, and 20120287098.
- Property is subject to separately filed agreement recorded under H.C.C.F. No. 20070559982.
- Property is subject to separately filed development rights agreement recorded under H.C.C.F. No. 20150414841.
- Property is subject to short form blanket easement recorded under H.C.C.F. No. RP-2016-304103, (blanket in nature)
- Property is subject to Exxon pipeline as recorded under H.C.C.F. No. G932201. Surveyor is unable to locate as the instrument refers to Exxon pipeline markers along the north property line but does not indicate any specific easement.

PORT CROSSING
PARTIAL REPLAT NO 1

A SUBDIVISION OF
64.236 AC. OR 2,798,121 SQ. FT. OF LAND
SITUATED IN THE W.P. HARRIS SURVEY, A-30,
J. HUNTER SURVEY, A-35, AND
G. MCKINSTRY SURVEY, A-47, AND THE
R. PEARSALL SURVEY, A-625
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

JUNE 2017

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

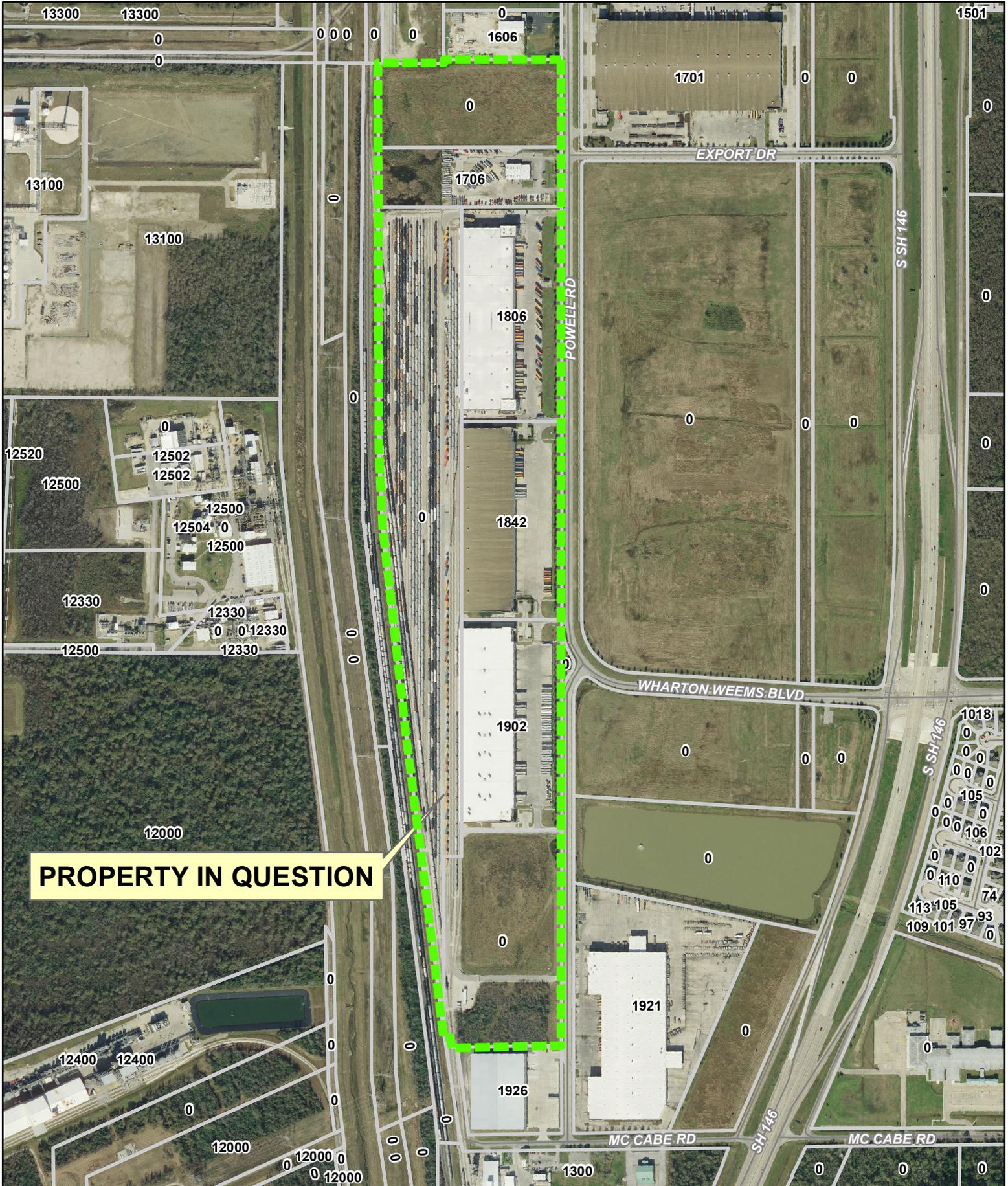
Surveyor



WINDROSE
LAND SURVEYING | PLATTING

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

AREA MAP



PROPERTY IN QUESTION

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



July 20, 2017

AGENDA ITEM 11

Mobile Food Vendor Subcommittee Update

Ian Clowes, City Planner

Planning and Development Department

City of La Porte, Texas