



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, May 17, 2018** 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. March 15, 2018 Meeting
- 4. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for the Morgan's Landing Phase 2 Section 5; a single family residential development consisting of 36 lots on 7.6 acres located on Bay Area Blvd.
- 5. CONSIDERATION:** Consider a request by SNAPP USA for approval of a waiver to the city's Design Guidelines (Exterior Façade Materials) for the proposed office/warehouse facility to be located in the 11000 Block of Fairmont Parkway.
- 6. PUBLIC HEARING:** Open Public Hearing to receive input on the La Porte Comprehensive Plan 2030 Five Year Update.
 - a. Staff Presentation
 - b. Public Comments (for, against, or question)
 - c. Question and Answer
- 7. ADJOURN PUBLIC HEARING**
- 8. CONSIDERATION:** Consider recommendation to City Council on the La Porte Comprehensive Plan 2030 Five Year Update.
- 9. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Zone Change #18-92000005, a request Rosemary Williams, applicant; on behalf of the Estate of M.C. Troncale, owner; for approval of a zone change from General Commercial (GC) to Low Density Residential (R-1), for a 0.28 acre tract of land located on N. 1st St. north of W. Tyler St., and legally described as Tracts 9-12, Block 85, Town of La Porte Subdivision.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or question)
 - d. Question and Answer
- 10. ADJOURN PUBLIC HEARING**

11. CONSIDERATION: Consider recommendation to City Council on Zone Change #18-92000005

12. 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 0.28 acre tract of land located on N. 1st St. north of W. Tyler St., and legally described as Tracts 9-12, Block 85, Town of La Porte Subdivision, from “Commercial” to “Low Density Residential.”

13. PUBLIC HEARING: Open Public Hearing to receive input on an application for Zone Change #18-92000004, a request by Louisiana Chemical Equipment Co., L.L.C., applicant and owner; for approval of a zone change from Large Lot District Residential (LLD) to Light Industrial (LI), for a 6.43 acre tract of land located adjacent to the southern edge of 11100 SH 225 and legally described as Tracts 351 & 352, La Porte Outlots.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (for, against, or question)
- d. Question and Answer

14. ADJOURN PUBLIC HEARING

15. CONSIDERATION: Consider recommendation to City Council on Zone Change #18-92000004

16. 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 6.43 acre tract of land located adjacent to the southern edge of 11100 SH 225 and legally described as Tracts 351 & 352, La Porte Outlots, from “Large Lot” to “Light Industrial.”

17. PUBLIC HEARING: Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000004, a request by Tracy Talent Lacombe, applicant; on behalf of Victor Ybarra, owner; to allow for a Specialty Trade Contractor (NAICS 238990), to locate on a 0.22 acre tract of land legally described as Lots 3-5, Block 789, Town of La Porte Subdivision.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (for, against, or question)
- d. Question and Answer

18. ADJOURN PUBLIC HEARING

19. CONSIDERATION: Consider recommendation to City Council on SCUP #18-91000004

20. DISCUSSION ITEMS:

- a. Update regarding 106 annual review.

21. ADMINISTRATIVE REPORTS

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

23. 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, May 17th, 2018, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2018.

Title: _____

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



May 17, 2018

AGENDA ITEM 3

Consider approval of the Meeting Minutes:

- a. March 15, 2018

Ian Clowes, City Planner

Planning and Development Department

City of La Porte, Texas

**Planning and Zoning Commission
Minutes of March 15th, 2018**

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

Commissioners Absent: Trey Kendrick, Richard Warren, Lou Ann Martin

City Staff Present: City Manager Corby Alexander, Assistant City Manager Jason Weeks, Assistant City Attorney Clark Askins, Planning and Development Director Richard Mancilla, City Planner Ian Clowes, City Engineer Lorenzo Wingate, Office Coordinator Peggy Lee, Planning Technician Chase Stewart

- **CALL TO ORDER.**

Chairman Hal Lawler called the meeting to order at 6:04 p.m.

- **ROLL CALL OF MEMBERS.**

Commissioners Trey Kendrick, Richard Warren, Lou Ann Martin were not present for the meeting.

- **CONSIDER APPROVAL OF THE MEETING MINUTES:**

- a. **March 15th, 2018 Meeting**

Motion by Commissioner Follis to approve the meeting minutes of January 18, 2018.

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

Ayes: Commissioners LaCour, Barrera, Follis, Smith, Tschappat, and Chairman Lawler

Nays: None

- **PUBLIC HEARING: 6:05 PM** Open Public Hearing to receive input on an application for Zone Change #18-92000003, a request by Raj Shafaii, applicant and owner; for approval of a zone change from Low Density Single Family (R-1) to Mid Density Single Family Residential (R-2), for a 3.01 acre tract of land legally described as Lots 1 thru 29, Block 29 and Lots 19 thru 30, Block 203, La Porte Subdivision.

Chairman Lawler opened the public hearing at 6:02 pm

- **Staff Presentation** Mr. Ian Clowes, City Planner, presented staff's report on a request by Raj Shafaii for a zoning change from R-1 to R-2 to allow a senior living community,

comprised of 14 duplex structures projected to be accompanied by a management office/ Clubhouse, to be developed on 3.01 acre tract of land legally described as Lots 1 thru 29, Block 29 and Lots 19 thru 30, Block 203, La Porte Subdivision. City planner, Mr. Clowes:

- Proceeded to describe the surrounding area of the proposed zone change in an effort to introduce members of the commission to the current nature of the area due to the zoning already set in place in the area in question.
- Directed the commission towards the site plan for the development. Mentions that the roads will be gated/private and will not be maintained by the City of La Porte, but rather the property owner.

Staff recommends to the commission an approval of the zoning request. Directs further questions in regards to the proposed development to the applicant.

a. Applicant Presentation

Raj Shafaii, 3807 River Oaks, Pasadena Texas. Starts with some overview into what the project is that will benefit from this proposed zone change.

- Commissioner Smith inquired about the market value of the duplexes once built. Applicant was optimistic of the living spaces being valued from \$130,000- \$150,000.
- Commissioner Follis is apprehensive about the “true zone change from R-1 to R-2” and mentions that the applicant isn’t required to build what the proposed development is and would be able to switch to whatever is desired, as long as it fits within the requirements of R-2, or even sell the property all together.
- Questions arise from Commissioner Follis in regards to the Union Pacific right-of-way which are rebutted the applicant with plans of either a detention pond or a park if able to obtain.

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

Armad Shafaii, no address given.

(For)

- Mr. Shafaii, has a connection with the developer petitioning for the zoning change, approached the committee as a “for” when it came to the rezoning request.

Brian Moore, 511 S Utah, La Porte Texas

- Voiced a “for” in part because of the speculated detention pond and quality of structures improving the area if granted the rezoning request.

(Question)

Fred Beck, 307 S Iowa St, La Porte Texas

- Question: Asked the commission for clarification on if Mr. Shafaii is able to apply for a rezoning of an area that he currently doesn't own. Specifically the railroad's right-of-way. Also asked about the closure of an alleyway by the city.
- Raised concern that the applicant won't adhere to the building plan set forth and could build whatever other structure desired as long as it fits the qualifications of R-2. Suggested a rezoning to PUD instead so the City would have more involvement.

(Against)

Philip Hoot, Resides at 927 Seabreeze Ave, La Porte Texas, Owns property at 301 S Iowa, La Porte Texas

- Against: Requested advice from attorney that requested the denial for the zoning change on the grounds that it shows characteristics of spot zoning, which is against the law.

Buford Lloyd Crowel, 300 Block Kansas St

- Voiced an "against" because he wants to keep the community the way it is. Based off of concern that the developer would achieve the rezone but wouldn't follow through with the actual building plan. Also concerned about flooding in the area, especially with the increase of concrete in the area.
- Buford returns to the podium to further support his point that drainage for this development would be an issue.

Brian Cook, 401 S Utah, La Porte Texas

- Voiced an "against" citing concern for spot zoning and the development that would benefit from the zone change not conforming to the nature of the area.

Mike Shanahan, no address given

- There was more of a concern that the citizens of La Porte weren't properly informed of the proposition for a zone change.

Brandon Kneffer, 3003 S Broadway, La Porte Texas

- Opposes the zoning change due to the adverse effects of construction in the area

c. Question and Answer

Commissioner Smith questions Mr. Ian Clowes and Assistant City Attorney Mr. Clark Askins if this zone change, if approved, would be considered spot zoning. Mr. Askins'

legal opinion was that it wasn't spot zoning. Chairman Lawler questions about if the proposed development area was located in a flood plain. Need to return to this after research. PUD zoning in place of a rezone to R-2 is ruled out.

- **ADJOURN PUBLIC HEARING**

Chairman Lawler closed the public hearing at 7:08 p.m.

- **CONSIDERATION:** Consider recommendation to City Council on Zone Change #18-92000003

Motion by Commissioner Follis to recommend to City Council, to deny the zone change #18-92000003, seconded by Commissioner Barrera

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

Ayes: Commissioners Barrera, Martin, Follis, Smith, Tschappat, LaCour and Chairman Lawler

Nays: None

FUTURE LAND USE MAP AMENDMENT: Item 7 Mr. Clowes presented staff's report on an amendment to the Future Land Use Plan from Low-Density Residential to Mid-High Density Residential in conjunction with zone change #18-92-000003 approval for property located at the intersection of S Utah St and E "B" St. Motion by Commissioner Follis for denial. Seconded by Commissioner Barrera. Unanimous

- **GENERAL PLAN: (Patio Home) Item 8**

Motion by Commissioner Follis to consider approval or other action regarding a request by Doak Brown of Brownstone Ventures, LLC, applicant, on behalf of 92 Fairmont Lakes, Inc., owner; to amend a previously approved General Plan for a patio home development, located on a 19.17 acre tract of land legally described as Tract 1, Abstract 35, J Hunter Survey.

- **GENERAL PLAN: (Apartment Home) Item 9**

Consider approval or other action regarding a request by Doak Brown of Brownstone Ventures, LLC, applicant, on behalf of Bayforest Ranch, Ltd, owner; to amend a previously approved General Plan for a multi-family apartment complex, located on a 20 acre tract of land legally described as Tract 1L, Abstract 35, J Hunter Survey.

Previous Conditions met in amended general plan for Items 8 (Patio Home General Plan) & 9 (Apartment Home General Plan)

- Wrought iron fence shall be installed along the east property line.
- Setback from buildings along the east side of the property shall be 50'.

- Detention pond shall be wet bottom.
- Relocated emergency access point establishes a secondary access point simultaneously

Motion: Commissioner Follis

Second: Commissioner LaCour **Motion carried.**

Ayes: Commissioners Barrera, Tschappat, and Chairman Lawler

Nays: 1, Commissioner Smith

- **PRELIMINARY PLAT: (Item 10)** Consider approval of a Preliminary Plat for the Morgan's Landing Phase 1 Section 1; a single family residential development consisting of 10 lots on 4.6 acres located on Bay Area Blvd.
Motion: Commissioner Follis motion to approve **Seconded:** Commissioner Barrera
Nay: None
- **PRELIMINARY PLAT: (Item 11)** Consider approval of a Preliminary Plat for the Morgan's Landing Phase 1 Section 2; a single family residential development consisting of 24 lots on 6.9 acres located on Bay Area Blvd.
Motion: Commissioner Barrera to approve **Seconded:** Commissioner Follis
Nay: None
- **PRELIMINARY PLAT: (Item 12)** Consider approval of a Preliminary Plat for the Morgan's Landing Phase 1 Section 3; a single family residential development consisting of 52 lots on 16.2 acres located on Bay Area Blvd.
Motion: Commissioner LaCour to approve **Seconded:** Commissioner Smith
Nay: None
- **PRELIMINARY PLAT: (Item 13)** Consider approval of a Preliminary Plat for the Morgan's Landing Phase 1 Section 4; a single family residential development consisting of 43 lots on 11.0 acres located on Bay Area Blvd.
Motion: Commissioner Follis to approve **Seconded:** Commissioner LaCour
Nay: None
- **PRELIMINARY PLAT: (Item 14)** Consider approval of a Preliminary Plat for the Morgan's Landing Phase 1 Recreation Center/Detention; a single family residential development consisting of 2 reserves on 26.0 acres located on Bay Area Blvd.
Motion: Commissioner Barrera to approve **Seconded:** Commissioner LaCour
Nay: None

- **DISCUSSION ITEMS:**

- Possible amendments to Section 106-803, Tree Fund
Will take up at a later date after subcommittee meeting discussion

1. Update from subcommittee regarding 106 annual review.

Main points:

- Switch the word “hog” to “swine” to be more politically correct.
- Requirements for driveway spacing. Consult City Engineer further
- Main Street District, E of Broadway. Industrial natured buildings and problems with leasing.
- Exterior Storage: new language to addressing “POD” storage containers
- Non-operable vehicles throughout the city
- Potentially changing the language of Multi-family definitions
- 180 unit limit amended to range of 100-300 units to promote competitive apartment complexes

2. Comprehensive Plan Update Workshop – March 22, 2018

- Commissioner Smith asks about creating a new zone that facilitates solely towards senior living developments

Motion for Adjournment: Commissioner LaCour **Seconded:** Commissioner Smith
Nay: None

Chairman Lawler adjourned the meeting at 8:04 p.m.

Respectfully submitted,

Trey Kendrick,
Secretary, Planning and Zoning

Passed and Approved on _____, 2018.

Hal Lawler
Chairman, Planning and Zoning Commission

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



May 17, 2018

AGENDA ITEM 4

Consider approval of a Preliminary Plat for the Morgan's Landing Phase 2, Section 5, a subdivision consisting of 36 single family lots on 7.6 acres located on Bay Area Blvd. between Fairmont Pkwy and Spencer Hwy.

*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 approve Phase 2, Section 5 Preliminary Plat for Morgan's Landing?

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the Phase 2, Section 5 Preliminary Plat for Morgan's Landing with the condition that any and all outstanding staff comments be addressed prior to submittal of a Final Plat.

DISCUSSION

Applicant's Request:

The applicant, Beazer Homes, is requesting approval of Phase 2, Section 5 Preliminary Plat for the Morgan's Landing subdivision. The attached exhibit is the proposed preliminary plats. The 7.6 acre site will consist of 36 low density single family residential lots ranging in size from 5,900 square feet to 7,800 square feet.

Background Information:

The site is currently zoned PUD, with an approved SCUP, and is vacant. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	GC, General Commercial	Shell Credit Union, Spencer Mini Storage.
South	BI, Business Industrial	Industrial Buildings
West	R-1, Low Density Residential	Fairmont Park East Subdivision
East	PUD, Planned Unit Development	Vacant Undeveloped Land

Analysis:

Residential requirements.

Section 106-333(a) includes the various zoning requirements for residential development (see the attached Exhibit C).

1. Single family detached development requires a minimum lot area of 6,000 square feet. The proposed Morgan's Landing Preliminary Plat complies with the approved SCUP which permits lots with lot areas less than 6,000 square feet.
2. The code requires a minimum 50 foot lot width. The proposed Morgan's Landing Preliminary Plat complies with the approved SCUP which permits lot widths with a minimum of 45 feet.
3. Yard setbacks are as follows: front-25 feet, sides-5 feet, rear-15 feet. Front setbacks have been called out on the preliminary plat document. All setbacks will be verified at the time building permits are issued for each house.
4. The maximum height allowed for a single family detached structure is 35 feet and will be verified with the issuance a of building permit for each house.
5. The minimum site area per unit for single family detached development is 9,100 square feet. The proposed Morgan's Landing subdivision is proposed at 21,847.5 square feet per unit. The maximum dwelling units per acre is 4.8 while the proposed subdivision is at 1.99 D.U./acre, which is less dense than the code allows. The proposed subdivision is in compliance with these code requirements.
6. The maximum lot coverage is 40% and will be verified at the time building permits are issued for each house.

Staff finds that the proposed preliminary plat is in compliance with the residential requirements set forth in Section 106-33(a) of the City's Code of Ordinances.

Detention.

The applicant has provided the required drainage for the subdivision. There will be two ponds, the first being an amenitized wet bottom lake in the center of the development, and the second being a dry detention basin at the southern edge of the property. The functionality of these dentition facilities have been detailed in a drainage report submitted to city staff and reviewed by the City Engineer.

Park Land Dedication and Park Development Fees.

Section 12.01-12.02 of the City's Land Development Ordinance (see the attached Exhibit D) requires one acre of park land be dedicated for every 93 proposed dwelling units. In this case, the applicant is not proposing to dedicate any parkland to the city. The ordinance also allows for a cash payment in lieu of that dedication. The ordinance requires payment of \$490 per dwelling unit to satisfy the cash payment in lieu of land dedication. This payment is due at the time of building permit for each individual dwelling unit.

In addition to the cash payment in lieu of land dedication, the applicant is responsible for payment of a park development fee at the time of building permit. Section 12.02 of the Land Development Ordinance requires payment of a \$318 fee per dwelling unit. As a result, at the time of building permit issuance for each lot the applicant will be responsible

for payment of $\$482 + \$318 = \$800$ to cover the cash payment in lieu of land dedication and park development fee.

ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Morgan's Landing Phase 2, Section 5 Preliminary Plat

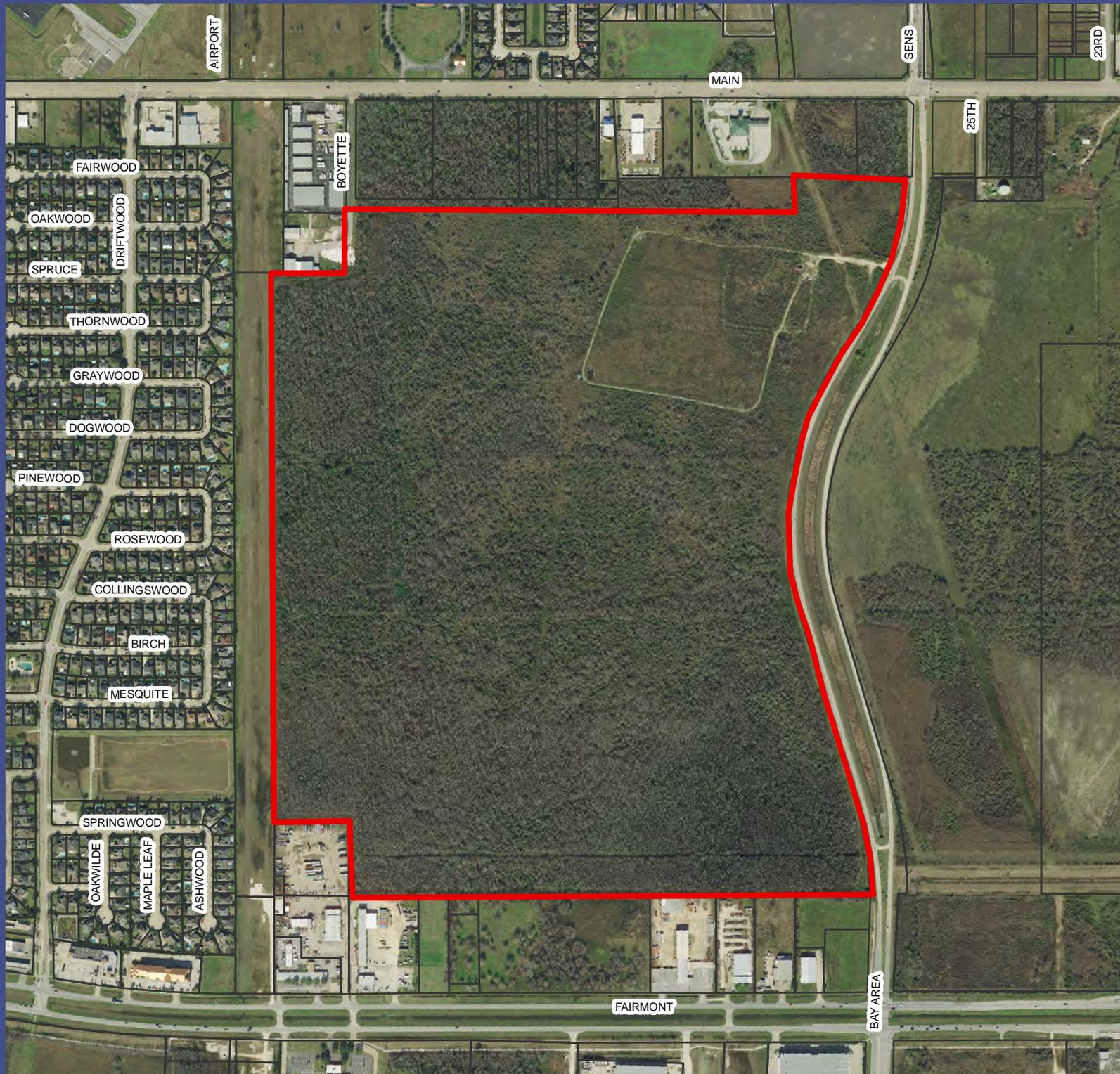


EXHIBIT A
AERIAL MAP

**Morgan's Landing
Phase 1**

**West Side of
Bay Area Blvd.**

 Subject Parcel

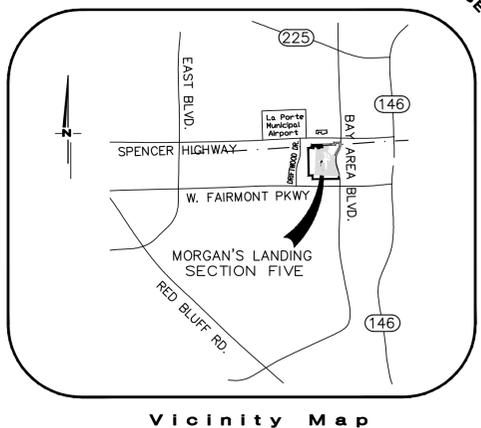


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 702 feet

NOVEMBER 2017
PLANNING DEPARTMENT





SPENCER HIGHWAY (WIDTH VARIES)

CALLLED 3.7907 ACRES
SPENCER MS 1, LLC
H.C.C.F. NO. X554205
O.P.R.R.P.H.C.T.

X: 3,221,266.89
Y: 13,811,394.45

BOYETTE STREET (PVT.)
(60' P.A.E. / P.U.E.)
SEE NOTES #21-22

CALLLED 2.347 ACRES
JOHNNY STEELAND
HCCF NO. H310275

60' ACCESS EASEMENT
HCCF NO. 2016-554119

MERLANDER, RENE
TRUSTEE OF THE RENE
MERLANDER FAMILY TRUST
MOORE, MICHAEL L
RESERVE "A" BLK 1
M AND M AMEND

AHMADALI, VIRANI
TR 6
LA PORTE OUTLOTS

FUSILIER, JOHNNY
AND WILSON, LOUIS
TR 6B - LA PORTE OUTLOTS
FUSILIER, JOHNNY
AND WILSON, LOUIS
TR 6A - LA PORTE OUTLOTS
FUSILIER, JOHNNY
AND WILSON, LOUIS
TR 6C - LA PORTE OUTLOTS
FUSILIER, JOHNNY
AND WILSON, LOUIS
TR 6D - LA PORTE OUTLOTS

60' PUBLIC ROAD AND UTILITY RIGHT-OF-WAY
(F395945 H.C.D.R.)

WINBURN TIDE LN.
(60' R.O.W.)

WINBURN TIDE LN.
(60' R.O.W.)

WEIMER LAGOON RD.
(60' R.O.W.)

MORGAN'S LANDING WAY (60' R.O.W.)

Future Development

Future Development

Future Development

Future Lake/Detention

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - LOTS BACKING OR SIDING MORGAN'S LANDING WAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM FOREMENTIONED STREET.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
 - FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "X1A3N58" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL, IN KEY MAP NO. 539-X, IN THE ARMANDO BAYOU WATERSHED, ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N88°00'54" W TO THE WEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
 - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,810,129.22
E = 3,223,483.83
ELEV. = _____
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480210945M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN).
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNICKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC UTILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
 - HATCHED PORTION OF BOYETTE STREET IS DEDICATED AS A PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
 - THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF LA PORTE OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAYS. THE CITY OF LA PORTE HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

STREET NAME LIST

BASE NAME	SUFFIX
BOYETTE	STREET
WINBURN TIDE	COURT
WINBURN TIDE	LANE

NOTE:

- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.26 ACRE
±11,304 SQ. FT.
- B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.03 ACRE
±1,501 SQ. FT.
- C** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE/
ACCESS
±0.23 ACRE
±10,103 SQ. FT.

A PRILIMINARY PLAT OF
MORGAN'S LANDING
SECTION FIVE
BEING 7.6± ACRES OF LAND
CONTAINING 36 LOTS (46' X 125' TYP) AND
THREE RESERVES IN THREE BLOCKS.

OUT OF THE
RICHARD PEARSALL SURVEY, A-625
LA PORTE, HARRIS COUNTY, TEXAS

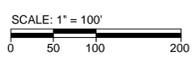
OWNER:
BEAZER HOMES
ATTN: GREG COLEMAN
LAND DEVELOPMENT DIRECTOR

ENGINEER:
COBB-FENDLEY
ATTN: BILL ODLE

PLANNER:



- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340
ATTN: JENNIFER CURTIS



MAY 1, 2018
KGA# 0433

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND SURVEYING PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

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



May 17, 2018

AGENDA ITEM 5

Consider a Waiver Request to the City's
Design Guidelines (Exterior Façade Materials)
for a proposed Office/Warehouse use in the
11000 Block of Fairmont Pkwy.

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 approve a request by SNAPP USA for a waiver to the city's exterior façade materials design guidelines for construction of new office/warehouse facility located in the 11000 Block of Fairmont Pkwy?

DISCUSSION

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

The applicant is requesting consideration of a waiver to the city's Design Guidelines concerning Exterior Façade Materials. The proposal submitted includes complying with the 80% other material requirement. However, the material proposed as part of the remaining 20% is not a material permitted in Section 106-928. The applicant is proposing the use of a tilt wall concrete façade which is designed to look and feel like real masonry. The view from the street will look as though the building is clad in a masonry material, but the material is a cement product. The attached Exhibit A shows the proposed material and explains why the applicant is requesting consideration of this product.

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

1. The project as designed is consistent with the general spirit and intent of the City of La Porte's Comprehensive Plan.
2. The proposed building will result in an attractive contribution to the community.

ATTACHMENTS

Exhibit A: Applicant Letter and Material Description



April 5, 2018

American Commercial Contractors, LLC
4660 Sweetwater Blvd., Suite 110
Sugar Land, TX 77479

SNAPP USA
10225 Mula Rd., Suite 100
Stafford, TX 77477

Re:

Dear Mr. Clowes:

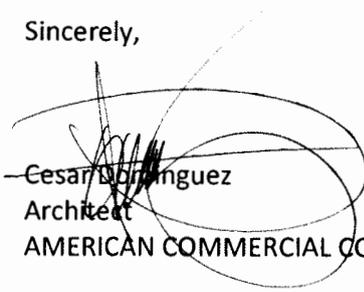
On behalf of SNAPP USA, American Commercial Contractors is herewith requesting a waiver of exterior façade materials noted under Section 106-928 (d) (1) Exterior Façade Materials.

The foundation for the building is a panel on a pier design. Traditional masonry would require a brick ledge and a grade beam for the building. We believe that traditional masonry will not look as clean as a mold in the concrete panels. For this reason, SNAPP/ACC is requesting a waiver to the current local ordinance, sec. 106-928. – Architectural design guidelines. However, as a substitution, we would like to propose the use of formliners in lieu of traditional masonry, as outlined in the ordinance. We understand and respect the city’s purpose and intent of this ordinance, and after doing traditional masonry in the past, we find that the molds created by formliners, is a superior look for a tilt wall application, and further enhances the high quality design the city expects.

Our goal is to provide a realistic split faced stone look molded into the concrete panel. Aesthetics are always our driving force as we have three staff architects and design all our work with the beauty of the building foremost in mind.

We would appreciate your consideration for this request.

Sincerely,


Cesar Dominguez
Architect
AMERICAN COMMERCIAL CONTRACTORS, LLC

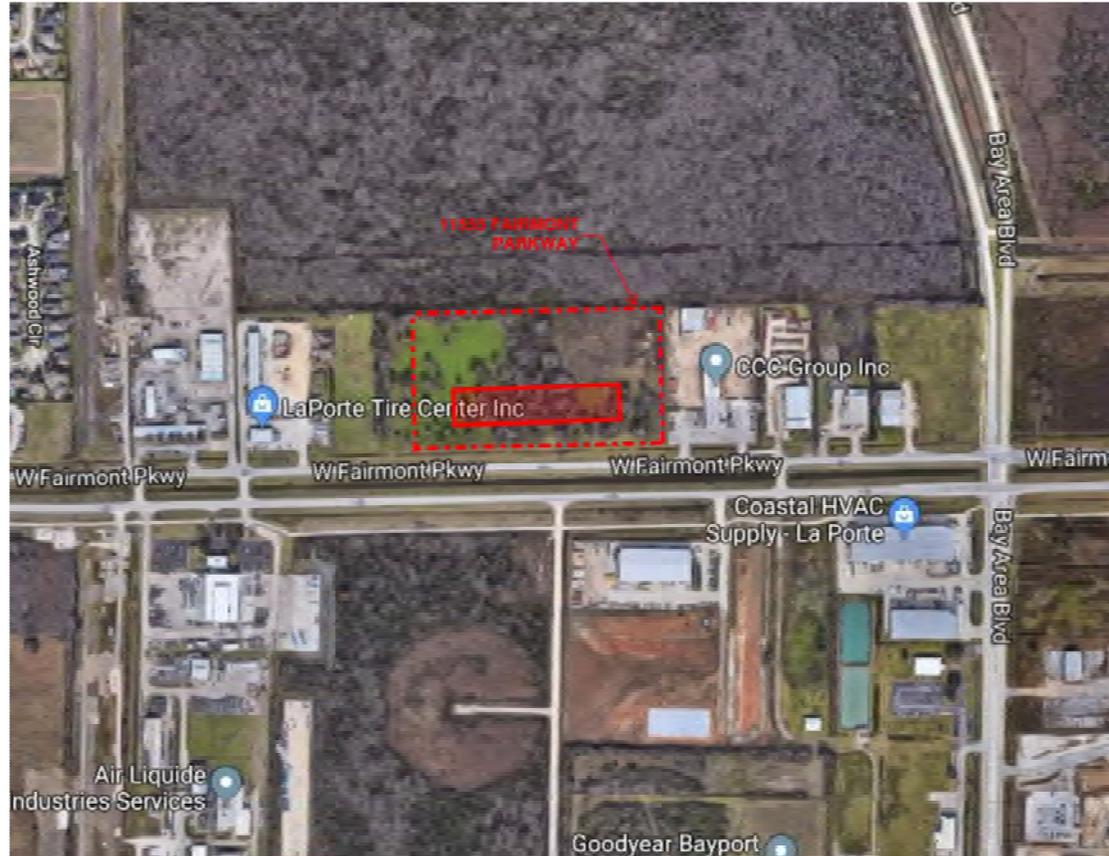
SNAPP USA



OVERVIEW

- Vicinity Map
- Current Local Ordinance
- SNAPP USA - Elevations
- Formliner Specifications
- Photos of Proposed Split face Stone Pattern
- Additional Examples of Custom Rock Formliner

VICINITY MAP



Cross Streets: Fairmont Parkway @ Bay Area Blvd.

Zoning: BI (Business Industrial)

Tier: Tier 3

CURRENT LOCAL ORDINANCE

Sec. 106-928. - Architectural design guidelines.

(e) Exterior Façade Materials

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

a. Group A: Brick and stone.

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

c. Group C: Metal, tile, wood.

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

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

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

b. Buildings over 50,000 square feet may use Split-Face CMU (architectural block) for up to 20 percent of the primary façade, in addition to the 20 percent of Group B materials.

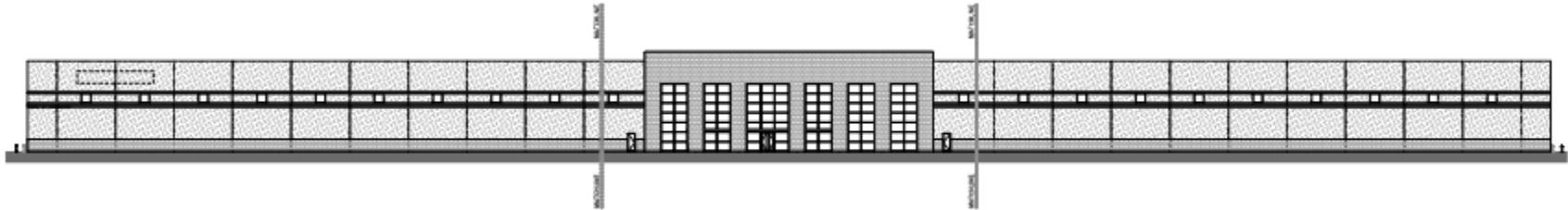
(4) Primary façade treatment standards applicable to Tier 2 buildings. The following shall apply to all exterior walls of Tier 2 buildings which are clearly visible from a public street or along an active storefront:

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

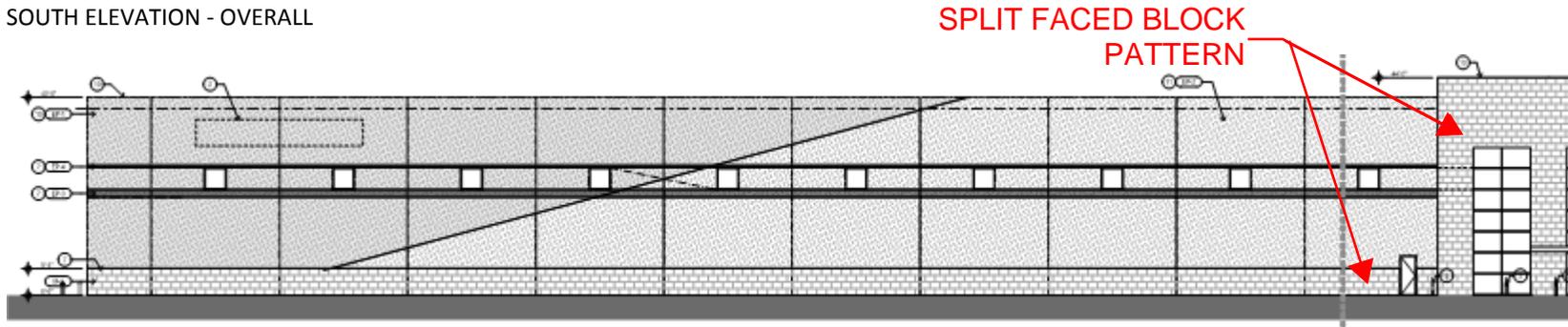
(5) Primary façade treatments standards applicable to Tier 3 buildings. The following shall apply to all exterior walls of Tier 3 buildings which are clearly visible from a public street or along an active storefront:

Primary facades, excluding windows, doors, and other openings, shall be constructed of at least 20 percent Group A materials and up to 80 percent Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the director of planning and development or designee.

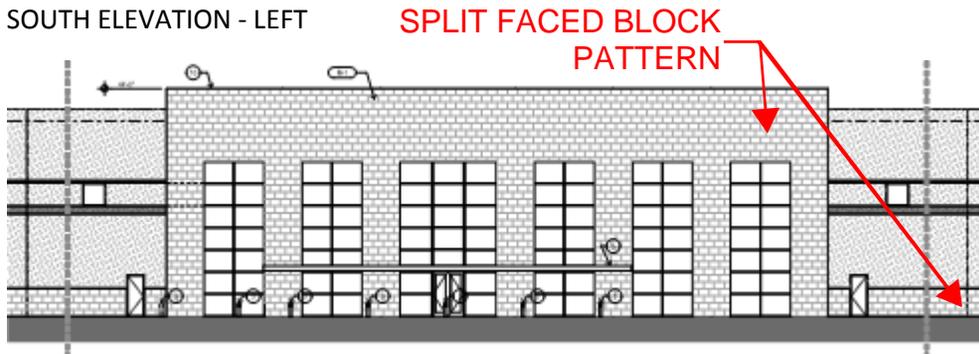
SNAPP USA – ELEVATIONS



SOUTH ELEVATION - OVERALL



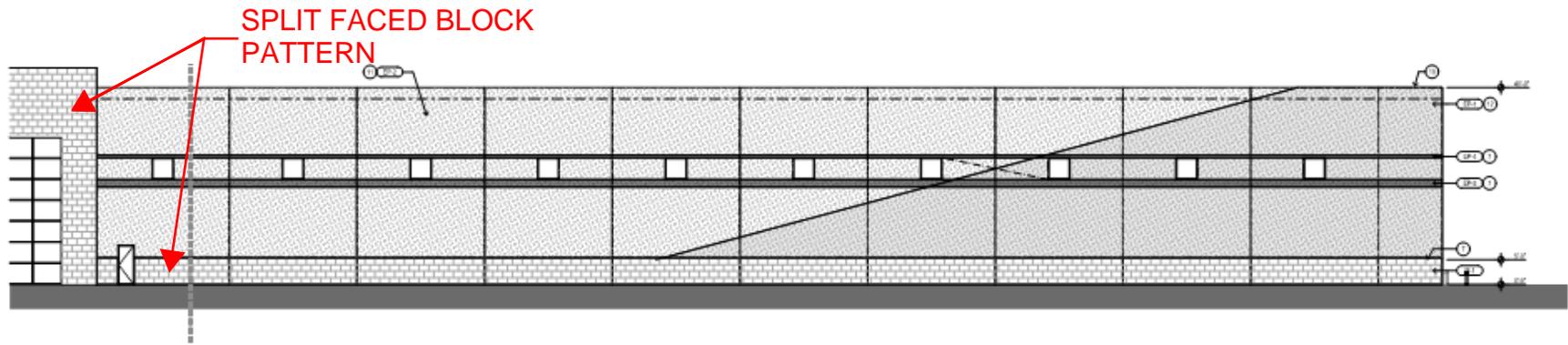
SOUTH ELEVATION - LEFT



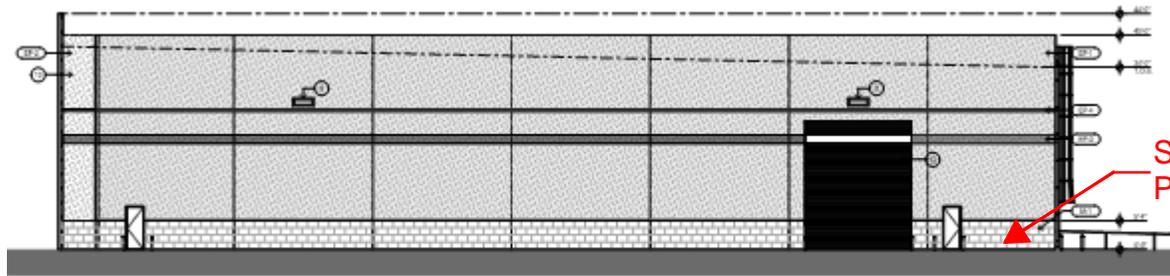
SOUTH ELEVATION - CENTER

EXTERIOR ELEVATION BRICK PERCENTAGE REQUIREMENTS

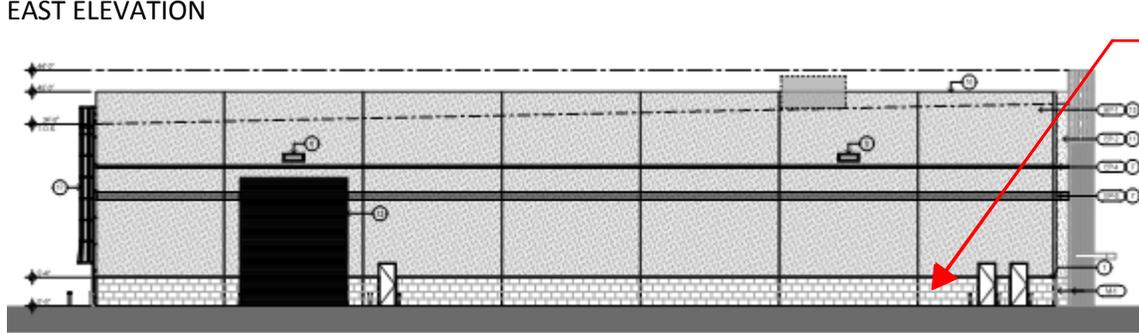
ELEVATION	SOUTH	NORTH	EAST	WEST	TOTAL SF
FAÇADE SF	24,739	N/A	6,973	6,760	38,472
PROVIDED BRICK SF	6,149	N/A	873	817	7,839
PERCENT OF BRICK PROVIDED					20.38%
PERCENT OF BRICK REQUIRED					20% (7,694 SF)



SOUTH ELEVATION – RIGHT



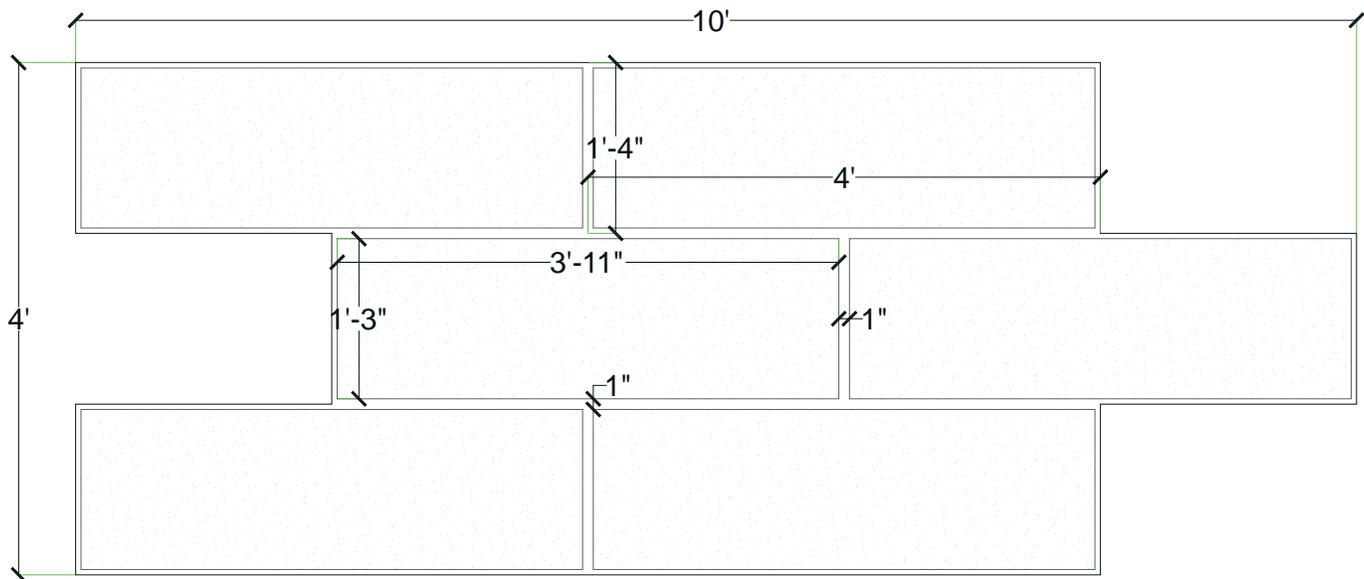
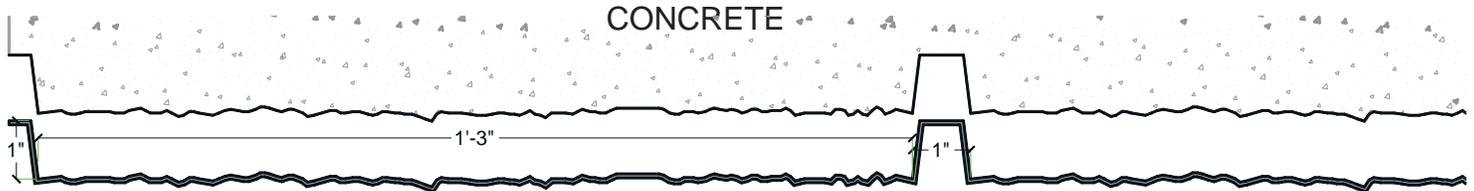
EAST ELEVATION



WEST ELEVATION

General Information:

Thermoformed ABS and Styrene plastic formliners are an inexpensive alternative for providing architectural concrete. The Styrene single use liner is the least expensive liner option. The ABS plastic formliner properties allows for an up to ten reuse factor depending on the design and handling.



Picture Not Available

Thermal Deformation:

- Do not expose to temperatures >140°F (60°C)

Care and Handling:

- Keep out of the sunlight and covered when not in use
- Keep away from steam, acids, and certain fuels
- For further instructions refer to the application guide

Thermal expansion:

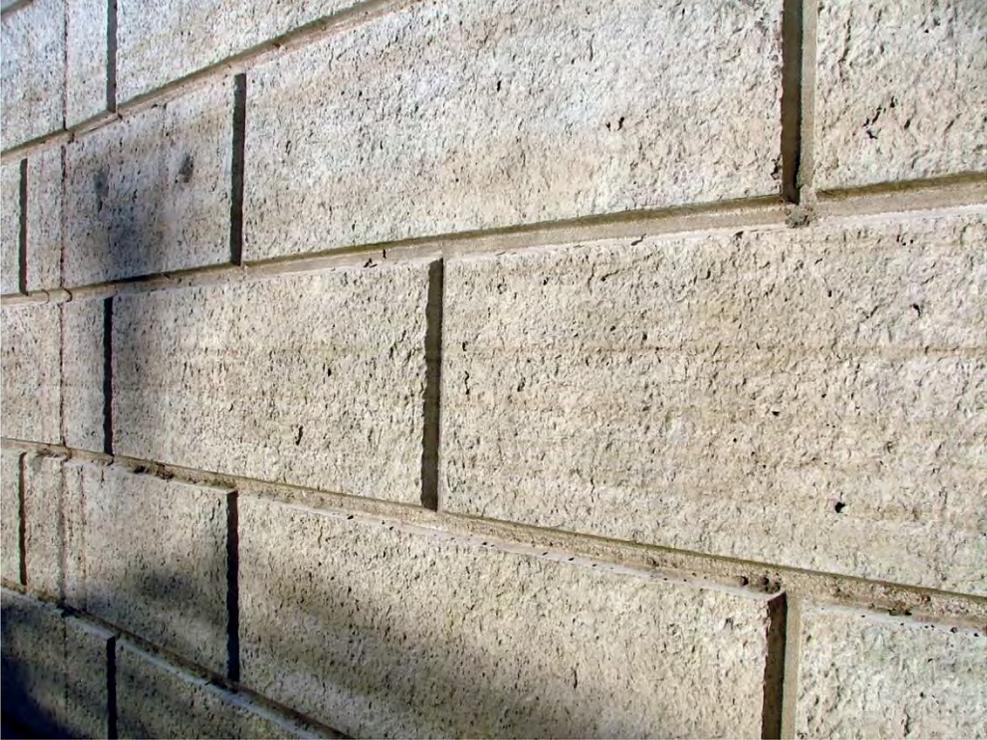
- +/- 1/8" @ 70°F

Note:

Pattern may require additional backing. We recommend a mockup pour simulating job conditions.

Material	Product Code	# of Reuses	Std. Dims.	Color
Styrene	5006-STY	1	4'x10'	White
ABS	5006-ABS	Up to 10	4'x10'	Gray

PHOTOS OF PROPOSED SPLIT FACE STONE PATTERN FOR
SNAPP USA



ADDITIONAL EXAMPLES OF CUSTOM ROCK FORMLINER



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



May 17, 2018

AGENDA ITEMS 6-8

Comprehensive Plan Update

*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 the proposed updates to the City of La Porte Comprehensive Plan 2030, to the City Council?

DISCUSSION

The current City of La Porte Comprehensive Plan serves as the officially adopted guide for City policy decisions relating to the physical growth and development of La Porte through 2030, including discussion of opportunities and challenges, vision, goals, actions, policies, and strategies.

The budget for fiscal year 2017 included funding for a minor (5 year) update to the City's Comprehensive Plan 2030. The City contracted Kendig Keast Collaborative, who performed the 2012 update, to take on this task. The consultant, in collaboration with city staff, decided to focus the minor update on the implementation section of the current comprehensive plan. Staff looked at the 16 priorities previously compiled and updated the status. Finally, based on current trends and developments from the past 5 years, staff suggested a reorganization of the priority list.

The Planning and Zoning Commission held a workshop on March 22nd. At the workshop, the commission suggested some changes to the proposed new ranking of priorities. These suggestions have been incorporated into the final draft.

Below is a chart showing the proposed changes:

Planning and Zoning Commission Regular Meeting
 May 17, 2018
 Comprehensive Plan Update

Highest Priority Actions	2012 Rank	2018 Rank	Overall Status
Streamlined Permitting Process	1	11	Complete
Public Safety Improvements	2	3	In progress
Neighborhood Improvement Program	3	2 (tie)	In progress
Business Retention and Expansion Program	4	4 (tie)	In progress
Park and Trail System Improvements	5	7	In progress
Market Retail Analysis	6	10	Complete
Infrastructure Improvements	7	1 (tie)	In progress
Unified Development Code/Modification of Regulatory Provisions	8	Remove	Not started
Downtown Master Plan	9	2 (tie)	Not started
Drainage Improvements	10	1 (tie)	In progress
Coordinated Tourism Strategy	11	9	Not started
Business Parks	12	Remove	Complete
Business Incubator	13	4 (tie)	Not started
Safe Sidewalks Program	14	5	In progress
Increasing Sustainability	15	8	In progress
Strategic Corridors Program	16	6	In progress

A public open house occurred on March 27th. Staff was present to introduce the proposed changes to the City Council and any interested citizens wishing to attend. City Council took up the item for discussion on April 23rd. Council had no comments at the time.

At this time, staff is seeking a formal recommendation from the Planning and Zoning Commission to adopt the five year update to the City's Comprehensive Plan 2030.

RECOMENDATION

Staff is recommends approval to the Planning and Zoning Commission for the proposed five year update to the City of La Porte Comprehensive Plan 2030

ATTACHMENTS

Exhibit A: Comprehensive Plan 2030 Five Year Update

City of
LA PORTE
Texas

**2018 Comprehensive Plan
Five -Year Update**

Adopted 04.23.2018



Acknowledgments

Mayor and Council

- Louis R. Rigby, Mayor
- John P. Zemanek, At-Large A
- Dottie Kaminski, At-Large B
- Danny Earp, Council Person, District 1
- Chuck Engelken, Council Person, District 2
- Daryl Leonard, Council Person, District 3
- Kristin Martin, Council Person, District 4
- Jay Martin, Council Person, District 5
- Nancy Ojeda, Council Person, District 6

Planning and Zoning Commission

- Hal Lawler, Chairman
- Wyatt Smith, At-Large A
- Nick Barrera, At-Large B
- Trey Kendrick, District 1
- Richard Warren, District 2
- Helen LaCour, District 3
- Mark Follis, District 4
- Lou Ann Martin, District 5
- Christina Tschappat, District 6

City Staff

- Corby Alexander, City Manager
- Jason Weeks, Assistant City Manager
- Richard Mancilla, Director of Planning
- Ian Clowes, City Planner
- Don Pennell, Director of Public Works
- Kenith Adcox, Police Chief
- Rosalyn Epting, Director of Parks and Recreation
- Kristin Gauthier, Emergency Management
- Abrin Brooks, GIS Manager
- Lorenzo Wingate, City Engineer

Plan Consultant – Kendig Keast Collaborative

- Bret Keast, AICP, Owner/CEO
- Gary Mitchell, AICP, President
- Luis Nunez, Project Manager
- Meredith Dang, AICP, Senior Associate
- Janis Burall AICP, Senior Associate
- Hanna James, Graphic Designer





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Executive Summary

The 2018 Comprehensive Plan Update and Progress Report is a 5-year update to the City of La Porte's 2012 Comprehensive Plan. This update provides guidance on moving forward with high priority action items identified in the 2012 plan, confirms new planning and study efforts and capital improvements completed since 2012, and through the Progress Report, provides an implementation status summary as well as a new prioritization of the 2012 implementation actions.

The 2018 Update and Progress Report were a City of La Porte Department led effort. City Department heads met in December 2017 to evaluate and prioritize the 2012 Plan's high priority implementation actions and provide feedback on the status of current and completed actions, projects, plans, and initiatives. The Plan Update process provided an opportunity for all departments to meet together to discuss the importance of the Comprehensive Plan for the City of La Porte and to weigh-in on future priorities. As this interim Plan Update did not revise the 2012 Comprehensive Plan's text, data, or other underlying items, the planning process did not include a full-scale public engagement effort.



Photo: December 2017 City Department Head Meeting

A major Plan amendment, such as occurred in 2012, should be undertaken with the aim of an adopted updated Comprehensive Plan in 2022, ten years after the last major update. Such an update should include extensive public engagement to ensure the updated vision, goals, and priorities reflect the desires of the community.

The results of the Comprehensive Plan Progress Report show that significant progress has been made by the City of La Porte toward implementation of the 2012 Plan's high priority action items, with 12 of the 16 items either completed or in progress. Of those items that have not yet been started the most common reason was staff vacancies in key positions. The Progress Report results include a re-prioritization of the high priority action items, based on Department Head input as well as Planning and Zoning Commission and a Public Open House held in March 2018.



Highest Priority Actions	2018 Rank
Infrastructure Improvements	1 (tie)
Drainage Improvements	1 (tie)
Neighborhood Improvement Program	2 (tie)
Strategic Downtown Improvements	2 (tie)
Public Safety Improvements	3
Business Retention and Expansion Program	4 (tie)
Business Incubator	4 (tie)
Safe Sidewalks Program	5
Strategic Corridors Program	6
Park and Trail System Improvements	7
Increasing Sustainability	8
Coordinated Tourism Strategy	9
Market Retail Analysis	10
Streamline Permitting	11

The La Porte 2030 Comprehensive Plan is a 20-year master plan intended to serve as an official public document, adopted by the City Council, to guide policy decisions relating to the physical and economic development of the community. In general, the plan indicates how the community desires to develop and redevelop over the course of the next twenty years. The original version of the comprehensive plan was adopted in 1984 after extensive community involvement. Since that time, City Council and staff have been implementing that plan as intended. Even good planning, however, needs to be updated. To ensure the plan continued to represent the future of the community envisioned in 2001, the plan recommended updates at a minimum of five-year intervals. In 2005, City staff evaluated the plan to update the goals and objectives, reflect progress and accomplishments, identify goals that required attention or deletion, and to recommend any additional goals that were needed to better achieve the 2001 community vision. In 2012, 10 years into the implementation of the plan, City Council approved a second revision to the plan. The 2012 revision is more comprehensive in nature and includes an updated community vision to ensure that the City is still moving towards a future that represents the desires, needs, and aspirations of the community.



2018 5-Year Comprehensive Plan Update

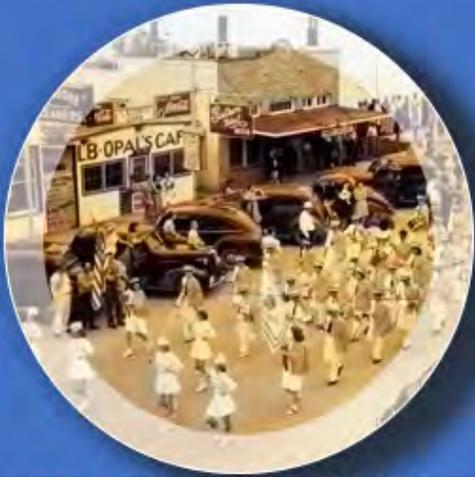
This update to the 2012 Comprehensive Plan is an opportunity to revisit the 2012 Plan and provide guidance on moving forward with high priority action items identified in the Plan. This update seeks to:

- confirm any new or revised goals, initiatives, policies, and strategic project priorities;
- confirm any planning or study efforts completed since the 2012 Plan,
- provide the status of initiatives since the 2012 Plan, with emphasis on those projects that still need to be completed
- identify completed projects and items accomplished, summarizing plan implementation progress and success.

This update is not intended to be a full revision of the plan and as such does not include revisions to the data and inputs of the 2012 plan. The update is intended to be an opportunity to bring the 2012 Comprehensive Plan back to the forefront for City Departments and staff, making them aware of the Plan, its contents, and its progress.

The five-year period from 2012-2017 did bring changes and significant happenings to the City of La Porte. The following pages present milestones, accomplishments, and highlight data for the five years **(2012-2017)** that have passed since the 2012 Comprehensive Plan.





CELEBRATING
125 Years!

125

Birthday the City of La Porte celebrated in 2017 highlighting the rich history and heritage of the La Porte community. The 125th anniversary celebration events included a parade, a concert series featuring Clay Walker, a kid's rodeo, a gala, and more. The events garnered local and regional media coverage for the City.

471

Number of homes estimated damaged by Hurricane Harvey in La Porte in August 2017. The resilience of the La Porte community shone through during the aftermath of Harvey.

#LaPorteStrong.

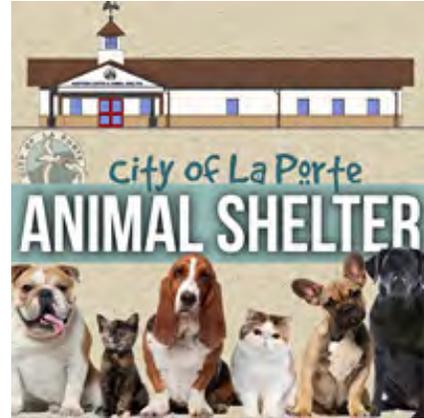


AFTER THE STORM
community resources



32

Number of dog runs at the new City of La Porte Animal shelter opened in 2014.



2

Number of new Splash Pads opened since 2012 (Northside and Fairmont Spray Parks).





\$10,091,771

Fiscal Year 2017 budget increase over the previous year, representing a 12% increase. A large portion of that increase is related to capital improvements.

10

City wide geocaches hidden at the newest La Porte street festival that debuted in October 2017 ‘The Search for Lafitte’s Gold’.



50%

Percent of the trail system envisioned in the City's Bicycle-Pedestrian Trail Mater Plan completed, including major east-west connector along Fairmont Parkway.



12

Number of top finalists in the 2016 'Tank of the Year' Awards that the La Porte Water Tower on Fairmont Parkway was honored in. The \$875,000 project depicts La Porte's 'Life. By the Bay.'

(Photo: Courtesy Of Themec Company, Inc.)

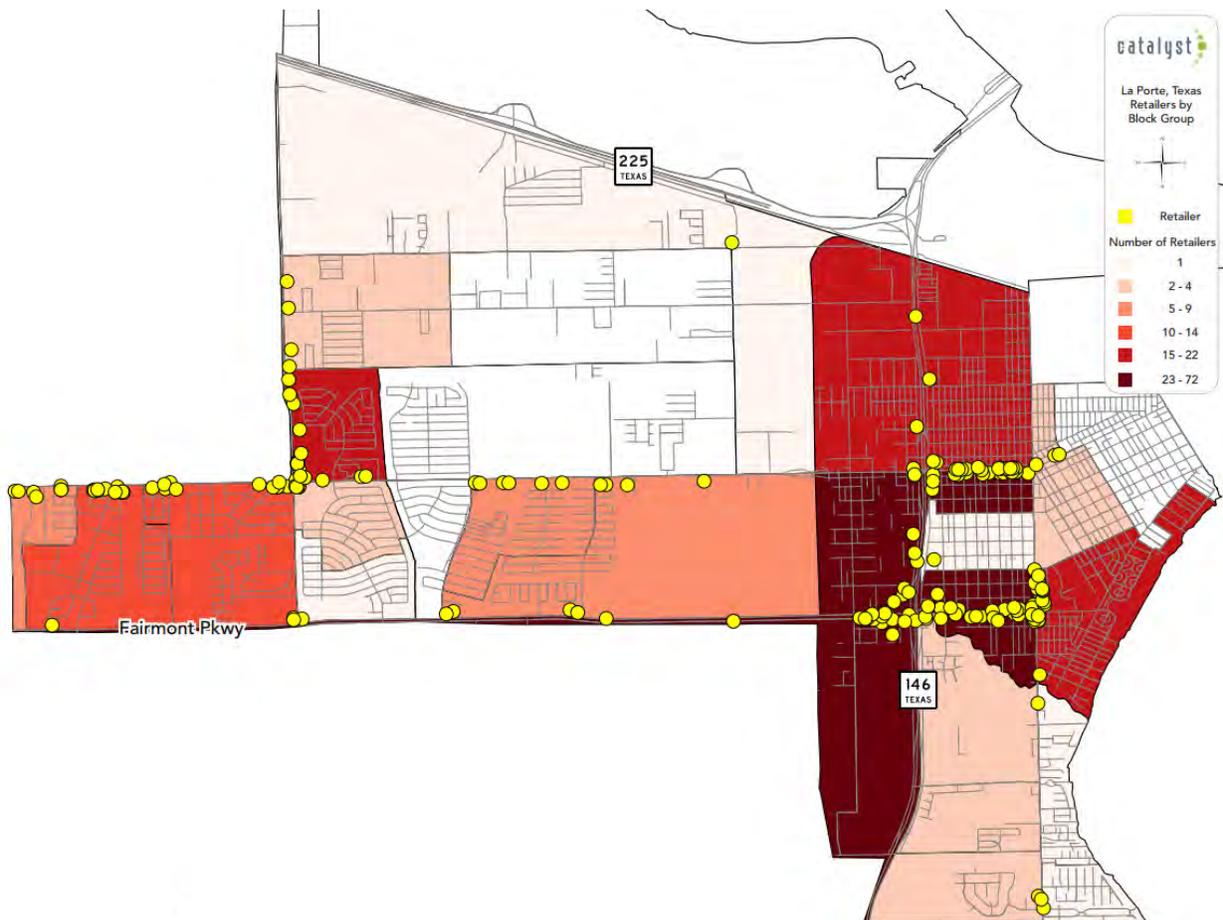


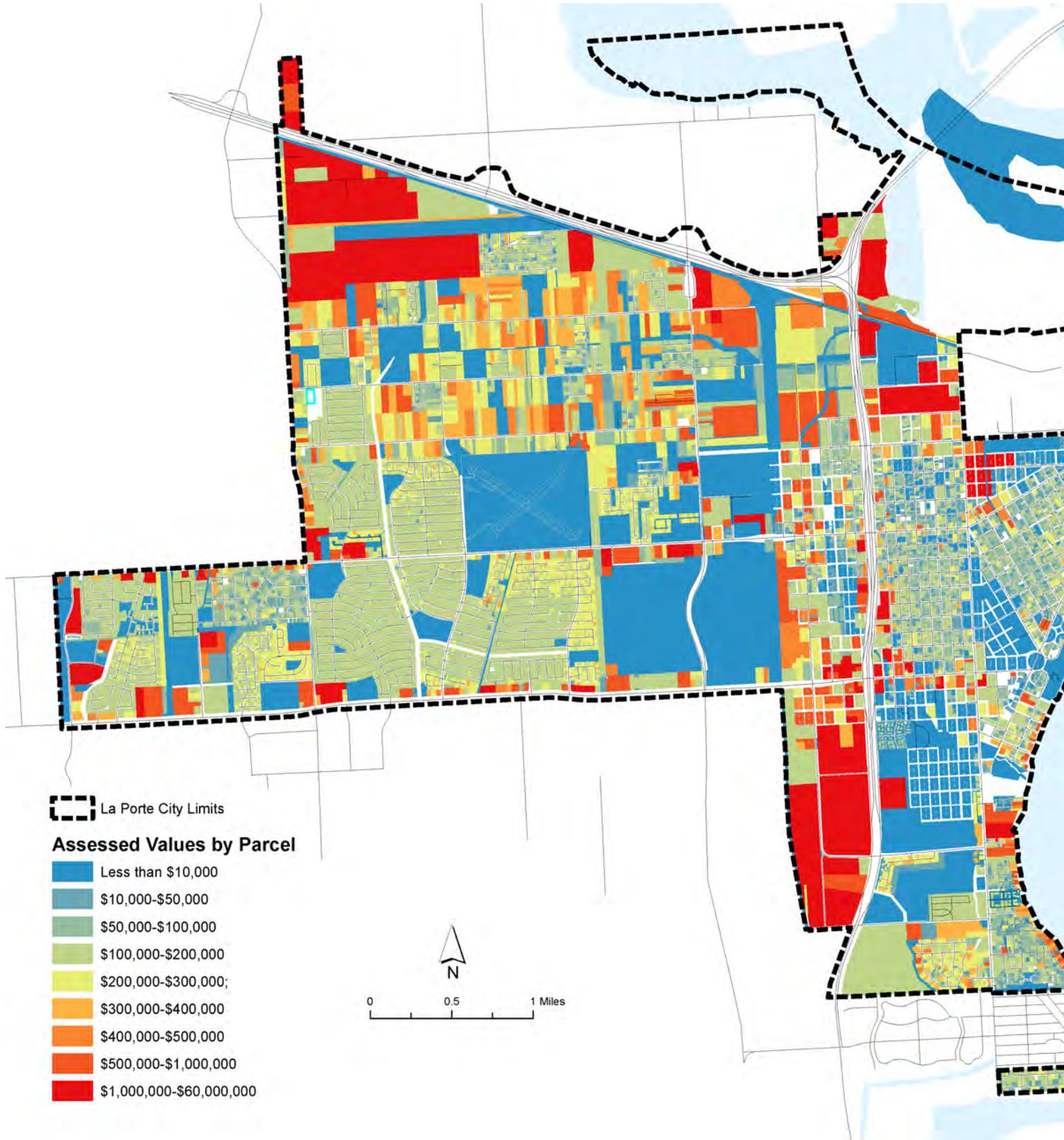
490,387

Square feet of estimated retail demand documented in the 2013 Retail Analysis and Merchandising Plan.

130

Number of new commercial permits issued from 2013-2017, representing a valuation of over \$183.5 million. During the same time period 309 residential permits were issued, representing a valuation of over \$55.5 million.







2018 Assessed Property Values

The map shows the assessed property values of parcels within the City of La Porte, current as of January 2018.

As can be seen on the map, there is a wide range of property values within the city, ranging from less than \$10,000 up to \$60,000,000.

The City tracks these values as they change over time and this information can be used to inform planning and economic development efforts.



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

The following action items were identified as high priorities for the City of La Porte in the 2012 Comprehensive Plan Update. As part of the 2018 5-year Comprehensive Plan Progress Report, City Departments met in December 2017 to evaluate progress towards achieving these high priority actions. The rankings were also evaluated by the Planning and Zoning Commission and through a Public Open House held in March 2018.

Highest Priority Actions	2012 Rank	2018 Rank	Overall Status
Streamlined Permitting Process	1	11	Complete
Public Safety Improvements	2	3	In progress
Neighborhood Improvement Program	3	2 (tie)	In progress
Business Retention and Expansion Program	4	4 (tie)	In progress
Park and Trail System Improvements	5	7	In progress
Market Retail Analysis	6	10	Complete
Infrastructure Improvements	7	1 (tie)	In progress
Unified Development Code/Modification of Regulatory Provisions	8	Remove	Not started
Downtown Master Plan	9	2 (tie)	Not started
Drainage Improvements	10	1 (tie)	In progress
Coordinated Tourism Strategy	11	9	Not started
Business Parks	12	Remove	Complete
Business Incubator	13	4 (tie)	Not started
Safe Sidewalks Program	14	5	In progress
Increasing Sustainability	15	8	In progress
Strategic Corridors Program	16	6	In progress

For each high priority action departments answered the following:

- o Has this action been achieved (or portions of this action)?
- o If yes, which components?
- o If no, what do you see as the main reasons why? (may include but not limited to: funding, lack of authority, political or public will, lack of time, don't know how to achieve)
- o Do you see this action being achieved in the next 5 years? If no, why not (may include but not limited to: no longer a priority, no funding, lack of political or public will) If yes, what is the timing for completion?

The results of this exercise are summarized in the charts beginning on page 20.



As part of the plan update, City Departments also identified plans that have been completed by the City of La Porte since 2012, or that are ongoing. The following plans/studies were identified:

- La Porte Municipal Airport Business Plan, completed 2017
- HazMat Commodity Flow Study and RMP
- Hazard Mitigation Plan
- Park and Recreation Master Plan (to begin in 2018)
- Design Guidelines for GC, NC, and BI Districts (2014)
- Northside Neighborhood Plan (2012 Update)
- West Lomax Area Sanitary Sewer Feasibility Study
- Citywide Street Condition Assessment
- Pine Bluff Drainage PER
- Coupland Drive Drainage Assessment
- N. 6th Street Drainage Assessment
- Update 2009 Water Master Plan (to begin in 2018)
- Airport Drainage Assessment
- F 101 Drainage Assessment

Initiatives – Capital Project Priorities Identified by City Departments:

- Expansion of fitness center
- Renovation of wave pool (2018)
- Renovation of Northwest Pool (2018)
- Sidewalks
- West Lomax Area – Sanitary Sewer Replacement and Lift Station Elimination - Design
- Annual Contracts – Asphalt Street Repairs – Concrete Street Repairs - Construction
- Pine Bluff - Street, Drainage and Utilities – Design and Construction
- Coupland Drive Drainage- Design and Construction
- Somerton Pavement and Waterline Replacement
- Hillridge Pump Station Construction



Evaluating Existing Studies for Impacts and Overlap to Comprehensive Plan

As plans and studies are completed by City Departments in the City of La Porte, such as those identified in December 2017 in the list above, they should be evaluated for any potential impacts to items in the Comprehensive Plan. As an example, the La Porte Municipal Airport Business Plan, completed in 2017, has the following relationship to Comprehensive Plan elements:

- o Recommends future master plans or airport land use compatibility studies.
- o Identifies area for improvement that overlap with comprehensive plan actions/priorities, including:
 - Drainage infrastructure improvements
 - Airport Capital Improvements
 - Economic Development: Analyzes the economic advantage the Airport provides the City of La Porte
 - Land development: Acres available for development to support aviation and other commercial uses.

The new high priority rankings for the City of La Porte to focus on in the upcoming years are as follows:

Highest Priority Actions	2018 Rank
Infrastructure Improvements	1 (tie)
Drainage Improvements	1 (tie)
Neighborhood Improvement Program	2 (tie)
Strategic Downtown Improvements	2 (tie)
Public Safety Improvements	3
Business Retention and Expansion Program	4 (tie)
Business Incubator	4 (tie)
Safe Sidewalks Program	5
Strategic Corridors Program	6
Park and Trail System Improvements	7
Increasing Sustainability	8
Coordinated Tourism Strategy	9
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Streamline Permitting	11



The highest priority action item charts provide proposed implementation action steps for the City of La Porte to undertake to advance each item. There are five plan implementation methods, with the corresponding method identified for each action step.



PLAN IMPLEMENTATION METHODS

FIVE WAYS OF MOVING TOWARD ACTION

-  **Capital Investments**
-  **Programs and Initiatives**
-  **Regulations and Standards**
-  **Partnerships and Coordination**
-  **Targeted Planning / Studies**



Capital Investments

The City of La Porte uses a five-year Capital Improvement Program, or CIP, to identify and budget for “big ticket” project, especially those that must be phased and/or coordinated with other initiatives. This may include street infrastructure, water, wastewater, and drainage improvements; parks, trails, and recreation facility constructions, and upgrades; and, construction of public buildings. Anticipating and adequately budgeting for major capital projects will be essential to implementing the high priority actions identified in the Comprehensive Plan. Likewise, decisions regarding the prioritization of proposed capital improvements should reflect the direction and priorities of this plan.



Programs and Initiatives

Programs involve the routine activities of City departments and staff, as well as special projects and initiatives they may undertake. As part of Comprehensive Plan implementation, this method may include initiating new or adjusting existing City programs and activities, expanding community outreach efforts, or providing specialized training to accomplish a priority objective more promptly and/or effectively.



Regulations and Standards

Given that private investment decisions account for a vast majority of a city’s physical form, land development regulations and engineering standards are fundamental for plan implementation. Consequently, in La Porte, regulations and development criteria and technical engineering standards are the basic keys to ensuring that the form, character, and quality of development reflect the City’s planning objectives. These codes should advance the community’s desire for quality development outcomes while recognizing economic factors. They should not delay or interfere unnecessarily with appropriate new development or redevelopment that is consistent with plan principles and directives.





Partnerships and Coordination

Some community initiatives identified in this plan cannot be accomplished by La Porte on its own. They may require direct coordination, intergovernmental agreements, or funding support from other public entities or levels of government. Additionally, the unique role of potential private and non-profit partners to advance the community's action agenda should not be underestimated. This may occur through cooperative efforts, volunteer activities, and in-kind services (which can count toward the local match requirements for various grant opportunities), and from public/private financing of community improvements.



Targeted Planning/Studies

Various area of City governance require more detailed study and planning, especially as required to qualify for external funding opportunities. These studies involve targeted planning work at a “finer grain” level of detail than is appropriate for comprehensive planning purposes. As such, some parts of this plan will be implemented only after some additional planning or special studies clarify next steps and associated costs and considerations.



PROGRESS ICON LEGEND (IMPLEMENTATION STATUS)

Graphic Icon	Meaning
 <p><i>not yet started</i></p>	<p>0% not yet started</p>
 <p><i>begun</i></p>	<p>25% begun</p>
 <p><i>in progress</i></p>	<p>50% in progress</p>
 <p><i>almost complete</i></p>	<p>75% almost complete</p>
 <p><i>almost complete</i></p>	<p>100% complete</p>



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Streamlined Permitting Process		Study existing development processes and regulations to determine a plan of action to resolve issues without compromising the integrity of the process or enforcement of established regulations. This also could include such things as fast-track permitting, assistance with demolition of structures, etc.	
Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#1	<ul style="list-style-type: none"> Streamlined permitting process established. Baseline comparison of La Porte’s development review and permitting process with neighboring communities completed. Review time for different categories of permitting tracked. 	<ul style="list-style-type: none"> Continue to review permitting process to ensure it is resulting in desired outcomes.
	Priority Ranking 2018		
	#11		

Key implementation Department(s): Planning and Development

Types of future actions:  Regulations and standards and  Partnerships and coordination

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress? (Y/N)
Establish a “streamlined permitting process” for desirable developments.	Y
Develop a baseline comparison of La Porte’s development review and permitting process with neighboring communities (e.g., Deer Park, Pasadena, etc.).	Y
If no such baseline comparison already exists, then the City should begin tracking the review time for different categories of permitting.	Y
Develop a short- and long-term action plan to resolve issues that do not compromise the integrity of the process or conformity with established regulations. Relevant feedback from this analysis should be presented to the Planning and Zoning Commission and City Council.	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Public Safety Improvements	Continue to support an excellent system of public safety services.
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#2	<ul style="list-style-type: none"> 3 new full-time officers added to Police Department in 2017. Police vehicles being rotated every 5 years. Training being conducted via emergency services district. New La Porte Animal Shelter and Adoption Center facility completed. 	<ul style="list-style-type: none"> Continue to review personnel needs including an additional DOT officer to address increased commercial motor vehicle traffic Conduct manpower study for Fire Department. Continue to provide high quality training opportunities for personnel. Update action steps based on new department priorities.
	Priority Ranking 2018		
	#3		

Key implementation Department(s): Police, Fire, EMS, OEM

Types of future actions:  Programs/Initiatives and  Targeted planning/studies

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress? (Y/N)
Periodically review the Police Department's personnel needs and hire additional staff to accommodate increased calls for service concurrent with population growth. This could include: a. Full-time law enforcement officers concurrent with population growth; b. One additional crime analyst; c. One additional jailer per shift; and d. One additional dispatcher per shift so that Fire/EMS Departments have a dedicated person taking and dispatching their calls.	Y
Periodically review the Fire Department's personnel needs and hire additional staff to accommodate increased calls for service concurrent with population growth. This could include conducting a manpower study specifically to determine whether or not a second full-time firefighter is warranted at each fire station.	Manpower study not yet conducted.
Provide adequate funding to expand the amount and quality of more cost-effective in-house training for patrol officers and other staff.	Y
Adequately fund training opportunities for fire personnel to improve personal skills and departmental capabilities. Utilize the new Fire Training Officer to expand cost-effective in-house training capabilities.	Y
Construct a new joint 6,000 square foot animal shelter that is sufficient to achieve certification requirements.	Y



Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress? (Y/N)
Establish a formalized replacement and procurement program for vehicles and equipment to keep pace with state-of-the-art fire rescue technology and capabilities. At a minimum, this should include a replacement schedule as follows: Engines: 20 years; Ladder trucks: 25 years; Command vehicles: 10 years.	Y
Establish a formalized replacement and procurement program for vehicles and equipment to keep pace with state-of-the-art law enforcement technology and capabilities. This could include: Rotating cars every three years; Replacing laptops and software in patrol cars in a timely manner.	Y



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Neighborhood Improvement Program	Develop a formalized neighborhood improvement program that ensures the quality of existing neighborhoods are maintained or improved over time.
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#3	<ul style="list-style-type: none"> Northside Neighborhood Plan developed but not implemented. Targeted investment program not developed. Code enforcement program not changed. 	<ul style="list-style-type: none"> Explore funding/grant opportunities to implement Northside Neighborhood Plan. Examine if other older communities should have a neighborhood plan developed. Examine potential funding resources for community investments.
	Priority Ranking 2018		
	#2		

Key implementation Department(s): Planning and Development

Types of future Actions:  Targeted Planning/Studies,  Programs and Initiatives

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Help older communities develop neighborhood plans, which may include elements that would normally be required for a housing grant submittal. Such a plan would highlight potential development/redevelopment sites, infrastructure improvements, increased buffering (to mitigate such things as noise from increased truck traffic), links to important off-site amenities, etc.	Y
Develop a target-area community investment program focused on all infrastructure improvements (e.g., sidewalk installation in addition to repair, driveway culvert cleaning and replacement, alley improvements, tree trimming, parking restrictions, shielded street lighting or other improved pedestrian lighting, added greenspace, improved public streetscape/ landscape areas, new signage, etc.) within at-risk neighborhoods. This would be an expansion of the current program that provides dedicated funding for sidewalk repair and maintenance.	A targeted program has not been developed due to lack of funding. Projects are completed as opportunities arise such as when a street is re-done sidewalks are put in
Develop a results-based code enforcement program to aid in code compliance (e.g., violations such as weeds, debris, and junk vehicles) rather than citing noncompliant property owners. A key element may be the cross-training of enforcement advocacy officers in conflict management/resolution or the creation of useful information packets listing sources of help for homeowners who are in violation of City codes.	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Business Retention and Expansion Program | Improve efforts to maintain relationships with existing businesses in order to determine public/private strategies to overcome challenges or facilitate plans of expansion.

Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#4	<ul style="list-style-type: none"> • Shop, eat, stay, play local campaign is active. • Visitlaportetx.com website provides up to date shopping/tourism guide. • New local programs have been rolled out such as The Search for Lafitte’s Gold and The Airing of the Quilts. • Façade grant program is active. 	<ul style="list-style-type: none"> • Upon filling of staff vacancy, examine potential for re-establishing business retention and expansion program. • Determine, through surveys or interviews, how the City can best support existing businesses and establish an action plan to address identified needs and challenges • Continue to support local event programming and marketing and strengthen relationship between marketing efforts and economic development efforts.
	Priority Ranking 2018		
	#4		

Key implementation Department(s): Economic Development/EDC

Types of future actions:  Programs/Initiatives,  Partnerships and Coordination

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Consider expanding the business retention and expansion program. A strong business retention and expansion program should include regular visits with local employers. These visits can include formal surveys or be informal interviews. However, they should establish a relationship with the employer and serve as a mechanism by which the Economic Development Coordinator can ascertain any major challenges or plans for expansion, and help to identify suppliers or customers who could benefit from relocating to La Porte.	N
In addition to site visits, the business retention and expansion program could be expanded to include such initiatives as shop local programs, advertising cooperatives, shopping guides, frequent shopper programs, small business seminars, etc.	Y



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Park and Trail System Improvements	Improve the quality of existing parks and recreation areas.
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#5	<ul style="list-style-type: none"> • Parks standards in progress as well as inventory and replacement schedule. • All parks have matching entry signs (2013 completion). • Fairmont and Lomax parking lots have been resurfaced. • Playground replacements (such as Seabreeze) have design themes. • New amenities include 2 new splash parks. • Expansion of the fitness center, pool upgrades and frisbee golf are planned. • Online registration system (RecTrac) is active. • Sens Trail and Park St. Trail in progress. 	<ul style="list-style-type: none"> • Update Parks and Recreation Master Plan (in the works for 2018). Consider also incorporating Trails into Master Plan. • Integrate park planning into any neighborhood plans. • Continue to evaluate potential funding sources for park improvements. • Continue to market high quality of parks and consider applying for H-GAC Parks and Natural Area awards.
	Priority Ranking 2018		
	#7		

Key implementation Department(s): Parks and Recreation

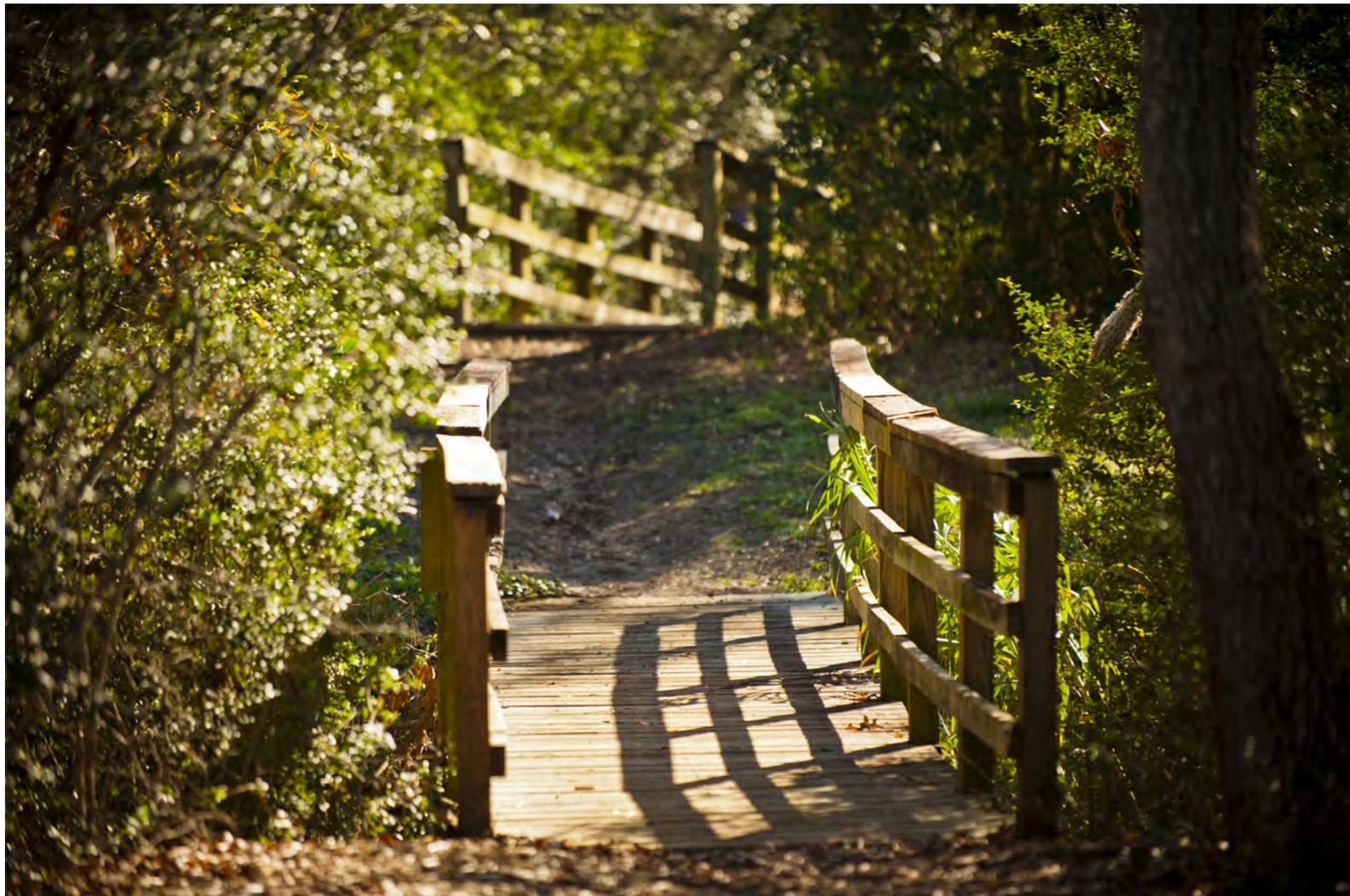
Types of Future Actions:  Capital Investments,  Targeted Planning/studies

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Establish a formalized parks-to-standards program to ensure all parks are brought up to, and maintained in, an equivalent quality standard. This program should include a general maintenance and repair schedule.	Y
Establish a policy of master planning new/revitalized parks to develop a unique design theme for each park to broaden the types of facilities and activities that are available across the community and to better tie their identity to adjacent neighborhoods	Y
Evaluate opportunities to add new types of amenities that appeal to intergenerational and non-traditional users in existing and future parks	Y
Improve on-site and off-site accessibility to each park by developing a sidewalk improvement program to repair, replace, or install new sidewalks, crosswalks, and curb cuts	Y repairs are made as needed (no set schedule)
Consider providing on-line registration for any camps, lessons, workshops, or classes available through the City	Y



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Continue to budget, or pursue additional outside funding, to construct the remaining trail segments as identified in the Bicycle and Pedestrian Trail Implementation Plan.	Y
Continue to proactively pursue additional park and recreation acquisition of property and/or protection of additional greenspace within the City limits.	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Market Retail Analysis	Undertake a market retail analysis separately or in coordination with an update to the Economic Development Strategic Plan
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#6	<ul style="list-style-type: none"> Retail Analysis and Merchandising Plan completed in 2013. The plan includes demographic analysis, retail analysis, and analysis of City's competition. Visit La Porte proactively markets La Porte via a variety of mediums. 	<ul style="list-style-type: none"> Utilize the completed market analysis to develop a coordinated economic development strategy. Utilize psychographics within analysis to further market La Porte to identified market segments. Revise implementation action to reflect market retail analysis completion.
	Priority Ranking 2018		
	#10		

Key implementation Department(s): Economic Development/EDC

Types of future actions:  Programs and Initiatives

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Undertake a retail market analysis to help identify opportunities for future expansion of the City's retail space. The analysis should include a demographic analysis of La Porte's market segments, a sales gap analysis, and an analysis of the City's economic composition and competition.	Y
The outcome of this analysis should be to develop a coordinated economic development strategy comprised of four main elements: retail development, tourism, a convention center (consistent with the available space at the renovated Sylvan Beach Pavilion), and support for industry.	N
Proactively market La Porte to identified market segments identified in the report.	Y



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Infrastructure Improvements	Continue to implement the recommendations in the City’s Water Master Plan, Water Conservation Plan, and Drought Contingency Plan.
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#7	<ul style="list-style-type: none"> • GIS-based Utility Mapping Program is in progress but not yet complete. • Dead-end water mains have been eliminated in most instances. • The golf course and park use nearly 95% of discharge during summer months. 	<ul style="list-style-type: none"> • Complete Utility Mapping Program and utilize as a prioritization tool to identify areas with the greatest infrastructure needs. • Continue to eliminate dead-end water mains as additional funding becomes available. • Conduct WWTP feasibility study. • Consider adding examining security for public utilities and infrastructure as a priority action item.
	Priority Ranking 2018		
	#1		

Key implementation Department(s): Public Works

Types of future actions:  Capital investments,  Programs and initiatives,
  Targeted planning/studies

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Complete the geographic information system (GIS) mapping database, i.e., Utility Mapping Program, by providing additional resources to capture and input the necessary data for a complete asset management program. This system should be utilized to maintain records on inflow and infiltration problems and main breaks, types and sizes of piping, dates of improvements and repairs, and other information relevant to an asset management system. Data should be used as a prioritization tool in the preparation of annual budgets and capital improvement programs.	Y in progress
Conduct a system-wide condition analysis of all utility infrastructure, i.e., storm sewer, water, and wastewater, to determine an appropriate short- and long-term plan of action to repair, rehabilitate, or replace existing utility infrastructure. Information should be entered into the Utility Mapping Program to identify targeted geographic areas with the greatest needs.	Y in progress
Identify and eliminate any dead-end water mains	Y
Conduct a feasibility study to determine if the wastewater treatment plant (WWTP) can be improved to increase the total available quantity of reuse water and to determine where additional public or private reuse opportunities in the City might be located.	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Unified Development Code / Modification of Regulatory Provisions	Prepare a Unified Development Code (UDC) to ensure an effective transition from comprehensive plan to the implementing regulations.
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#8	<ul style="list-style-type: none"> The development code was updated in 2015 and the zoning code was updated in 2014. Although these codes were updated they were not combined into a Unified Development Code (UDC). 	<ul style="list-style-type: none"> Assess potential advantages to going forward with a UDC. If a UDC is not desired, examine whether existing codes adequately address all provisions and if not develop supplemental provisions. Review legal precedents such as Reed v. Gilbert that may necessitate updates to ordinances (in this instance, sign ordinance). Updated 2015 development code should be made available online, replacing 1985 version currently on City website.
	Priority Ranking 2018		
	Not ranked		

Key implementation Department(s): Planning and Development

Types of future actions:  Regulations and standards

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
<ul style="list-style-type: none"> Prepare a Unified Development Code (UDC) to ensure an effective transition from comprehensive plan to the implementing regulations. Modified provisions should include, but not be limited to: <ul style="list-style-type: none"> building placement, design, and materials; parking lot, streetscape, and foundation landscaping; screening, lighting, and buffering; lot design and open space; street and pedestrian connectivity and access management; and, sidewalk design, placement, and amenities. 	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Downtown Master Plan	Prepare a master plan for the Downtown area
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
 <p style="font-size: small; color: gray;">not yet started</p>	#9	<ul style="list-style-type: none"> The Downtown Master Plan has not progressed. 	<ul style="list-style-type: none"> Prior to launching a Downtown Master Plan effort, pre-engagement work with existing property and business owners in the potential study area needs to occur. This could include visioning sessions and working to address concerns. Examine potential for participating in Texas Main Street program and re-starting Main Street Coordinator Position. Seek funding for revitalization and pursue grant opportunities. Participate in H-GAC Bringing Back Main Street Roundtable Program.
	Priority Ranking 2018		
	#2		

Key implementation Department(s): Planning and Development, Economic Development

Types of future actions:  Partnerships and Coordination,  Targeted planning/studies

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Prepare a master plan for the Downtown area, including Main Street and Sylvan Beach, the connections between, and the transition to adjacent areas. This includes: <ul style="list-style-type: none"> ○ setting a clear and collectively supported vision; ○ determination of implementation framework to guide new/reinvestment; and, ○ coordinating with previous work completed on marketing and branding. 	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Drainage Improvements	Continue to implement the recommendations identified in the Citywide Drainage Study.
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#10	<ul style="list-style-type: none"> The areas for improvement identified in the Drainage Study are continually evaluated and updated. Drainage projects and improvements are ongoing throughout the City. 	<ul style="list-style-type: none"> Evaluate how drainage infrastructure performed during Hurricane Harvey and update Drainage Study based on impacts. Continue to develop flood control projects as community enhancements. Continue to explore additional potential funding sources such as Pre-Disaster Mitigation, Hazard Mitigation Grant Program, and FEMA grants.
	Priority Ranking 2018		
	#1		

Key implementation Department(s): Public Works

Types of future actions:  Capital investments

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Continue to implement the recommendations identified in the Citywide Drainage Study.	Y
Design and construct all future/redeveloped flood control and on-site drainage projects as community enhancements and/or recreational amenities;	
Encourage vegetative buffers along stream and other drainageways	



Coordinated Tourism Strategy		Develop a coordinated tourism strategy that goes beyond trying to attract visitors.	
Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
 <p>not yet started</p>	#11	<ul style="list-style-type: none"> • La Porte is actively involved with the Heritage society, supporting their monthly events, funding any repairs and funding their docent. • The City recently added another small building next to the depot. • Multiple tourism ads are used in different mediums. • Multiple events are held to try to get ‘heads in beds’. 	<ul style="list-style-type: none"> • Utilize the Retail Analysis and Merchandising Plan as a starting point to develop a coordinated tourism plan. • Work to more closely tie marketing and economic development efforts. • Track impact of marketing efforts. • Consider developing ‘Tourism Taskforce’ composed of local businesses and other area partners.
	Priority Ranking 2018		
	#9		

Key implementation Department(s): Economic Development/EDC

Types of future actions:  Targeted planning/studies,  Partnerships and coordination

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Develop a coordinated tourism strategy that goes beyond trying to attract visitors. Rather, the tourism strategy should be focused on capturing visitor’s dollars by local businesses, so that the full economic benefit can be realized by the City and area businesses.	N
In coordination with area partners (e.g., the La Porte Bay Area Heritage Society), the City should create a tourism plan that focuses on developing tourism “products” that attract visitors, a retail strategy that provides outlets for visitors to spend money, and a marketing plan that effectively targets those groups who are likely to come to La Porte.	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Business Parks	Proactively zone and market areas for higher quality business parks for those areas identified on Map 2.6, Future Land Use Plan
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#12	<ul style="list-style-type: none"> Design guidelines developed for Business Industrial along major corridors. 	<ul style="list-style-type: none"> Coordinate planning and development efforts with economic development and marketing efforts to ensure higher quality standards are achieved. Continue to evaluate developments to determine if modifications to new guidelines need to be made.
	Priority Ranking 2018		
	Remove from high priority		

Key implementation Department(s): Planning and Development and Economic Development/EDC

Types of future actions:  Partnerships and coordination,  Regulation and standards

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Update the zoning and development codes to ensure higher quality standards are achieved for those uses that would be allowed in Business Park and Auto-Urban Industrial areas. Additionally, provisions need to be strengthened to improve compatibility between areas of differing character and to achieve better community livability (see <i>Chapter 2, Land Use and Development</i> , for additional information on needed regulatory improvements).	Y



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Business Incubator	Establish a small business incubator site within the City in coordination with San Jacinto College Small Business Development Center (SJC SBDC). Priority consideration should be given to locating the site in Downtown or near San Jacinto College.
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#13	<ul style="list-style-type: none"> Not yet started. 	<ul style="list-style-type: none"> New economic development staff should evaluate potential for moving forward with this priority and begin discussions with SJC SBDC. Consider re-starting small business workshops.
	Priority Ranking 2018		
	#4		

Key implementation Department(s): Economic Development/EDC

Types of future actions:  Partnerships and coordination,  Programs and initiatives

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Consider becoming a member of the National Business Incubator Association (NBIA) and establishing a small business incubator site within the City in coordination with the San Jacinto College Small Business Development Center (SJC SBDC). Priority consideration should be given to already-owned property located in the Downtown area or in an area near San Jacinto College. The jointly sponsored incubator could include fully equipped office space at low cost (City provided) with initial and follow-along counseling at no cost (SJC SBDC provided) for entrepreneurs of small and emerging companies. Criteria would need to be developed for admission to the business incubator for start-up companies. In addition, the site could be cross-utilized as a temporary headquarters on a short term, temporary basis (i.e., one to three months) for new arrivals of established, major companies relocating to La Porte.	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Safe Sidewalks Program	Prepare a safe sidewalks program to identify and correct unsafe and poorly maintained sidewalk segments at key locations throughout the community.
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Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#14	<ul style="list-style-type: none"> Although not formalized in a Safe Sidewalks Program, annual sidewalk repairs are performed. A new sidewalk on Park St. is under construction in coordination with Harris County (partial funding from Harris County Safe Sidewalks Program). Sidewalks that are constructed undergo inspections. 	<ul style="list-style-type: none"> Utilize GIS mapping to map priority sidewalk investment areas. Work with GIS Dept. to create an App to track sidewalk repairs. Consider formalizing sidewalk repairs/construction into a formal Safe Sidewalks Program. Continue to pursue potential funding for sidewalks. Evaluate the potential for utilizing H-GAC's free Pedestrian Evaluation Tool to engage citizens in performing assessments of sidewalk conditions and educating about sidewalk maintenance.
	Priority Ranking 2018		
	#5		

Key implementation Department(s): Planning and Development and Public Works

Types of future actions:  Capital investments,  Programs and initiatives

Detailed components/action steps identified in 2012 Comprehensive Plan:	Completed or in progress?
Prepare a Safe Sidewalks Program to identify those locations where unsafe conditions and/or poorly maintained sidewalks exist particularly around, adjacent to, and leading to/away from schools; near and adjacent to public buildings and spaces; and other areas prone to heavy utilization of the sidewalks. Due to the significant costs of initial construction, maintenance of the existing sidewalk system should be a priority and should be adequately funded in the annual operating budget. Additional grant funding should also be pursued from such sources as Federal, State, private entities.	Y
In these priority areas, conduct regular inspections of safety conditions to ensure the walking surface is free from hazards and dangerous obstructions.	Y
Organize a public education program to notify the community of the Safe Sidewalks Program, the priority pedestrian areas, and the individual responsibilities for care and maintenance.	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Increasing Sustainability		Determine a plan of action to improve the City's sustainability	
Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#15	<ul style="list-style-type: none"> The City is working toward water reduction targets with efforts such as utilizing greywater on Parks and Golf Course. A new water reduction target will be established in the updated WCP. New municipal projects such as the RFQ for new fitness center highlight desire for more sustainable municipal facilities. The City utilizes drought resistant landscaping for public improvement projects. 	<ul style="list-style-type: none"> Designate a City Sustainability point person who will work across departments to track and evaluate the City's sustainability efforts. Track metrics annually so the City can evaluate progress on components such as energy usage and water reduction. Evaluate potential for increasing recycling options. Survey neighboring cities with curbside recycling and evaluate costs and potential grant funding sources such as H-GAC's Solid Waste Grants program.
	Priority Ranking 2018		
	#8		

Key implementation Department(s): Economic Development/EDC, Parks and Recreation, Planning and Development, Public Works

Types of future actions:  Programs and initiatives,  Partnerships and coordination

Detailed components/action steps identified in 2012 Comprehensive Plan:	Complete or In Progress?
Reduce the City's energy usage	N
Reach the identified per capita water reduction targets	Y
Offer tax abatement incentives for private-sector development registered with LEED or other similar sustainable design and construction programs;	Y through Harris County
Pursue third-party certification (e.g., LEED-NC®) for design and construction of all new municipal projects;	Y
Utilize drought resistant landscaping for public improvement projects and provide incentives for private sector projects;	Y
Establish community drop-off recycling locations in each park in the short-term and curbside recycling in the long-term.	N



HIGH PRIORITY IMPLEMENTATION ACTION STATUS SUMMARIES

Strategic Corridors Program		Create a Strategic Corridors Program	
Implementation Status	Priority Ranking 2012	Status Summary	Future Actions
	#16	<ul style="list-style-type: none"> Although not formalized in a Strategic Corridors Program, corridor investments and improvements have been made, such as new Wharton Weems entry landscaping, design for sound wall and sidewalk on Spencer Highway and the S. Broadway Master Plan. 	<ul style="list-style-type: none"> Consider developing a corridor streetscape plan or corridor design standards to identify priority improvements for corridors. Evaluate potential for developing corridor overlays as part of zoning code. Coordinate with TxDOT to develop an Advance Funding Agreement (AFA) for TxDOT roadways which will establish standards for future improvements on TxDOT roadways.
	Priority Ranking 2018		
	#6		

Key implementation Department(s): Planning and Development, Public Works

Types of future actions:  Targeted planning/studies,  Regulation and standards.

Detailed components/action steps identified in 2012 Comprehensive Plan:	Complete or In Progress?
Create a Strategic Corridors Program by identifying strategic corridors within the community and direct aesthetic and infrastructure improvements along those corridors as a priority. Coordinate with the state and county, as necessary, for non-City roadways. As identified in Chapter 2, Map 2.2, Beautification Plan, primary corridors should include S.H. 225, Fairmont Parkway (in conjunction with the Harris County widening project), Underwood Road, and S.H. 146 frontage roads. Secondary corridor enhancements should be completed on Spencer Highway, Sens Road, San Jacinto Drive, and Broadway Street.	Y
A corridor streetscape plan should be prepared for these strategic corridors. The plans should include a detailed inventory and assessment of existing conditions, including land use and zoning, building footprints, numbers and locations of driveways and parking lots, numbers and locations of signs, trees, and vegetation, power poles and overhead lines, street cross sections and rights-of-way, sidewalks and pedestrian improvements, pervious and impervious surfaces, and general visual characteristics. The enhancement and design plans should include any regulatory recommendations and identified improvements and estimated costs. An implementation plan should identify priorities, funding options and sources, and a timeline.	N



Next Steps

Another major amendment such as occurred in 2012 should be undertaken in the 2020-2021 timeframe, with the aim of an adopted updated Comprehensive Plan by 2022, ten years after the last significant update. Such an update should include significant public engagement to ensure the updated vision, goals, and priorities reflect the desires of the community.

Utilizing the framework established by this Comprehensive Plan Progress Report, an annual evaluation of progress should be conducted, led by the Planning and Development Department.

The Annual Progress Report should include:

- 1)** Significant actions and accomplishments during the past year, including the status of implementation for each programmed task. A lead department should be identified for each implementation actions. Each identified lead department should coordinate with the Planning and Development Department to provide a single City-point of contact for the Annual Progress Report.
- 2)** Implementation constraints, including those encountered in administering the plan and its policies.
- 3)** Proposed amendments that have come forward during the course of the year, which may include revisions to the plan maps, or other recommendations, policies, or text changes.
- 4)** Recommendations for needed actions, programs, and procedures to be developed and implemented in the forthcoming year, including a recommendation of projects to be included in the CIP, programs and initiatives to be funded, and priority coordination needs with public and private implementation partners.
- 5)** Mid-to Long Range action list should be evaluated to determine if any of the actions should be moved to the high priority list for programming.





KENDIG KEAST
COLLABORATIVE

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



May 17, 2018

AGENDA ITEMS 9-11

Zone Change Request #18-92000005

A request Rosemary Williams, applicant; on behalf of the Estate of M.C. Troncale, owner; for approval of a zone change from General Commercial (GC) to Low Density Residential (R-1), for a 0.28 acre tract of land located on N. 1st St. north of W. Tyler St., and legally described as Tracts 9-12, Block 85, Town of 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 Low Density Residential (R-1) zoning district; on a 0.28 acre tract of land located on the east side of N. 1st St. north of W. Tyler St. and legally described as Tracts 9-12, Block 85, Town of La Porte Subdivision?

DISCUSSION

Location:

The subject site is located on the east side of N. 1st St. north of W. Tyler St. The site is currently undeveloped.

Background Information:

The property is currently undeveloped and is currently zoned for commercial uses. The applicant would like to rezone the property to allow for them to construct a single family home on the site.

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	Office/Warehouse
South	GC, General Commercial	Vacant
West	R-1, Low Density Residential	Single Family Homes
East	GC, General Commercial	Office/Warehouse

The site is currently identified as Commercial in the Future Land Use Map. As a result, in order to rezone the property, the city's Future Land Use Map should be amended to identify this site as Low Density Residential.

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 low density residential is an ideal fit for the existing site. The current size and configuration would not lend itself to new commercial projects.
2. *Access.* There is sufficient existing right-of-way access from N. 1st St.
3. *Utilities.* Water and sewer services are available along N. 1st St. and the alley adjacent to the property on the east.

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 other properties in the immediate area.
Conformance of a zoning request with the land use plan.	The proposed zone change will be in conformance with the future land use plan once amended to reflect the change to low density residential.
Character of the surrounding and adjacent areas.	The proposed zone change would be consistent with recent development patterns along N. 1 st 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 use will be consistent with other low density single family in the area.
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. The R-1 zone should in the end, decrease traffic when compared to commercial projects permitted in the GC zone.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed zone change will not create excessive air pollution or other negative environmental issues.

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 in the area.
--	--

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 Low Density Residential (R-1).

ATTACHMENTS

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



EXHIBIT A

AERIAL MAP

**Zone Change
18-92000005**

**N. 1st St.
North of Tyler St.**

Legend

 Subject Parcel



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 = 84 feet

MAY 2018
PLANNING DEPARTMENT





EXHIBIT B

ZONING MAP

**Zone Change
18-92000005**

**N. 1st St.
North of Tyler St.**

Legend

 Subject Parcel



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1 inch = 84 feet



**MAY 2018
PLANNING DEPARTMENT**

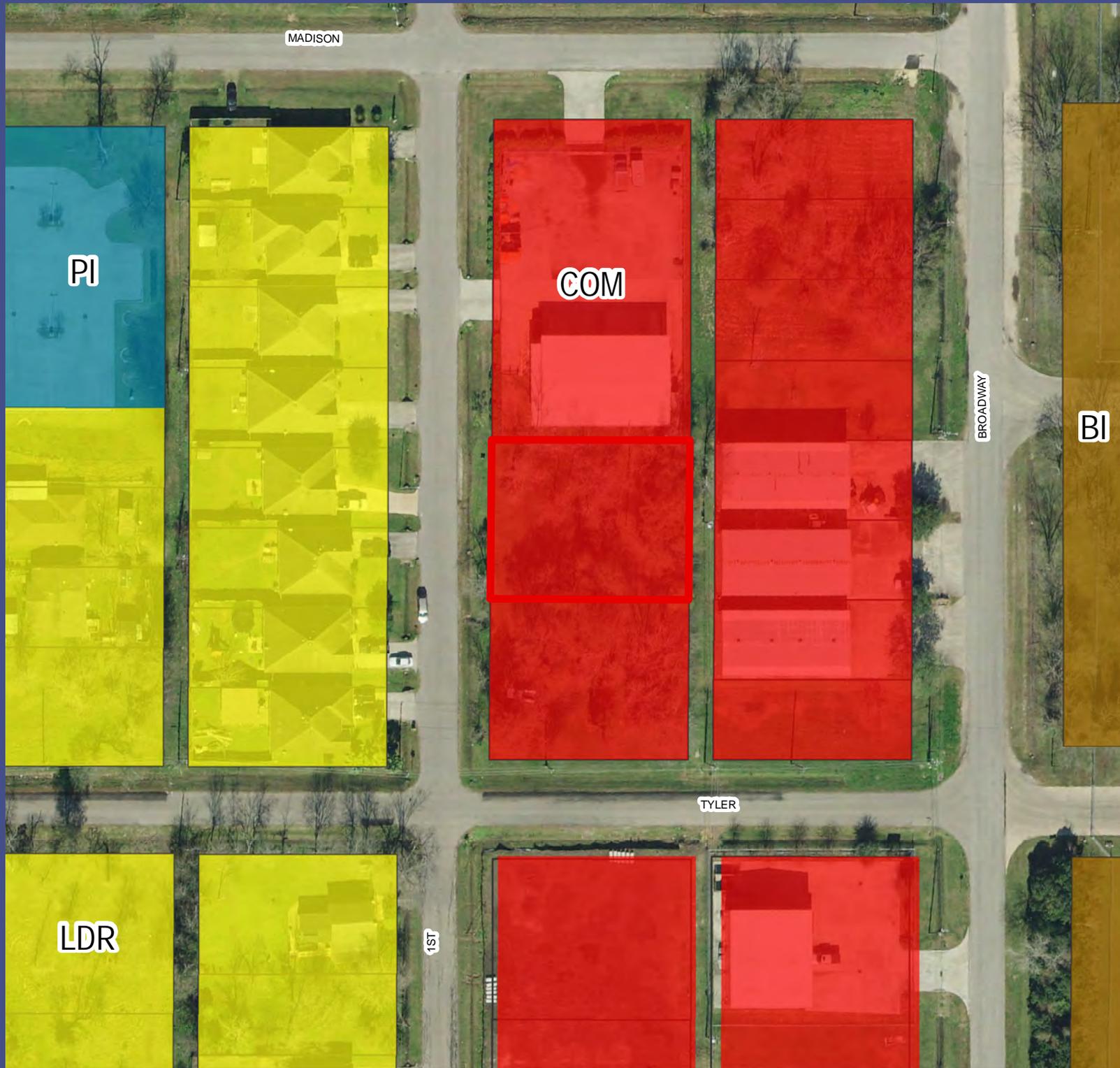


EXHIBIT C

FLUP MAP

**Zone Change
18-92000005**

**N. 1st St.
North of Tyler St.**

Legend

 Subject Parcel



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1 inch = 84 feet



**MAY 2018
PLANNING DEPARTMENT**



Zone Change Application

Planning and Development Department

PROJECT INFORMATION

Address where zone change is being requested: 0 N 1ST

Legal description where zone change is being requested: LTS 9, 10, 11 + 12 BLK 85 LA PORTE

HCAD Parcel Number where zone change is being requested: 023-206-085-0009

Zoning District: General Commercial Lot area: 12,500

A request for approval of a zone change is hereby made to the City of La Porte.

Description of Request: Change from General Commercial to Residential-1

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: ESTATE OF M.C. TRONCALE

Company (if applicable): _____

Address: 24219 Mount Auburn DR

City: KATY State: TX Zip: 77494

Phone: _____ Email: _____

AUTHORIZED AGENT (if other than owner)

Name: Rose Mary Williams (AGENT FOR BUYERS)

Company (if applicable): _____

Address: 1319 Windleaf DR

City: LA PORTE TX 77571 State: TX Zip: 77571

Phone: 832-279-5674 Email: yourmaurealtor@yahoo.com

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: Rose Mary Williams Date: 4-10-18

Owner(s)' Signature(s): Michael Troncale Executor Michael Troncale Date: 4-10-18

STAFF USE ONLY:

Case Number:
18-9200005

Date Application Received:
4/12/18
(CS)



Zone Change Application

Planning and Development Department

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: ON 1ST

LEGAL DESCRIPTION: LTS 9, 10, 11 + 12 BLK 85 LA PORTE

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: _____.
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.

Rosemary Williams
Applicant's Signature

Rosemary Williams
Applicant's Printed Name

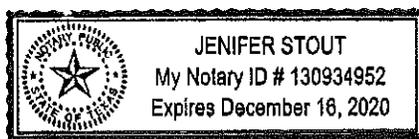
Subscribed and sworn before me this 12th day of April, 2018, by

Rosemary Williams (Print Applicant's Name).

Jenifer Stout
Notary Public

(Seal)

My commission expires: 12/16/2020



Apr 10 13 08:55a

Charles Troncale

2813923687

p.15

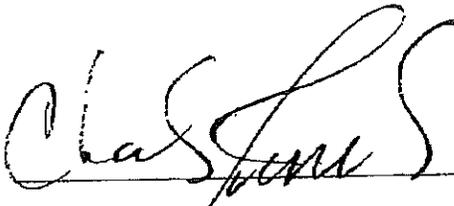
Apr. 9, 2018 5:10PM

No. 3122 P. 1

April 9, 2018

To whom it may concern:

I have been made aware that the developer that is purchasing LTS 9-12 BLK 85 LA PORTE is applying for a Zone Change from General Commercial to Residential 1.


Estate of M C Troncale

Escotal
Date 4-9-18

April 9, 2018

We are requesting to change the current zone from General Commercial to Residential 1 in order to build single family dwellings in the area. There are already single family dwellings across the street from the property's we are purchasing. The following are homes in the area-425 N 1st,421 N 1st,417 N 1st,405 N 1st,401 N 1st,409 N 1st,413 N 1st,331 N 1st,327 N 1st,325 N 1st.

Don Tran

Abeiro Montoya

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



May 17, 2018

AGENDA ITEM 12

Future Land Use Map Amendment #18-92000005

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 0.28 acre tract of land on N. 1st St. north of W. Tyler St., and legally described as Tracts 9-12, Block 85, Town of La Porte Subdivision, from "Commercial" to "Low Density Residential."

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 0.28 acre tract of land from GC to R-1. The site is currently undeveloped and is located on N. 1st St. north of Tyler St.

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 "Low Density Residential" 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 B 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	Office/Warehouse
South	Commercial	Vacant
West	Low Density Residential	Single Family Homes
East	Commercial	Office/Warehouse

RECOMMENDATION

Should the Planning and Zoning Commission desire to recommend approval for zone change 18-92000005, 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

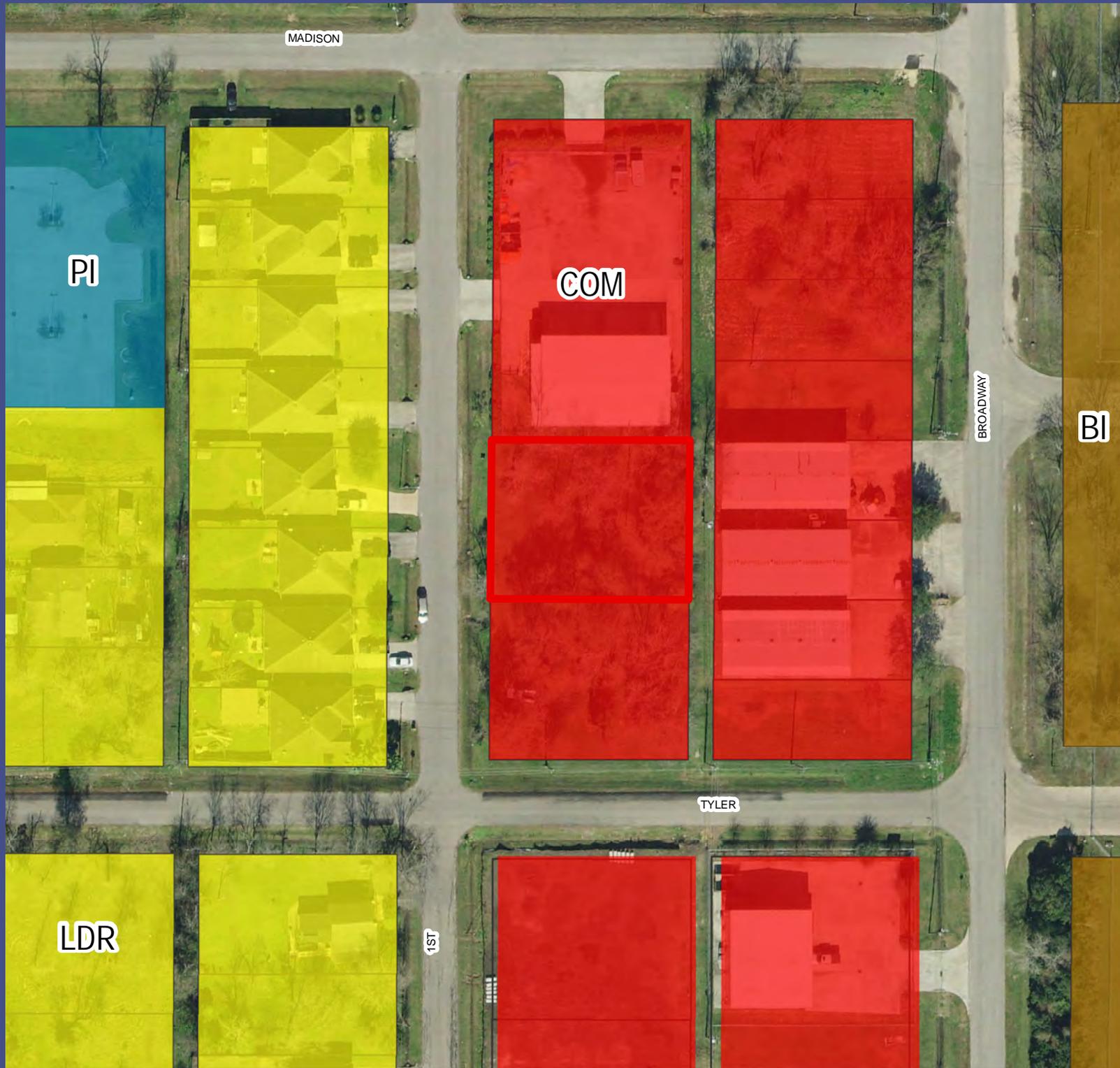


EXHIBIT A

**CURRENT
FLUP MAP**

**Zone Change
18-92000005**

**N. 1st St.
North of Tyler St.**

Legend

 Subject Parcel



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1 inch = 84 feet



**MAY 2018
PLANNING DEPARTMENT**

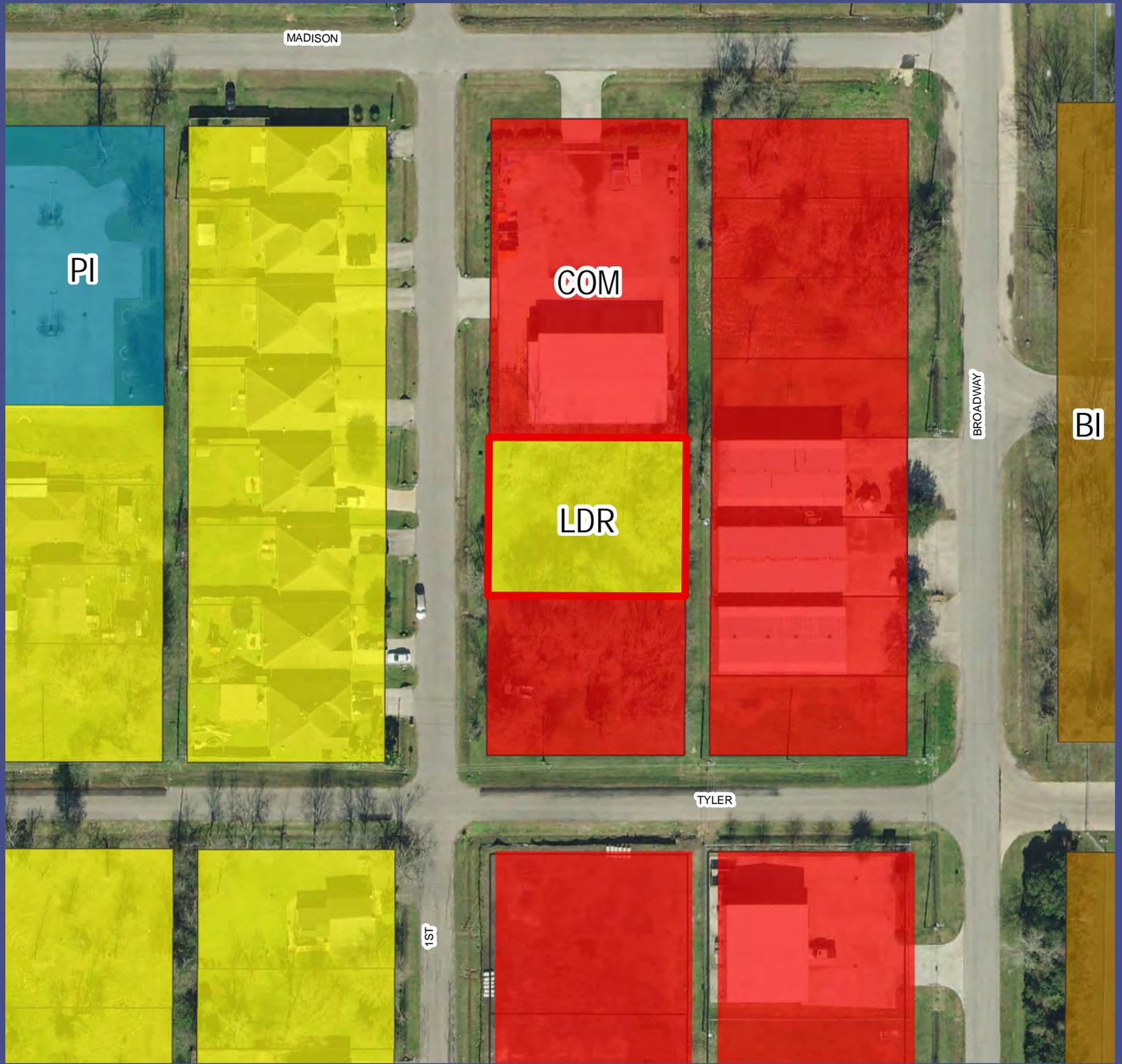


EXHIBIT B

**PROPOSED
FLUP MAP**

**Zone Change
18-92000005**

**N. 1st St.
North of Tyler St.**

Legend

 Subject Parcel



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**MAY 2018
PLANNING DEPARTMENT**

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



May 17, 2018

AGENDA ITEMS 4-6

Zone Change Request #18-92000004

A request by Louisiana Chemical Equipment Co., L.L.C., applicant and owner; for approval of a zone change Large Lot District Residential (LLD) to Light Industrial (LI), for a 6.43 acre tract of land legally described as Tracts 351 & 352, La Porte Outlots.

*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 to the City Council of the proposed rezoning of a 6.43 acre tract of land further described as Tracts 351 and 352, La Porte Outlots, situated in the Enoch Brinson Survey, A-5, Harris County, Texas, from LL, Large Lot Residential, to LI, Light Industrial?

DISCUSSION

Location:

11100 SH 225, south of Highway 225 and east of Miller Cut-Off Road.

Applicant's Request:

The property owner Louisiana Chemical Co. LLC has been marketing a portion of its existing site along SH 225 to other tenants that have greater visibility requirements. In order to accommodate a new proposed use along SH 225, Louisiana Chemical will need to relocate a portion of its existing lay down/storage yard to the 6.43 acres of undeveloped land that it currently owns to the south of their operations.

Background Information:

The subject site proposed to be rezoned is approximately 6.43 acres and is located south of Highway 225 and east of Miller Cut-Off Road. The attached Exhibit A is an area map that identifies the subject site.

The legal description of the parcel is: Tracts 351 and 352, La Porte Outlots, situated in the Enoch Brinson Survey, A-5, Harris County, Texas.

The site is currently zoned LL, Large Lot Residential, and is vacant and wooded. The F101-80-00 drainage channel runs adjacent to the subject site on the west and the curves along the south property line of the subject site.

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

Planning and Zoning Commission Regular Meeting
 May 17, 2018
 Zone Change #18-92000004

	Zoning	Land Use
North	LI, Light Industrial	Louisiana Chemical property
South	LL, Large Lot Residential	Existing large lot residential lots at 11201, 11211, and 11223 N. P Street
West	LL, Large Lot Residential	Existing large lot residential lot at 11102 Bois D'Arc Drive
East	LI, Light Industrial	QualaWash Holdings property

The site is currently identified as Large Lot Residential in the Future Land Use Map (see Exhibit C). As a result, in order to rezone the property the city's Future Land Use Map will need to be amended to identify this site as Large Lot Residential. The previous item on the agenda represents this request.

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:

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.* The subject site is currently zoned LL, Large Lot Residential, and the City's adopted Future Land Use Map identifies it as Large Lot Residential. The applicant seeks to have the subject property rezoned from LL (Large Lot Residential) to LI (Light Industrial) for the purpose of constructing a lay down/storage lot. There are a number of physical constraints associated with the site that warrant consideration for the proposed rezone. The location of the F101-80-00 drainage channel located parallel to the west and south property line of the subject site provide a physical constraint that, in effect, limits access to the parcel to develop as a large lot residential use.
2. *Access.* Although the subject site is adjacent to a public right-of-way to the west (a continuation of Bois D'Arc Drive), that R.O.W. is currently being utilized as a significant drainage channel. Because of this, access to the site to develop as a large lot residential use would be costly and very difficult; requiring culverting of the channel and/or construction of a bridge. Staff finds that access to the adjacent industrial parcels to the north would be more reasonable.

Planning and Zoning Commission Regular Meeting
 May 17, 2018
 Zone Change #18-92000004

3. *Utilities.* Water and sewer lines are not in the vicinity of the subject site, therefore requiring extensions of those lines in order for the site to develop residentially. Since the applicant has direct access to public water and sewer along Old La Porte Road, they could tie into their existing private systems if utilities are needed. However, in the case of the proposed lay down/storage yard, there would be no need for water or sewer utilities.

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.	As proposed the subject site will tie into the existing industrial development to the north and will tie into utilities on those properties, if required.
Impact on the value and practicality of the surrounding land uses.	If approved, staff would recommend that the applicant maintain a 30’ wooded buffer along the south property line and a 20’ buffer along the west perimeter of the site along with the required 8’ fence between the storage yard and the wooded buffer.
Conformance of a zoning request with the land use plan.	A request to consider amending the city’s land use map is being presented concurrently with this request. The proposed light industrial use is consistent with the existing uses of properties immediately adjacent to the north and east of the subject site.
Character of the surrounding and adjacent areas.	Rezoning to LI is consistent with the existing LI zoned properties to the north and west. Proposed use may have negative impacts to adjacent residential property to the south and west.
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 rezone would be consistent in terms of density with surrounding properties to the north and east. The proposed use is a suitable use for the site. The location of the F-101-80-00 drainage channel adjacent to the west and south make it difficult for the subject site to develop residentially. P
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed rezoning will not adversely impact the traffic in the vicinity as access to the site will be from Old La Porte Road and Highway 225 and through the Louisiana Chemical property.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed use may have a negative impact regarding noise, air and water pollution to existing large lot residential uses directly adjacent to the proposed site to the south and west.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed rezone does not provide a gain to the public health, safety, and welfare of the City.

RECOMENDATION

Based on the above analysis, staff is unable to recommend approval to the Planning and Zoning Commission for the proposed zone change from Large Lot Residential (LLD) to Light Industrial (LI)

ATTACHMENTS

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



EXHIBIT A
AERIAL MAP

Zone Change
18-92000004

Louisiana Chemical
LLD to LI

Legend

 Subject Parcel



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 = 421 feet



APRIL 2018
PLANNING DEPARTMENT

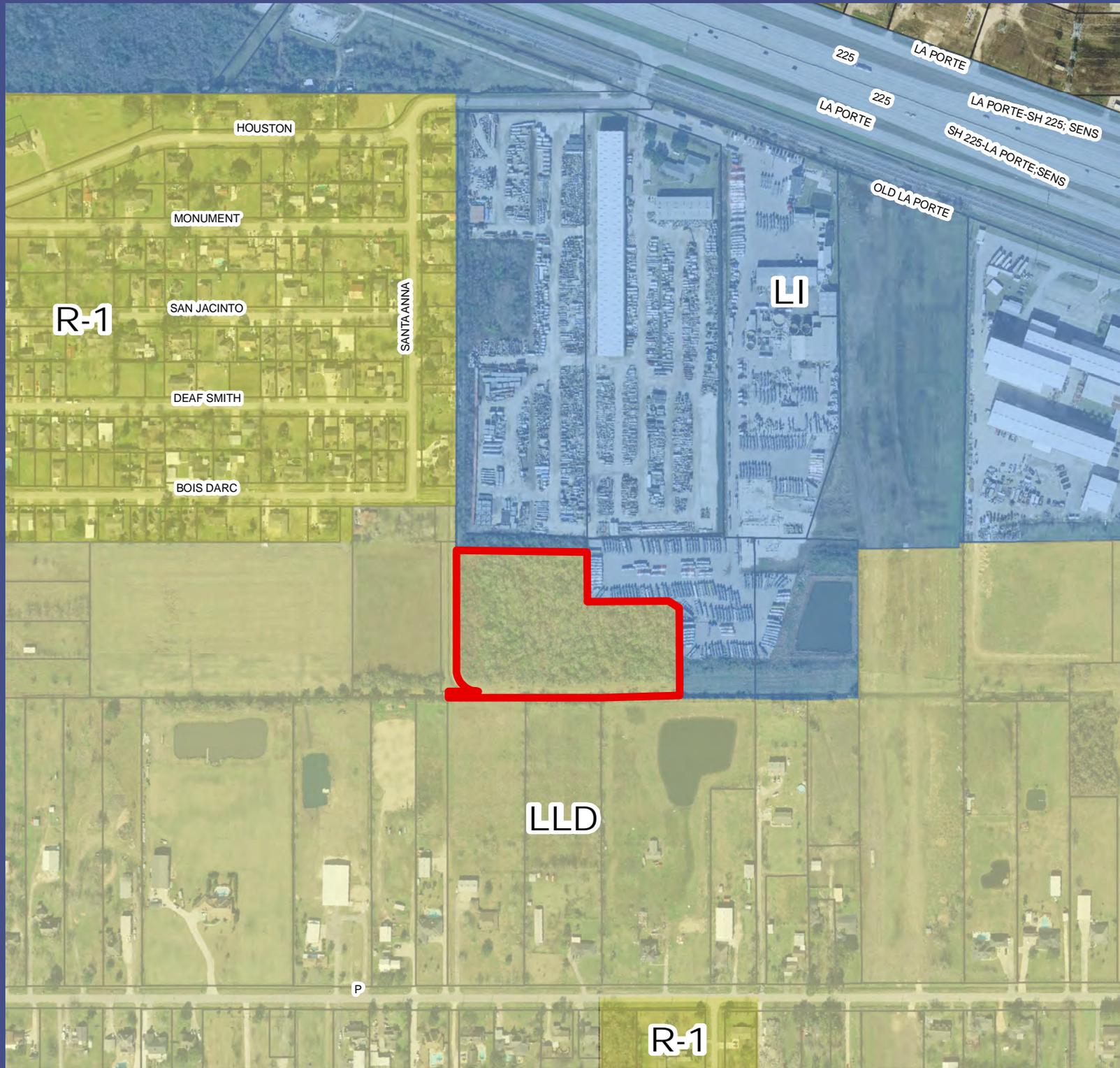


EXHIBIT B
ZONING MAP

Zone Change
18-92000004

Louisiana Chemical
LLD to LI

Legend

 Subject Parcel



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1 inch = 421 feet



APRIL 2018
 PLANNING DEPARTMENT

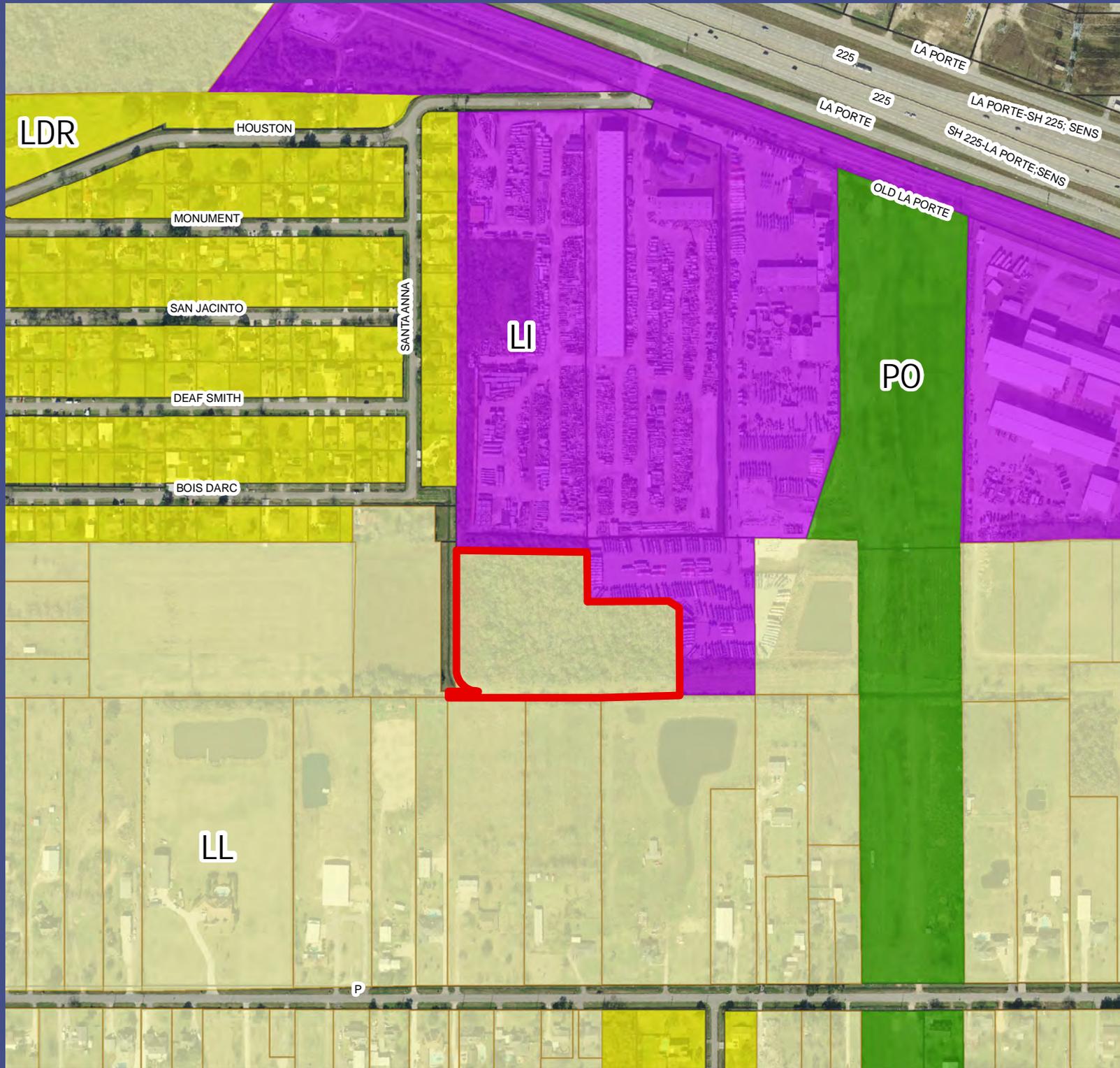


EXHIBIT C

FLUP MAP

**Zone Change
18-92000004**

**Louisiana Chemical
LLD to LI**

Legend

 Subject Parcel



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1 inch = 421 feet



**APRIL 2018
PLANNING DEPARTMENT**



Zone Change Application
Planning and Development Department

PROJECT INFORMATION

Address where zone change is being requested: 11100 Hwy 225, LaPorte, Texas, 77571
Legal description where zone change is being requested: TRS 351&352 LaPorte Outlots 6.43 Acres
HCAD Parcel Number where zone change is being requested: 023-139-000-0351
Zoning District: Light Industrial Lot area: 6.43 Acres
A request for approval of a zone change is hereby made to the City of La Porte.
Description of Request: We would like to rezone the 6.43 acres in the back of our yard for continued use as additional storage.

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: _____
Company (if applicable): Louisiana Chemical Equipment Co., L.L.C.
Address: PO Box 1490
City: LaPorte State: Texas Zip: 77572-1490
Phone: 281-471-4900 Email: stephenjr@LCEC.com

AUTHORIZED AGENT (if other than owner)

Name: _____
Company (if applicable): NA
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

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: _____ Date: _____

Owner(s)' Signature(s): _____ Date: 3/12/18

STAFF USE ONLY:

Case Number:
18-9200004

Date Application Received:
3/14/18



Louisiana Chemical Equipment Co., L.L.C.

PLANT REMOVAL

SURPLUS EQUIPMENT

LIQUIDATIONS

USED CHEMICAL PROCESS EQUIPMENT

P.O. BOX 65064
PHONE (225) 923-3602
E-MAIL: plants@lcec.com

BATON ROUGE, LOUISIANA 70896-5064
FAX (225) 926-5237
<http://www.lcec.com>

Ian Clowes | City Planner
604 W. Fairmont Parkway | La Porte, TX 77571

LCEC has been at its current location 11100 HWY 225 in La Porte, TX since 1972.

We currently have an opportunity to expand our business, however it is imperative that we are able to utilize the 6 acres (plot) behind our property as additional laydown area for our core business of the buying and selling of used chemical equipment. We have an opportunity to lease out a section of our Western most portion (approx. 10 acres) for a container storage yard. However, we really have no place to go and it is a monumental task to move all of our assets. The six acres behind our yard is only accessible by LCEC and will be used as additional storage only. There will be no lighting and we are willing to leave some trees along the back as well as some fencing. However, we need this land to utilize as much of the acreage as possible in order to secure the lease.

Stephen J. Rotenberg
President
Louisiana Chemical Equipment Co., L.L.C.
Baton Rouge, LA 70896
Tel: 225/923-3602
Fax: 225/926-5237
Cell: 713/412-0263

Conceptual Drawing



Current Photo





Zone Change Application
Planning and Development Department

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:

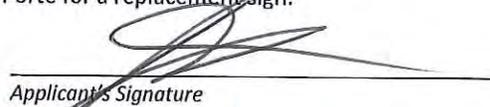
1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:

ADDRESS: 11100 Hwy 225, LaPorte, Texas, 77571
LEGAL DESCRIPTION: TRS 351&352 LaPorte Outlots 6.43 Acres

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: _____.

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.


Applicant's Signature

Stephen J. Rotenberg
Applicant's Printed Name

Subscribed and sworn before me this 12th day of March, 2018, by

Stephen J. Rotenberg (Print Applicant's Name).


Notary Public

(Seal)

My commission expires: Stephen G. McCollister
NOTARY PUBLIC
East Baton Rouge Parish, Louisiana
Bar Roll No. 1931
My Commission Expires: at death.

Ledoux

From: "Ledoux" <wsledoux@comcast.net>
Date: Friday, April 13, 2018 1:10 PM
To: "Ledoux" <wsledoux@comcast.net>
Attach: 2018-05-06 07.28.40.jpg; 2018-05-06 07.28.29.jpg; 2018-05-04 10.32.30.jpg
Subject: Fw: Zone change request #18-92000004

We built our home in Lomax 25 years ago because we loved the rural feel of the neighborhood.

We have always enjoyed the many bird species, including woodpeckers and several hawks. There have been raccoons and a few coyotes as well. The woods behind my home is their home and I want it to stay that way.

If the city re-zones this acreage described as Tracts 351 & 352, La Porte Outlots, then that gives LCE freedom to do whatever it wants.

I have attached photos showing my current view and my probable view if they are successful in their attempt. There is also the excessive noise and security lighting to consider.

Please don't re-zone this property. I had planned on living the rest of my life here and leaving it for our children. This is our home. Besides destroying the aesthetic value of our property, it will definitely lower the property value. The property should be "grandfathered in" as Large lot residential.

Thank you for your consideration on this subject



Wanda Ledoux

11201 N P ST
LaPorte

4/13/2018





A Meeting of the La Porte
Planning & Zoning Commission

Scheduled for
APRIL 19, 2018

To Consider
Zone Change Request #18-92000004

I have received notice of the above referenced public hearing.

I am in **FAVOR** of granting this request for the following reasons:

I am **OPPOSED** to granting this request for the following reasons:

see attached sheet

Stephen Brown
Name (please print)

11115 N. Pst
Address

C. Stephen Brown
Signature

LaPorte TX. 77571
City, State, Zip

Stephen Brown
11115 N. Pst
LA Porte TX, 77571
713-724-9939

I am OPPOSED to granting this request for the following reasons:

If allowed to rezone this property into industrial/commercial this will cause the value of my property to substantially lower. Most property owners in the Lomax area bought paying much higher amounts than the property value were at the time. We paid these higher prices to live on acreage instead of crowded neighborhoods. This is a residential area and should remain as such. No one wants to walk out into their back yard and see a fenced in industrial lot that holds old used machinery and parts when we are normally looking at a wooded area.

Allowing this change would also affect my quality of living on my property as well as my neighbors. It will not only affect adjoining property but for several properties in the area. The noise from these companies is already loud enough and allowing this change would only double the noise pollution it would bring. The extra noise would also put a burden on City resources such as the Police Department when complaints of loud noises rises over what they are currently responding to.

When considering this change the Commission should not look at the money to be made but the money that would be lost and consider how many home owners will be affected by this change. There is more bad reasons than good reasons for allowing this change. Homeowners should not be pushed out by businesses. The bottom line is that for them wanting to make more money will cause numerous homeowners and their families to either move or tolerate a decline in their quality of living and value of their property.

And last this would displace a lot of wildlife. The property is currently home to coyotes, rabbits, squirrels and an occasional deer. There is no place for this wildlife to go if allowed.



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



May 17, 2018

AGENDA ITEM 16

Future Land Use Map Amendment #18-92000004

A request by Louisiana Chemical Equipment Co., L.L.C., applicant and owner, for an amendment to the City of La Porte's Future Land Use Plan by amending the land use designation for a 6.43 acre tract of land legally described Tracts 351 & 352, La Porte Outlots from "Large Lot Residential" 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 6.43 acre tract of land legally described as Tracts 351 & 352, La Porte Outlots.

The city's Future Land Use Plan (FLUP) identifies this property as "Large Lot Residential" 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 B 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	Light Industrial	Louisiana Chemical Storage Yard
South	Large Lot Residential	Single Family Homes
West	Large Lot Residential	Single Family Homes
East	Light Industrial	Truck Yard

RECOMMENDATION

Should the Planning and Zoning Commission desire to recommend approval for zone change 18-92000004, 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

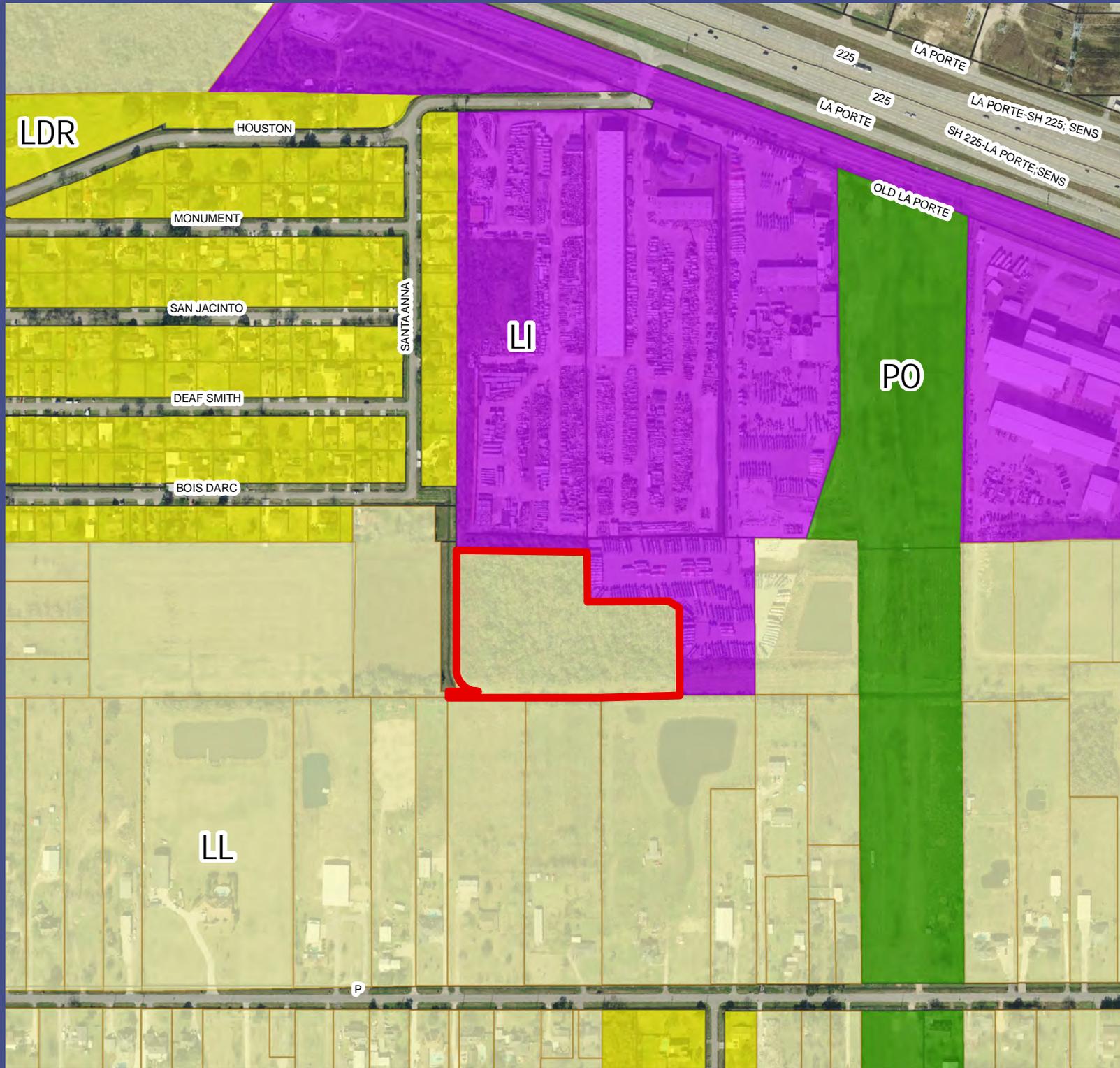


EXHIBIT A

**CURRENT
FLUP MAP**

**Zone Change
18-92000004**

**Louisiana Chemical
LLD to LI**

Legend

 Subject Parcel



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1 inch = 421 feet



**APRIL 2018
PLANNING DEPARTMENT**

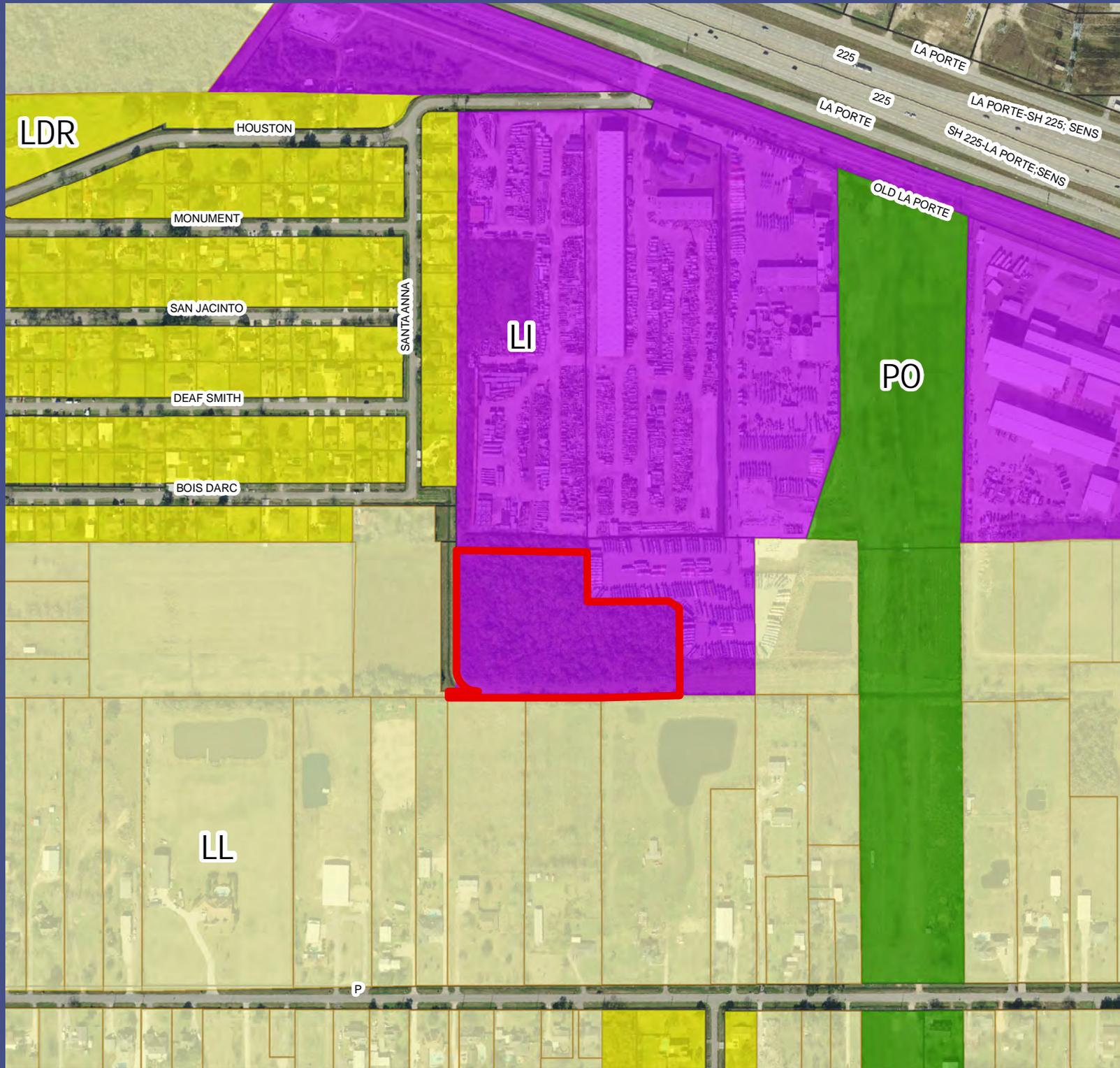


EXHIBIT B
PROPOSED
FLUP MAP

Zone Change
18-92000004

Louisiana Chemical
LLD to LI

Legend

 Subject Parcel



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APRIL 2018
 PLANNING DEPARTMENT

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



May 17, 2018

AGENDA ITEMS 17-19

Special Conditional Use Permit #18-91000004

A request by Tracy Talent Lacombe, applicant; on behalf of Victor Ybarra, owner; to allow for a Specialty Trade Contractor (NAICS 238990), to locate on a 0.22 acre tract of land legally described as Lots 3-5, Block 789, Town of 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 SCUP to allow for a Specialty Trade Contractor (NAICS 238990), to locate on a 0.22 acre tract of land legally described as Lots 3-5, Block 789, Town of La Porte Subdivision?

DISCUSSION

Location:

The subject site is located at 405 S. 16th St.

Background Information:

The property is currently occupied by a 2000 square foot office warehouse building, constructed in 1965. The current tenant, Laramie Crane, has been in the building since 2012 but never obtained the proper zoning permits to legally occupy the site. The existing use, crane rental with operator, is classified under Specialty Trade Contractors, and requires approval of a Special Conditional Use Permit (SCUP) to operate within the GC zoning district.

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
South	GC, General Commercial	Undeveloped
West	LI, Light Industrial	Office/Warehouse
East	R-2, Mid-Density Residential	Undeveloped

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.* The existing business is a compatible fit with the surrounding neighborhood and would have minimal impact to adjacent properties.
2. *Access.* There is sufficient existing right-of-way access along S. 16th St.
3. *Utilities.* Water and Sewer services are available along S. 16th St.

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:

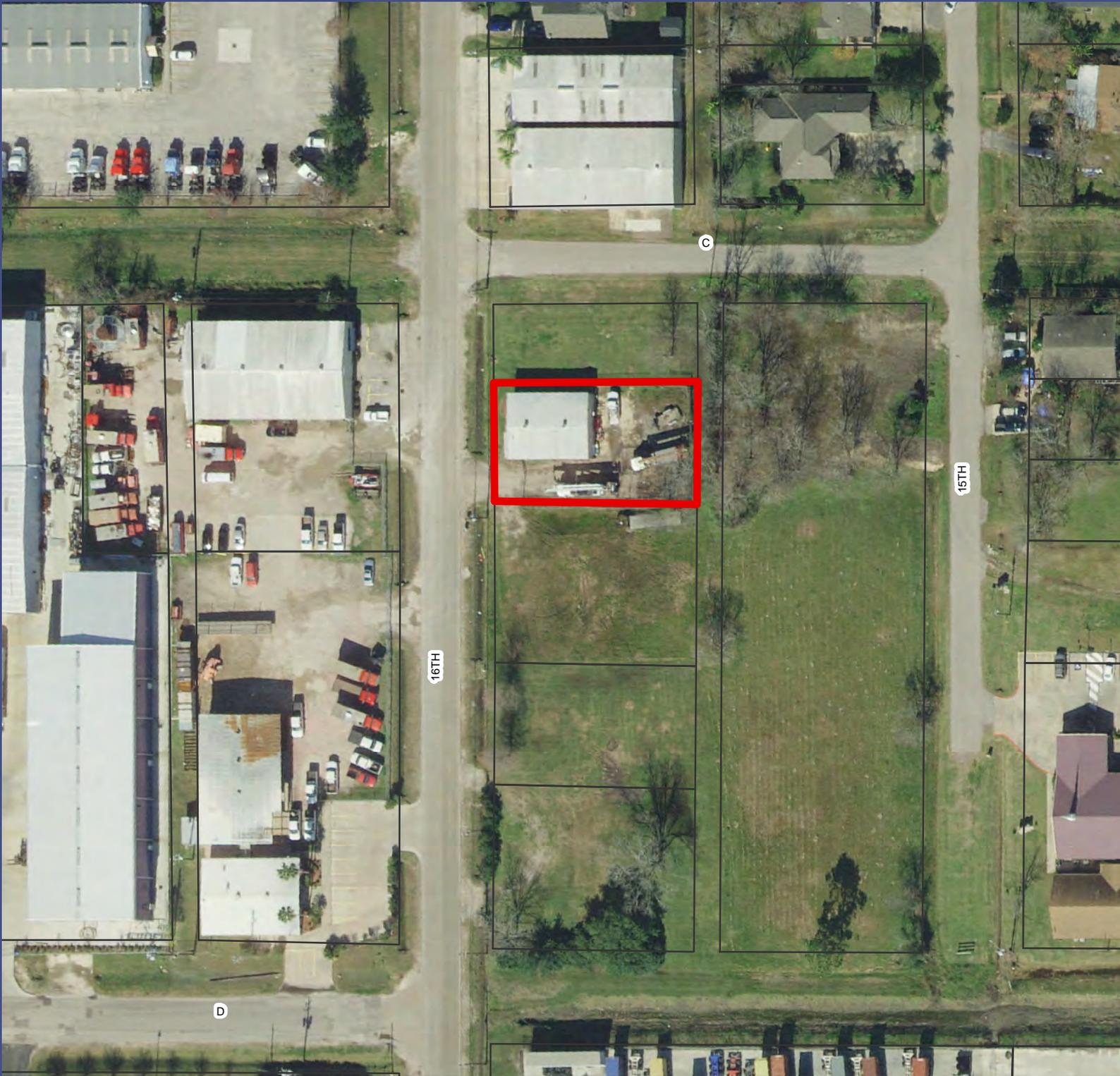
Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed use is consistent with other commercial/industrial uses in the area and could serve as a buffer to adjacent commercial and residential property.
Conformance of a zoning request with the land use plan.	The proposed SCUP will be in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	The proposed SCUP is for an existing use that has been operating for a number of years. No changes are anticipated at this time.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The site is an adequate location for the existing use.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed SCUP would have no impact on existing operations as they are today.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed SCUP will not create any additional excessive air pollution or other negative environmental issues.
The gain, if any, to the public health, safety, and welfare of the City.	None identified.

RECOMENDATION

Based on the above analysis, staff recommends that the Planning and Zoning Commission recommend approval of the proposed SCUP to allow for Specialty Trade Contractor in the GC Zoning District.

ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: FLUP Map
- Exhibit D: Proposed SCUP
- Exhibit E: Application



AERIAL MAP

SCUP
18-91000004

405 S. 16th St.

Legend

 Subject Parcel

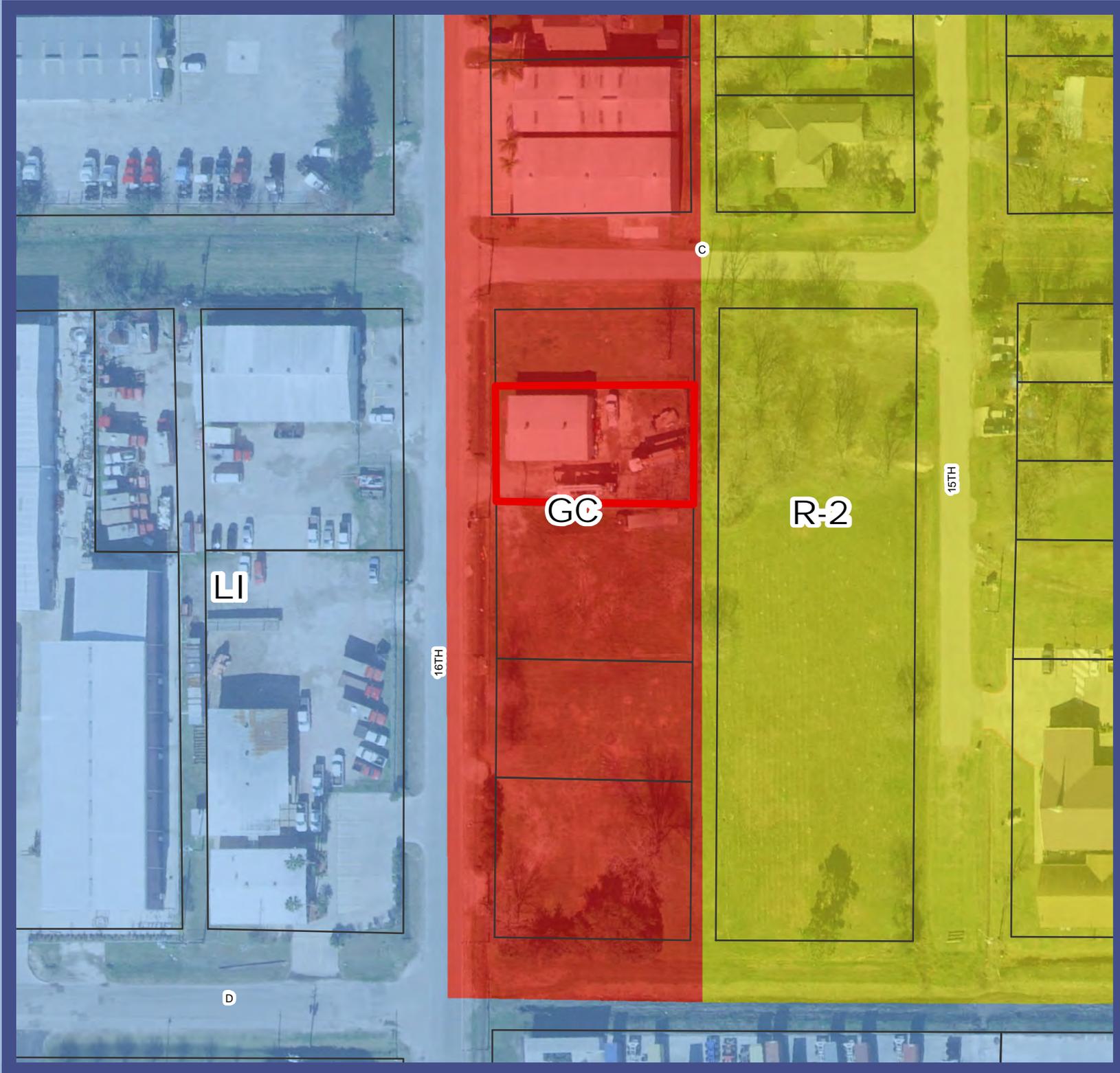


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1 inch = 84 feet



MAY 2018
PLANNING DEPARTMENT



ZONING MAP

SCUP
18-91000004

405 S. 16th St.

Legend

 Subject Parcel

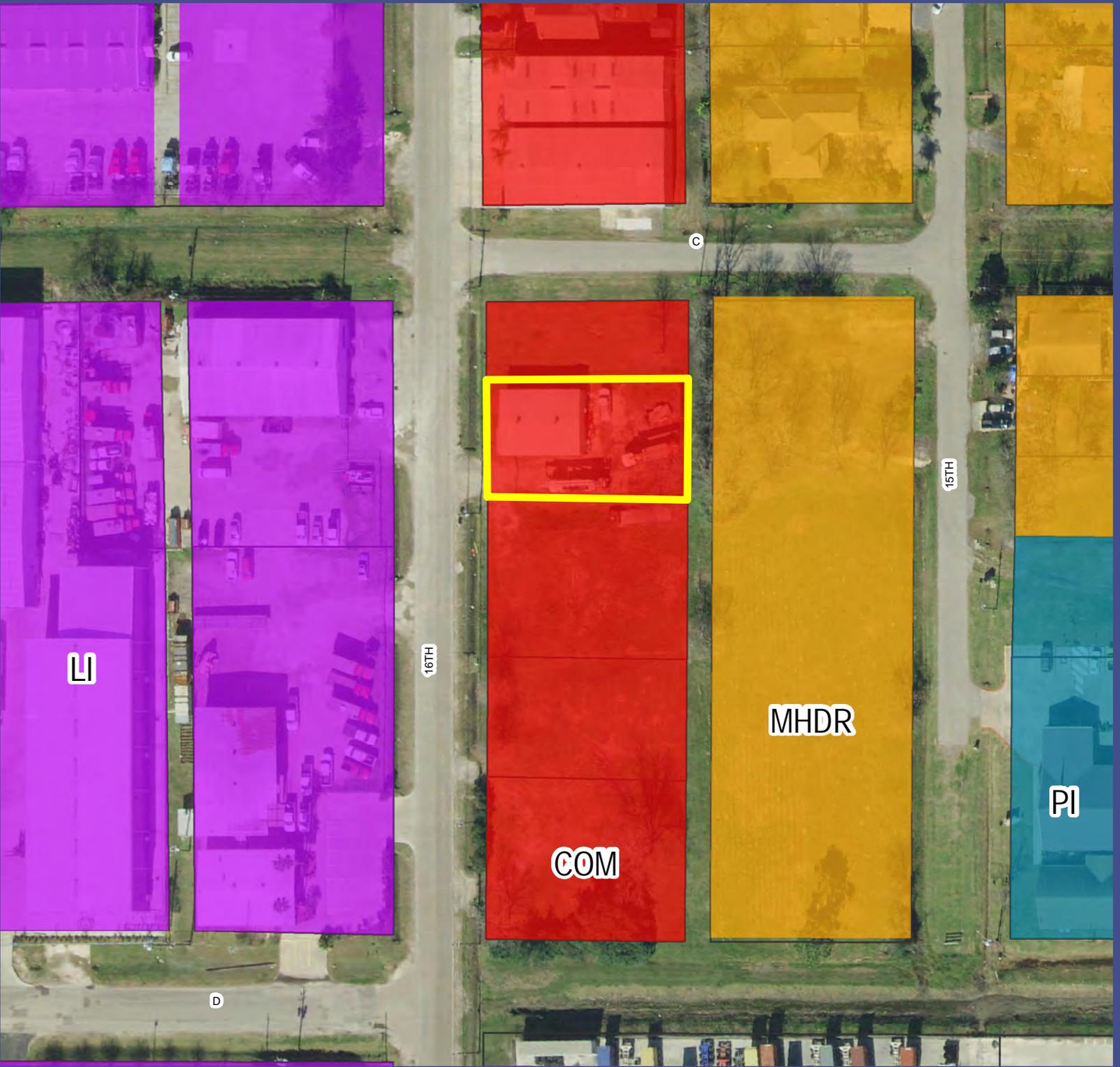


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MAY 2018
PLANNING DEPARTMENT





FLUP MAP

SCUP
18-91000004

405 S. 16th St.

Legend

 Subject Parcel



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MAY 2018
PLANNING DEPARTMENT



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



May 17, 2018

AGENDA ITEM 20

Discussion Items

- a. Update regarding 106 annual review

Ian Clowes, City Planner

Planning and Development Department

City of La Porte, Texas