



## **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, September 20, 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. August 16, 2018 Meeting
- 4. MAJOR DEVELOPMENT SITE PLAN:** Consider approval of the major development site plan #18-83000001, Port Crossing Building B1; a 14.40 acre development located at 1901 Wharton Weems Blvd.
- 5. MAJOR DEVELOPMENT SITE PLAN:** Consider approval of the major development site plan #18-83000002, Port Crossing Building A2; a 12.43 acre development located at 1912 S. 16<sup>th</sup> St.
- 6. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Zone Change #18-92000009, a request by Adrienne Feller, applicant, on behalf of Victor G. Rocha, owner. The request is for approval of a zone change from Large Lot (LLD) to Low Density Residential (R-1), on a 1.0 acre tract of land, legally described as Tract 441C, La Porte Outlots Subdivision.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments (for, against, or question)
  - d. Question and Answer
- 7. ADJOURN PUBLIC HEARING**
- 8. CONSIDERATION:** Consider recommendation to City Council on Zone Change #18-92000009
- 9. 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 1.0 acre tract of land located at the 10410 N. L St., and legally described as Tract 441C, La Porte Outlots

Subdivision., from “Large Lot Residential” to “Low Density Residential”.

**10. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000012, a request by Rick Kight of ODIA Fairmont, LLC, applicant; on behalf of Larry Wiedemann of Atlas Copco Rental, LLC, owner; to allow for administrative offices/equipment rental operations, to locate on a 7.0 acre tract of land legally described as +/- 7 Acres out of 133.93 Acre Tract in the R Pearsall Survey A-265.

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

**11. ADJOURN PUBLIC HEARING**

**12. CONSIDERATION:** Consider recommendation to City Council on SCUP #18-91000012

**13. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000013, a request by Timothy Nguyen, applicant; on behalf of Yoheh Manesia, owner; to allow for a Hotel/Motel Use, to locate on a 3.77 acre tract of land legally described as Reserve B, Block 1, M&K Development Amend.

- 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 SCUP #18-91000013

**16. ELECTION OF OFFICERS:** Section 5.6 Rules and Bylaws

- a. Vice Chairperson
- b. Secretary

**17. DISCUSSION ITEMS**

- a. City Council Action 8.27.18
- b. APA Conference – No October Meeting

**18. ADMINISTRATIVE REPORTS**

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

**20. 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, September 20, 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**



**September 20, 2018**

## **AGENDA ITEM 3**

Consider approval of the Meeting Minutes:

- a. August 16, 2018

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*

**Planning and Zoning Commission  
Minutes of August 16, 2018**

**Commissioners Present:** Nick Barrera, Mark Follis, Wyatt Smith, Richard Warren, Christina Tschappatt, and Chairman Hal Lawler

**Commissioners Absent:** Helen LaCour, Lou Ann Martin, Trey Kendrick

**City Staff Present:** Assistant City Attorney Clark Askins, Assistant City Manager Jason Weeks, City Planner Ian Clowes, Planning Technician Chase Stewart

**CALL TO ORDER.**

Chairman Hal Lawler called the meeting to order at 6:03 p.m.

**ROLL CALL OF MEMBERS.**

Commissioners Martin, Kendrick, and La Cour were absent for the meeting

**CONSIDER APPROVAL OF THE MEETING MINUTES:**

**a. July 19, 2018 Meeting**

**Motion** by Commissioner Smith to approve the meeting minutes of July 19, 2018. **Second by** Commissioner Warren **Motion to approve carried.**

**Ayes:** Commissioners Barrera, Follis, Smith, Tschappatt, Warren, and Chairman Lawler

**Nays:** None **Motion to approve passes, 6-0**

**Replat (6:04pm):** Open Public Hearing to receive input on an application for approval of a replat for Crenshaw Real Properties; an 11.416 acre commercial tract located on Barbours Cut Blvd. between N. 8<sup>th</sup> St & N 6<sup>th</sup> St.

**Staff Report:** Mr. Ian Clowes, City Planner, presented staff's report on a request for a replat of Crenshaw Real Properties by Jay Morales. Mr. Clowes explained that the plat is currently industrial in nature and was originally part of the Nebraska Syndicate plat. Mr. Clowes also mentioned to the commission that there was a very minor comment staff in the engineering department that still needed to be addressed, but assured the commission that it shouldn't hinder the approval.

**Applicant Presentation: N/A**

**Public Comments (for, against, question): N/A**

**Question and Answer:** Commissioner Follis asks Mr. Clowes and Council Askins about the 7<sup>th</sup> St R.O.W and deed without warranty for the history of the property. Commissioner Warren asks for clarification of if replatting can manipulate the use that can be present in the area.

**Motion** by Commissioner Smith to approve the Replat present to the commission

**Second by** Commissioner Tschappat      **Motion to approve carried.**

**Ayes:** Commissioners Barrera, Follis, Smith, Tschappat, Warren, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 6-0**

**Replat (6:09pm):** Open Public Hearing to receive input on an approval of a Replat for the Port Crossing Partial Replat of Reserve “L”, Block 2; a 6.944 commercial tract located on the west side of SH 146, south of W. M St R.O.W.

**Staff Presentation:** Mr. Ian Clowes, City Planner, presented staff’s report on a request of a replat for Port Crossing Partial Replat of Reserve “L”. Mentions the same comment from the engineering department is applicable on this replat as well. Mr. Clowes goes into detail as to why the replat is occurring and how the La Quinta is going to be placed on the reserve.

**Applicant Presentation: N/A**

**Public Comments (for, against, or question):** Robin French provides clarification as to the reason behind the replat. Mentions that the replat would sidestep the façade requirements for a hotel development adjacent to 146.

**Question and Answer:** Commissioner Tschappatt asks for clarification for reserves and their proposed orientations. Commissioner Smith asks for the reasoning for the replat and Mr. Clowes clarifies that the size of the parcel only having 1 use wouldn’t fully maximize the potential of the property as a whole.

#### **ADJOURN PUBLIC HEARING**

Chairman Lawler closed the public hearing at 6:46pm

**Motion** by Commissioner Warren to approve the Replat

**Second by** Commissioner Barrera      **Motion to approve Carried**

**Ayes:** Commissioners Barrera, Follis, Smith, Tschappat, Warren, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 6-0**

**Public Hearing (6:19pm):** Open Public Hearing to receive input on an application for Zone Change #18-92000008, a request by Michael Anderson of Business Venture Group, applicant, on behalf of Texas Cargoways, LLC, owner; for approval of a zone change from Mid-density Residential (R-2) to General Commercial (GC), on a 6.92 acre tract of land, legally described as Reserve A, Block 1 Dawson Subdivision.

**Staff Report:** Mr. Ian Clowes, City Planner, presented staff's report on a request by Michael Anderson of Business Venture Group, on behalf of Texas Cargoways, LLC, for a zone change from Mid-density Residential (R-2) to General Commercial (GC) off of Canada Road.

**Applicant Presentation:** Neil Mohammad: spoke behalf on the car dealership and was available to answer questions for the zone change. Commissioner Follis asked if the adjacent business was going to be affiliated the tract looking to be rezoned.

**Public Comments (for, against, question):**

**Against** – Joe Gomer: A lifelong resident of the area spoke of the history of the area and how an introduction of new commercial wouldn't conform to the area.

**Against** – Hugo Rule: Pecan Crossing resident concerned about petrochemical uses being brought into a commercial zone.

**Against** – Robin French: local resident claims that the traffic situation will deteriorate if this commercial use is brought into the area. Also, the pipeline will hinder any business there.

**Against** – Ronica Minor: supported other public comments in denial

**Against** – Laura Merit: Pecan Crossing resident, concerned about increased traffic and the link to surrounding residents' health.

**Against** – Mary and Johnny Mohana: Pecan Crossing residents that went through the history of the surrounding area

**Against** – Margret Anderson: referenced the previous words of the commission or city council of dwindling residential

**Against** – Robert Philips: reinforced the concerns of other surrounding residents

**Question and Answer:** Commissioner Smith asked Mr. Clowes what structures can be built on pipeline easements. Commissioner Follis inquired about the timeframe for replacement of non-conforming uses.

**ADJOURN PUBLIC HEARING**

Chairman Lawler closed the public hearing at 6:47pm

**Motion** by Commissioner Warren to deny the proposed Zone Change #18-92000008

**Second** by Commissioner Smith **Motion to deny carried**

**Ayes:** Commissioners Barrera, Follis, Smith, Warren, Tschappat, and Chairman Lawler

**Nays:** None **Motion to deny passes, 6-0**

**Future Land Use Map Amendment (6:48pm):** 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 6.92 acre tract of land located at the 3400 Block of Canada Rd., and legally described as Reserve A, Block 1 Dawson Subdivision, from “Mid-Density Residential” to “Commercial”

**Motion** by Commissioner Warren to deny the FLUP amendment associated with the previously denied Zone Change #18-92000008

**Second** by Commissioner Tschappat **Motion to deny carried**

**Ayes:** Commissioners Barrera, Follis, Smith, Warren, Tschappat, and Chairman Lawler

**Nays:** None **Motion to deny passes, 6-0**

**Public Hearing (6:48pm):** Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000010, a request by Nilvarni LP, applicant/owner; to allow for a Hotel/Motel Use, to locate on a 2.28 acre tract of land legally described as Lots 1-16 and 19-32, Block 1103 and East 30 of 7<sup>th</sup> St. R.O.W and Adjacent 16 foot Alley La Porte Subdivision.

**Staff Presentation:** Mr. Ian Clowes, City Planner, presented staff’s report on a request by Nilvarni LP for a Special Conditional Use Permit to allow for a Hotel/Motel Use to be constructed on the 2.28 acre tract of land aforementioned. Accessibility to the property as it currently sits was a concern from staff in regards to this request. Coupled with the high number of pre-existing hotels in the area, staff was unable to recommend approval of the SCUP for the Hotel/Motel Use. Staff also recommended amenities if the commission were to approve the SCUP.

**Applicant Presentation:** Dimpel Patel, owner and proprietor, approaches the commission with the history of similar business ventures (hotels/motels) that have been previously developed in the area. Also went into detail of how the area chosen for this use is idea

because of proximity away from residential areas, highway 146 (quality for guests), and the stop light at the entrance.

**Public Comments: For-** Anita Desai: Explains her relation (sister) to the applicant, came in front of the commission to give history into the family's previous business developments within the area.

**Question and Answer:** Commissioner Follis asks staff if the purchasing of parking lot space from the adjacent post office would render the post office unable to meet parking requirements. Mr. Clowes wasn't entirely sure on the answer, but was confident that it would still be within code requirements. Commissioner Tschappatt questions what will happen to the already established hotel owned by Mr. Patel, his response is that it's likely to be rebranded to a Best Western. Commissioner Follis asks City's Legal Counsel about if the name brand for the hotel is to be revoked, can the SCUP be revoked as well? It appeared that could potentially be the case. Commissioner Smith asks about a potential decrease in Hotel/Motel tax funds from previous budget meetings. Assistant City Manager Jason Weeks points to the high number of extended stay hotels in the City that sidestep the hotel/motel tax from less than 30 day occupancy. Mr. Weeks also divulged the commission with a preliminary breakdown of our budget in relation to Hotel/Motel tax projections. Commissioner Smith asked what deterrents can be done by staff to prevent commercial truck parking.

#### **ADJOURN PUBLIC HEARING**

Chairman Lawler closed the public hearing at 7:25pm

**Motion** by Commissioner Follis to deny the SCUP for a hotel/motel use  
**Second** by Commissioner Smith    **Motion to deny carried.**

**Ayes:** Commissioners Barrera, Follis, Smith, Warren, and Chairman Lawler

**Nays:** Commissioner Tschappatt            **Motion to deny passes 5-1**

**Public Hearing (7:26pm):** Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000011, a request by Michael Gartner, applicant; on behalf of Sailesh & Paresh Gandhi, owner; to allow for a Hotel/Motel Use, to locate on a 2.39 acre tract of land legally described as Reserve A, Block 1, Home Porte.

**Staff Presentation:** Mr. Ian Clowes, City Planner, presented staff's report on a request of a Special Conditional Use Permit (SCUP) to allow for a hotel/motel use, to locate on a 2.39 acre tract of land legally described as Reserve A, Block 1, Home Porte. Mr. Clowes disclosed to the commission that there would have to be significant improvement of infrastructure (extension

of K Street for access) to be able to even facilitate this use. After presenting that the hotel/motel use would technically conform to the Future Land Use Plan Map for the area, staff was not able to recommend approval of this SCUP.

**Applicant Presentation:** Michael Gardner, Project Architect: gave a presentation in support of the development. The presentation also divulged to the commission the history of Marriot as a company and how a cluster (the same that staff has been advocating against) of hotels can be beneficial to the area because of brand distinction.

**Public Comments: N/A**

**Question and Answer:** Commissioner Wyatt expresses concern about truck parking at this hotel/motel use as well. Commissioner Follis explains that when first establishing the conditions on this use, this development's proposed area is the area that was originally in mind. Chairman Lawler suggests the revival of the hotel/motel subcommittee.

#### **ADJOURN PUBLIC HEARING**

Chairman Lawler closed the public hearing at 8:14pm

**Motion** by Commissioner Follis to approve the SCUP for a hotel/motel use under the conditions that certain amenities are included in the development

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

**Ayes:** Commissioners Barrera, Follis, Smith, Tschappat, Warren, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 6-0**

**Public Hearing (8:22pm):** Open Public Hearing to receive input on an ordinance amending Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte, based on the annual review conducted by the Planning and Zoning Commission.

**Staff Presentation:** Mr. Clowes explained to the commission the reasoning for the changes to Chapter 106, such as a shift to the 2017 NAICS number system from the previous 2012. Another notable change is to multi-family, stating that there must be a 1000 ft. buffer, a discarding of 180 unit maximum citing the SCUP approval of 300+ developments currently. Also, amendments to permitted NAICS numbers within the Main Street District, while restricting the impact of the use by manipulating density/area requirements for the uses within the Main Street District.

Assistant City Manager, Jason Weeks, clarifies if Chapter 106 can manage garage sale signs per the request of Commissioner Wyatt.

**Applicant Presentation: N/A**

**Public Comments (for, against, or question)**

**ADJOURN PUBLIC HEARING**

Chairman Lawler closed the public hearing at 8:38pm

**Motion** to approve the proposed amendments to Chapter 106 of the City of La Porte's Code Of Ordinances, as developed by Planning and Zoning Commission Subcommittee by Commissioner Follis

**Second** Commissioner Warren

**Ayes:** Commissioners Barrera, Follis, Smith, Tschappat, Warren, and Chairman Lawler

**Nays:** None      **Motion to approved passes, 6-0**

**Administrative Reports (8:38pm):** Mr. Clowes informs the commission that Mr. Mancilla had taken a new position in a different municipality. Wished him all the best going forward. Mr. Weeks will be the interim Planning Director. Commissioner La Cour will be replaced in the coming meetings if confirmations go as planned. Mr. Clowes shared the information learned from the Robert's Rules of Meeting to the commission.

**Commission Comments (8:41pm)**

**Adjournment of Meeting (8:44pm)**

**Motion** to adjourn Planning and Zoning Commission meeting by Commissioner Warren

**Second** Commissioner Barrera

**Ayes:** Commissioners Barrera, Follis, Smith, Tschappat, Warren, and Chairman Lawler

**Nays:** None      **Motion Passes, 6-0**

Chairman Lawler adjourned the meeting at 8:44 p.m.

Respectfully submitted,

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Chase Stewart  
Planning Technician

Passed and Approved on \_\_\_\_\_, 2018.

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Hal Lawler  
Chairman, Planning and Zoning Commission

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



**September 20, 2018**

## **AGENDA ITEM 4**

Consider approval of a Major Development Site Plan #18-83000001  
to allow for construction of a new Warehouse Facility  
located at 1901 Wharton Weems Blvd.

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

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission approve a request by David Sepulveda of Terra Associates, Inc. for a Major Development Site Plan for a new warehouse located at 1901 Wharton Weems Blvd?

### RECOMMENDATION

Staff recommends approval of the proposed Major Development Site Plan as submitted.

### DISCUSSION

Applicant/Property Owner:

Terra Associates, Inc./Liberty Property Trust

Applicant's Request:

The applicant is seeking to construct a new warehouse facility on a 14.40 acre tract of land. The proposed facility will be a 252,924 square foot building with associated development, including parking, drainage, utilities, landscaping, etc. The subject site currently is empty. The attached Exhibit A is the proposed site development plan and other information provided by the applicant.

Background Information:

The subject site is 14.40 acres in size, and is platted as part of the Port Crossing Industrial Park. This site is located at the southeast corner of S 16th and Wharton Weems Blvd, west of SH 146. The attached Exhibit B is an Area Map showing the location of the subject property.

The site is part of the Port Crossing SCUP and is designated as a Business Industrial site in the general plan. The proposed building is permitted as part of the approved SCUP.

Analysis:

This site development plan was reviewed according to the provisions of Chapter 86-7 (c). Because the overall site is greater than 10 acres in size, it requires consideration by the Planning and Zoning Commission. The site plan is also subject to all applicable requirements of the city's Zoning Ordinance (Chapter 106 of the city's Code of

Ordinances). Planning staff has reviewed the proposed site development plan and concluded that the application complies with all applicable code requirements. The following is a description of staff's analysis of various considerations:

*Site Improvements.*

The site will include a 252,924 square foot building, new parking lot with a total of 236 automobile parking spaces, utility connections, landscaping, and drainage improvements.

*Landscaping.*

The site development plan includes proposed landscaping in accordance with the provisions of Section 106-800 of the Code of Ordinances. The applicant is proposing trees in planters within the parking lot areas in order to visually break up the parking lot as well as provide future shade relief. Staff has reviewed the landscaping proposed and finds that it is consistent with the landscaping required in Section 106-800 of the Code of Ordinances.

*Parking and circulation.*

Section 106-839 of the Code of Ordinances outlines the city's parking requirements for warehouse/distribution uses. The requirements are as follows for this development: 4 minimum, plus 3 per 1,000 S.F. of office space plus 1.5 per non-office employee. In this case a total of 236 parking spaces are required by code. The applicant is proposing a total of 236 car parking spaces with the development. The applicant is also providing the necessary ADA parking spaces required.

The proposed driveways comply with all separation, width, radius and other dimensions outlined in Section 106-835, Figure 10-3. This is a standard practice for all development in the city.

*Drainage and detention.*

The City Engineer has reviewed the proposed drainage plan and has determined that it meets the required standards.

*Utilities.*

The site is already served by existing water and sewer facilities.

Conclusion:

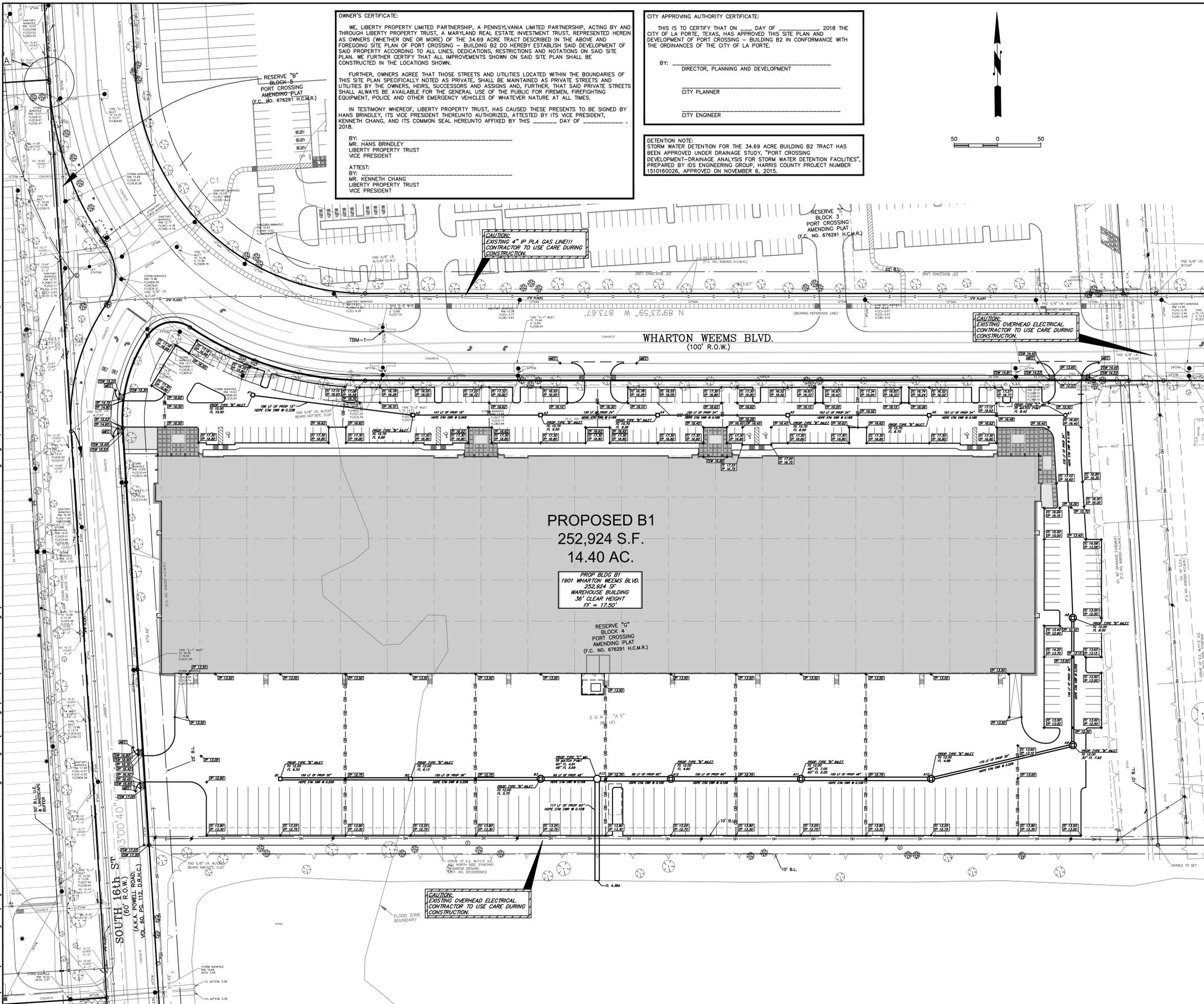
Based on the analysis above, staff finds that the proposed Major Development Site Plan for the Port Crossing complies with the various applicable code requirements and should be considered for approval.

**ATTACHMENTS**

- Exhibit A: Port Crossing B1 Site Plan
- Exhibit B: Area Map



F:\Clients\1730-Liberty Property Trust\1730-1802-Port Crossing Building B1\Drawings\Exhibits\Site Plan Package\2 SITE GRADING AND DRAINAGE PLAN.dwg Aug 20, 2018 - 2:36pm Terra Associates Inc., Chase Hudson



**OWNER'S CERTIFICATE:**

WE, LIBERTY PROPERTY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, ACTING BY AND THROUGH LIBERTY PROPERTY TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, REPRESENTED HEREIN AS OWNERS (WHETHER ONE OR MORE) OF THE 34.69 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING SITE PLAN OF PORT CROSSING - BUILDING B2 DO HEREBY ESTABLISH SAID DEVELOPMENT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID SITE PLAN. WE FURTHER CERTIFY THAT ALL IMPROVEMENTS SHOWN ON SAID SITE PLAN SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN.

FURTHER, OWNERS AGREE THAT THOSE STREETS AND UTILITIES LOCATED WITHIN THE BOUNDARIES OF THIS SITE PLAN SPECIFICALLY NOTED AS PRIVATE, SHALL BE MAINTAINED AS PRIVATE STREETS AND UTILITIES BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS AND, FURTHER, THAT SAID PRIVATE STREETS SHALL ALWAYS BE AVAILABLE FOR THE GENERAL USE OF THE PUBLIC FOR FIREMEN, FIRE-FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES.

IN TESTIMONY WHEREOF, LIBERTY PROPERTY TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HANS BRINDLEY, ITS VICE PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, KENNETH CHANG, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS DAY OF 2018.

BY: MR. HANS BRINDLEY  
LIBERTY PROPERTY TRUST  
VICE PRESIDENT

ATTEST:  
BY: MR. KENNETH CHANG  
LIBERTY PROPERTY TRUST  
VICE PRESIDENT

**CITY APPROVING AUTHORITY CERTIFICATE:**

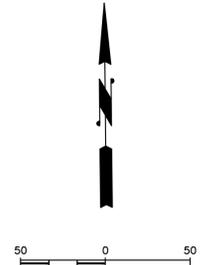
THIS IS TO CERTIFY THAT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS SITE PLAN AND DEVELOPMENT OF PORT CROSSING - BUILDING B2 IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE.

BY: \_\_\_\_\_  
DIRECTOR, PLANNING AND DEVELOPMENT

CITY PLANNER \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

**DETENTION NOTE:**  
STORM WATER DETENTION FOR THE 34.69 ACRE BUILDING B2 TRACT HAS BEEN APPROVED UNDER DRAINAGE STUDY, "PORT CROSSING DEVELOPMENT-DRAINAGE ANALYSIS FOR STORM WATER DETENTION FACILITIES", PREPARED BY IDS ENGINEERING GROUP, HARRIS COUNTY PROJECT NUMBER 1510160026, APPROVED ON NOVEMBER 6, 2015.



**FLOODPLAIN INFORMATION:**

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), EXCEPT AREAS LABELED AS BEING IN ZONE "AE" ("SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT; BASE FLOOD ELEVATIONS DETERMINED") PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48201C0945M (CITY OF LA PORTE); MAP DATED JANUARY 6, 2017. LOCATIONS OF ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND WERE TRACED FROM SAID FIRM.

**BENCHMARK INFORMATION:**

ALL ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT; NAVD 88 (2001 ADJUSTMENT).

H.C.F.R.M. NO. 010290; ELEVATION=6.06'  
BRASS DISK LOCATED FROM HIGHWAY 146 AND CHOATE ROAD, TRAVEL WEST ON CHOATE ROAD 0.2 MILES. MONUMENT IS AT THE CENTER OF HEADWALL BETWEEN THE EAST AND WEST BOUND LINES OF CHOATE ROAD.

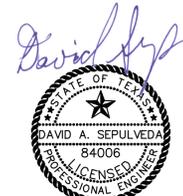
PROJECT TBM-1; ELEVATION=13.52'  
BOX CUT ON TYPE C-2 INLET ON NORTH SIDE OF WHARTON WEEMS BOULEVARD APPROXIMATELY 275 FEET EAST OF INTERSECTION OF WHARTON WEEMS BOULEVARD AND SOUTH 16TH STREET.

**LEGEND**

FF 17.50	FINISHED FLOOR
TC 13.10	TOP OF GRATE
TC 16.63	TOP OF CURB
TP 16.12	TOP OF PAVEMENT
TSH 17.42	TOP OF SIDEWALK
TW 19.00	TOP OF WALL
MEP	MATCH EXISTING PAVEMENT
MEC	MATCH EXISTING CURB
MEW	MATCH EXISTING WALK
1.5%	SLOPE ARROW
TC 15.38	EXISTING TOP OF CURB
C 14.78	EXISTING TOP OF PAVEMENT
(Symbol: Circle with dot)	EXISTING TYPE C INLET
(Symbol: Circle with horizontal line)	EXISTING TYPE C-1 INLET
(Symbol: Circle with vertical line)	EXISTING TYPE C-2 INLET
(Symbol: Circle with cross-hatch)	EXISTING TYPE E INLET
(Symbol: Square with cross-hatch)	EXISTING GRATE INLET
(Symbol: Circle with dot)	EXISTING MANHOLE
(Symbol: Square with dot)	PROPOSED INLET
(Symbol: Circle with dot)	PROPOSED MANHOLE
(Symbol: Arrow)	PROPOSED STORM SEWER
(Symbol: Arrow)	EXTREME SHEET FLOW

**PROPOSED B1**  
252,924 S.F.  
14.40 AC.

PROP BLDG B1  
1901 WHARTON WEEMS BLVD.  
252,924 SF  
WAREHOUSE BUILDING  
36' CLEAR HEIGHT  
FF = 17.50'



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID SEPULVEDA, P.E. 84006 ON AUGUST 20, 2018

REV. NO.	DESCRIPTION	DATE	APP.

**LIBERTY PROPERTY, L.P.**  
**PORT CROSSING - BLDG B1**

**SITE GRADING AND DRAINAGE PLAN**

**TERRA ASSOCIATES, INC.** 1445 N. LOOP WEST - SUITE 450  
HOUSTON, TEXAS 77008  
713-993-0333  
CONSULTING ENGINEERS  
LANDSCAPE ARCHITECTS  
TBPE Registration No.: F-003832

DRAWN BY: CAH SCALE: 1" = 50' PROJECT No. 1730-1802  
CHECKED BY: DAS DATE: AUGUST 20, 2018 CONTRACT:

SHEET 2 OF 4

**GENERAL UTILITY NOTES:**

- CONTRACTOR RESPONSIBLE FOR COST ASSOCIATED WITH INSTALLATION OF PRIMARY & SECONDARY POWER (INCLUDING TRANSFORMER). CONTRACTOR RESPONSIBLE FOR COORDINATION WITH POWER COMPANY FOR EXACT LOCATION OF TRANSFORMER & PRIMARY SERVICE.
- CONTRACTOR TO REMOVE AND REPLACE EXISTING PAVING AS REQUIRED TO INSTALL NEW UTILITIES.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UNDERGROUND ELECTRICAL CONDUIT AND NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.

**DRY UTILITY NOTES:**

- COORDINATE WITH M.E.P. PLANS FOR LOCATION OF PROPOSED DRY UTILITIES, ELECTRICAL, GAS AND TELEPHONE.
- CONTRACTOR TO INSTALL ALL NECESSARY CONDUITS PRIOR TO PAVING.

**SANITARY SEWER NOTES:**

- CONTRACTOR TO CONNECT TO EXISTING 8" SANITARY SEWER STUBOUT. CONTRACTOR TO NOTIFY CITY OF LA PORTE PUBLIC WORKS DEPT. PRIOR TO MAKING CONNECTION. CONTRACTOR TO VERIFY FLOWLINE ELEVATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER. (PROP 8" FL -3.00±) (EXIST 8" FL -3.00±)
- STUB 5' FROM BUILDING W/ 8" TEMPORARY PLUG.
- SEE MEP PLANS FOR CONTINUATION.
- TRAFFIC DUTY CLEANOUT.
- CONTRACTOR TO FIELD VERIFY EXISTING SANITARY SEWER STUB PRIOR TO SANITARY WORK.

**WATER NOTES:**

- 2" SERVICE TAP BY CITY OF LA PORTE.
- 1-2" W.M. (DOMESTIC) BY CITY OF LA PORTE.
- 1-2" RP2 BACKFLOW PREVENTER BY CONTRACTOR IN FREEZE AND THEFT PROOF ENCLOSURE LOCATED WITHIN LANDSCAPE ON PRIVATE PROPERTY OUTSIDE THE 7.5 UTILITY EASEMENT.
- 1-3"x2" REDUCER.
- STUB 5' FROM BUILDING WITH 3" TEMPORARY PLUG & CLAMP.
- SEE MEP PLANS FOR CONTINUATION.
- 1-2" W.M. (IRRIGATION) BY CITY OF LA PORTE. SEPARATE IRRIGATION PERMIT REQUIRED.
- 1-2" PVB BACKFLOW PREVENTER BY CONTRACTOR FOR IRRIGATION. BACKFLOW PREVENTER TO BE IN FREEZE AND THEFT PROOF ENCLOSURE LOCATED WITHIN LANDSCAPE ON PRIVATE PROPERTY. SEE LANDSCAPE PLANS FOR CONTINUATION.
- REMOVE EXISTING PLUG & CLAMP AND CONNECT TO EXISTING STUB.
- STUB 5' FROM BUILDING WITH 12" TEMP PLUG & CLAMP.
- SEE FIRE PROTECTION PLANS FOR CONTINUATION AND BACKFLOW PREVENTER LOCATED INSIDE BUILDING.
- ALL UTILITY CROSSINGS TO MEET TCEQ REQUIREMENTS.
- CONTRACTOR TO LOCATE ELECTRICAL LINE PRIOR TO CONSTRUCTION OF FIRE HYDRANT LEAD TO ENSURE PROPER CLEARANCE.
- GATE VALVES GREATER THAN 4 FEET IN DEPTH MUST BE EXTENDED WITHIN 4 FEET OF FINISHED GRADE.

**FIRE HYDRANT NOTES:**

- THE LOWER HORIZONTAL FLANGE OF A FIRE HYDRANT SHALL NOT BE MORE THAN 6-INCHES ABOVE GROUND AT ANY POINT.
- THE BOTTOM OF THE STORZ CONNECTION SHALL NOT BE LESS THAN 18-INCHES FROM THE SURROUNDING NATURAL GROUND.
- VALVES ON FIRE HYDRANTS SHALL OPEN LEFT AND BE EQUIPPED WITH PENTAGONAL OPERATING NUT. CONTRACTOR TO INSTALL 6-FOOT OPERATING NUT EXTENSIONS ON ALL VALVES 10 FEET OR MORE BELOW GRADE.
- ALL FIRE HYDRANTS INSTALLED IN THE CITY OF LA PORTE AND ITS ETJ SHALL BE MUELLER SUPER CENTURION 250.
- ALL FIRE HYDRANTS INSTALLED IN THE CITY OF LA PORTE AND ITS ETJ SHALL INCLUDE 5-INCH HYDRA-STORZ ADAPTER EQUIPPED WITH A SET OF TYPE 302 STAINLESS STEEL BUTTERFLY VANES. FIRE HYDRANTS SHALL BE FACTORY PAINTED TWO PART POLYURETHANE ENAMEL; FIRE HYDRANT BODY SHALL BE LA PORTE BULLDOG ORANGE AND BONNET AND CAPS SHALL BE WHITE. FIELD PAINTING OF THE HYDRANTS AFTER INSTALLATION IS NOT ALLOWED, OTHER THAN TOUCH-UP. A SAMPLE OF MATERIAL, PAINTED BY MANUFACTURER, TO SPECIFIED COLOR, SHALL BE SUBMITTED FOR CITY'S APPROVAL OF PAINT COLOR, PRIOR TO INSTALLATION. A BLUE STIMSONITE, FIRE-LITE REFLECTOR MODEL 88-SSA (OR APPROVED EQUAL) SHALL BE PLACED 12 INCHES (12") FROM THE CENTERLINE OF THE STREET, OFFSET TOWARDS THE FIRE HYDRANT. AT INTERSECTIONS, REFLECTORS SHALL BE PLACED ON BOTH ROADWAYS OPPOSITE FIRE HYDRANT. FIRE HYDRANTS, WHEN PLACED AT INTERSECTIONS OR ACCESS DRIVES TO PARKING LOTS, WHEN PRACTICAL, SHALL BE PLACED SO THAT NO PART OF THE FIRE TRUCK WILL BLOCK THE INTERSECTION OR PARKING LOT ACCESS WHEN CONNECTIONS TO THE FIRE HYDRANT ARE MADE.

**FLOODPLAIN INFORMATION:**

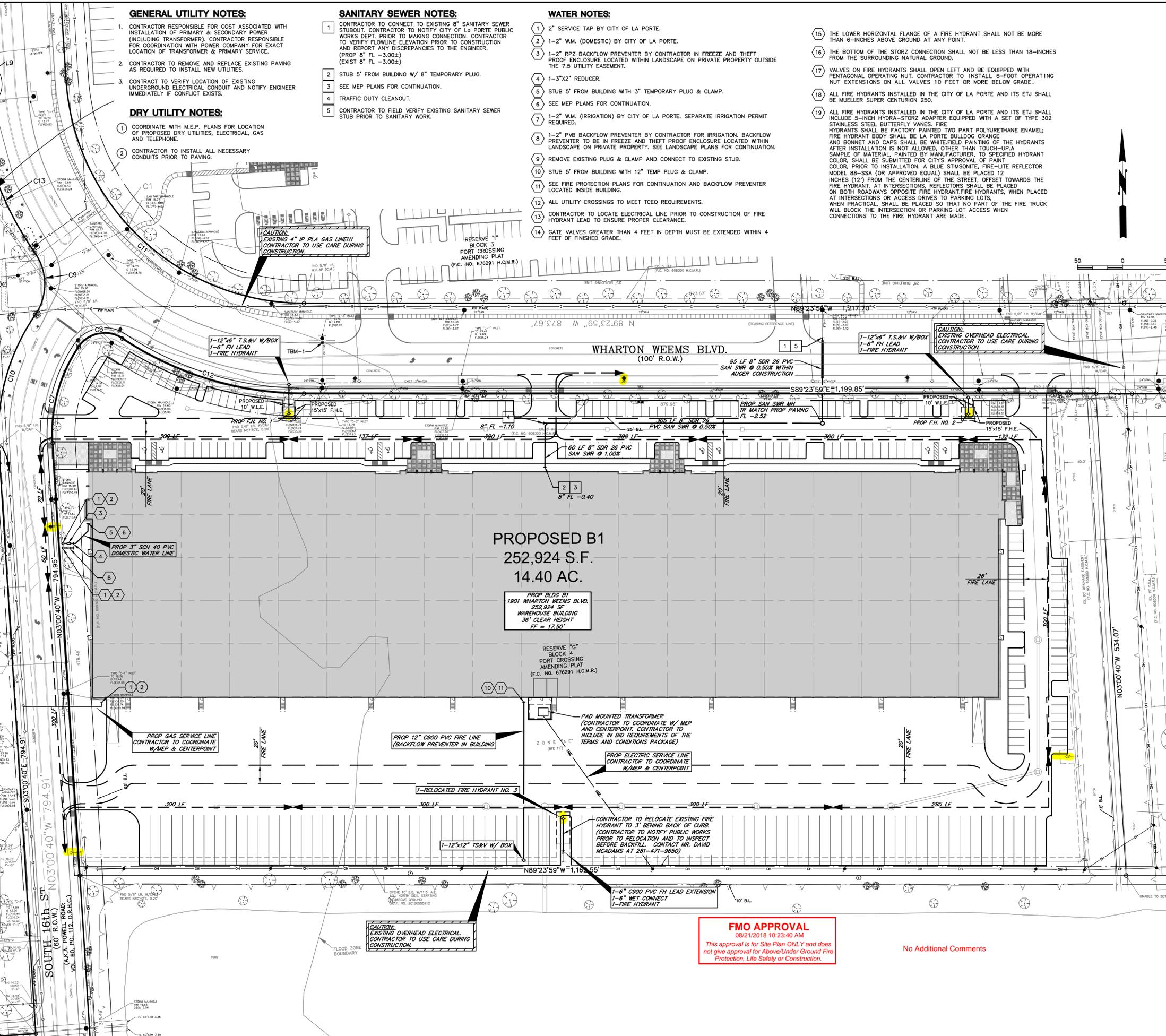
THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), EXCEPT AREAS LABELED AS BEING IN ZONE "AE" ("SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT; BASE FLOOD ELEVATIONS DETERMINED") PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48201C0945M (CITY OF LA PORTE); MAP DATED JANUARY 6, 2017. LOCATIONS OF ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND WERE TRACED FROM SAID FIRM.

**BENCHMARK INFORMATION:**

ALL ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT; NAVD 88 (2001 ADJUSTMENT).

H.C.E.R.M. NO. 010290; ELEVATION=6.06'  
BRASS DISK LOCATED FROM HIGHWAY 146 AND CHOATE ROAD, TRAVEL WEST ON CHOATE ROAD 0.2 MILES. MONUMENT IS AT THE CENTER OF HEADWALL BETWEEN THE EAST AND WEST BOUND LINES OF CHOATE ROAD.

PROJECT TBM-1; ELEVATION=13.52'  
BOX CUT ON TYPE C-2 INLET ON NORTH SIDE OF WHARTON WEEMS BOULEVARD APPROXIMATELY 276 FEET EAST OF INTERSECTION OF WHARTON WEEMS BOULEVARD AND SOUTH 16TH STREET.



**LEGEND**

- EXISTING INLET
- EXISTING MANHOLE
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE

**SANITARY SEWER GRADES**

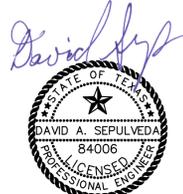
PIPE SIZE	MIN. GRADE
4"	1.00%
6"	1.00%
8"	0.50%

ALL SANITARY SEWER PIPE TO BE SDR26 PVC AT GRADES IN THE ABOVE TABLE UNLESS OTHERWISE NOTED.

ALL METERS AND TAPS 2" AND LESS IN RIGHT OF WAY OR EASEMENTS SHALL BE INSTALLED BY THE CITY OF LA PORTE PUBLIC WORKS. CONTRACTOR SHALL COORDINATE WITH THE CITY. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT 281-471-9650, AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

GC IS RESPONSIBLE FOR SEWER TAP, FIRE LINE TAP/EXTENSION AND FIRE HYDRANT ASSEMBLIES AND RELOCATIONS.

ALL PUBLIC IMPROVEMENTS SHALL MEET MINIMUM REQUIREMENTS OF COLP PICM.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID SEPULVEDA, P.E. 84006 ON AUGUST 20, 2018

**PROPOSED B1**  
252,924 S.F.  
14.40 AC.

PROP BLDG B1  
1901 WHARTON WEEMS BLVD.  
252,924 SF  
WAREHOUSE BUILDING  
36' CLEAR HEIGHT  
FF = 17.50'

**FMO APPROVAL**  
08/21/2018 10:23:40 AM  
This approval is for Site Plan ONLY and does not give approval for Above/Under Ground Fire Protection, Life Safety or Construction.

No Additional Comments

REV. NO.	DESCRIPTION	DATE	APP.

**LIBERTY PROPERTY, L.P.**  
**PORT CROSSING - BLDG B1**

**SITE UTILITY PLAN**

**TERRA ASSOCIATES, INC.**  
1445 N. LOOP WEST - SUITE 450  
HOUSTON, TEXAS 77008  
713-993-0333  
TBPE Registration No.: F-003832

DRAWN BY: CAH SCALE: 1" = 50'  
CHECKED BY: DAS DATE: AUGUST 20, 2018 PROJECT No. 1730-1802 CONTRACT: SHEET 3 OF 4

F:\Clients\1730 Liberty Property Trust\1730-1802 Port Crossing Building B1\Drawings\Exhibits\Site Plan Package\4 SITE DRAINAGE CALCULATIONS.dwg Aug 20, 2018 - 2:37pm Terra Associates Inc., Chase Hudson

**CITY OF LA PORTE STORM SEWER CALCULATION FORM**

PROJECT: Port Crossing Building B1 DESIGN STORM 100 YR  
 PROJ. NO.: 1730-1802 "b" 125.40 A= 34.56 Acres l= b/(d+Tc)\*e  
 PREPARED BY: SA DATE: 04/26/18 "d" 21.80 Tc= 10 l= 9.36  
 CHECKED BY: DATE: "e" 0.7500

PRINTED: 1:03 PM

LINE	MANHOLE		AREA		"C"	"CA"	"TC"	"I"	Q	L	LINE		DESIGN		FALL	OTHER	FLOWLINE		ACT	HYD	H	ELEV HYD GRAD		TOP OF PIPE	T.P. ELEV.		TP	
	FROM	TO	INCR	TOTAL							SIZE	SLOPE	"N"	Q			V	UPSTM				DNSTM	UPSTM		DNSTM	UPSTM		DNSTM
A	1	2	0.67	0.67	0.85	0.57	10.00	9.36	5.33	186	15	0.33	0.011	4.40	3.6	0.61	0.00	10.50	9.89	4.35	0.486	0.904	13.57	12.67	11.14	15.50	15.70	1.93
A	2	3	0.33	1.00	0.85	0.85	10.00	9.36	7.96	147	18	0.26	0.011	6.34	3.6	0.38	0.00	9.89	9.50	4.51	0.409	0.602	12.67	12.07	11.00	15.70	15.70	3.03
A	3	4	0.25	1.25	0.85	1.06	10.00	9.36	9.95	135	24	0.18	0.011	11.37	3.6	0.24	0.00	9.50	9.26	3.17	0.138	0.186	12.07	11.88	11.26	15.70	15.70	3.63
A	4	5	0.29	1.54	0.85	1.31	10.00	9.36	12.26	150	24	0.18	0.011	11.37	3.6	0.27	0.00	9.26	8.99	3.90	0.209	0.314	11.88	11.57	10.99	15.70	15.70	3.82
A	5	6	0.32	1.86	0.85	1.58	10.00	9.36	14.81	163	24	0.18	0.011	11.37	3.6	0.29	0.00	8.99	8.70	4.71	0.305	0.498	11.57	11.07	10.70	15.70	15.70	4.13
A	6	7	0.31	2.17	0.85	1.84	10.00	9.36	17.27	157	24	0.18	0.011	11.37	3.6	0.28	0.00	8.70	8.42	5.50	0.416	0.652	11.07	10.42	10.42	15.70	15.00	4.63
A	7	8	0.00	2.17	0.85	1.84	10.00	9.36	17.27	232	24	0.18	0.011	11.37	3.6	0.42	0.00	8.42	8.00	5.50	0.416	0.964	10.96	10.00	10.00	15.00	12.00	4.04
A	8	9	0.94	3.11	0.85	2.64	10.00	9.36	24.75	149	30	0.25	0.011	24.29	5.0	0.37	0.00	8.00	7.62	5.05	0.260	0.387	10.51	10.12	10.12	12.00	12.00	1.49
A	9	10	0.76	3.87	0.85	3.29	10.00	9.36	30.80	170	30	0.25	0.011	24.29	5.0	0.43	0.00	7.62	7.20	6.28	0.402	0.683	10.90	10.22	9.70	12.00	12.00	1.10
A	10	11	1.91	5.78	0.85	4.91	10.00	9.36	46.01	150	48	0.10	0.011	53.80	4.3	0.15	0.00	7.20	7.05	3.66	0.073	0.110	11.16	11.05	11.05	12.00	12.00	0.84
A	11	12	1.54	7.32	0.85	6.22	10.00	9.36	58.26	150	60	0.10	0.011	97.55	5.0	0.15	2.00	5.05	4.90	2.97	0.036	0.054	9.95	9.90	9.90	12.00	12.00	2.05
A	12	13	1.54	8.86	0.85	7.53	10.00	9.36	70.52	85	60	0.10	0.011	97.55	5.0	0.09	0.00	4.90	4.81	3.59	0.052	0.044	9.86	9.81	9.81	12.00	12.00	2.14
A	13	OUT	0.00	14.41	0.85	12.25	10.00	9.36	114.70	117	60	0.10	0.011	97.55	5.0	0.12	0.00	4.81	4.70	5.84	0.138	0.162	9.86	9.70	9.70	12.00	0.00	2.14
Starting HG (top of pipe into conveyance channel) = 9.70																												
B	1	2	2.47	2.47	0.85	2.10	10.00	9.36	19.66	150	30	0.25	0.011	24.29	5.0	0.38	0.00	6.50	6.13	4.01	0.164	0.246	10.22	9.97	8.63	12.00	12.00	1.78
B	2	3	1.54	4.01	0.85	3.41	10.00	9.36	31.92	150	36	0.25	0.011	39.50	5.6	0.38	0.00	6.13	5.75	4.52	0.163	0.245	9.97	9.73	8.75	12.00	12.00	2.03
B	3	A13	1.54	5.55	0.85	4.72	10.00	9.36	44.18	65	48	0.10	0.011	53.80	4.3	0.07	0.00	5.75	5.69	3.52	0.067	0.044	9.73	9.69	9.69	12.00	0.00	2.27

**CITY OF LA PORTE STORM SEWER CALCULATION FORM**

PROJECT: Port Crossing Building B1 DESIGN STORM 5 YR  
 PROJ. NO.: 1730-1802 "b" 84.14 A= 34.56 Acres l= b/(d+Tc)\*e  
 PREPARED BY: SA DATE: 04/26/18 "d" 17.80 Tc= 10 l= 6.12  
 CHECKED BY: DATE: "e" 0.7881

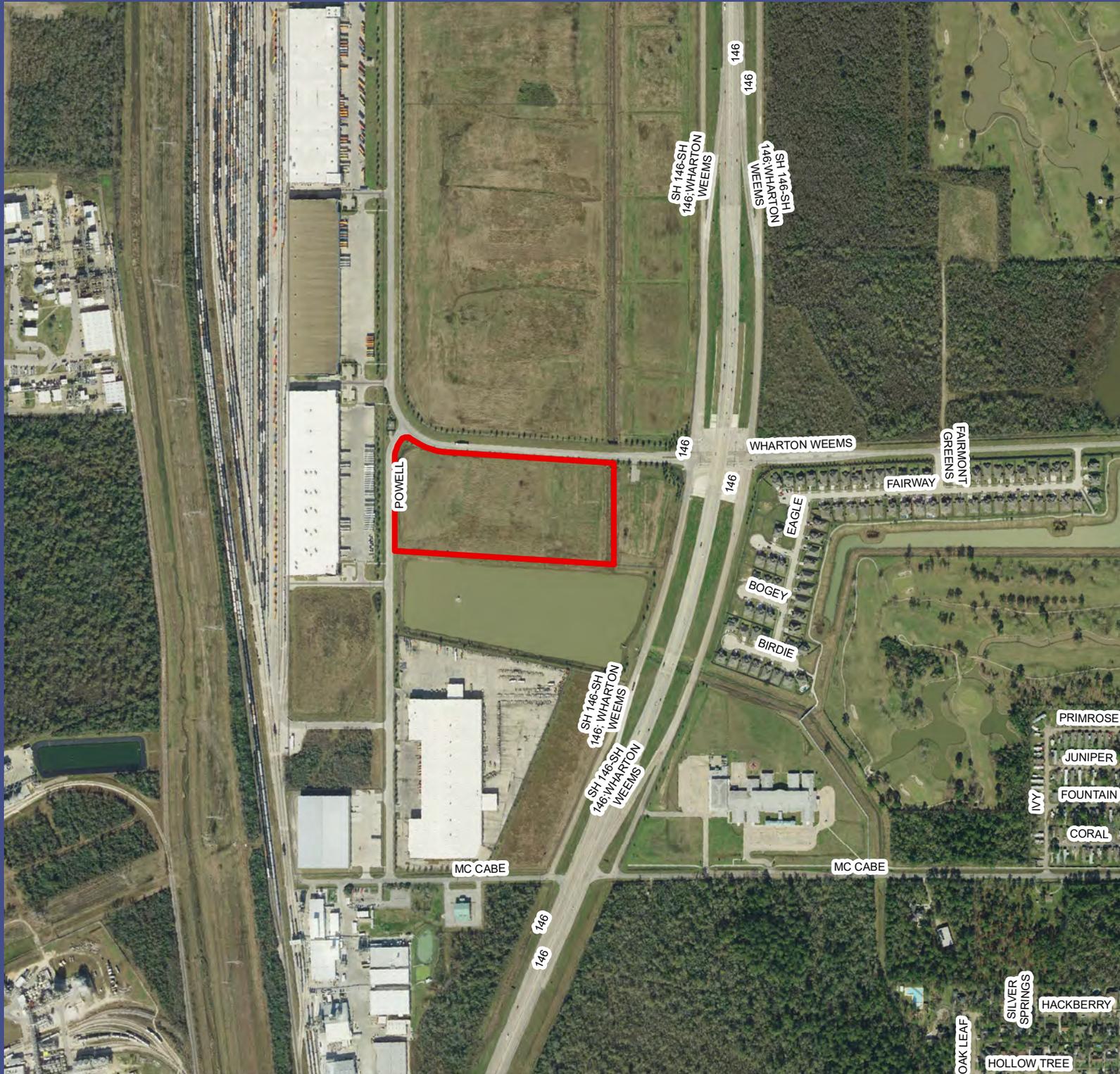
PRINTED: 1:04 PM

LINE	MANHOLE		AREA		"C"	"CA"	"TC"	"I"	Q	L	LINE		DESIGN		FALL	OTHER	FLOWLINE		ACT	HYD	H	ELEV HYD GRAD		TOP OF PIPE	T.P. ELEV.		TP	
	FROM	TO	INCR	TOTAL							SIZE	SLOPE	"N"	Q			V	UPSTM				DNSTM	UPSTM		DNSTM	UPSTM		DNSTM
A	1	2	0.67	0.67	0.85	0.57	10.00	6.12	3.49	186	15	0.33	0.011	4.40	3.6	0.61	0.00	10.50	9.89	2.84	0.208	0.386	11.98	11.60	11.14	15.50	15.70	3.52
A	2	3	0.33	1.00	0.85	0.85	10.00	6.12	5.70	147	18	0.26	0.011	6.34	3.6	0.38	0.00	9.89	9.50	2.95	0.175	0.257	11.60	11.34	11.00	15.70	15.70	4.10
A	3	4	0.25	1.25	0.85	1.06	10.00	6.12	6.51	135	24	0.18	0.011	11.37	3.6	0.24	0.00	9.50	9.26	2.07	0.059	0.080	11.34	11.26	11.26	15.70	15.70	4.36
A	4	5	0.29	1.54	0.85	1.31	10.00	6.12	8.01	150	24	0.18	0.011	11.37	3.6	0.27	0.00	9.26	8.99	2.55	0.089	0.134	11.13	10.99	10.99	15.70	15.70	4.57
A	5	6	0.32	1.86	0.85	1.58	10.00	6.12	9.68	163	24	0.18	0.011	11.37	3.6	0.29	0.00	8.99	8.70	3.08	0.131	0.213	10.91	10.70	10.70	15.70	15.70	4.79
A	6	7	0.31	2.17	0.85	1.84	10.00	6.12	11.29	157	24	0.18	0.011	11.37	3.6	0.28	0.00	8.70	8.42	3.60	0.178	0.279	10.69	10.42	10.42	15.70	15.00	5.01
A	7	8	0.00	2.17	0.85	1.84	10.00	6.12	11.29	232	24	0.18	0.011	11.37	3.6	0.42	0.00	8.42	8.00	3.60	0.178	0.412	10.41	10.00	10.00	15.00	12.00	4.59
A	8	9	0.94	3.11	0.85	2.64	10.00	6.12	16.19	149	30	0.25	0.011	24.29	5.0	0.37	0.00	8.00	7.62	3.30	0.111	0.165	10.29	10.12	10.12	12.00	12.00	1.71
A	9	10	0.76	3.87	0.85	3.29	10.00	6.12	20.14	170	30	0.25	0.011	24.29	5.0	0.43	2.70	4.92	4.50	4.11	0.172	0.292	10.21	9.91	7.00	12.00	12.00	1.79
A	10	11	1.91	5.78	0.85	4.91	10.00	6.12	30.08	150	48	0.10	0.011	53.80	4.3	0.15	0.00	4.50	4.35	2.40	0.031	0.047	9.86	9.81	8.35	12.00	12.00	2.14
A	11	12	1.54	7.32	0.85	6.22	10.00	6.12	38.10	150	48	0.10	0.011	53.80	4.3	0.15	0.00	4.35	4.20	3.03	0.050	0.075	9.78	9.70	8.20	12.00	12.00	2.22
A	12	13	1.54	8.86	0.85	7.53	10.00	6.12	46.11	85	60	0.10	0.011	97.55	5.0	0.09	0.00	4.20	4.11	2.35	0.022	0.019	9.13	9.11	9.11	12.00	12.00	2.87
A	13	OUT	0.00	14.41	0.85	12.25	10.00	6.12	75.00	117	60	0.10	0.011	97.55	5.0	0.12	0.00	4.11	4.00	3.82	0.059	0.069	9.07	9.00	9.00	12.00	0.00	2.93
Starting HG (top of pipe into conveyance channel) = 9.00																												
B	1	2	2.47	2.47	0.85	2.10	10.00	6.12	12.85	150	30	0.25	0.011	24.29	5.0	0.38	0.00	6.50	6.13	2.62	0.070	0.105	9.91	9.81	8.63	12.00	12.00	2.09
B	2	3	1.54	4.01	0.85	3.41	10.00	6.12	20.87	150	36	0.25	0.011	39.50	5.6	0.38	0.00	6.13	5.75	2.95	0.070	0.105	9.81	9.70	8.75	12.00	12.00	2.19
B	3	A13	1.54	5.55	0.85	4.72	10.00	6.12	28.88	65	48	0.10	0.011	53.80	4.3	0.07	0.00	5.75	5.69	2.30	0.029	0.019	9.70	9.69	9.69	12.00	0.00	2.30



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID SEPULVEDA, P.E. 84006 ON AUGUST 20, 2018

REV. NO.	DESCRIPTION	DATE	APP.
LIBERTY PROPERTY, L.P. PORT CROSSING - BLDG B1			
SITE DRAINAGE CALCULATIONS			
		1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0333 TBPE Registration No.: F-003832	
DRAWN BY: CAH	SCALE: N/A	PROJECT No. 1730-1802	
CHECKED BY: DAS	DATE: AUGUST 20, 2018	CONTRACT:	
		SHEET 4 OF 4	



# AERIAL MAP

MDSP  
18-83000001

Port Crossing B1  
1901 Wharton  
Weems Blvd

## 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 = 714 feet

SEPTEMBER 2018  
PLANNING DEPARTMENT



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



**September 20, 2018**

## **AGENDA ITEM 5**

Consider approval of a Major Development Site Plan #18-83000002  
to allow for construction of a new Warehouse Facility  
located at 1912 S. 16<sup>th</sup> St.

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

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission approve a request by David Sepulveda of Terra Associates, Inc. for a Major Development Site Plan for a new warehouse located at 1912 S. 16<sup>th</sup> St.?

### RECOMMENDATION

Staff recommends approval of the proposed Major Development Site Plan as submitted.

### DISCUSSION

Applicant/Property Owner:

Terra Associates, Inc./Liberty Property Trust

Applicant's Request:

The applicant is seeking to construct a new warehouse facility on a 12.43 acre tract of land. The proposed facility will be a 164,375 square foot building with associated development, including parking, drainage, utilities, landscaping, etc. The subject site currently is empty. The attached Exhibit A is the proposed site development plan and other information provided by the applicant.

Background Information:

The subject site is 12.43 acres in size, and is platted as part of the Port Crossing Industrial Park. This site is located on the west side of S. 16<sup>th</sup> St. north of McCabe Rd. The attached Exhibit B is an Area Map showing the location of the subject property.

The site is part of the Port Crossing SCUP and is designated as a Heavy Industrial site in the general plan. The proposed building is permitted as part of the approved SCUP.

Analysis:

This site development plan was reviewed according to the provisions of Chapter 86-7 (c). Because the overall site is greater than 10 acres in size, it requires consideration by the Planning and Zoning Commission. The site plan is also subject to all applicable requirements of the city's Zoning Ordinance (Chapter 106 of the city's Code of Ordinances). Planning staff has reviewed the proposed site development plan and

concluded that the application complies with all applicable code requirements. The following is a description of staff's analysis of various considerations:

*Site Improvements.*

The site will include a 164,375 square foot building, new parking lot with a total of 69 automobile parking spaces, utility connections, landscaping, and drainage improvements.

*Landscaping.*

The site development plan includes proposed landscaping in accordance with the provisions of Section 106-800 of the Code of Ordinances. The applicant is proposing trees in planters within the parking lot areas in order to visually break up the parking lot as well as provide future shade relief. Staff has reviewed the landscaping proposed and finds that it is consistent with the landscaping required in Section 106-800 of the Code of Ordinances.

*Parking and circulation.*

Section 106-839 of the Code of Ordinances outlines the city's parking requirements for warehouse/distribution uses. The requirements are as follows for this development: 4 minimum, plus 3 per 1,000 S.F. of office space plus 1.5 per non-office employee. In this case a total of 69 parking spaces are required by code. The applicant is proposing a total of 69 car parking spaces with the development. The applicant is also providing the necessary ADA parking spaces required.

The proposed driveways comply with all separation, width, radius and other dimensions outlined in Section 106-835, Figure 10-3. This is a standard practice for all development in the city.

*Drainage and detention.*

The City Engineer has reviewed the proposed drainage plan and has determined that it meets the required standards.

*Utilities.*

The site is already served by existing water and sewer facilities.

Conclusion:

Based on the analysis above, staff finds that the proposed Major Development Site Plan for the Port Crossing complies with the various applicable code requirements and should be considered for approval.

**ATTACHMENTS**

- Exhibit A: Port Crossing B1 Site Plan
- Exhibit B: Area Map

**PERFORMANCE STANDARDS NOTES:**

**LIGHTING AND GLARE:** ANY LIGHTING USED SHALL BE ARRANGED SO AS TO DEFLECT LIGHT AWAY FROM ANY ADJOINING RESIDENTIAL ZONE OR FROM PUBLIC STREETS, DIRECT OR SKY-REFLECTED GLARE, WHERE FROM FLOODLIGHTS OR FROM HIGH TEMPERATURE PROCESSES SUCH AS COMBUSTION OR WELDING SHALL NOT BE DIRECTED ONTO ANY ADJOINING PROPERTY. THE SOURCE OF LIGHTS SHALL BE HOODED OR CONTROLLED IN SOME MANNER SO AS NOT TO LIGHT ADJACENT PROPERTY. BARE INCANDESCENT LIGHT BULBS SHALL NOT BE PERMITTED IN VIEW OF ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CAST LIGHT ON A PUBLIC STREET SHALL NOT EXCEED ONE FOOTCANDLE (METER READING) AS MEASURED FROM THE CENTERLINE OF SUCH STREET. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CASTS LIGHT ON RESIDENTIAL PROPERTY SHALL NOT EXCEED 0.4 FOOTCANDLES (METER READING) AS MEASURED FROM SUCH PROPERTY.

**RADIATION AND ELECTRICAL EMISSIONS:** NO ACTIVITIES SHALL BE PERMITTED THAT EMIT DANGEROUS RADIOACTIVITY BEYOND ENCLOSED AREAS. THERE SHALL BE NO ELECTRICAL DISTURBANCE ADVERSELY AFFECTING THE OPERATION AT ANY POINT OF ANY EQUIPMENT OTHER THAN THAT OF THE CREATOR OF SUCH DISTURBANCE.

**SMOKE:** THE EMISSION OF SMOKE BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE OR LOCAL AGENCY.

**DUST OR OTHER PARTICULATE MATTER:** THE EMISSION OF DUST, FLY ASH OR OTHER PARTICULATE MATTER BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE OR LOCAL AGENCY.

**ODORS:** THE EMISSION OF ODOR BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE OR LOCAL AGENCY.

**EXPLOSIVES:** NO ACTIVITIES INVOLVING THE STORAGE, UTILIZATION, OR MANUFACTURE OF MATERIALS OR PRODUCTS SUCH AS TNT OR DYNAMITE WHICH COULD DECOMPOSE BY DETONATION SHALL BE PERMITTED EXCEPT SUCH AS ARE SPECIFICALLY LICENSED BY THE CITY COUNCIL.

**NOISE:** ALL NOISE SHALL BE MUFFLED SO AS NOT TO BE OBJECTIONABLE DUE TO INTERMITTENCE, BEAT FREQUENCY OR SHRILLNESS AND AS MEASURED AT ANY PROPERTY LINE IN ACCORDANCE WITH THE DECIBEL LEVELS OUTLINED IN SECTION 106-310 OF THE CITY CODE OF ORDINANCES.

**SITE PLAN ACCURACY CERTIFICATE:**

I, DAVID SEPULVEDA, P.E., AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE SITE PLAN IS TRUE AND CORRECT, AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE SITE PLAN.

BY: MR. DAVID SEPULVEDA, P.E.  
P.E. LICENSE #84006

THIS DISTANCE SHALL BE MEASURED FROM THE INTERSECTION OF PROPERTY LINES COMMON WITH STREET RIGHT-OF-WAY LINES.

FIGURE 10-3 CURB AND DRIVEWAY CRITERIA INDUSTRIAL DISTRICTS (MU, MS, NC, GC, BL, LI, HI)

DRIVE WIDTH - 30' MINIMUM TO 50' MAXIMUM  
CURB RETURN RADIUS - 10' MINIMUM TO 30' MAXIMUM (CURB RETURN CANNOT CROSS PROPERTY LINE)  
DISTANCE FROM INTERSECTION - 40' MIN.\*  
SPACING BETWEEN DRIVES - 40' MIN.

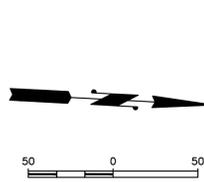
**IRRIGATION NOTE:**  
PROPOSED SITE LANDSCAPING TO BE IRRIGATED BY AN IRRIGATED SPRINKLER SYSTEM (ROTARY AND DRIP IRRIGATION). THE TAP, METER AND BACKFLOW ARE SHOWN NEAR THE SOUTHWEST CORNER OF THE SITE. SEE SHEET 3 FOR DETAILS.

LANDSCAPE TABLE					
Planting strip requirements per Section 106-800(c.1.b&c)					
SYMBOL	COMMON NAME / SCIENTIFIC NAME	SIZE	CAL	# REQ.	# PROP.
	Existing Live Oak	N/A	N/A	SEE TOTAL BELOW	5
	Live Oak / Quercus virginiana	30 gal	2" Cal	SEE TOTAL BELOW	31
	Cedar Elm / Ulmus crassifolia	30 gal	2" Cal	SEE TOTAL BELOW	7
TOTAL STREET AND PARKING LOT TREES REQUIRED 43 43					
SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE	HT	# REQ.	# PROP.
	Dwarf Wax Myrtle / Morella cerifera Don's Dwarf	5 gal	36"	SEE TOTAL BELOW	251
TOTAL PARKING LOT SCREEN SHRUBS REQUIRED 251 251					
Parking Lot Requirements per Section 106-800 (c.1.e)					
Number of Parking Spaces Provided					69
Number of Trees Required (ratio 1 tree per 10 parking spaces):					7
Species of Shade Trees Provided as Parking Lot Landscaping:					ELM
Planters Required (ratio of 135 sq.ft. per 10 parking spaces):					945 SF

**FLOODPLAIN INFORMATION:**

THE SUBJECT PROPERTY IS LOCATED PARTIALLY WITHIN SHADED ZONE "A" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND ZONE "AE" ("SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT; BASE FLOOD ELEVATIONS DETERMINED") PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48201C0945M (CITY OF LA PORTE); MAP DATED JANUARY 6, 2017. LOCATIONS OF ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND WERE TRACED FROM SAID FIRM.

**BFE = 12.00'**  
**MIN FFE = 14.00'**



**OWNER:** LIBERTY PROPERTY, L.P.  
8827 NORTH SAM HOUSTON PARKWAY WEST  
HOUSTON, TX 77064

**OWNER CONTACT:** MR. KEN CHANG, P.E.

**ENGINEER:** TERRA ASSOCIATES, INC.  
1445 N. LOOP WEST, SUITE 450  
HOUSTON, TX 77008

**ENGINEER CONTACT:** MR. DAVID SEPULVEDA, P.E.

**SITE ADDRESS:** 1912 SOUTH 16TH STREET  
LA PORTE, TX 77571

**DEVELOPMENT:** PORT CROSSING-BUILDING A2

**DEVELOPMENT TYPE:** INDUSTRIAL

**ZONING TYPE:** PUD - PLANNED UNIT DEVELOPMENT

**LEGAL DESCRIPTION:** PORTION OF RESTRICTED RESERVE "A", BLOCK 5 OF PORT CROSSING AMENDING PLAT, AS RECORDED IN FILM CODE NO. 676291 OF THE MAP RECORDS, HARRIS COUNTY, TEXAS

**HCAD NO.** 129-217-005-0010

**LOT COVERAGE:** 12.43 AC. = 18.9%  
85.76 AC.

**SITE ACREAGE:** 65.76 AC.

**GREEN SPACE AREA:** 116,618 SF

**NOTES:**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTS PLANS FOR DETAILS OF HANDICAP PARKING, SIGNAGE, RAMPS, STRIPING, ETC.
- ALL CURB RETURN RADII SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE WEST PROPERTY LINE BEARING N03°00'40"W, UNLESS OTHERWISE NOTED.
- NO DUMPSTER ENCLOSURE IS PROPOSED WITHIN THIS DEVELOPMENT. ANY FUTURE DUMPSTER SHALL BE SCREENED PER CITY ORDINANCE SECTION 106-752.

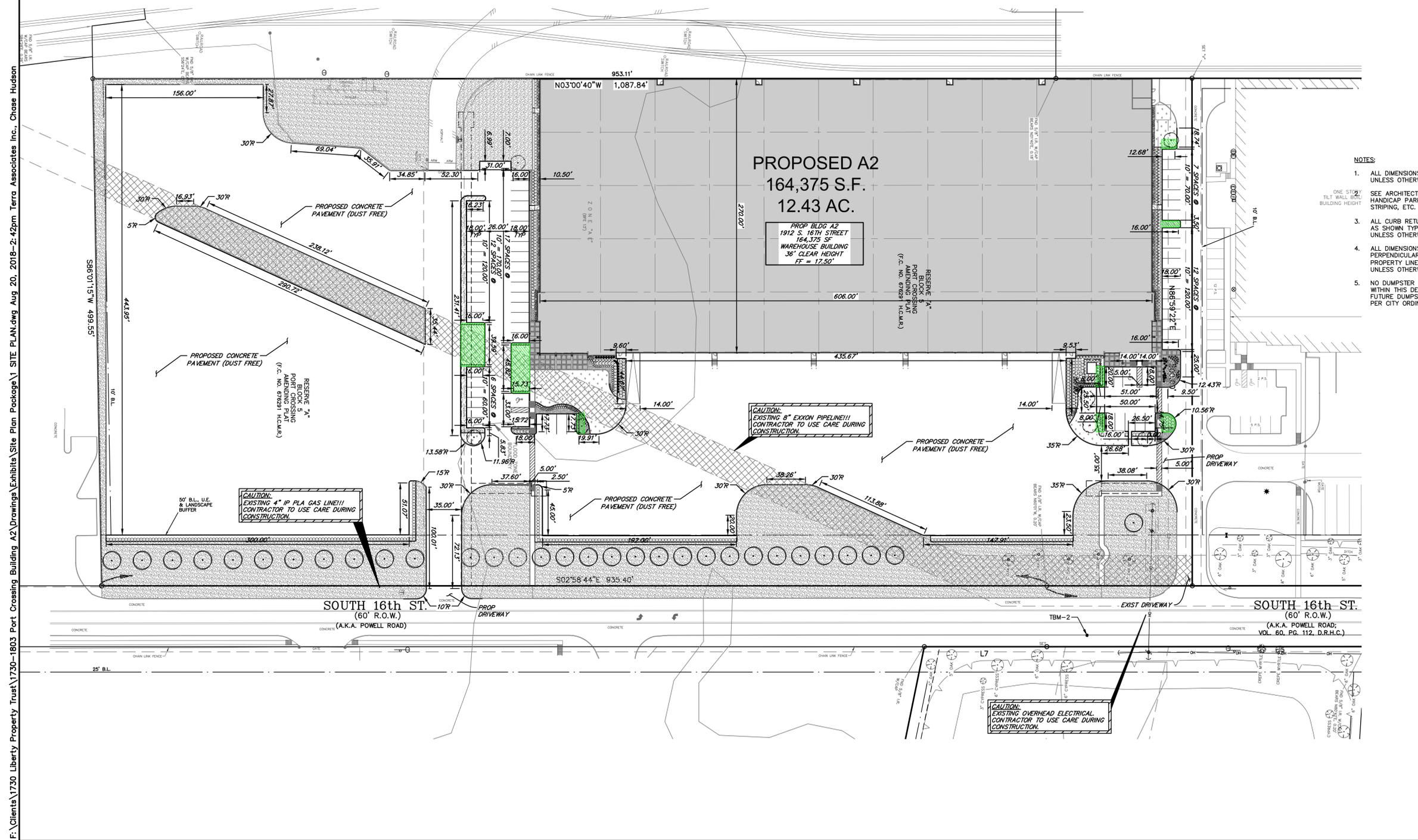
**PARKING TABLE**

9,150 SF FUTURE OFFICE:	3 PER 1,000 SF
155,225 SF WAREHOUSE:	28 SPACES REQUIRED
	1.5 PER NON-OFFICE EMPLOYEE
	(28 NON OFFICE EMPLOYEES)
	41 SPACES REQUIRED
69 TOTAL SPACES REQUIRED	
62 TOTAL SPACES PROVIDED	
28 POSSIBLE NON-OFFICE EMPLOYEES	
3 ADA SPACES REQUIRED	
4 ADA SPACES PROVIDED	
LEED CREDIT PREFERRED PARKING FOR LOW-EMITTING AND FUEL EFFICIENT VEHICLES (5% TOTAL)	
4 SPACES REQUIRED AND 4 SPACES PROVIDED	

THIS DISTANCE SHALL BE MEASURED FROM THE INTERSECTION OF PROPERTY LINES COMMON WITH STREET RIGHT-OF-WAY LINES.

FIGURE 10-3 CURB AND DRIVEWAY CRITERIA INDUSTRIAL DISTRICT (MU, MS, NC, GC, BL, LI, HI)

DRIVE WIDTH - 30' MINIMUM TO 50' MAXIMUM  
CURB RETURN RADIUS - 10' MINIMUM TO 30' MAXIMUM (CURB RETURN CANNOT CROSS PROPERTY LINE)  
DISTANCE FROM INTERSECTION - 40' MIN.\*  
SPACING BETWEEN DRIVES - 40' MIN.



*David Sepulveda*

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID SEPULVEDA, P.E. 84006 ON AUGUST 20, 2018

REV. NO.	DESCRIPTION	DATE	APP.
	LIBERTY PROPERTY, L.P. PORT CROSSING - BLDG A2 SITE PLAN - BUILDING A2 1912 S. 16TH STREET		
<b>TERRA ASSOCIATES, INC.</b> CONSULTING ENGINEERS LANDSCAPE ARCHITECTS 1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0333 TBPE Registration No.: F-003832			
DRAWN BY: CAH	SCALE: 1/8" = 50'	PROJECT No. 1730-1803 CONTRACT:	
CHECKED BY: DAS	DATE: AUGUST 20, 2018	SHEET 1 OF 4	

F:\Clients\1730 Liberty Property Trust\1730-1803 Port Crossing Building A2 Drawings\Exhibits\Site Plan Package\1 SITE PLAN.dwg Aug 20, 2018-2:42pm Terra Associates Inc., Chase Hudson

F:\Clients\1730-Liberty Property Trust\1730-1803-Port Crossing Building A2 Drawings\Exhibits\Site Plan Package 2\_Site Grading and Drainage Plan.dwg Aug 20, 2018--2:42pm Terra Associates Inc., Chase Hudson

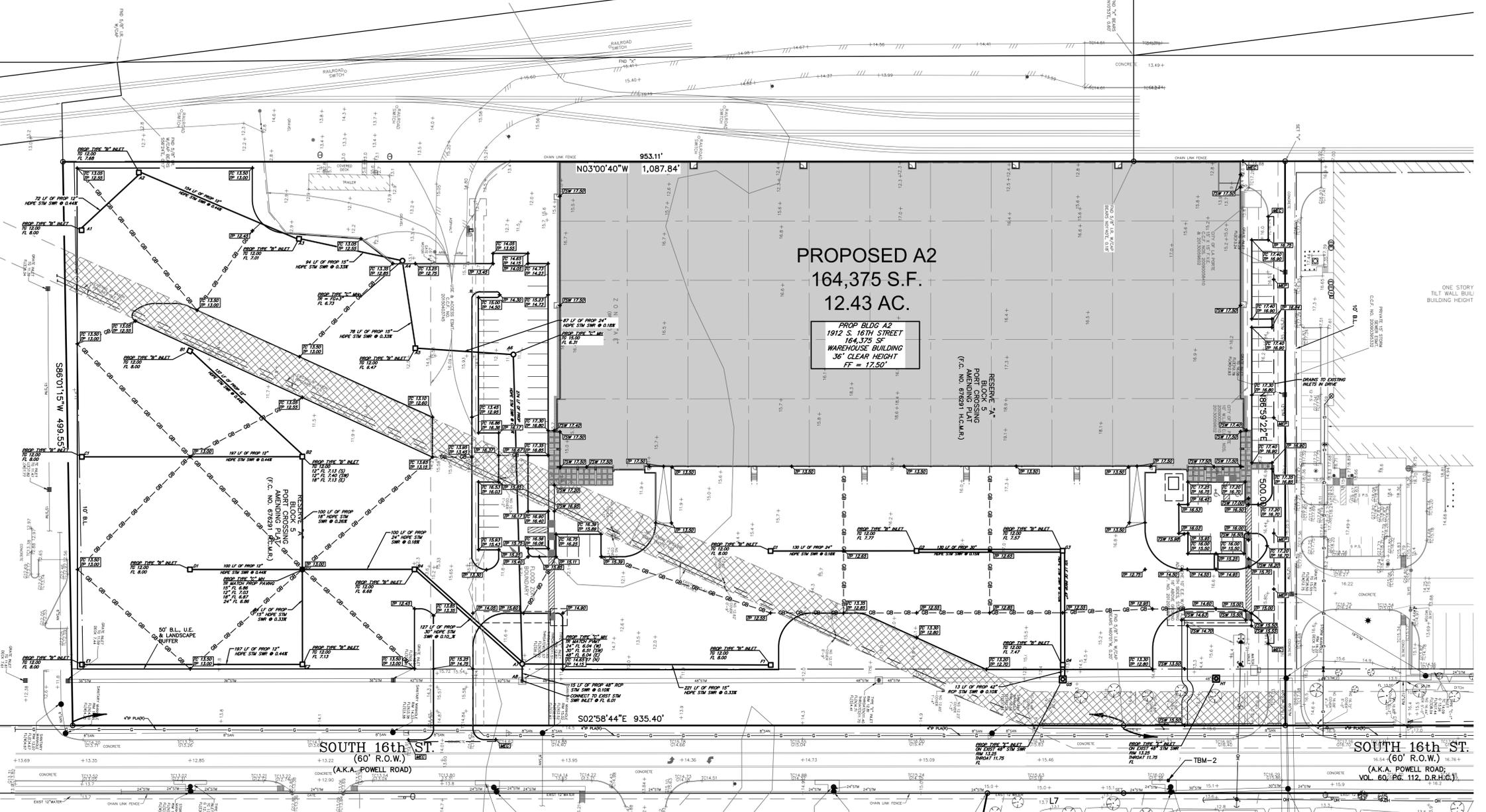
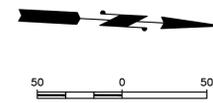
UNION PACIFIC RAILROAD COMPANY  
(100' R.O.W.)  
(VOL. 83, PG. 257, D.R.H.C.)

**OWNER'S CERTIFICATE:**  
WE, LIBERTY PROPERTY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, ACTING BY AND THROUGH LIBERTY PROPERTY TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, REPRESENTED HEREIN AS OWNERS (WHETHER ONE OR MORE) OF THE 34.69 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING SITE PLAN OF PORT CROSSING - BUILDING B2 DO HEREBY ESTABLISH SAID DEVELOPMENT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID SITE PLAN. WE FURTHER CERTIFY THAT ALL IMPROVEMENTS SHOWN ON SAID SITE PLAN SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN.  
FURTHER, OWNERS AGREE THAT THOSE STREETS AND UTILITIES LOCATED WITHIN THE BOUNDARIES OF THIS SITE PLAN SPECIFICALLY NOTED AS PRIVATE, SHALL BE MAINTAINED AS PRIVATE STREETS AND UTILITIES BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS AND, FURTHER, THAT SAID PRIVATE STREETS SHALL ALWAYS BE AVAILABLE FOR THE GENERAL USE OF THE PUBLIC FOR FIREMEN, FIREFIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES.  
IN TESTIMONY WHEREOF, LIBERTY PROPERTY TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HANS BRINDLEY, ITS VICE PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, KENNETH CHANG, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
BY: MR. HANS BRINDLEY  
LIBERTY PROPERTY TRUST  
VICE PRESIDENT  
ATTEST:  
BY: MR. KENNETH CHANG  
LIBERTY PROPERTY TRUST  
VICE PRESIDENT

**CITY APPROVING AUTHORITY CERTIFICATE:**  
THIS IS TO CERTIFY THAT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS SITE PLAN AND DEVELOPMENT OF PORT CROSSING - BUILDING A2 IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE.  
BY: \_\_\_\_\_  
DIRECTOR, PLANNING AND DEVELOPMENT  
CITY PLANNER  
CITY ENGINEER

**DETENTION NOTE:**  
STORM WATER DETENTION FOR THE 34.69 ACRE BUILDING B2 TRACT HAS BEEN APPROVED UNDER DRAINAGE STUDY, "PORT CROSSING DEVELOPMENT-DRAINAGE ANALYSIS FOR STORM WATER DETENTION FACILITIES", PREPARED BY IDS ENGINEERING GROUP, HARRIS COUNTY PROJECT NUMBER 1510160026, APPROVED ON NOVEMBER 6, 2015.

**FLOODPLAIN INFORMATION:**  
THE SUBJECT PROPERTY IS LOCATED PARTIALLY WITHIN SHADED ZONE "X" ("AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"), AND ZONE "AE" ("SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT; BASE FLOOD ELEVATIONS DETERMINED") PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48201C0945M (CITY OF LA PORTE); MAP DATED JANUARY 6, 2017. LOCATIONS OF ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND WERE TRACED FROM SAID FIRM.  
**BENCHMARK INFORMATION:**  
ALL ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT; NAVD 88 (2001 ADJUSTMENT).  
H.C.E.R.M. NO. 010290 ELEVATION=6.06'  
BRASS DISK LOCATED FROM HIGHWAY 146 AND CHOATE ROAD, TRAVEL WEST ON CHOATE ROAD 0.2 MILES. MONUMENT IS AT THE CENTER OF HEADWALL BETWEEN THE EAST AND WEST BOUND LANES OF CHOATE ROAD.  
PROJECT TBM-2 ELEVATION=16.04'  
BOX CUT ON TYPE C-1 INLET ON EAST SIDE OF SOUTH 16TH STREET APPROXIMATELY 900 FEET SOUTH OF INTERSECTION OF WHARTON WEEMS BOULEVARD AND SOUTH 16TH STREET.



PROPOSED A2  
164,375 S.F.  
12.43 AC.  
PROP BLDG A2  
1912 S. 16TH STREET  
164,375 S.F.  
WAREHOUSE BUILDING  
36' CLEAR HEIGHT  
FF = 17.50'

**LEGEND**

FF 17.50	FINISHED FLOOR
TC 13.10	TOP OF GRATE
TC 16.63	TOP OF CURB
TP 16.13	TOP OF PAVEMENT
TSW 17.42	TOP OF SIDEWALK
TW 19.00	TOP OF WALL
MEP	MATCH EXISTING PAVEMENT
MEC	MATCH EXISTING CURB
MEW	MATCH EXISTING WALK
1.5%	SLOPE ARROW
TC 15.38 C 14.78	EXISTING TOP OF CURB EXISTING TOP OF PAVEMENT
●	EXISTING TYPE C INLET
●	EXISTING TYPE C-1 INLET
●	EXISTING TYPE C-2 INLET
●	EXISTING TYPE E INLET
■	EXISTING GRATE INLET
●	EXISTING MANHOLE
□	PROPOSED INLET
○	PROPOSED MANHOLE
→	PROPOSED STORM SEWER EXTREME SHEET FLOW

*David Sepulveda*  
STATE OF TEXAS  
DAVID A. SEPULVEDA  
84006  
LICENSED PROFESSIONAL ENGINEER  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID SEPULVEDA, P.E. 84006 ON AUGUST 20, 2018

REV. NO.	DESCRIPTION	DATE	APP.
<b>LIBERTY PROPERTY, L.P. PORT CROSSING - BLDG A2 SITE GRADING AND DRAINAGE PLAN</b>			
<b>TERRA ASSOCIATES, INC.</b> 1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0333 CONSULTING ENGINEERS LANDSCAPE ARCHITECTS TBPE Registration No.: F-003832			
DRAWN BY: CAH	SCALE: 1" = 50'	PROJECT No. 1730-1803 CONTRACT:	
CHECKED BY: DAS	DATE: AUGUST 20, 2018	SHEET 2 OF 4	

**GENERAL UTILITY NOTES:**

- CONTRACTOR RESPONSIBLE FOR COST ASSOCIATED WITH INSTALLATION OF PRIMARY & SECONDARY POWER (INCLUDING TRANSFORMER). CONTRACTOR RESPONSIBLE FOR COORDINATION WITH POWER COMPANY FOR EXACT LOCATION OF TRANSFORMER & PRIMARY SERVICE.
- CONTRACTOR TO REMOVE AND REPLACE EXISTING PAVING AS REQUIRED TO INSTALL NEW UTILITIES.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UNDERGROUND ELECTRICAL CONDUIT AND NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.

**DRY UTILITY NOTES:**

- COORDINATE WITH M.E.P. PLANS FOR LOCATION OF PROPOSED DRY UTILITIES, ELECTRICAL, GAS AND TELEPHONE.
- CONTRACTOR TO INSTALL ALL NECESSARY CONDUITS PRIOR TO PAVING.

**SANITARY SEWER NOTES:**

- CONTRACTOR TO CONNECT TO EXISTING SANITARY SEWER MANHOLE. CONTRACTOR TO NOTIFY CITY OF LA PORTE PUBLIC WORKS DEPT. PRIOR TO MAKING CONNECTION. CONTRACTOR TO VERIFY FLOWLINE ELEVATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER. SANITARY SEWER CONNECTION TO EXISTING MANHOLE MUST BE CORE DRILLED AND CONNECTED W/LINKSEAL WATER TIGHT CONNECTOR. (PROP 8" FL 1.50±) (EXIST 8" FL 1.13±)
- STUB 5' FROM BUILDING W/ 8" TEMPORARY PLUG.
- SEE MEP PLANS FOR CONTINUATION.
- TRAFFIC DUTY CLEANOUT.

**WATER NOTES:**

- 2" SERVICE TAP BY CITY OF LA PORTE.
- 1-2" W.M. (DOMESTIC) BY CITY OF LA PORTE.
- 1-2" RPZ BACKFLOW PREVENTER BY CONTRACTOR IN FREEZE AND THEFT PROOF ENCLOSURE LOCATED WITHIN LANDSCAPE ON PRIVATE PROPERTY OUTSIDE THE 7.5 UTILITY EASEMENT.
- 1-3"x2" REDUCER.
- STUB 5' FROM BUILDING WITH 3" TEMPORARY PLUG & CLAMP.
- SEE MEP PLANS FOR CONTINUATION.
- 1-2" W.M. (IRRIGATION) BY CITY OF LA PORTE. SEPARATE IRRIGATION PERMIT REQUIRED.
- 1-2" PVB BACKFLOW PREVENTER BY CONTRACTOR FOR IRRIGATION. BACKFLOW PREVENTER TO BE IN FREEZE AND THEFT PROOF ENCLOSURE LOCATED WITHIN LANDSCAPE ON PRIVATE PROPERTY. SEE LANDSCAPE PLANS FOR CONTINUATION.
- REMOVE EXISTING PLUG & CLAMP AND CONNECT TO EXISTING STUB.
- STUB 5' FROM BUILDING WITH 8" TEMP PLUG & CLAMP.
- SEE FIRE PROTECTION PLANS FOR CONTINUATION AND BACKFLOW PREVENTER LOCATED INSIDE BUILDING.

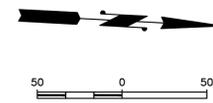
- ALL UTILITY CROSSINGS TO MEET TCEQ REQUIREMENTS.
- CONTRACTOR TO LOCATE ELECTRICAL LINE PRIOR TO CONSTRUCTION OF FIRE HYDRANT LEAD TO ENSURE PROPER CLEARANCE.
- GATE VALVES GREATER THAN 4 FEET IN DEPTH MUST BE EXTENDED WITHIN 4 FEET OF FINISHED GRADE.
- THE LOWER HORIZONTAL FLANGE OF A FIRE HYDRANT SHALL NOT BE MORE THAN 6-INCHES ABOVE GROUND AT ANY POINT.
- THE BOTTOM OF THE STORZ CONNECTION SHALL NOT BE LESS THAN 18-INCHES FROM THE SURROUNDING NATURAL GROUND.
- VALVES ON FIRE HYDRANTS SHALL OPEN LEFT AND BE EQUIPPED WITH PENTAGONAL OPERATING NUT; CONTRACTOR TO INSTALL 6-FOOT OPERATING NUT EXTENSIONS ON ALL VALVES 10 FEET OR MORE BELOW GRADE.
- ALL FIRE HYDRANTS INSTALLED IN THE CITY OF LA PORTE AND ITS ETJ SHALL BE MUELLER SUPER CENTURION 250.
- ALL FIRE HYDRANTS INSTALLED IN THE CITY OF LA PORTE AND ITS ETJ SHALL INCLUDE 5-INCH HYDRA-STORZ ADAPTER EQUIPPED WITH A SET OF TYPE 302 STAINLESS STEEL BUTTERFLY VANES. FIRE HYDRANTS SHALL BE FACTORY PAINTED TWO PART POLYURETHANE ENAMEL; FIRE HYDRANT BODY SHALL BE LA PORTE BULLDOG ORANGE AND BONNET AND CAPS SHALL BE WHITE. FIELD PAINTING OF THE HYDRANTS AFTER INSTALLATION IS NOT ALLOWED. OTHER THAN TOUCH-UP A SAMPLE OF MATERIAL, PAINTED BY MANUFACTURER, TO SPECIFIED HYDRANT COLOR, SHALL BE SUBMITTED FOR CITY'S APPROVAL OF PAINT COLOR, PRIOR TO INSTALLATION. A BLUE STIMSONITE, FIRE-LITE REFLECTOR MODEL 88-SSA (OR APPROVED EQUAL) SHALL BE PLACED 12 INCHES (12") FROM THE CENTERLINE OF THE STREET, OFFSET TOWARDS THE FIRE HYDRANT. AT INTERSECTIONS, REFLECTORS SHALL BE PLACED ON BOTH ROADWAYS OPPOSITE FIRE HYDRANT. FIRE HYDRANTS, WHEN PLACED AT INTERSECTIONS OR ACCESS DRIVES TO PARKING LOTS, WHEN PRACTICAL, SHALL BE PLACED SO THAT NO PART OF THE FIRE TRUCK WILL BLOCK THE INTERSECTION OR PARKING LOT ACCESS WHEN CONNECTIONS TO THE FIRE HYDRANT ARE MADE.

**FLOODPLAIN INFORMATION:**

THE SUBJECT PROPERTY IS LOCATED PARTIALLY WITHIN SHADED ZONE "X" ("AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"), AND ZONE "AE" ("SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT; BASE FLOOD ELEVATIONS DETERMINED") PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48201C0945M (CITY OF LA PORTE); MAP DATED JANUARY 6, 2017. LOCATIONS OF ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND WERE TRACED FROM SAID FIRM.

**BENCHMARK INFORMATION:**

ALL ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT; NAVD 88 (2001 ADJUSTMENT).  
 H.C.E.R.M. NO. 010290 ELEVATION=6.06'  
 BRASS DISK LOCATED FROM HIGHWAY 146 AND CHOATE ROAD, TRAVEL WEST ON CHOATE ROAD 0.2 MILES. MONUMENT IS AT THE CENTER OF HEADWALL BETWEEN THE EAST AND WEST BOUND LANES OF CHOATE ROAD.  
 PROJECT TBM-2 ELEVATION=16.04'  
 BOX CUT ON TYPE C-1 INLET ON EAST SIDE OF SOUTH 16TH STREET APPROXIMATELY 900 FEET SOUTH OF INTERSECTION OF WHARTON WEEMS BOULEVARD AND SOUTH 16TH STREET.



UNION PACIFIC RAILROAD COMPANY  
 (100' R.O.W.)  
 (VOL. 83, PG. 257, D.R.H.C.)

**LEGEND**

- EXISTING INLET
- EXISTING MANHOLE
- PROPOSED MANHOLE
- △ PROPOSED CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE

**SANITARY SEWER GRADES**

PIPE SIZE	MIN. GRADE
4"	1.00%
6"	1.00%
8"	0.50%

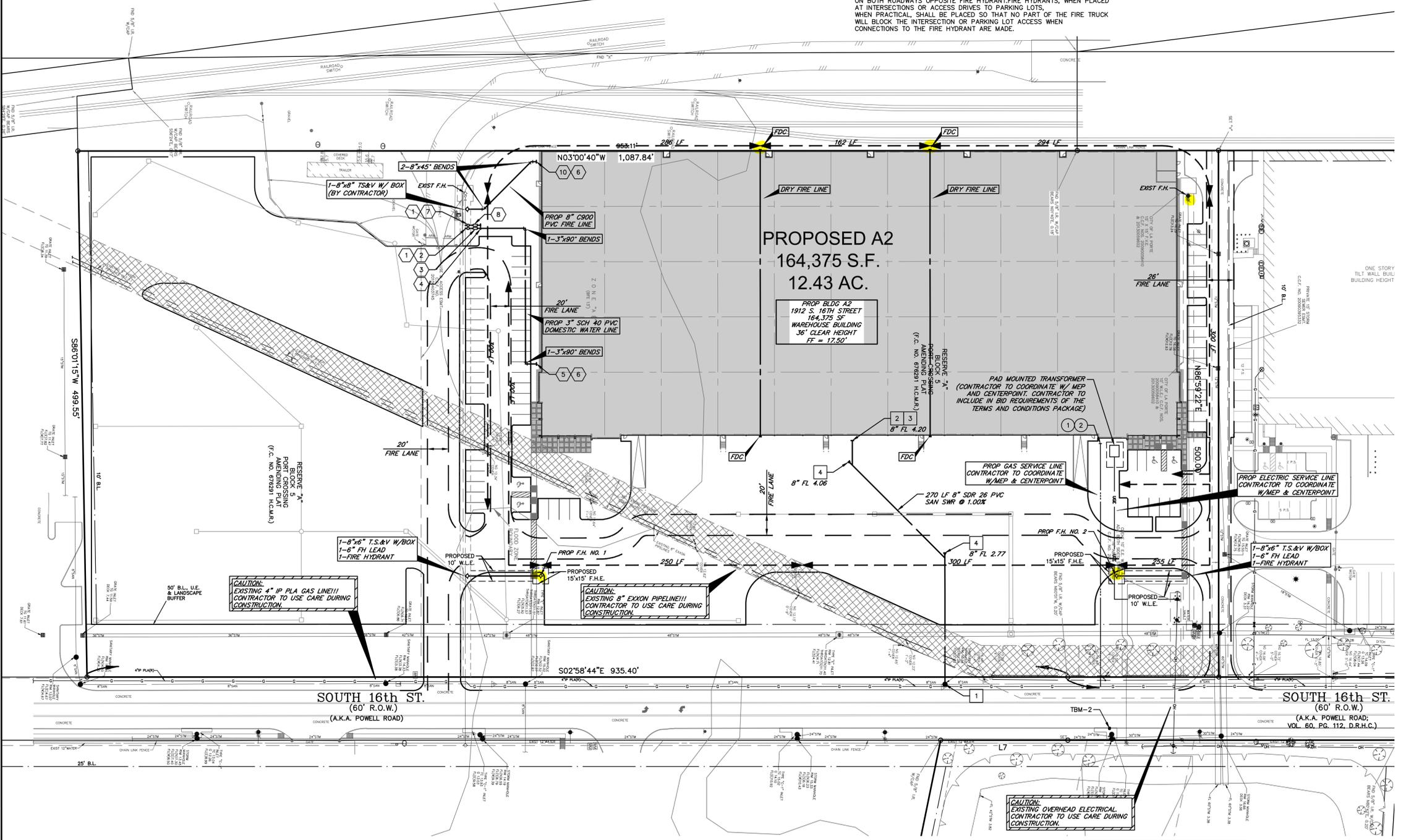
ALL SANITARY SEWER PIPE TO BE SDR26 PVC AT GRADES IN THE ABOVE TABLE UNLESS OTHERWISE NOTED.

ALL METERS AND TAPS 2" AND LESS IN RIGHT OF WAY OR EASEMENTS SHALL BE INSTALLED BY THE CITY OF LA PORTE PUBLIC WORKS. CONTRACTOR SHALL COORDINATE WITH THE CITY. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT 281-471-9650, AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.  
 GC IS RESPONSIBLE FOR SEWER TAP, FIRE LINE TAP/EXTENSION AND FIRE HYDRANT ASSEMBLIES AND RELOCATIONS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID SEPULVEDA, P.E. 84006 ON AUGUST 20, 2018

F:\Clients\1730 Liberty Property Trust\1730-1803 Port Crossing Building A2 Drawings\Exhibits\Site Plan Package\3 SITE UTILITY PLAN.dwg Aug 20, 2018 - 2:43pm Terra Associates Inc., Chase Hudson



No Additional Comments

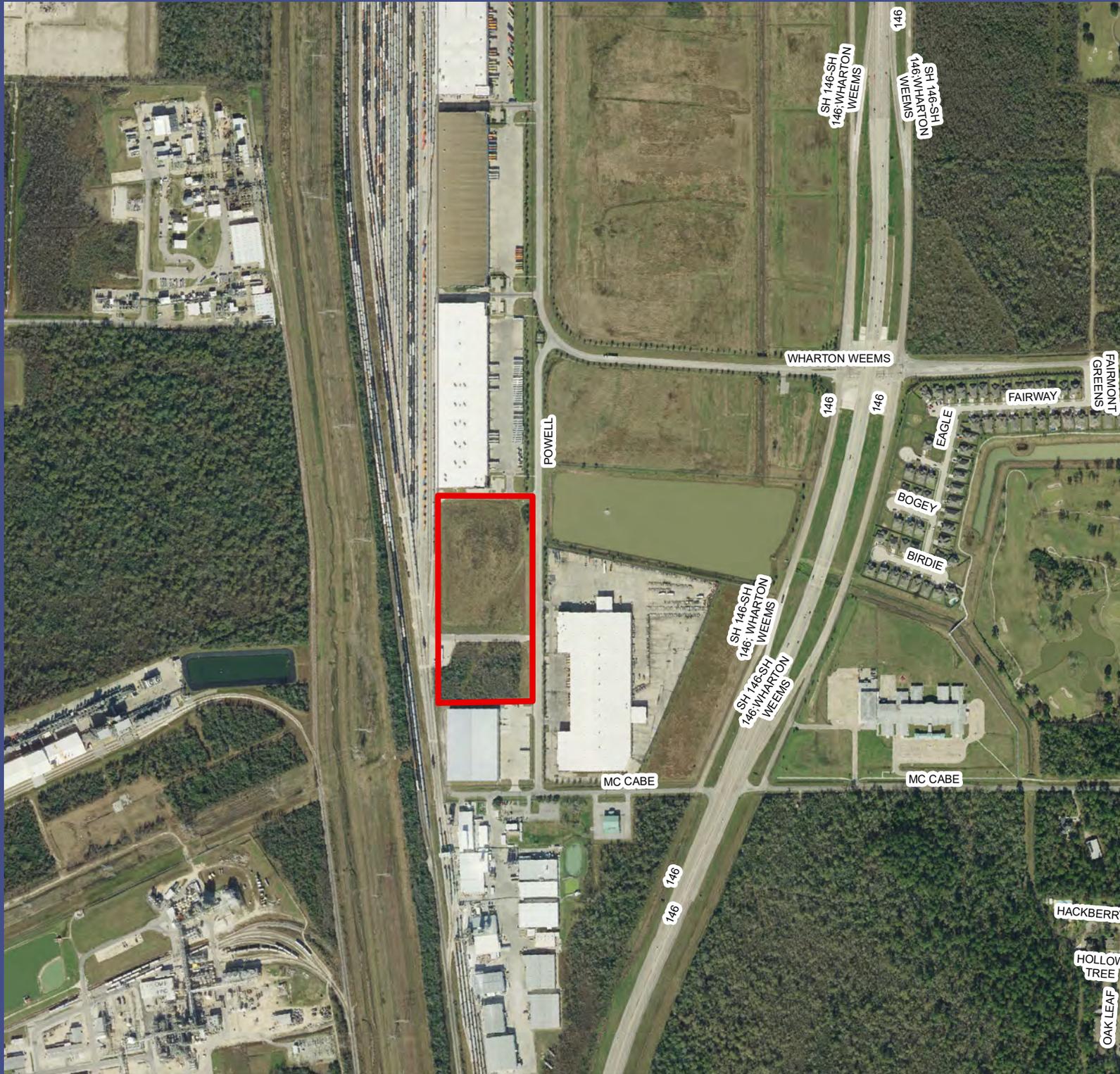
**FMO APPROVAL**  
 08/21/2018 10:27:40 AM  
 This approval is for Site Plan ONLY and does not give approval for Above/Under Ground Fire Protection, Life Safety or Construction.

REV. NO.	DESCRIPTION	DATE	APP.
LIBERTY PROPERTY, L.P. PORT CROSSING - BLDG A2			
SITE UTILITY PLAN			
<b>TERRA</b> ASSOCIATES, INC. CONSULTING ENGINEERS LANDSCAPE ARCHITECTS		1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0333 TBPE Registration No.: F-003832	
DRAWN BY: CAH	SCALE: 1" = 50'	PROJECT No. 1730-1803 CONTRACT:	
CHECKED BY: DAS	DATE: AUGUST 20, 2018	SHEET 3 OF 4	

F:\Clients\1730 Liberty Property Trust\1730-1803 Port Crossing Building A2\Drawings\Exhibits\Site Plan Package\4 SITE DRAINAGE CALCULATIONS.dwg Aug 20, 2018 - 2:43pm Terra Associates Inc., Chase Hudson

CITY OF LA PORTE STORM SEWER CALCULATION FORM																									PRINTED: 2:43 PM		
PROJECT:		Port Crossing Building A2										DESIGN STORM					5 YR										
PROJ. NO.:		1730-1803										"b"					84.14										
PREPARED BY:		SA										DATE:					05/17/18										
CHECKED BY:												"d"					17.80										
FILENAME:		Drainage Calcs Building A2.xls																									
LINE	MH or Inlet	AREA	"C"	"CA"	"TC"	"I"	Q	L	LINE	DESIGN	OTHER	FLOWLINE	ACT	HYD	ELEV. HYD. GRAD.	TOP OF	T.P. ELEV.	TP									
FROM	TO	INCR	TOTAL	min.		cfs	FT	SIZE	SLOPE	"N"	Q	V	FALL	LOSS	UPSTM	DNSTM	PIPE	UPSTM	DNSTM	LESS							
ac.	ac.							IN.	%	VALUE	cfs	fps	FT	FT	UPSTM	DNSTM	DNSTM	UPSTM	DNSTM	HG							
A	1	2	0.22	0.22	0.85	0.19	10.00	6.12	1.34	12	0.44	0.011	2.80	3.6	0.32	0.00	8.00	7.68	1.46	0.074	0.053	12.39	12.34	8.68	12.00	12.00	-0.39
A	2	3	0.23	0.45	0.85	0.38	10.00	6.12	2.34	15	0.44	0.011	2.80	3.6	0.68	0.00	7.68	7.01	2.98	0.308	0.474	12.34	11.87	8.01	12.00	12.00	-0.34
A	3	4	0.30	0.75	0.85	0.64	10.00	6.12	3.90	18	0.33	0.011	4.40	3.6	0.28	0.00	7.01	6.73	3.18	0.260	0.219	11.87	11.65	7.98	12.00	12.00	0.13
A	4	5	0.00	0.75	0.85	0.64	10.00	6.12	3.90	18	0.33	0.011	4.40	3.6	0.26	0.00	6.73	6.47	3.18	0.260	0.203	11.65	11.44	7.72	12.00	12.00	0.35
A	5	6	1.20	1.95	0.85	1.66	10.00	6.12	10.15	24	0.18	0.011	11.37	3.6	0.16	0.00	6.47	6.31	3.23	0.143	0.125	11.44	11.32	8.31	12.00	15.00	0.56
A	6	7	0.00	1.95	0.85	1.66	10.00	6.12	10.15	24	0.18	0.011	8.47	2.7	0.27	0.00	6.31	6.04	3.23	0.143	0.393	11.32	10.93	8.04	15.00	15.00	3.68
A	7	8	0.00	5.68	0.85	4.83	10.00	6.12	29.56	48	0.10	0.013	45.52	3.6	0.02	0.00	6.04	6.03	2.35	0.042	0.006	10.93	10.92	10.03	15.00	15.00	4.07
Starting HG (top of pipe at outfall) =																10.92											
B	1	2	0.31	0.31	0.85	0.26	10.00	6.12	1.61	13	0.44	0.011	2.80	3.6	0.60	0.00	8.00	7.40	2.06	0.146	0.200	11.59	11.39	8.40	12.00	12.00	0.41
B	2	3	0.43	1.01	0.85	0.86	10.00	6.12	5.26	18	0.26	0.011	6.34	3.6	0.26	0.27	7.13	6.87	2.98	0.179	0.179	11.39	11.22	8.37	12.00	12.00	0.61
B	3	4	0.00	2.10	0.85	1.79	10.00	6.12	10.93	24	0.18	0.011	11.37	3.6	0.18	0.01	6.86	6.68	3.48	0.166	0.166	11.22	11.05	8.68	12.00	12.00	0.78
B	4	A7	0.81	2.91	0.85	2.47	10.00	6.12	15.14	30	0.13	0.011	17.52	3.6	0.17	0.00	6.68	6.51	3.09	0.097	0.123	11.05	10.93	9.01	12.00	15.00	0.95
C	1	B2	0.27	0.27	0.85	0.23	10.00	6.12	1.41	19	0.44	0.011	2.80	3.6	0.87	0.00	8.00	7.13	1.79	0.111	0.218	11.61	11.39	8.13	12.00	12.00	0.39
D	1	B3	0.43	0.43	0.85	0.37	10.00	6.12	2.24	10	0.44	0.011	2.80	3.6	0.44	0.00	8.00	7.56	2.85	0.281	0.281	11.50	11.22	8.56	12.00	12.00	0.50
E	1	2	0.23	0.23	0.85	0.20	10.00	6.12	1.20	19	0.44	0.011	2.80	3.6	0.87	0.00	8.00	7.13	1.52	0.080	0.159	11.54	11.39	8.13	12.00	12.00	0.46
E	2	B3	0.43	0.66	0.85	0.56	10.00	6.12	3.43	8	0.33	0.011	4.40	3.6	0.28	0.00	7.13	6.86	2.80	0.202	0.169	11.39	11.22	8.11	12.00	12.00	0.61
F	1	A7	0.82	0.82	0.85	0.70	10.00	6.12	4.27	22	0.33	0.011	4.40	3.6	0.73	0.00	8.00	7.27	3.48	0.311	0.688	11.61	10.93	8.52	12.00	15.00	0.39
G	1	2	2.18	2.18	0.85	1.85	10.00	6.12	11.35	30	0.18	0.011	11.37	3.6	0.23	0.00	8.00	7.77	3.61	0.179	0.233	11.43	11.20	9.77	12.00	12.00	0.57
G	2	3	1.19	3.37	0.85	2.86	10.00	6.12	17.54	30	0.15	0.011	18.82	3.8	0.20	0.00	7.77	7.57	3.57	0.190	0.169	11.20	11.03	10.07	12.00	12.00	0.80
G	3	4	2.09	5.46	0.85	4.64	10.00	6.12	38.42	42	0.10	0.011	37.68	3.9	0.10	1.00	7.57	7.47	2.95	0.057	0.057	11.03	10.97	10.97	12.00	13.25	0.97
G	4	OUT	0.25	5.71	0.85	4.85	10.00	6.12	39.72	42	0.10	0.013	31.89	3.3	0.01	0.00	7.47	7.46	3.09	0.087	0.011	10.97	10.96	10.96	13.25	15.00	2.28
Starting HG (top of pipe at outfall) =																9.00											

CITY OF LA PORTE STORM SEWER CALCULATION FORM																									PRINTED: 2:43 PM		
PROJECT:		Port Crossing Building A2										DESIGN STORM					100 YR										
PROJ. NO.:		1730-1803										"b"					125.40										
PREPARED BY:		SA										DATE:					05/17/18										
CHECKED BY:												"d"					21.80										
FILENAME:		Drainage Calcs Building A2.xls																									
LINE	MANHOLE	AREA	"C"	"CA"	"TC"	"I"	Q	L	LINE	DESIGN	OTHER	FLOWLINE	ACT	HYD	ELEV. HYD. GRAD.	TOP OF	T.P. ELEV.	TP									
FROM	TO	INCR	TOTAL	min.		cfs	FT	SIZE	SLOPE	"N"	Q	V	FALL	LOSS	UPSTM	DNSTM	PIPE	UPSTM	DNSTM	LESS							
ac.	ac.							IN.	%	VALUE	cfs	fps	FT	FT	UPSTM	DNSTM	DNSTM	UPSTM	DNSTM	HG							
A	1	2	0.22	0.22	0.85	0.19	10.00	9.36	1.75	12	0.44	0.011	2.80	3.6	0.32	0.00	8.00	7.68	2.23	0.172	0.124	14.37	14.24	8.68	12.00	12.00	-2.37
A	2	3	0.23	0.45	0.85	0.38	10.00	9.36	3.58	15	0.44	0.011	2.80	3.6	0.68	0.00	7.68	7.01	4.56	0.721	1.110	14.24	13.13	8.01	12.00	12.00	-2.24
A	3	4	0.30	0.75	0.85	0.64	10.00	9.36	5.97	18	0.33	0.011	4.40	3.6	0.28	0.00	7.01	6.73	4.87	0.609	0.511	13.13	12.62	7.98	12.00	12.00	-1.13
A	4	5	0.00	0.75	0.85	0.64	10.00	9.36	5.97	18	0.33	0.011	4.40	3.6	0.26	0.00	6.73	6.47	4.87	0.609	0.475	12.62	12.15	7.72	12.00	12.00	-0.62
A	5	6	1.20	1.95	0.85	1.66	10.00	9.36	15.52	24	0.18	0.011	11.37	3.6	0.16	0.00	6.47	6.31	4.94	0.336	0.292	12.15	11.85	8.31	12.00	15.00	-0.15
A	6	7	0.00	1.95	0.85	1.66	10.00	9.36	15.52	24	0.18	0.011	8.47	2.7	0.27	0.00	6.31	6.04	4.94	0.336	0.919	11.85	10.93	8.04	15.00	15.00	3.15
A	7	8	0.00	5.68	0.85	4.83	10.00	9.36	45.21	48	0.10	0.013	45.52	3.6	0.02	0.00	6.04	6.03	3.60	0.099	0.015	10.93	10.92	10.03	15.00	15.00	4.07
Starting HG (top of pipe at outfall) =																10.92											
B	1	2	0.31	0.31	0.85	0.26	10.00	9.36	2.47	13	0.44	0.011	2.80	3.6	0.60	0.00	8.00	7.40	3.14	0.342	0.468	12.50	12.03	8.40	12.00	12.00	-0.50
B	2	3	0.43	1.01	0.85	0.86	10.00	9.36	8.04	18	0.26	0.011	6.34	3.6	0.26	0.27	7.13	6.87	4.55	0.418	0.418	12.03	11.61	8.37	12.00	12.00	-0.03
B	3	4	0.00	2.10	0.85	1.79	10.00	9.36	16.72	24	0.18	0.011	11.37	3.6	0.18	0.01	6.86	6.68	5.32	0.389	0.389	11.61	11.22	8.68	12.00	12.00	0.39
B	4	A7	0.81	2.91	0.85	2.47	10.00	9.36	23.16	30	0.13	0.011	17.52	3.6	0.17	0.00	6.68	6.51	4.72	0.227	0.289	11.22	10.93	9.01	12.00	15.00	0.78
C	1	B2	0.27	0.27	0.85	0.23	10.00	9.36	2.15	19	0.44	0.011	2.80	3.6	0.87	0.00	8.00	7.13	2.74	0.259	0.511	12.54	12.03	8.13	12.00	12.00	-0.54
D	1	B3	0.43	0.43	0.85	0.37	10.00	9.36	3.42	10	0.44	0.011	2.80	3.6	0.44	0.00	8.00	7.56	4.36	0.658	0.658	12.27	11.61	8.56	12.00	12.00	-0.27
E	1	2	0.23	0.23	0.85	0.20	10.00	9.36	1.83	19	0.44	0.011	2.80	3.6	0.87	0.00	8.00	7.13	2.33	0.188	0.371	12.38	12.01	8.13	12.00	12.00	-0.38
E	2	B3	0.43	0.66	0.85	0.56	10.00	9.36	5.25	8	0.33	0.011	4.40	3.6	0.28	0.00	7.13	6.86	4.28	0.471	0.396	12.01	11.61	8.11	12.00	12.00	-0.01
F	1	A7	0.82	0.82	0.85	0.70	10.00	9.36	6.53	22	0.33	0.011	4.40	3.6	0.73	0.00	8.00	7.27	5.32	0.728	1.608	12.54	10.93	8.52	12.00	15.00	-0.54
G	1	2	2.18	2.18	0.85	1.85	10.00	9.36	17.35	30	0.18	0.011	11.37	3.6	0.23	0.00	8.00	7.77	5.53	0.419	0.545	12.06	11.51	9.77	12.00	12.00	-0.0



# AERIAL MAP

**MDSP  
18-8300002**

**Port Crossing A2  
1912 S. 16th 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 = 714 feet

**SEPTEMBER 2018  
PLANNING DEPARTMENT**



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



**September 20, 2018**

## **AGENDA ITEMS 6-8**

### **Zone Change Request #18-92000006**

A request by Adrienne Feller, applicant, on behalf of Victor G. Rocha, owner. The request is for approval of a zone change from Large Lot (LLD) to Low Density Residential (R-1), on a 1.0 acre tract of land, legally described as Tract 441C, La Porte Outlots Subdivision

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

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission recommend approval of a change in zoning from Large Lot Residential (LLD) to Low Density Residential (R-1) zoning district; on a 1.00 acre tract of land located at 10410 N. L St., and legally described as Tract 441C, La Porte Outlots Subdivision?

### DISCUSSION

Location:

The subject site is located at 10410 N. L St.

Background Information:

The property is currently partially developed with a single family home. The home is located on the eastern edge of the 1.00 acre parcel. The owner would like to gift a half acre of his lot to his daughter allowing her to construct a new home. In order for the property to be legally split into two half acre lots, a zone change is required. The current zoning district, LLD, requires a minimum lot area of 1 acre. The current city code does not permit more than 1 primary dwelling on a single lot, thus requiring the legal subdivision of the lot.

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
<b>North</b>	LLD, Large Lot Residential	Single Family Residential
<b>South</b>	LLD, Large Lot Residential	Undeveloped
<b>West</b>	R-1, Low Density Residential	Single Family Residential
<b>East</b>	LLD, Large Lot Residential	Single Family Residential

The site is currently identified as Large Lot Residential 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; 1 sign was posted on the subject property within 10 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 a good fit for the existing site. The current size and configuration would not easily permit more than 2 half acre lots. This would still preserve the character of the Lomax area and would still be larger than the R-1 lots directly adjacent to the west.
2. *Access.* There is sufficient existing right-of-way access along N. L St.
3. *Utilities.* Water and sewer services are available along N. L 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:

<b>Criterion:</b>	<b>Staff Findings:</b>
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 mid density residential.
Character of the surrounding and adjacent areas.	The proposed zone change would be consistent with developments to the west and will still preserve the large lot feel of the Lomax area.
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	The proposed zone change will have minimal impact on the traffic in the vicinity. The zone change would facilitate the construction of 1 additional single family home.

Planning and Zoning Commission Regular Meeting  
September 20, 2018  
Zone Change #18-9200009

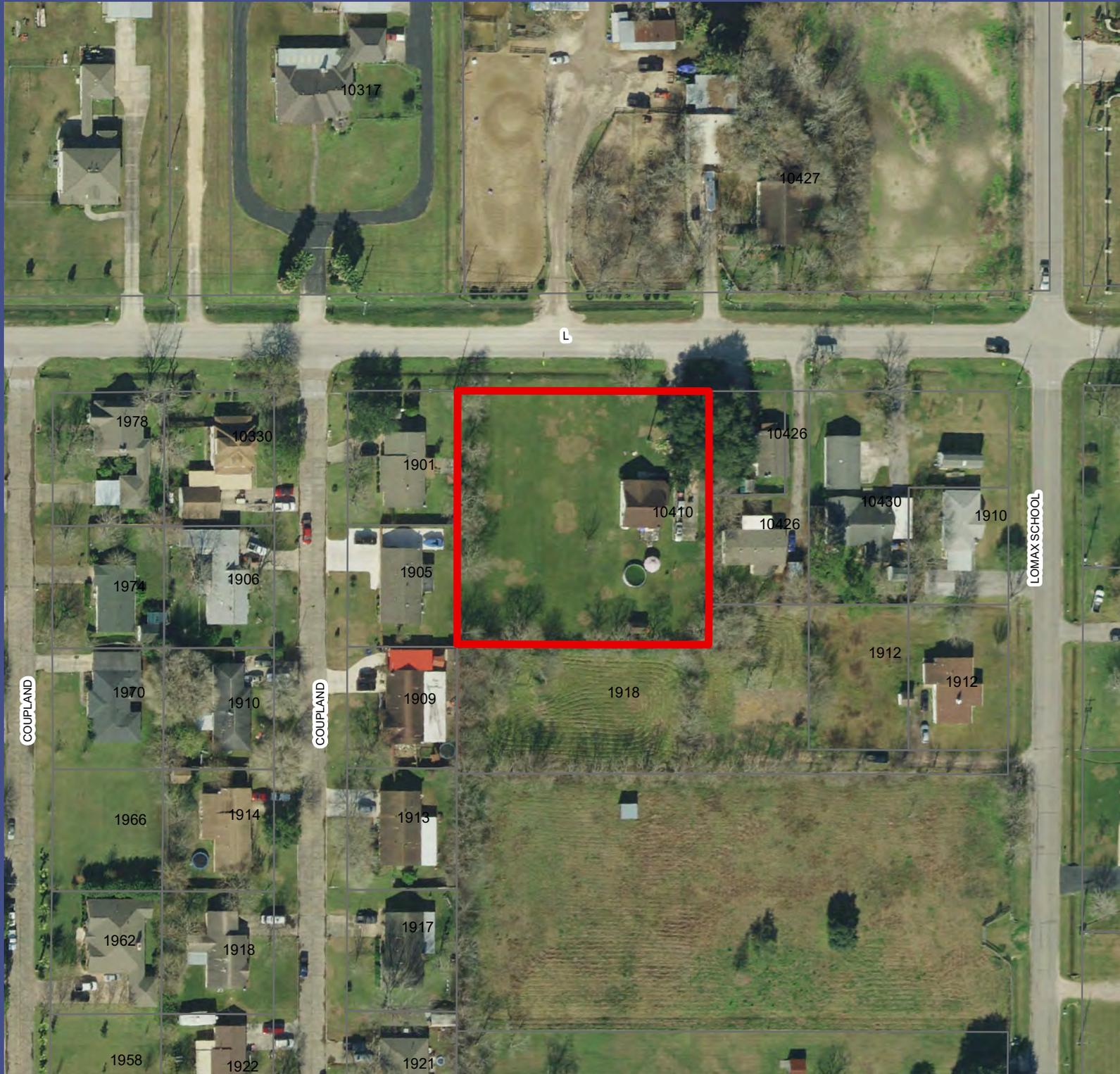
capacity or safety of that portion of the road.	
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed zone change will not create excessive air pollution or other negative environmental issues.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed zone change will allow an unused half acre to be utilized by a family member for a new single family home.

**RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission recommend approval of the proposed zone change from Large Lot Residential (LLD) to Low Density Residential (R-1).

**ATTACHMENTS**

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



## EXHIBIT A

# AERIAL MAP

**Zone Change  
18-92000009**

**10410 N. L St.**

## Legend

 Subject Parcel

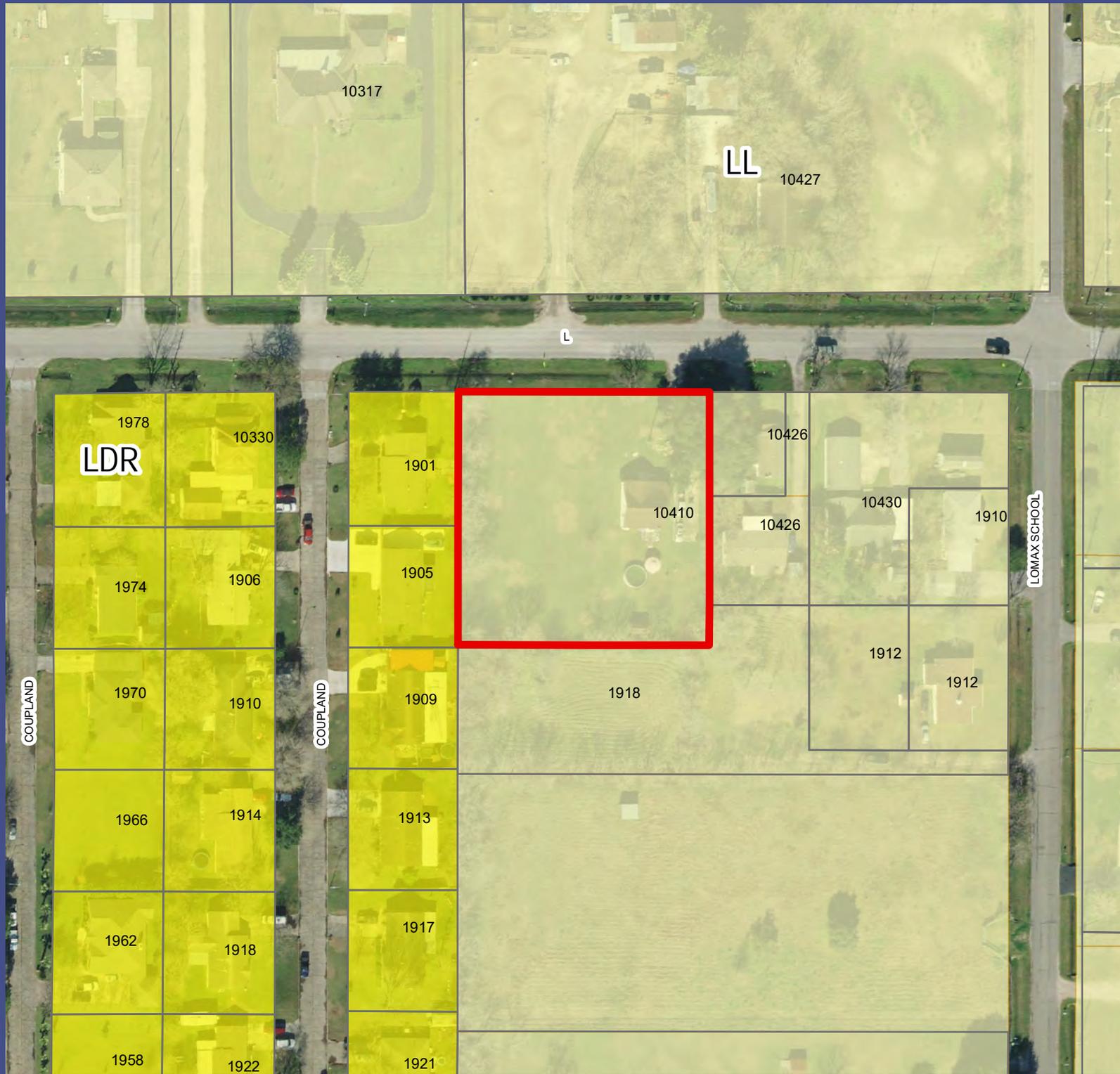


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 112 feet



SEPTEMBER 2018  
PLANNING DEPARTMENT



**EXHIBIT B**  
**FLUP MAP**

**Zone Change**  
**18-9200009**

**10410 N. L 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 = 112 feet



SEPTEMBER 2018  
 PLANNING DEPARTMENT





# Zone Change Application

Planning and Development Department

### PROJECT INFORMATION

Address where zone change is being requested: 10410 North L. La Porte, TX 77571

Legal description where zone change is being requested: TR441C La Porte Outlots

HCAD Parcel Number where zone change is being requested: 0231410000519

Zoning District: Large lot Lot area: 1 acre

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

Description of Request: Rezone to R1

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: Victor G. Rocha

Company (if applicable): \_\_\_\_\_

Address: 10410 North L.

City: La Porte State: TX Zip: 77571

Phone: 281 713 637-9452 Email: \_\_\_\_\_

### AUTHORIZED AGENT (If other than owner)

Name: Adrienne Filler

Company (if applicable): \_\_\_\_\_

Address: 8900 Red Bluff Rd

City: Pasadena State: TX Zip: 77507

Phone: 281 960 6365 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: [Signature] Date: 7/27/18

Owner(s)' Signature(s): Victor G. Rocha Date: 7/27/18

#### STAFF USE ONLY:

Case Number:  
18-920000019

Date Application Received:  
7.27.18



**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: 10410 North L. La Porte, TX 77571

LEGAL DESCRIPTION: TR441C LaPorte Outlots

- 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.

Adrienne Feller  
Applicant's Signature

Adrienne Feller  
Applicant's Printed Name

Subscribed and sworn before me this 27 day of July, 2018, by \_\_\_\_\_  
(Print Applicant's Name).

\_\_\_\_\_  
Notary Public

(Seal)

My commission expires: \_\_\_\_\_

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



**September 20, 2018**

## **AGENDA ITEM 9**

### **Future Land Use Map Amendment #18-92000009**

A request by Adrienne Feller, applicant, on behalf of Victor G. Rocha, owner, for an amendment to the City of La Porte's Future Land Use Plan by amending the land use designation for a 1.00 acre tract of land legally described as Tract 441C, La Porte Outlots Subdivision from, "Large Lot Residential" use to "Low Density Residential" use.

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*

## Planning and Development Department Staff Report

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### 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 1.00 acre tract of land legally described as Tract 441C, La Porte Outlots Subdivision.

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 "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):

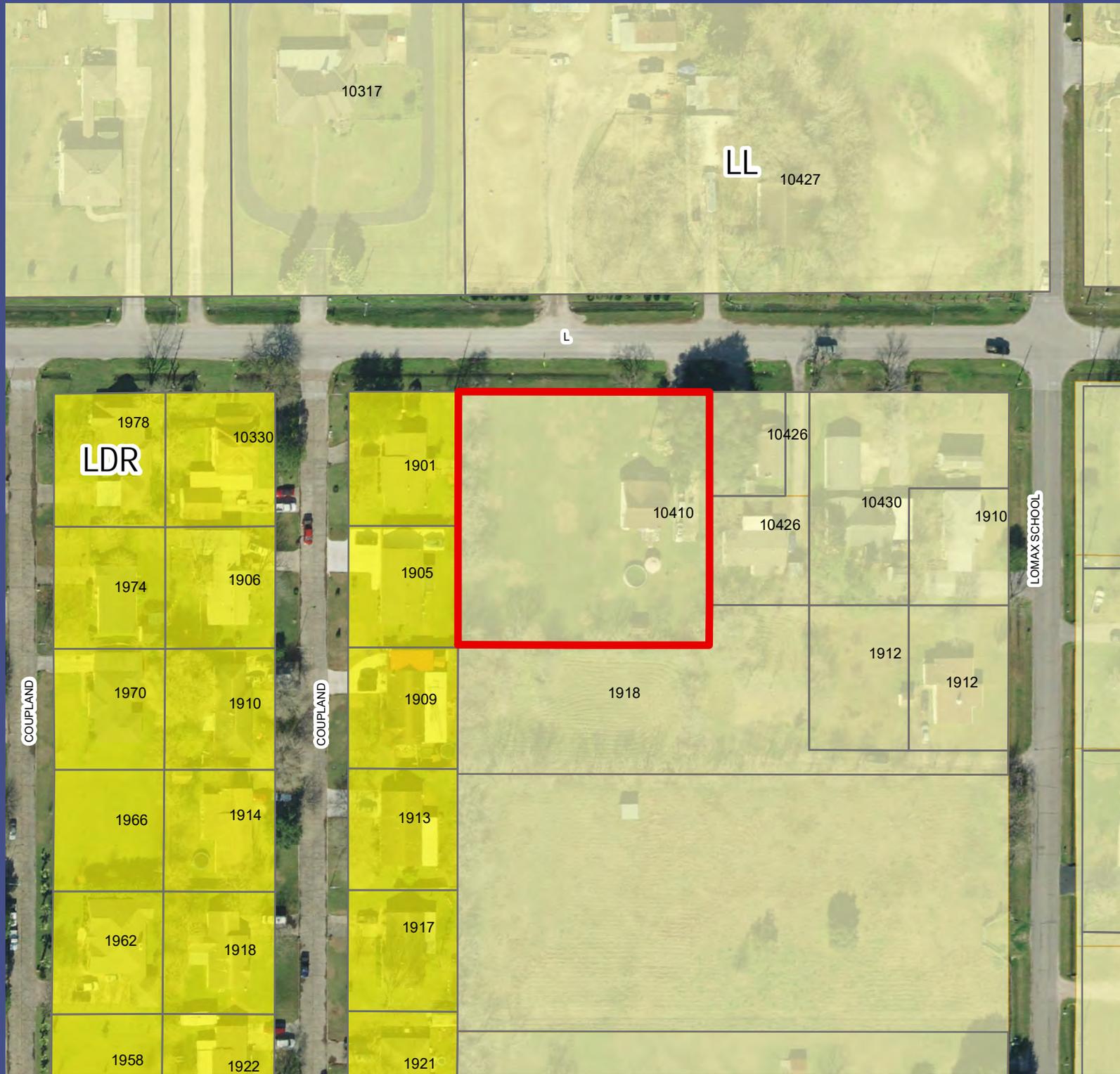
	Land Use	Development
<b>North</b>	Large Lot Residential	Single Family Residential
<b>South</b>	Large Lot Residential	Undeveloped
<b>West</b>	Low Density Residential	Single Family Residential
<b>East</b>	Large Lot Residential	Single Family Residential

**RECOMMENDATION**

Should the Planning and Zoning Commission desire to recommend approval for zone change 18-92000009, 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**  
**FLUP MAP**

**Zone Change**  
**18-9200009**

**10410 N. L St.**

**Legend**

 Subject Parcel

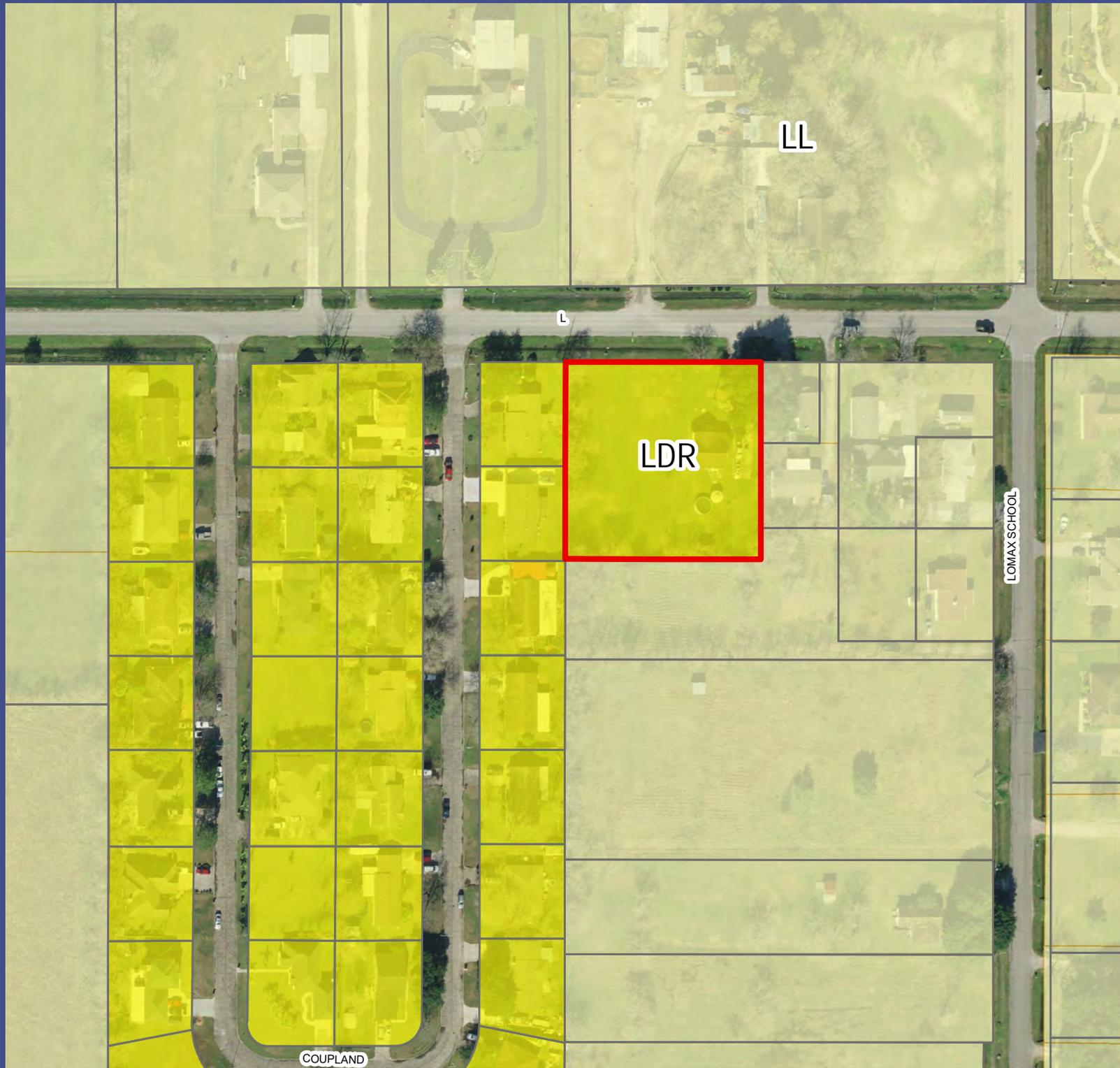


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1 inch = 112 feet



SEPTEMBER 2018  
PLANNING DEPARTMENT



**EXHIBIT B**

**PROPOSED  
FLUP MAP**

**Zone Change  
18-9200009**

**10410 N. L St.**

**Legend**

 Subject Parcel



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1 inch = 143 feet



**SEPTEMBER 2018  
PLANNING DEPARTMENT**

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



**September 20, 2018**

## **AGENDA ITEMS 10-12**

### **Special Conditional Use Permit #18-91000012**

A request by Rick Kight of ODIA Fairmont, LLC, applicant; on behalf of Larry Wiedemann of Atlas Copco Rental, LLC, owner; to allow for administrative offices/equipment rental operations, to locate on a 7.00 acre tract of land legally described as +/- 7 Acres out of 133.93 Acre Tract in the R Pearsall Survey A-265.

*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 administrative offices/equipment rental operations, to locate on a 7.00 acre tract of land legally described as +/- 7 Acres out of 133.93 Acre Tract in the R Pearsall Survey A-265?

### DISCUSSION

Location:

The subject site is located on the south side of Spencer Hwy. across from the City of La Porte Police Station.

Background Information:

The property is currently undeveloped and is part of a larger 134 acre undeveloped tract. The site was previously owned by PPG and is currently zoned Planned Unit Development (PUD). Atlas Copco Rental would like to purchase the property and develop it for a new headquarters. The applicant currently operates out of a facility in Deer Park. They would like to relocate to this site, allowing them to continue to grow their business.

The newly proposed facility would include a 32,400 square foot building which would be a combination of Office (16,800 sf.), Workshop (10,800sf.), and Storage for parts (4,800 sf.). Additionally, there will be a storage yard for rental equipment to the south with a 2,400 sf wash and test building. The wash building and storage yard will be screened from view of Spencer by the proposed office/workshop building.

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
<b>North</b>	GC, General Commercial	La Porte Municipal Court/Police
<b>South</b>	PUD, Planned Unit Development	Undeveloped
<b>West</b>	PUD, Planned Unit Development	Undeveloped
<b>East</b>	GC, General Commercial	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 proposed equipment rental use is a good fit for the proposed location. Use is not anticipated to have significant traffic impacts on the area and could act as a transitional use to the existing GC zoned property to the west along Spencer.
2. *Access.* The proposed site has direct frontage on Spencer Hwy.
3. *Utilities.* Water services are located adjacent to the proposed site, to the south. Closest available sewer services are located at Bay Area Blvd. and Spencer Hwy. This line would need to be extended to the site by the developer.

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:

<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area, once extended, is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed use would be of similar character to existing uses east of the site along Spencer Hwy, This could act as a transitional use to the GC zoned property to the west.
Conformance of a zoning request with the land use plan.	The proposed use will be in conformance with the future land use plan as the property is currently shown to be Light Industrial.
Character of the surrounding and adjacent areas.	Proposed use would be of similar character to existing uses east of the site along Spencer Hwy, This could act as a transitional use to the GC zoned property to the west.
Suitability of the property for the uses which would be permissible, considering density, access and	The site is an ideal candidate for light industrial/commercial uses due to its existing zoning and access to the site from Spencer Hwy.

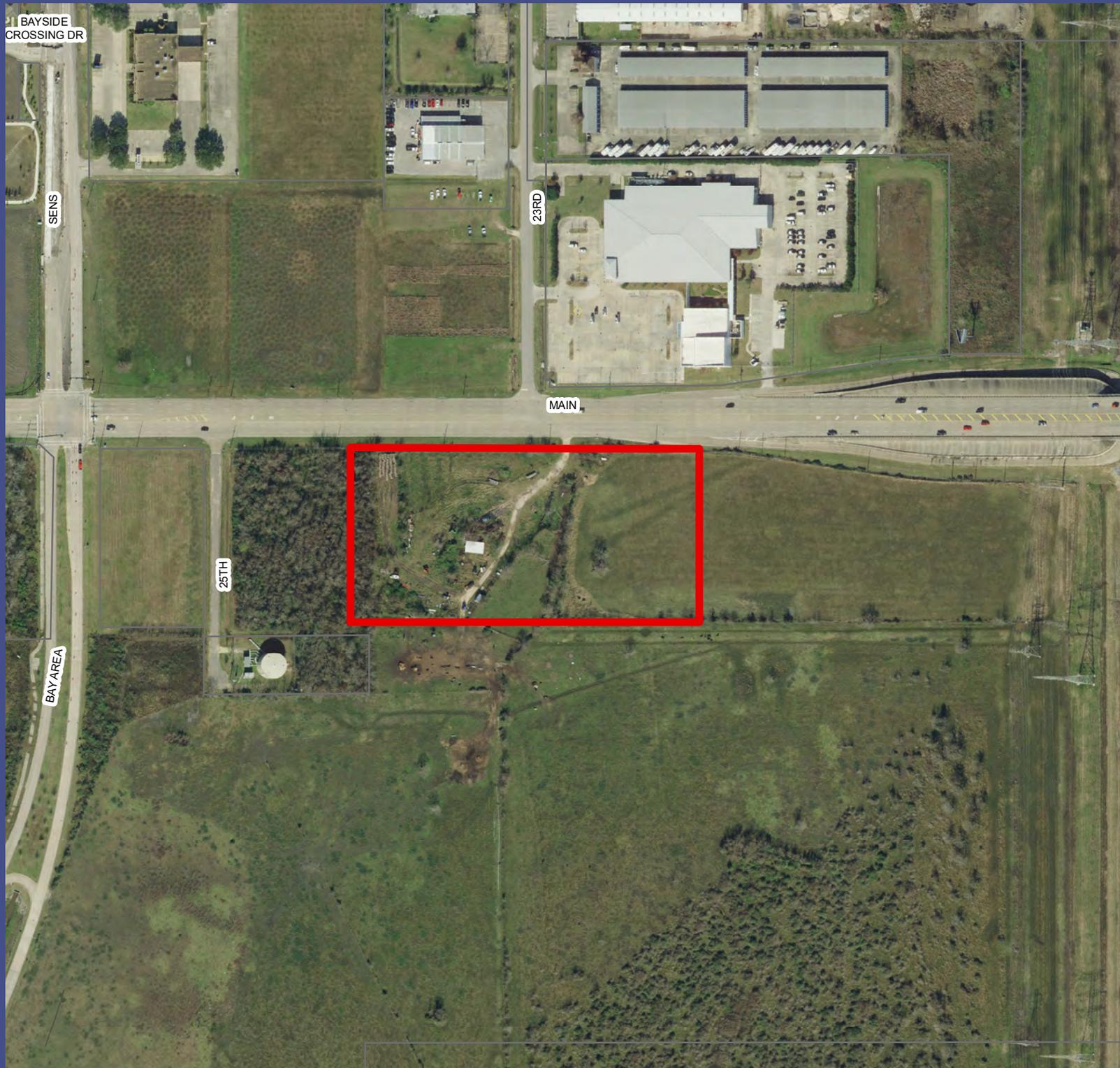
circulation, and adequacy of public facilities and services.	
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed use would not have a major negative impact to the existing city and county road infrastructure. Traffic would enter and exit the facility using Spencer Hwy. The turnaround at the railroad tracks to the east of the property allows people to turn right and use the runaround to travel west in lieu of attempting a left turn from the site.
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 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.	The proposed use would not have an impact to the public health, welfare, or safety of the city.

**RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission recommend approval of the proposed SCUP to allow for a offices/equipment rental operations use in the PUD zoning district.

**ATTACHMENTS**

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



## EXHIBIT A

# AERIAL MAP

SCUP  
18-91000012

Spencer Blvd.  
@ N. 23rd 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 = 285 feet

SEPTEMBER 2018  
PLANNING DEPARTMENT



BAYSIDE  
CROSSING DR

R-1

SENS

GC

23RD

LI

BI

MAIN

25TH

BAY AREA

PUD

## EXHIBIT B

# ZONING MAP

SCUP

18-91000012

Spencer Blvd.  
@ N. 23rd St.

### Legend

 Subject Parcel



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1 inch = 285 feet



SEPTEMBER 2018  
PLANNING DEPARTMENT

BAYSIDE  
CROSSING DR

SENS

Out

COM

OUT

PI

PO

23RD

MAIN

25TH

BAY AREA

MHDR

BI

LI

### EXHIBIT C

## FLUP MAP

SCUP

18-91000012

Spencer Blvd.  
@ N. 23rd 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 = 285 feet



SEPTEMBER 2018  
PLANNING DEPARTMENT

**EXHIBIT D**

**City of La Porte  
Special Conditional Use Permit  
#18-9100012**

**This permit is issued to:** Larry Wiedemann – Atlas Copco Rental, LLC  
**Owner or Agent**

2606 Battleground Rd. Deer Park, TX 77571  
**Address**

**For Development of:** Offices/Equipment Rental Operations  
**Development Name**

N/A  
**Address**

**Legal Description:** +/- 7 Acres out of 133.93 Acre Tract in the R Pearsall Survey A-265.

**Zoning:** PUD

**Use:** Offices/Equipment Rental Operations

Permit Conditions:

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

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. Permitted use on site is listed as Office/Equipment Rental Operations. No other uses are permitted via this SCUP.
3. Permitted use shall only be allowed on the described 7.00 acre tract, and nowhere else within the 234 acre parent tract.
4. The underlying zoning is LI. All LI development requirements will need to be met.
5. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process for any proposed building improvements.

6. Any substantive modifications to this Special Conditional Use Permit will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

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

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

Validation Date: \_\_\_\_\_

\_\_\_\_\_  
Director of Planning and Development

\_\_\_\_\_  
City Secretary



# Special Conditional Use Permit Application

Planning and Development Department

## PROJECT INFORMATION

Address where SCUP is being requested: 0 W Fairmont Pkwy (South Side of Spencer approx 650 from SEC of Spencer and Bay Area Blvd)

Legal description where SCUP is being requested: +/- 7 Acres out of 133.93 Acre Tract in the R Pearsall Survey A-625

HCAD Parcel Number where SCUP is being requested: 0440510000100

Zoning District: PUD Lot area: +/- 7 Acres

*A request for approval of a Special Conditional Use Permit is hereby made to the City of La Porte.*

Description of Request: Atlas Copco Rental - North American Headquarters

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: Rick Kight

Company (if applicable): ODIA Fairmont, LLC

Address: 7880 San Felipe, Suite 250

City: Houston State: TX Zip: 77063

Phone: 713-783-9600 Email: [REDACTED]

## AUTHORIZED AGENT (If other than owner)

Name: Larry Wiedemann

Company (if applicable): Atlas Copco Rental LLC

Address: 2306 S. Battleground Road

City: La Porte State: TX Zip: 77571

Phone: 281-542-2504 Email: [REDACTED]

## 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: *L. B. Wiedemann* Date: 08/14/18

Owner(s)' Signature(s): *[Signature]* Date: 08/16/18

### STAFF USE ONLY:

Case Number: **18-91000012**

Date Application Received:  
**8.17.18**



# Special Conditional Use Permit 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: 0 W Fairmont Pkwy (South side of Spencer approx 650' from SEC of Spencer/Bay Area Blvd)

LEGAL DESCRIPTION: +/- 7 acres out of 133.93 acre tract in the R Pearsall survey A-625

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: September 1, 2018.
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*

\_\_\_\_\_  
*Applicant's Printed Name*

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by

\_\_\_\_\_ (Print Applicant's Name).

\_\_\_\_\_  
*Notary Public*

(Seal)

My commission expires: \_\_\_\_\_

La Porte Planning and Zoning Commission/City Council  
604 West Fairmont Parkway  
La Porte, TX 77571

RE: Project Description/Justification Letter

Dear La Porte Planning and Zoning Commission/City Council:

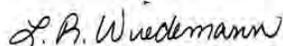
Atlas Copco Rental LLC desires to purchase approximately 7 acres of property along Spencer Highway and construct a building to house the Atlas Copco Rental North America Headquarters, as well as an equipment rental operation. We understand this property is currently located within a Planned Unit Development (PUD), and therefore is required to go through the Special Conditional Use Permit (SCUP) process.

Founded in 1873, Atlas Copco has more than 145 years of experience of innovating for sustainable productivity, with a global reach spanning 180 countries. Atlas Copco Rental North America has had a presence in the La Porte area for more than eighteen years and has been operating at our S. Battleground Road site in La Porte for more than ten years.

We anticipate a building fronting along Spencer Highway that is approximately 32,000 SF, which includes a 2-story office component. The site will also house a separate wash bay and test bay located behind the building, along with equipment storage. We currently employ seventy employees at our current location and anticipate some growth to this number. Daily truck traffic either delivering or returning rental equipment (comprised of mainly electric and diesel driven oil-free air compressors) is approximately 5 trucks per day. We do anticipate seeking LEED certification for this facility, and our triple ISO certification allows us to give the strictest quality, environmental, health and safety assurance.

Atlas Copco Rental LLC requests that you grant approval to allow our project to move forward. We are excited to remain a great corporate citizen for the City of La Porte, and happy to provide any additional information requested, as well as offer a tour of our existing operation if desired.

Respectfully,



Larry Wiedemann, PHR, SPHR-CP  
Vice President Human Resources



# OVERALL BUILDING ELEVATIONS

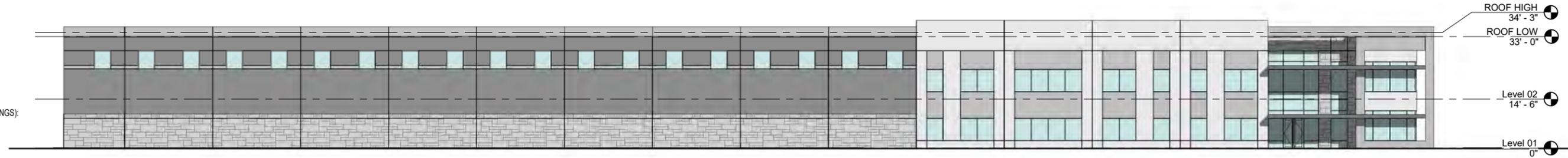
## OVERALL

SCALE: 1/16" = 1'-0"

TOTAL ELEVATION SF (NOT INCLUDING OPENINGS OR SOUTH ELEVATION):  
15,694 SF

TOTAL STONE SF PROVIDED:  
3,801 SF

TOTAL PERCENTAGE OF STONE:  
24.2%



NORTH ELEVATION  
ELEVATION SF (NOT INCLUDING OPENINGS):  
15,694 SF

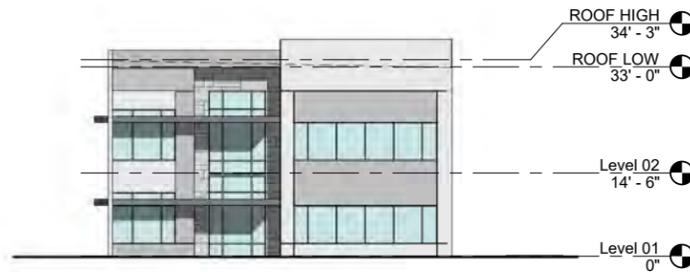
TOTAL STONE SF PROVIDED:  
3,801 SF

OVERALL NORTH ELEVATION

SCALE: 1/16" = 1'-0"

WEST ELEVATION  
ELEVATION SF (NOT INCLUDING OPENINGS):  
1,394 SF

TOTAL STONE SF PROVIDED:  
250 SF

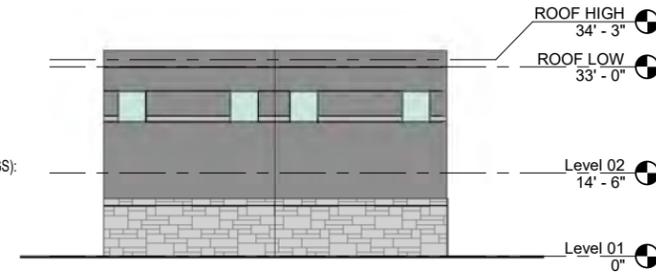


OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0"

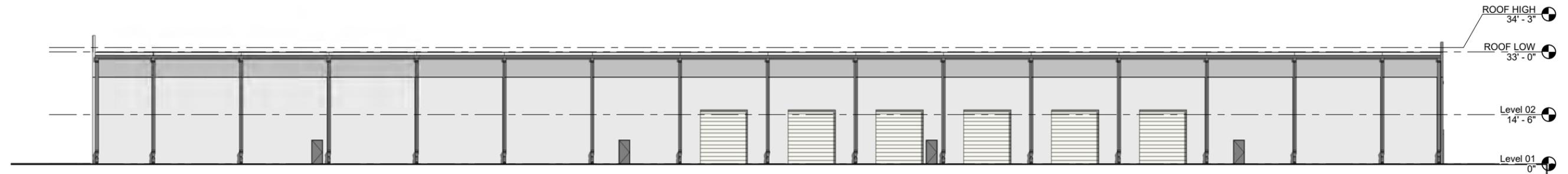
EAST ELEVATION  
ELEVATION SF (NOT INCLUDING OPENINGS):  
2,050 SF

TOTAL STONE SF PROVIDED:  
609 SF



OVERALL EAST ELEVATION

SCALE: 1/16" = 1'-0"



OVERALL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

# BUILDING IMAGE

VIEW FROM NORTHWEST CORNER



RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

**AVERA ATLAS COPCO**  
A PROJECT FOR  
**AVERA**

HOUSTON

08/15/18

TEXAS Author 181190

powers  
brown  
archit  
ecture

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



**September 20, 2018**

## **AGENDA ITEMS 13-15**

### **Special Conditional Use Permit #18-91000013**

A request by Timothy Nguyen, applicant; on behalf of Yoheh Manesia, owner; to allow for a Hotel/Motel Use, to locate on a 3.7667 acre tract of land legally described as Reserve B, Block 1, M&K Development Amend.

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

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission recommend approval of a SCUP to allow for a Hotel/Motel Use, to locate on a 3.7667 acre tract of land legally described as Reserve B, Block 1, M&K Development Amend?

### DISCUSSION

Location:

The subject site is located at 1328 SH 146.

Background Information:

The property is currently undeveloped and zoned General Commercial (GC). The applicant is interested in clearing the property to develop a new hotel. Current plans call for a 4 story, 97 room Staybridge Suites hotel to occupy the eastern portion of the property, roughly 1.9 acres in total.

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
<b>North</b>	GC, General Commercial	Candlewood Suites/Office Building
<b>South</b>	GC, General Commercial	Hampton Inn
<b>West</b>	GC, General Commercial	Undeveloped
<b>East</b>	GC, General Commercial	Undeveloped/SH 146

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 proposed hotel use is not an ideal use for this section of the city. The site is located within 1000 feet of at least 4 existing or proposed hotel/motel uses, and within 2800 feet of 11 existing or proposed hotel/motels.
2. *Access.* The site will have access off of the existing S 13<sup>th</sup> St. and will construct a portion of W. L St.
3. *Utilities.* Sewer services are available along S. 13<sup>th</sup>. Water is available across the existing property.

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:

<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area would be able to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed use would add to a glut of existing hotel/motel uses already operating in the immediate area.
Conformance of a zoning request with the land use plan.	The proposed use will be in conformance with the future land use plan as the property is currently zoned for commercial uses.
Character of the surrounding and adjacent areas.	The proposed use would not be in conflict with other uses in the area but could add to the increasing glut of hotel rooms on the eastern edge of the city limits.
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 ideal candidate for commercial uses due to its existing zoning and location. However, the proposed hotel use would add to an ever increasing supply of hotel rooms in the immediate vicinity which may lead to decreased commercial diversity 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 use would not have a major negative impact to the existing road infrastructure.
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 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.	The proposed use would not add to the public health, welfare, or safety of the city.
--	--

**RECOMENDATION**

Based on the above analysis, staff is unable to recommend approval of the proposed SCUP #18-91000012 to allow for a Hotel/Motel use in the GC zoning district.

**ATTACHMENTS**

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



## EXHIBIT A

# AERIAL MAP

SCUP

18-91000013

1328 SH 146 S.

## Legend

 Subject Parcel

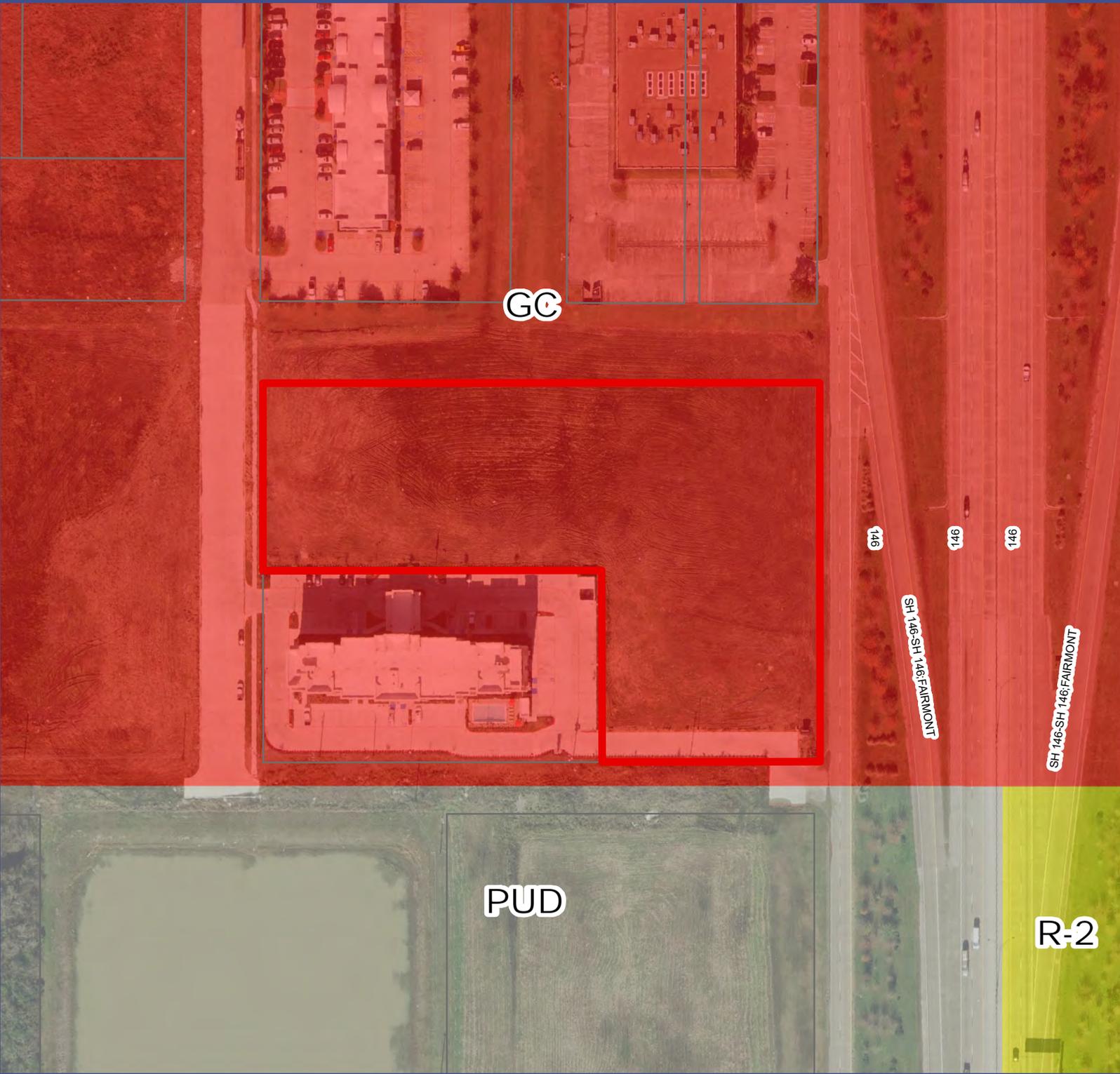


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1 inch = 143 feet



SEPTEMBER 2018  
PLANNING DEPARTMENT



**EXHIBIT B**  
**ZONING MAP**

**SCUP**  
**18-91000013**

**1328 SH 146 S.**

**Legend**

 Subject Parcel

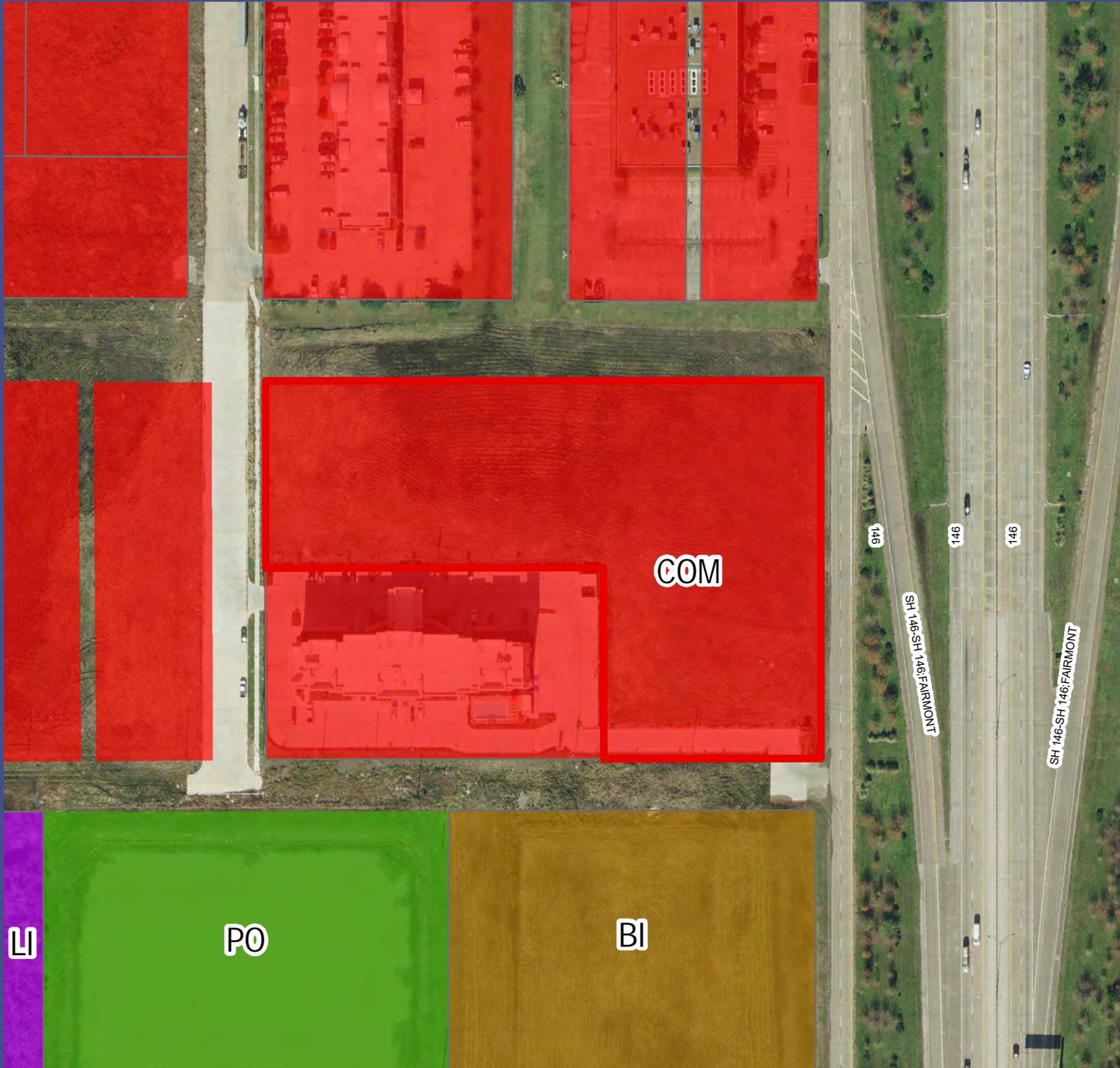


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**SEPTEMBER 2018**  
**PLANNING DEPARTMENT**



## EXHIBIT C

# FLUP MAP

SCUP

18-91000013

1328 SH 146 S.

## Legend

 Subject Parcel



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1 inch = 143 feet

SEPTEMBER 2018  
PLANNING DEPARTMENT



**EXHIBIT D**

**City of La Porte  
Special Conditional Use Permit  
#18-91000013**

**This permit is issued to:** Timothy Nguyen  
**Owner or Agent**

5855 Sovereign Dr. Houston, TX 77036  
**Address**

**For Development of:** Staybridge Hotel  
**Development Name**

1328 SH 146 La Porte, TX 77571  
**Address**

**Legal Description:** Reserve B, Block 1, M&K Development Amend

**Zoning:** GC, General Commercial

**Use:** Hotel/Motel

**Permit Conditions:**

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

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. Permitted use on site will be described as Hotel. A facility with exterior corridors and drive up parking, usually defined as "Motel" shall not be permitted.
3. The underlying zoning is GC. All GC requirements will need to be met.
4. No truck parking will be permitted on site and no future truck parking plans shall be approved for the site.
5. Hotel must have a minimum of 90 hotel rooms
6. Hotel amenities must include, at minimum, a fitness center, pool, and meeting/conference rooms
7. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process for any proposed building improvements.

8. Any substantive modifications to this Special Conditional Use Permit will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

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

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

Validation Date: \_\_\_\_\_

\_\_\_\_\_  
Director of Planning and Development

\_\_\_\_\_  
City Secretary



# Special Conditional Use Permit Application

Planning and Development Department

### PROJECT INFORMATION

Address where SCUP is being requested: The property to the North of Hampton Inn La Porte. On 13th Street. The Hampton's address is 1328 Highway 146 S, La Porte, TX 77571.

Legal description where SCUP is being requested: LTS 17 THRU 32 BLK 11AS LA PORTE

HCAD Parcel Number where SCUP is being requested: 134-948-001-0002 3.7667 AC

Zoning District: \_\_\_\_\_ Lot area: \_\_\_\_\_

A request for approval of a Special Conditional Use Permit is hereby made to the City of La Porte.

Description of Request: To develop a Staybridge Suites Hotel. It is a hotel flag franchised by IHG (they also franchise hotels such as Crowne Plaza and Holiday Inn).

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: Zohel Maneria

Company (if applicable): \_\_\_\_\_

Address: 19 Pecan Grove Ct.

City: Sugar Land State: TX Zip: 77479

Phone: 832-296-4688 Email: \_\_\_\_\_

### AUTHORIZED AGENT (If other than owner)

Name: TIMOTHY NGUYEN

Company (if applicable): TDCK ARCHITECTS

Address: 5855 SOVEREIGN DRIVE

City: HOUSTON State: TX Zip: 77036

Phone: 8713 636 9970 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: 8/13/18

Owner(s)' Signature(s): \_\_\_\_\_ Date: 8/13/18

#### STAFF USE ONLY:

Case Number: 18-9200013

Date Application Received: 8/14/18



# Special Conditional Use Permit 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: The property to the North of Hampton Inn La Porte. Hampton's address 1328 Highway 146

LEGAL DESCRIPTION: La Porte, TX 77571. The new hotel will be on 13th Street.

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: September 5th, 2018.
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.

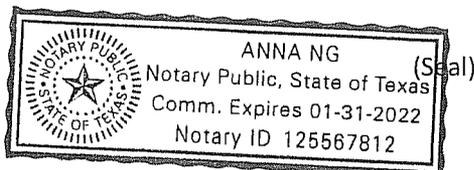
\_\_\_\_\_  
Applicant's Signature

Zohel Manesia  
Applicant's Printed Name

Subscribed and sworn before me this 13 day of August, 2018, by  
Manesia Zohel Nizarli (Print Applicant's Name).

\_\_\_\_\_  
Notary Public

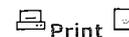
My commission expires: January 31, 2022





Tax Year: 2018

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 0242040450017



Owner Services | Similar Owner Name | Nearby Addresses | Same Street Name | Related Map 6253C

**Ownership History | Fiduciary Information**

Owner and Property Information

Owner Name & Mailing Address: **TELEPHONE INVESTMENTS INC  
 19 PECAN GORGE CT  
 SUGAR LAND TX 77479-5939**

Legal Description: **LTS 17 THRU 32 BLK 1145  
 LA PORTE**

Property Address: **0 STATE HIGHWAY 146  
 LA PORTE TX 77571**

State Class Code	Land Use Code	Building Class
C2 -- Real, Vacant Commercial	8001 -- Land Neighborhood Section 1	
Land Area	Building Area	Net Rentable Area
50,000 SF	0	0
Neighborhood	Market Area	Map Fac
5980.29	351 -- ISD 20 - East of Bay Area Blvd	6253C

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/06/2018	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018
None	020	LA PORTE ISD		Certified: 08/10/2018	1.380000	
	040	HARRIS COUNTY		Certified: 08/10/2018	0.418010	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/10/2018	0.028310	
	042	PORT OF HOUSTON AUTHY		Certified: 08/10/2018	0.012560	
	043	HARRIS CO HOSP DIST		Certified: 08/10/2018	0.171100	
	044	HARRIS CO EDUC DEPT		Certified: 08/10/2018	0.005195	
	047	SAN JACINTO COM COL D		Certified: 08/10/2018	0.183335	
	071	CITY OF LAPORTE		Certified: 08/10/2018	0.710000	
	283	CTY OF LAPORTE TIRZ 1 (040)		Certified: 08/10/2018		
	889	CITY OF LAPORTE TIRZ 1 (071)		Certified: 08/10/2018		
	940	CTY OF LAPORTE TIRZ 1 (020)		Certified: 08/10/2018		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW**

Valuations

	Value as of January 1, 2017		Value as of January 1, 2018
	Market	Appraised	Market
Land	200,000	Land	200,000
Improvement	0	Improvement	0
Total	200,000	Total	200,000

**5-Year Value History**

Land

<

>



1328 Highway 146 South, La Porte, Texas, 77571

t: +1-281-842-9566 f: +1-281-842-9579

[www.laportesuites.hamptoninn.com](http://www.laportesuites.hamptoninn.com)

welcome to hampton inn & suites La Porte, TX.

August 13, 2018

To Whom It May Concern;

During the 3 years I have been part of this property and also a member of the La Porte community, I have witness the need for an Extended Stay Hotel.

Staybridge is a National Chain, well recognized for their amenities and service, this brand caters to those travelers seeking a place to settle down for their new assignment without having to enter into any home or apartment lease.

Based on my professional experience, Staybridge will be an asset to the city of La Porte, attracting more travelers to stay in this area instead of going to Pasadena and other surrounding areas.

I remain at your service;

Johanna Rinze-Blissit  
General Manager



1328 Highway 146 South, La Porte, Texas, 77571

t: +1-281-842-9566 f: +1-281-842-9579

[www.laportesuites.hamptoninn.com](http://www.laportesuites.hamptoninn.com)

welcome to hampton inn & suites La Porte, TX.

ISSUE

NO.	DATE	DESCRIPTION
		PRELIMINARY DESIGN REVIEW

PRELIMINARY DESIGN REVIEW

PROJECT INFORMATION

SITE: RES B, BLK 1, M & K DEVELOPMENT AMEND  
 SITE AREA: 164,080 S.F. (3.767 ACRES)  
 ZONING: GENERAL COMMERCIAL  
 BUILDING INFORMATION: 4 STORIES, 97 GUEST ROOMS  
 BUILDING HEIGHT: 55'-5"  
 OCCUPANCY TYPE: R1 (HOTEL)  
 CONSTRUCTION TYPE: V-A  
 BUILDING AREA:  
 GROUND FLOOR 18,226 S.F.  
 SECOND FLOOR 17,282 S.F.  
 THIRD FLOOR 18,022 S.F.  
 FOURTH FLOOR 18,022 S.F.  
 TOTAL 71,552 S.F.

NOTE:  
 1. ALL RAMPS SHALL HAVE MAXIMUM SLOPE OF 1:12 FRONT TO BACK AND 1:10 MAXIMUM SIDE FLARE SLOPES  
 ALL RAMPS SHALL COMPLY WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT OF 1990 AND ADA STANDARDS FOR ACCESSIBLE DESIGN AT 28 CFR PART 36 (1994)  
 2. HANDICAP ACCESS SHALL CONFORM TO ADA STANDARDS IN RELATIONSHIP TO % SLOPE ON PAVING.  
 3. ALL DOWNSPOUTS SHALL TYPICALLY CONNECT TO UNDERGROUND SYSTEM & CONNECT TO MAIN STORM WATER LINE - REFER TO CIVIL DRAWINGS AND DETAIL 2/SA2.  
 4. SITE PARKING IS BASED ON A 1.1 RATIO PER GUEST ROOMS TO ACCOMMODATE STAFF, GUESTS, AND VISITORS.

PARKING REQUIREMENT:  
 GUESTROOM: ONE CAR PER GUESTROOMS = 97 CARS  
 TOTAL PARKING REQUIRED: 97 CARS  
 PARKING PROVIDED:  
 REGULAR PARKING: 93 CARS  
 H.C. PARKING: 4 CARS  
 TOTAL PARKING PROVIDED: 97 CARS



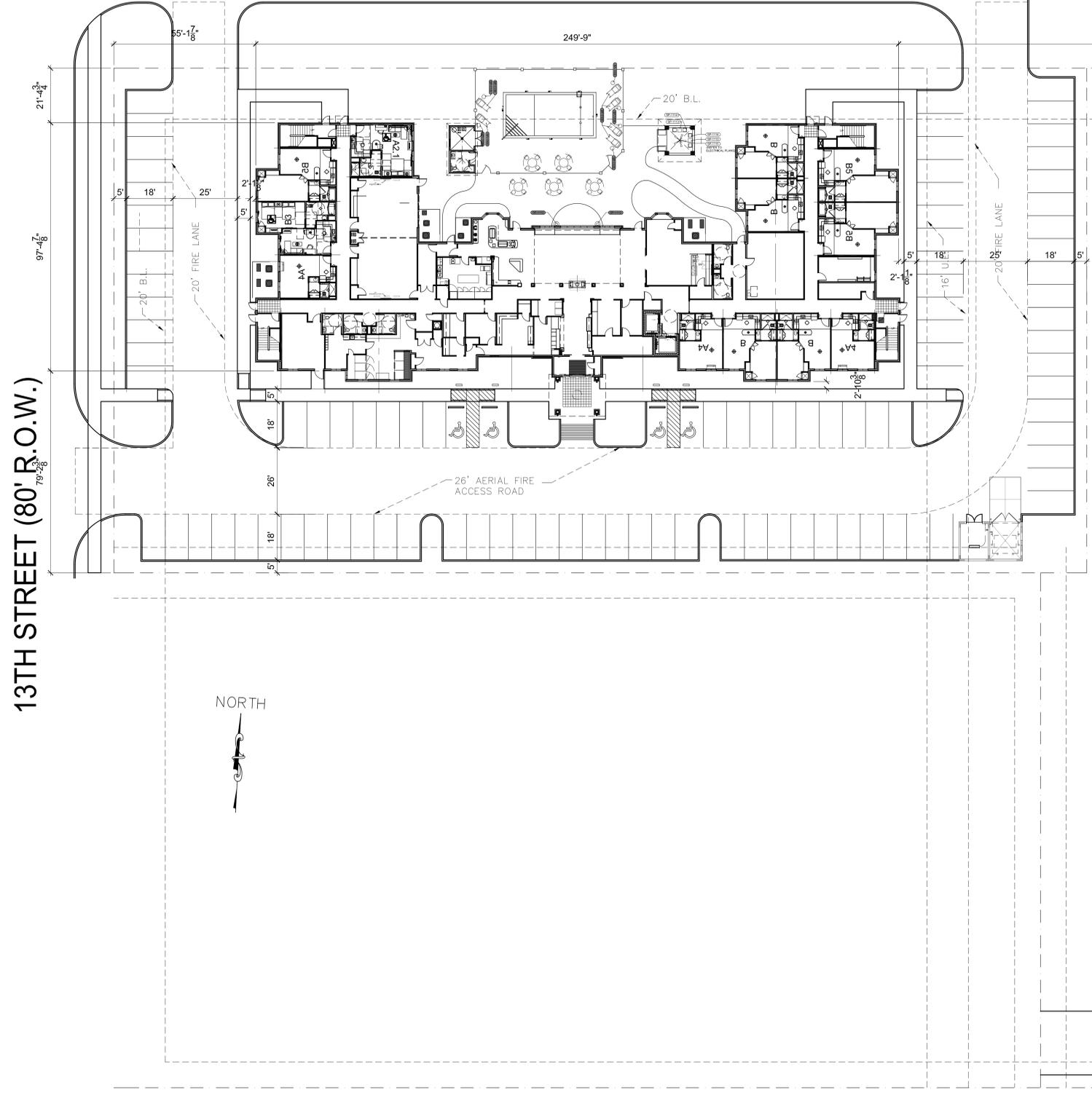
LOCATION MAP

WEST L STREET (80' R.O.W.)

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

13TH STREET (80' R.O.W.)

STATE HIGHWAY 146 SERVICE ROAD



**SUITE TYPE MATRIX**

SUITE DATA	STUDIO SHOWER A4	STUDIO TUB A	STUDIO TUB A1	STUDIO ADA TUB A2	STUDIO ADA SHOWER A-2.1	1 BR K SHOWER B	1 BR K SHOWER B7	1 BR DQ TUB B5	1 BR DO ADA TUB B3	1 BR BY CHUTE B6	TOTAL
1ST LEVEL	3	0	0	0	1	4	0	3	1	0	12
2ND LEVEL	6	4	2	1	0	7	2	4	0	1	27
3RD LEVEL	6	6	2	1	0	7	2	4	0	1	29
4TH LEVEL	6	6	2	1	0	7	2	4	0	1	29
TOTAL	21	16	6	3	1	25	6	15	1	3	97
PERCENTAGE	21.65%	16.49%	6.18%	3.1%	1.03%	31.96%		15.46%	1.03%	3.1%	=100%
UNIT PERCENTAGE	STUDIO SHOWER = 21.65%	STUDIO TUB = 22.67%	STUDIO ADA TUB = 3.1%	STUDIO ADA SH = 1.03%	1 BR K SHOWER = 31.96%	1 BR DO TUB = 15.46%	1 BR ADA TUB = 1.03%	1 BR CONF. TUB = 3.1%			=100%
TOTAL UNIT PERCENTAGE	STUDIO UNITS 47 = 48.45%					1 BR UNITS 50 = 51.55%					=100%

LEGEND:  
 DR DOOR NUMBER - SEE SHEET A5.01  
 RM # ROOM NAME AND NUMBER SEE FINISH PLANS SHT. A4.04 - A4.10  
 WINDOW TYPE REF. SHEET A5.01  
 "DQ" REPRESENTS DOUBLE QUEEN BED UNIT  
 "Q" REPRESENTS QUEEN BED UNIT  
 "K" REPRESENTS KING BED UNIT  
 AU-1 ACCESSIBLE UNITS W/ TUB (4) ROOMS S132, S200, S300, S400  
 AU-2 ACCESSIBLE UNITS W/ SHOWER (1) S100, S100  
 HI-3 HEARING IMPAIRED (3) S100, S127, S128, S221, S223, S321, S323, S421, S423

GENERAL NOTES  
 ROOM PLANS: SHEET A4.01 - A4.10  
 1. SEE ENLARGED SCALE  
 2. SEE BUILDING ELEVATION: SHEETS A2.01, A2.02 & A2.03



**STAYBRIDGE SUITES**  
 La Porte, TX - Location No. 1328  
 STATE HIGHWAY 146 S.  
 La Porte, Texas 77571

**TDCK ARCHITECTS, INC.**  
 5855 Sovereign Dr., Suite B Houston, TX 77036  
 Tel: 713 636-9970 Fax: 713 977-1311  
 email: pkao@tdckarchitects.com  
 PROPRIETARY INFORMATION  
 DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF TDCK ARCHITECTS, INC. NO PORTION OF ANY DESIGN INFORMATION CONTAINED HEREIN MAY BE USED BY OR DISCLOSED TO ANY OTHER PERSONS WITHOUT EXPRESSED WRITTEN CONSENT



Project No. 18023 Date 07/24/2018

Drawing Title: SITE PLAN

Drawing Number: A100

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



**September 20, 2018**

## **AGENDA ITEM 16**

Election of Officers:

- a. Vice Chairperson
- b. Secretary

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

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



**September 20, 2018**

## **AGENDA ITEM 17**

### **Discussion Items**

- a. City Council Action - 8.27.18
- b. Texas APA Conference - No October Meeting

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

<b>Application #</b>	<b>Request</b>	<b>Location</b>	<b>P&amp;Z Meeting</b>	<b>P&amp;Z Action</b>	<b>CC Meeting</b>	<b>CC Action</b>
ZC 18-92000007	GC-PUD	S. 16th south of W. M St. ROW	7.19.18	APPROVE 5-3	8.27.18	DENIED 1-7
SCUP 18-91000008	Skilled Nursing	Underwood north of Fairmont	7.19.18	APPROVE 8-0	8.27.18	APPROVED 8-0