



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, March 21, 2019** 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. February 21, 2019 Meeting
- 4. REPLAT:** Open a public hearing on a request for approval of Replat #18-97000015 by Jana Gutierrez for the proposed Thielen Acres Subdivision, a replat of a portion of Lots 287, 288, & 293, La Porte Outlots Subdivision
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or question)
 - d. Question and Answer
- 5. ADJOURN PUBLIC HEARING**
- 6. CONSIDERATION:** Consider approval or other action on Replat #18-97000015
- 7. REPLAT:** Open a public hearing on a request for approval of Replat #18-97000022 by Eric Brown of Total Surveyors, Inc for the proposed Richard Brown Place Subdivision, a replat of Lots 1-4 & Lots 9-12, Block 2, Greendale Subdivision.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or question)
 - d. Question and Answer
- 8. ADJOURN PUBLIC HEARING**
- 9. CONSIDERATION:** Consider approval or other action on Replat #18-97000022
- 10. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Zone Change #19-92000001, a request by Justin E. Bennet of Phelan-Bennett Development, applicant; on behalf of Carrington F. Weems, owner; for approval of a zone change from General Commercial (GC) to Planned Unit Development (PUD), on a 5.051 acre tract of land located at the NE Corner of S. 16th St. and W. M St., and legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision.

- 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 Zone Change #19-92000001

13. 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 5.051 acre tract of land located at the NE Corner of S. 16th St. and W. M St., and legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision, from “Commercial” to “Light Industrial.”

14. PUBLIC HEARING: Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #19-91000002, a request Justin E. Bennett of Phelan-Bennett Development, applicant; on behalf of Carrington F. Weems, owner; to allow for a SPEC industrial facility, to locate on a 5.051 acre tract of land located at the NE Corner of S. 16th St. and W. M St. and legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision.

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

15. ADJOURN PUBLIC HEARING

16. CONSIDERATION: Consider recommendation to City Council on SCUP #19-91000002

17. DISCUSSION

- a. Discuss proposal to utilize two areas of undeveloped public right-of-way located on portions of S. Lobit St. and Jefferson St. fronting Galveston Bay, for park/recreation purposes.

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 Lee Woodward, City Secretary, at 281-470-5019.

CERTIFICATION

I certify that a copy of the Thursday, March 21, 2019, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2019.

Title: _____

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



March 21, 2019

AGENDA ITEM 3

Consider approval of the Meeting Minutes:

- a. February 21, 2019

Ian Clowes, City Planner

Planning and Development Department

City of La Porte, Texas

**Planning and Zoning Commission
Minutes of February 21, 2019**

Commissioners Present: Chairman Hal Lawler, Richard Warren, Nick Barrera, Mark Follis, Karen Wheeler-Hall, Christina Tschappatt, Jo Ann Pitzer, Trey Kendrick

Commissioners Absent: Lou Ann Martin

City Staff Present: Assistant City Attorney Clark Askins, City Planner Ian Clowes, Planning Technician Chase Stewart, Planning Director Teresa Evans, City Engineer Lorenzo Wingate, and Assistant City Manager Jason Weeks

CALL TO ORDER: (6:01pm)

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

ROLL CALL OF MEMBERS: (6:03pm)

Commissioner Lou Ann Martin was absent

Consider Approval of Meeting Minutes:

- a) January 17, 2019 Minutes

Motion by Commissioner Kendrick to approve the proposed meeting minutes

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

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler

Nays: None **Motion to approve passes, 8-0**

Major Development Site Plan: Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #19-91000001, a request by Charles Anders, applicant; on behalf of Bayway Homes, Inc., owner; for an amendment to SCUP #16-91000001, allowing for 2 additional duplex structures and one triplex structure on a total of 0.42 acres of land legally described as Lots 18 and 19, Block 32, Lots 20 and 21, Block 31, and Lots 7-9, Block 32, Beach Park Subdivision.

Staff Presentation: City Planner, Ian Clowes presents the staff report for the SCUP request (an amendment to a previous SCUP approved in 2016). An additional approval for a triplex is also requested by the applicant.

Applicant Presentation: Charles Anders – 2346 Ferriers Bend, Friendswood TX

- Presented a brief explanation to the Commission about the history and recent updates to the development following approval of the original SCUP.

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

Questions and Answer: Chairman Lawler commends Mr. Anders on how well the developments have reflected the community. Commissioner Tschappatt asked if garages will be a part of the extended development. Mr. Anders stated that garages could be added but for now would remain with the parking area under the home structure.

Motion by Commissioner Follis to approve SCUP #19-91000001.

Second by Commissioner Kendrick **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler

Nays: None **Motion to approve passes, 8-0**

Public Hearing: Open Public Hearing to receive input on an ordinance amending Chapter 106 “Zoning” of the Code of Ordinances of the City of La Porte, more specifically Section 106-310, Section 106-334, and Section 106-797.

Staff Presentation: City Planner, Ian Clowes, presented a brief summary to the Commission regarding amendments to Chapter 106 proposed and agreed upon by the subcommittee. This includes area restrictions to “Merchant Wholesaler” uses in Business Industrial unless granted a SCUP, shipping containers as homes, barbed wire fence height, and hotel/motel desired characteristics.

Motion by Commissioner Kendrick to approve changes to Chapter 106 “Zoning” of the Code of Ordinances

Second by Commissioner Follis **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler

Nays: None **Motion to approve passes, 8-0**

Main Street Design Findings: A request for approval of design drawings or approval of a waiver from the design guidelines in Section 106-948 (f); for proposed single family residential homes to be constructed in the 100 Block of S. Virginia St.

Staff Presentation: City Planner, Ian Clowes, approached the Commission for clarification regarding residential construction guidelines for the Main St. zoning district, set forth in Chapter 106. The 100 Block of Virginia is the sole approval/denial for this meeting. The Polk and 1st St. lot is separate, and had gained approval administratively.

Public Comment: Virna Koval – (12307 Pine Oak Dr.) Architect designing a home for Polk and 1st St in the Main St. District. Voiced concerns about area of lots available and building restrictions.

Tomas Gorra – (119 W Curtis, Pasadena TX) The owner of the Polk St. lot asked about a design guidelines regarding non-front facing garages and the availability of possible funding for alleyway development.

Applicant Presentation: Mr. Joseph Marzullo presents his design drawing to the commission to get a better understanding of the criteria outlined in the code of ordinances.

Motion by Commissioner Kendrick to deny proposed design drawings and a proposed waiver for Lots 14-17, Block 198, La Porte Subdivision.

Second by Commissioner Follis **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler

Nays: None **Motion to approve passes, 8-0**

Discussion Item: Commission Training – New City Secretary has been hired and new commission members have been appointed. Good time to present trainings regarding ethics, open meetings act, and Roberts Rules of Order. The trainings are for the benefit of those new and existing to the commission, zoning board, and council.

Administrative Reports: Welcome the new Commissioner, Karen Wheeler-Hall

Commission Comments: All commissioners offer a warm welcome to Karen Wheeler-Hall, the newest commission member.

Adjournment of Meeting (7:20pm)

Motion by Commissioner Warren to approve adjourn meeting

Second by Commissioner Kendrick **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Wheeler-Hall, Tschappatt, Kendrick, Pitzer, Warren, and Chairman Lawler

Nays: None **Motion to approve passes, 8-0**

Respectfully submitted,

Chase Stewart
Planning Technician

Passed and Approved on _____, 2019.

Hal Lawler
Chairman, Planning and Zoning Commission

Trey Kendrick
Secretary, Planning and Zoning Commission

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



March 21, 2019

AGENDA ITEM 4-6

Consider approval of a Replat #18-97000015 by Jana Gutierrez for the proposed Thielen Acres Subdivision, a replat of a portion of Lots 287, 288, & 293, La Porte Outlots Subdivision.

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

Planning and Development Department Staff Report

DISCUSSION

Applicant's Request:

The applicant, Jana Gutierrez., is requesting approval of a replat for Thielen Acres subdivision. The attached Exhibit A is the proposed replat. The 8.369 acre tract of land is currently occupied by a single family home with a number of accessory structures. The site is located on N. L St. east of Elmwood Ave and is zoned Large Lot Residential District (LLD).

Background Information:

The site is currently zoned LLD. The applicant has an existing home located on the southeastern corner of the property. The applicant is requesting to subdivide the land into two separate lots. Both lots will meet the minimum lot size of 1 acre in the LLD residential zone. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	LLD, Large Lot Residential	Single Family
South	LLD, Large Lot Residential	Single Family
West	LLD, Large Lot Residential	Undeveloped
East	LLD, Large Lot Residential	Single Family

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the replat of Thielen Acres as presented.

ATTACHMENTS

- Exhibit A: Thielen Acres Replat
- Exhibit B: Location Map



LEGEND

R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
FND.	FOUND
I.R.	IRON ROD
FNC.	FENCE
WD.	WOOD
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
SW	SIDEWALK

0.5' OFF PROPERTY
0.5' ON PROPERTY

STATE OF TEXAS
COUNTY OF HARRIS

We, FRANK A THIELEN & ALICE V THIELEN, HEREINAFTER REFERRED TO AS OWNER OF THE 8.369 ACRE TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF THIELEN ACRES DO HEREBY MAKE AND ESTABLISH SUCH SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED, AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL FEET, SIX INCHES (1'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTAL OF THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJOINING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREMEN, FIREFIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND DEPICTED AS PRIVATE STREETS.

FURTHER, OWNER DOES HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS IN THE PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL BUILDINGS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

WITNESS OUR HAND IN THE CITY OF LA PORTE, HARRIS COUNTY, TEXAS, THIS DAY OF _____, 2018.

FRANK A THIELEN
OWNER

ALICE V THIELEN
OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, FRANK A THIELEN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY SEAL OF OFFICE THIS THE _____ DAY OF _____, 2018.

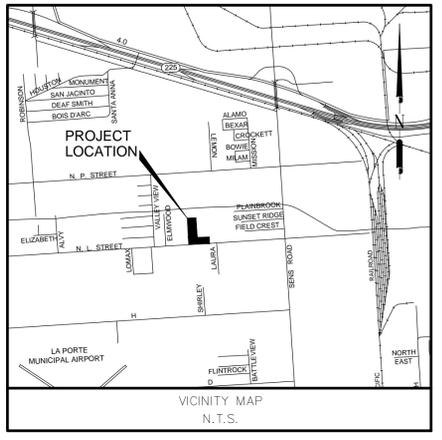
NOTARY PUBLIC IN AND FOR
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, ALICE V THIELEN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY SEAL OF OFFICE THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR
STATE OF TEXAS



THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF (NAME OF PLAT) IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2018.

By: _____
Director, Planning Department

ATTEST: _____
La Porte City Engineer

By: _____
Chairman, La Porte Planning and Zoning Commission

ATTEST: _____
Secretary, La Porte Planning and Zoning Commission

By: _____
La Porte City Planner

I, DIANE TRAUTMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2018, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2018, AT _____ O'CLOCK _____ M. AND AT FILE CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, HARRIS COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN
COUNTY CLERK OF HARRIS COUNTY, TEXAS

By: _____
DEPUTY

REASON FOR REPLAT: TO MAKE TWO LOTS

THIELEN ACRES

A SUBDIVISION OF 8.369 ACRES OF LAND BEING A PORTION OF LOT 287, 288 & 293 OF LA PORTE OUTLOTS ACCORDING TO VOLUME 61, PAGE 374 OF DEED RECORDS OF HARRIS COUNTY, TX SAVE & EXPECT NORTH 30 FEET OF LOT 293

1 LOT, 1 BLOCK

OCTOBER 01, 2018

NOTES:
1. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISION OF CHAPTER 106, CODE OF ORDINANCES, CITY OF LA PORTE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
2. FLOOD ZONE DETERMINATIONS SHOWN HEREON ARE BASED ON FEMA FIRM MAP NO. 485471C 0945M DATED JANUARY 06, 2017 AND ARE APPROXIMATE LOCATIONS ONLY. SUBJECT TRACT IS LOCATED IN ZONE "X" (UNSHADED). BEFORE ANY CONSTRUCTION OR DEVELOPMENT PLANS ARE PREPARED A CURRENT TOPOGRAPHIC SURVEY SHOULD BE COMPLETE.

I, REPRESENTATIVE OF HOMETRUST MORTGAGE COMPANY, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY UNDER INSTRUMENT FILE NUMBER RP-2018-72205, RECORDED ON FEBRUARY 16, 2016 DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION SAID LIEN, AND I HERBY CONFIRM THAT THE CITY OF LA PORTE IS THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

REPRESENTATIVE _____
STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.
GIVEN UNDER MY SEAL OF OFFICE THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR
STATE OF TEXAS

I, DAVID C. NEWELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS WITH A CAP HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET AND IS TIED TO THE NEAREST STREET INTERSECTION AND STATE PLANE COORDINATE SYSTEM.



DAVID C. NEWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4085

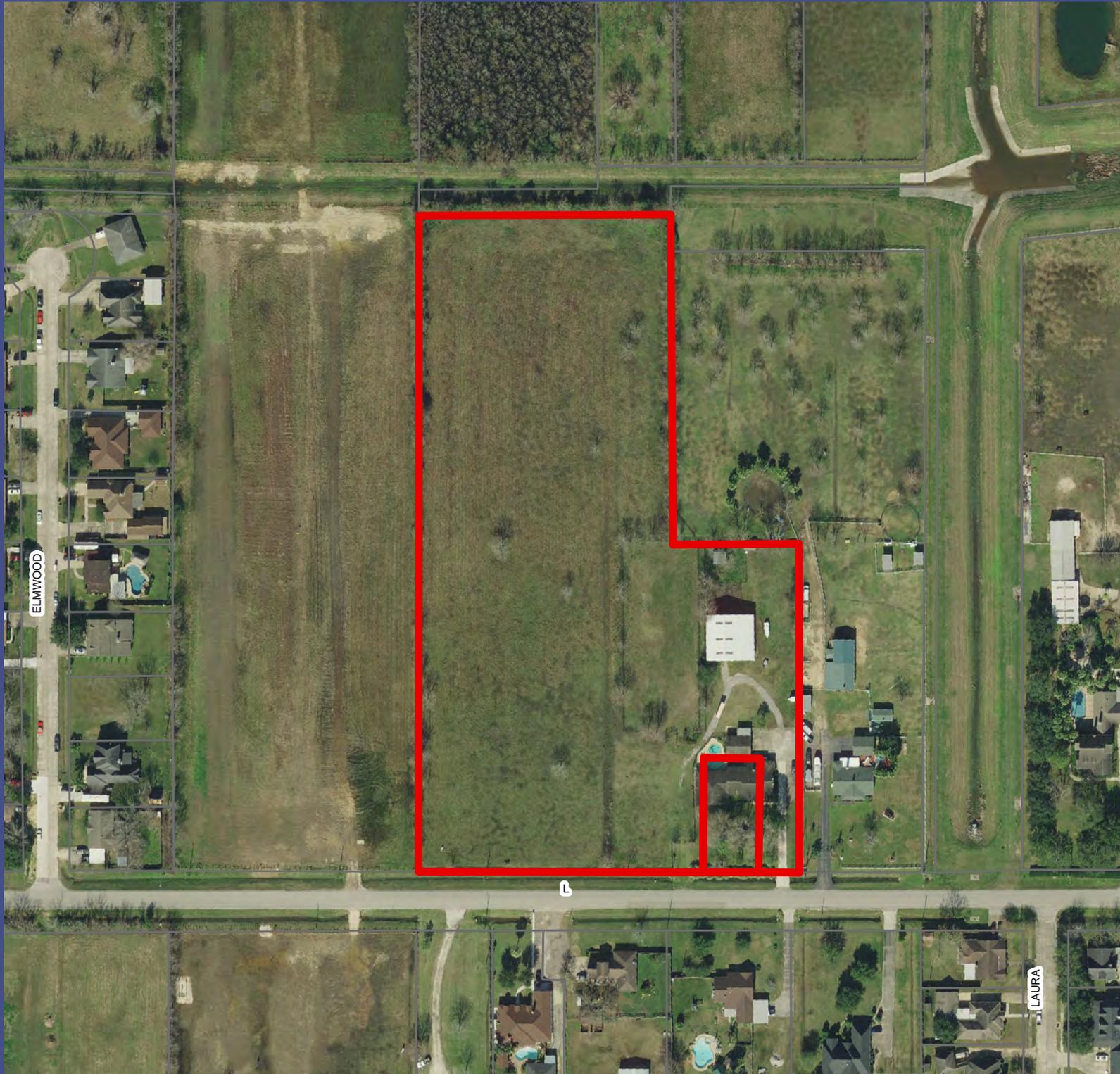
OWNER:
FRANK A. THIELEN
ALICE V. THIELEN
11601 N. L. STREET
LA PORTE, TEXAS 77571-9329



3425 Federal Street
Houston, Texas 77504
(O) 713.947.6606
jmoralesinc.com
T.B.A.E. FIRM NO. BR2942
T.B.P.E. FIRM NO. F-004636
T.B.L.S. FIRM NO. 10039400

PROJECT #: 18275-83-18

TIME: 5:15 PM
DATE: 10/1/2018
USER: SJGERS
PRINT: SDATES



AREA MAP

Replat
#18-9700015

Thielen Acres
N. L @ Elmwood

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 = 178 feet

MARCH 2019
PLANNING DEPARTMENT



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



March 21, 2019

AGENDA ITEM 7-9

Consider approval of a Replat #18-97000022 by Eric Brown of Total Surveyors, Inc for the proposed Richard Brown Place Subdivision, a replat of Lots 1-4 & Lots 9-12, Block 2, Greendale Subdivision.

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

Planning and Development Department Staff Report

DISCUSSION

Applicant's Request:

The applicant, Eric Brown, is requesting approval of a replat for Richard Brown Place subdivision. The attached Exhibit A is the proposed replat. The 0.9917 acre (43,200 square feet) tract of land is currently occupied by a single family home with a number of accessory structures. The site is located at the southwest corner of Valley View Dr. and N. P St. Ave and is zoned Single Family Residential (R-1).

Background Information:

The site is currently zoned R-1. The applicant has an existing home located on the southern portion of the property. The applicant is requesting to subdivide the land into two separate lots. Both lots will meet the minimum lot size of 6,000 square feet in the R-1 zoning district. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	LLD, Large Lot Residential	Single Family
South	R-1, Single Family Res.	Single Family
West	LLD, Large Lot Residential	Single Family
East	R-1, Single Family Res.	Single Family

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the replat of Richard Brown Place with the condition that all outstanding staff comments be addressed prior to recordation of plat.

ATTACHMENTS

- Exhibit A: Richard Brown Place Replat
- Exhibit B: Location Map

STATE OF TEXAS
COUNTY OF HARRIS

I, RICHARD EDWARD BROWN, an individual, hereinafter referred to as Owner of the 0.9917 acre tract described in the above and foregoing map of RICHARD BROWN PLACE do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions filed separately.

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

WITNESS my hand in the City of Deer Park, Texas, this 28 day of February, 2019.

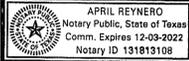
By: Richard Edward Brown
Richard Edward Brown
Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD EDWARD BROWN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of February, 2019

Notary Public in and for the State of Texas
Printed Name: April Reynero
My Commission expires: 12-03-2022



This is to certify that the City Planning and Zoning Commission of the City of La Porte, Texas has approved this plat and subdivision of RICHARD BROWN PLACE in conformance with the laws of the State of Texas and the ordinances of the City of La Porte and authorized the recording of this plat this ___ day of _____, 2019.

ATTEST:
By: _____
La Porte City Engineer
By: _____
Director, Planning Department

ATTEST:
By: _____
Chairman, La Porte Planning and Zoning Commission
By: _____
Secretary, La Porte Planning and Zoning Commission

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

Kevin K. Kolb
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269
STATE OF TEXAS



I, Kevin K. Kolb, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above plat is true and correct; and that all bearings, distances, angles, curve readuses, and central angles are accurately shown on the plat.

Kevin K. Kolb
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269
STATE OF TEXAS



I, Diane Trautman, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2019, at _____ o'clock _____ m., and in Film Code Number No. _____ of the Map Records of Harris County for said county.

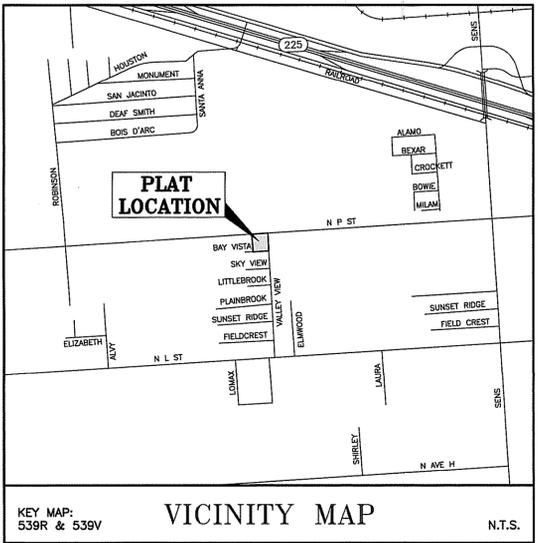
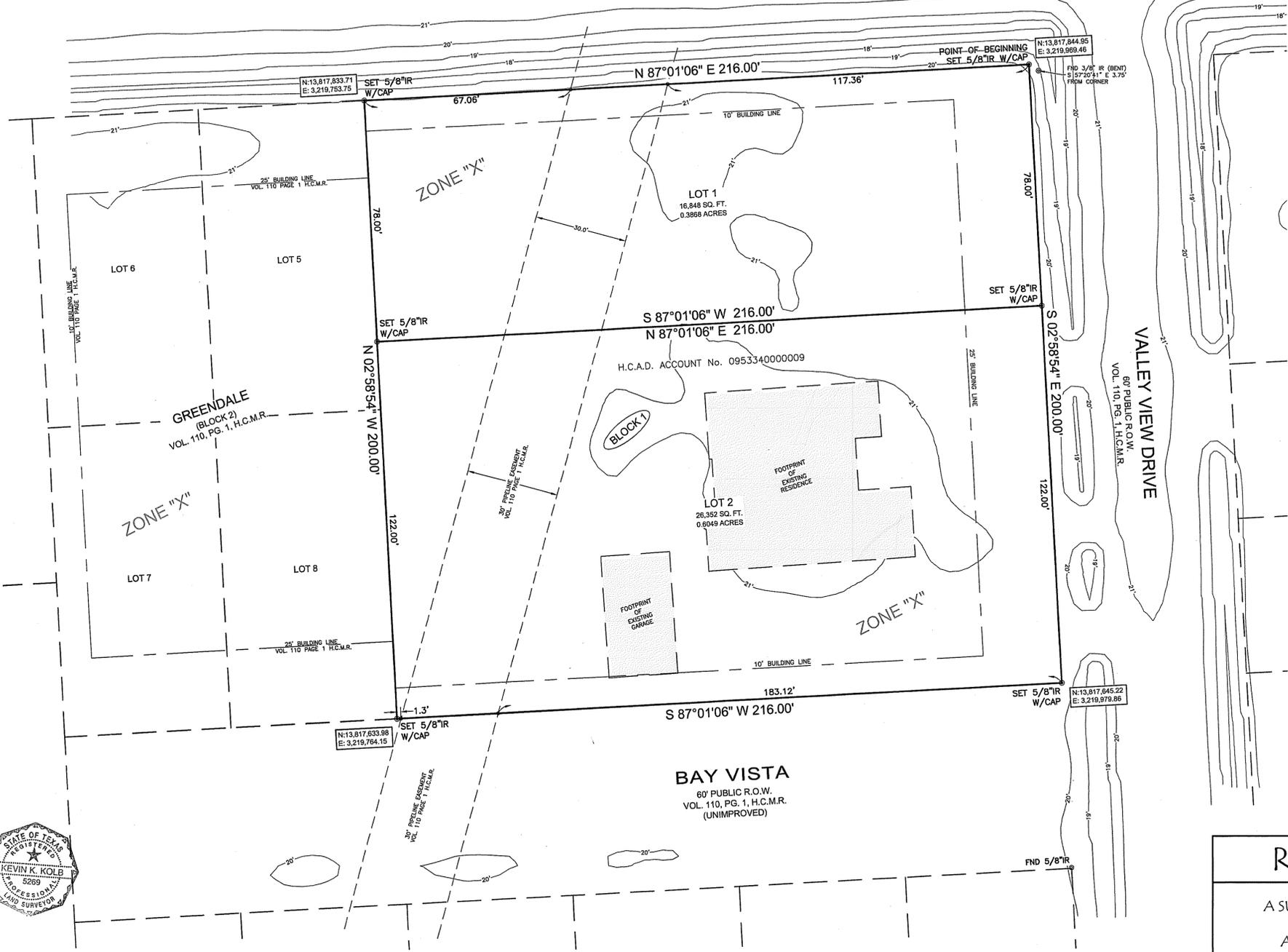
Witness my hand and seal of office, at Houston, the day and date last above written.

Diane Trautman
County Clerk
Of Harris County, Texas

By: _____
Deputy

"P" STREET

80' PUBLIC R.O.W.
VOL. 110, PG. 1, H.C.M.R.



METES AND BOUNDS DESCRIPTION

0.9917 ACRES (43,200 SQ. FT.)
ENOCH BRINSON SURVEY, ABSTRACT No. 5
CITY OF LA PORTE, HARRIS COUNTY, TEXAS

Being 0.9917 acres or 43,200 square feet of land situated in the Enoch Brinson Survey, Abstract No. 5, City of La Porte, Harris County, Texas, being all of that certain Lots One (1), Two (2), Three (3), Four (4), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Two (2), of Greendale, a subdivision according to the map or plat thereof recorded under Volume 110, Page 1 of the Map Records of Harris County, Texas, Harris County, Texas. Said 0.9917 acres or 43,200 square feet of land being more fully described by metes and bounds as follows:

- BE BEGINNING at a 5/8-inch iron rod with plastic cap set for corner, from which a bent 3/8-inch iron rod was found at a bearing and distance of South 57° 41' East - 3.75 feet, said corner being the intersection of the south right-of-way line of "P" Street, a called 80 foot wide public right-of-way, as defined on said plat of Greendale, with the west right-of-way line of Valley View Drive, a called 60 foot wide public right-of-way, as defined on said plat of Greendale, same being the northeast boundary corner of said Lot 1, and the northeast boundary corner of the herein described tract of land;
- THENCE South 02° 58' 54" East, along the west right-of-way line of said Valley View Drive, some being the East boundary lines of said Lots 1 and 12, for a distance of 200.00 feet, to a 5/8-inch iron rod with plastic cap set for corner, said corner being the intersection of the west right-of-way line of said Valley View Drive, with the north right-of-way line of Bay Vista, a called 80 foot wide public right-of-way, as defined on said plat of Greendale, same being the southeast boundary corner of said Lot 12, and the southeast boundary corner of the herein described tract of land;
- THENCE South 87° 01' 06" West, along the north right-of-way line of said Bay Vista, some being the south boundary lines of said Lots 12, 11, 10 and 9, for a distance of 216.00 feet, to a 5/8-inch iron rod with plastic cap set for corner, said corner being the southeast boundary corner of Lot 8, in Block 2, of said Greendale, same being the southwest boundary corner of Lot 9, and the southwest boundary corner of the herein described tract of land;
- THENCE North 02° 58' 54" West, along the East boundary lines of said Lot 8 and Lot 5, in Block 2, of said Greendale, some being the west boundary lines of said Lots 9 and 4, for a distance of 200.00 feet, to a 5/8-inch iron rod with plastic cap set for corner, said corner being located in the south boundary line of said "P" Street, same being the northeast boundary corner of said Lot 5, the northwest boundary corner of said Lot 4, and the northeast boundary corner of the herein described tract of land;
- THENCE North 87° 01' 06" East, along the south right-of-way line of said "P" Street, same being the north boundary lines of said Lots 4, 3, 2 and 1, for a distance of 216.00 feet, to the POINT OF BEGINNING and containing within these calls 43,200 square feet or 0.9917 acres of land.

REASON FOR REPLAT:
TO CREATE TWO (2) SINGLE FAMILY
RESIDENTIAL LOTS AND ONE (1) BLOCK

RICHARD BROWN PLACE

A SUBDIVISION OF 0.9917 ACRES (43,200 SQUARE FEET) OF LAND SITUATED IN THE ENOCH BRINSON SURVEY, ABSTRACT No. 5, CITY OF LA PORTE, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), IN BLOCK TWO (2), OF GREENDALE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 110, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 20'
2 LOTS
DATE: MARCH 2019
1 BLOCK

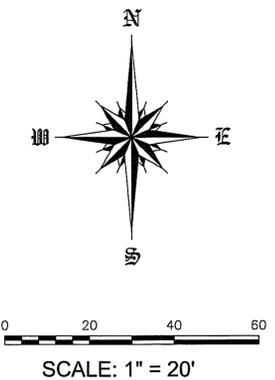
CURRENT OWNER:
RICHARD EDWARD BROWN
Individual

PREPARED BY:
TOTAL SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
4301 CENTER STREET
DEER PARK, TEXAS 77536
281-479-8719

- GENERAL PLAT NOTES:
- This property lies in Zone "X", defined by FEMA as areas determined to be outside the 500 year annual chance of flooding, as scaled from FIRM Map No. 48201C0945M, map revised January 6, 2017.
 - This property lies within the La Porte Independent School District.
 - This property lies wholly within the incorporated city limits of the City of La Porte, Texas.
 - This property is subject to the current City of La Porte Subdivision Ordinance provisions including, but not limited to, Building Lines and Easements.
 - Coordinates shown hereon are GRID coordinates based on the Texas State Plane Coordinate System, Texas South Central Zone 4204, NAD83, and Harris County Floodplain Reference Mark No. 060020. All distances shown are surface and may be converted to GRID by applying the combined scale factor 0.99989711.
 - This property is zoned Low Density Residential (R1).
 - The contour lines shown hereon are based on the City of La Porte topographic maps and should be considered approximate.

BENCHMARK:
Harris County Floodplain Reference Mark Number 060005
HGCS stainless steel rod stamped HGCS 37 1986 at us 59 and Newcastle drive located S. of intersection, inside City of Houston water tanks, 45 ft W. of road & 60 ft NE of power transformer in KeyMap 491z.
Elevation: 55.079 feet NAVD 1988, 2001 adjusted.

LEGEND:
VOL - VOLUME
PG. - PAGE
F.C. - FILM CODE
ESM'T - EASEMENT
I.R. - IRON ROD
R.O.W. - RIGHT-OF-WAY
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.A.D. - HARRIS COUNTY APPRAISAL DISTRICT



SCALE: 1" = 20'



AREA MAP

Replat
#18-9700022

Richard Brown Place
N. P @ Valley View

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 = 71 feet

MARCH 2019
PLANNING DEPARTMENT



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



March 21, 2019

AGENDA ITEMS 10-12

Zone Change Request #19-92000001

A request by Justin E. Bennet of Phelan-Bennett Development, applicant, on behalf of Carrington F. Weems, owner. The request is for approval of a zone change from General Commercial (GC) to Planned Unit Development (PUD), on a 5.051 acre tract of land located at the NE Corner of S. 16th St. and W. M St., and legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision.

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

Planning and Development Department Staff Report

ISSUE

A request that the Planning and Zoning Commission recommend approval of a change in zoning from General Commercial (GC) to the Planned Unit Development (PUD) zoning district; on approximately 5.051 acres of land, legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision.

DISCUSSION

Location:

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

Background Information:

The property is currently undeveloped. The applicant, along with the owner of the property, would like to change the zoning to PUD with a Special Conditional Use Permit (SCUP), allowing for a light industrial use on the property. The applicant plans to construct a 99,659 square foot spec office/warehouse facility on the 5.051 acre tract of land. At this time, no specific tenant has been identified.

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

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

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

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following:

- Notice in a newspaper of general circulation at least 15 days prior to the hearing;
- Written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing;
- Signs posted in the area of the rezoning within 10 days of the hearing. In accordance with state law,
- Notice of the public hearing posted at City Hall and on the City’s website.

Analysis:

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

1. *Land Use.* Staff finds that allowing for a light industrial use to be constructed on this site would be consistent with the use pattern of the area. Additionally, through the SCUP approval process, the Commission has the ability to build in certain protections regarding outside storage and screening that should minimize the visual impacts of the proposed use.
2. *Access.* There is sufficient existing right-of-way access.
3. *Utilities.* Water and sewer services are available along W. M and S. 16th.

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

Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed development would be consistent with adjacent properties. Adjacent properties to the south and west have recently been developed for light industrial uses.
Conformance of a zoning request with the land use plan.	The proposed zone change will be in conformance with the future land use plan once amended to reflect the change to a light industrial use.
Character of the surrounding and adjacent areas.	The proposed zone change would be consistent with the development pattern along this section of S. 16 th St.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The proposed development will be consistent with other industrial developments along S. 16 th St.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed zone change will have minimal impact on the traffic in the vicinity. S. 16 th St. is labeled as a High Frequency Truck Route.

Planning and Zoning Commission Regular Meeting
March 21, 2019
Zone Change 19-9200001

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 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 zone change will allow a vacant parcel to develop in a manner consistent with other properties along S. 16 th St.

RECOMENDATION

Based on the above analysis, staff recommends the Planning and Zoning Commission consider the proposed zone change from General Commercial (GC) to Planned Unit Development (PUD).

ATTACHMENTS

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



EXHIBIT C

FLUP MAP

**Zone Change
#19-92000001**

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

 Subject Property



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

1 inch = 212 feet



**MARCH 2019
PLANNING DEPARTMENT**



Zone Change Application

Planning and Development Department

PROJECT INFORMATION

Address where zone change is being requested: 0 North 16th Street, La Porte, Texas 77571
Legal description where zone change is being requested: LTS 1 THRU 32 BLK 1144 LTS 17 THRU 32 & TRS 1 THRU 16 BLK 1143 LA PORTE
HCAD Parcel Number where zone change is being requested: 0242030430001
Zoning District: General Commercial Lot area: 177,855 square-feet
A request for approval of a zone change is hereby made to the City of La Porte.
Description of Request: Rezone to Planned Unit Development (PUD) to re-plat and develop the existing lots into one single lot for a 99,000 SF building.

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: F. Carrington Weems, II
Company (if applicable): _____
Address: 1603 West Clay Street
City: Houston State: TX Zip: 77019
Phone: 713-528-6368 Email: _____

AUTHORIZED AGENT (if other than owner)

Name: Justin E. Bennett
Company (if applicable): Phelan-Bennett Development
Address: 5301 Polk Street, Building 25
City: Houston State: TX Zip: 77023
Phone: 713-502-2704 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: 2/12/2019
Owner(s)' Signature(s): [Signature] Date: 2/18/19

STAFF USE ONLY:

Case Number: 18-92000001

Date Application Received:
02.13.19 - IC



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 North 16th Street, La Porte, Texas 77571

LEGAL DESCRIPTION: LTS 1 THRU 32 BLK 1144 LTS 17 THRU 32 & TRS 1 THRU 16 BLK 1143 LA PORTE

2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than fifteen (15) days prior to the scheduled public hearing; starting at least on the following date: _____.
3. Said sign shall be placed on the property within 20 feet of the abutting street.
4. Said sign shall remain legible and visible for the entire fifteen (15) day posting period. If sign is damaged or missing, I hereby attest that I will contact the City of La Porte for a replacement sign.

[Handwritten Signature]

Applicant's Signature

Justin E. Bennett

Applicant's Printed Name

Subscribed and sworn before me this 11 day of February, 2019, by

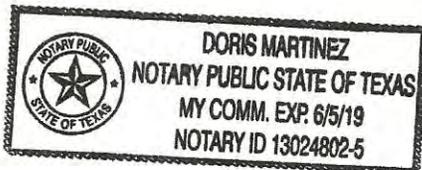
Justin E Bennett (Print Applicant's Name).

[Handwritten Signature]

Notary Public

(Seal)

My commission expires: 06/05/2019



February 12, 2019

City of La Porte
Attention: Planning and Zoning Commission
604 West Fairmount Parkway
La Porte, Texas 77571

Re: Zone Change/SCUP Application
LTS 1 THRU 32 BLK 1144 LTS 17 THRU 32 & TRS 1 THRU 16 BLK 1143 LA PORTE

Ladies and Gentlemen:

Attached is the above-referenced Zone Change and SCUP Application in connection with the development of a 99,969 square-foot building for future Planned Unit Development (“PUD”) occupancy (collectively, “Project”).

The current zoning designation for the property is General Commercial, and I am requesting approval for a Zone Change to Planned Unit Development that will allow for a future, intended use consistent with the corresponding land use regulation and the existing uses in the immediate area.

The property abuts South 16th Street to the West in the geographic vicinity North of the Port Crossing industrial project. Port Crossing has been successfully developed/master planned as a Class A Industrial Park.

Through an approved PUD designation of the property, the Project will be located immediately adjacent to a High Frequency Truck Route (South 16th Street). This designated route will be the sole ingress and egress to the Project. The Project will support the City of La Porte’s desires to designate an industrial project along a High Frequency Truck Route, thereby reducing traffic along non-High Frequency Truck Routes.

The property immediately West of the Project is designated as Light Industrial: 1300 South 16th Street and 1802 South M Street (collectively, “Adjacent LI Property”). The current use of the Adjacent LI Property is for dry bulk transportation and liquid bulk transportation. The Project is complimentary to the Adjacent LI Property and will promote the Class A nature of a new development in the immediate area. As such, the Project will be located in an area that is dominated by industrial uses, which would support the City’s goal of clustering like kind businesses in a given region, thereby promoting the highest and best use of land development and property value.

The design of the Project is intended to block loading/unloading areas from Fairmount Parkway as the final construction contemplates a loading area to the South facing the industrial area of Port Crossing. In this regard, the building will feature an attractive concrete tilt wall with visually pleasing stone and glass along the North and West elevations that will be visible from a public street. The Project will also have increased landscaping to promote an aesthetic appeal.



5301 Polk Street, Building 25
Houston, TX 77023
Tel: (713) 502-2704
www.phelandevco.com

The Project's size and multiple-tenant design can offer smaller industrial users the ability to store product. The Project is not considered a major distribution center, and the site will not produce heavy distribution truck traffic nor will it offer a user significant trailer storage because of the building's smaller size and inability to provide significant trailer staging.

The Project's high tax value will contribute to greater revenue for the City of La Porte. Given the undeveloped condition of the existing site, the City will benefit from increased real property taxes by way of the new development. Moreover, the Project's industrial nature will be confined to an area that is already primarily industrial, which is consistent with the City's desire to locate industrial development in an area that eliminates truck traffic on non-designated High Frequency Truck Routes.

I greatly appreciate the Planning and Zoning Commission's favorable consideration of the requested Zone Change and SCUP.

Please contact me if you have any questions regarding this matter.

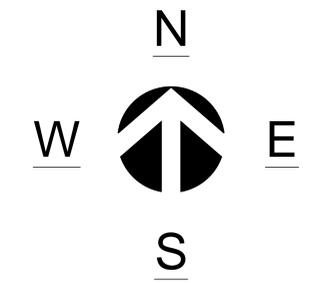
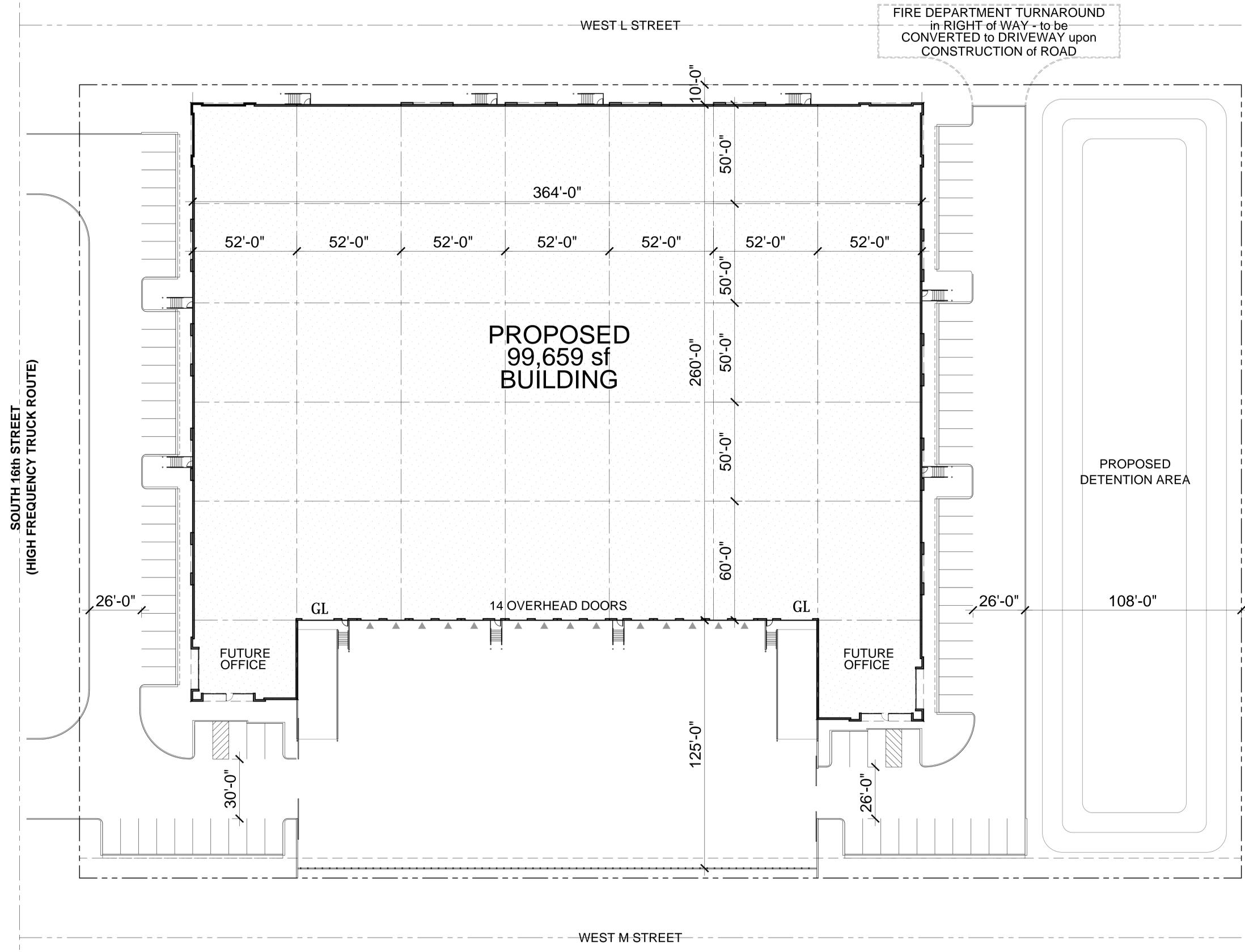
Very Truly Yours,

A handwritten signature in black ink, appearing to read "Justin E. Bennett". The signature is stylized and fluid, with a prominent starburst at the end of the last name.

Justin E. Bennett
Phelan-Bennett Development

cc: F. Carrington Weems, II

GROSS LOT AREA:	232,000 sf 5.33 acres
TOTAL BUILDING AREA:	99,659 sf
SITE COVERAGE:	41.25 %
PARKING REQUIRED:	TBD spaces
OFFICE (6,000 sf at 1:250 sf)	TBD spaces
WAREHOUSE (88,425 sf)	TBD spaces
PARKING PROVIDED:	84 spaces
STANDARD:	80 spaces
HANDICAP ACCESSIBLE:	4 spaces
LANDSCAPE REQUIRED:	TBD sf
LANDSCAPE PROVIDED:	TBD sf
<small>12 February 2019 p:\2018\18500 phelan development\18500.50 pd-laporte, tx\18500.50 scheme 8 site plan floor plan elevations 2019-02-12.dwg</small>	



SITE PLAN / FLOOR PLAN
SCHEME 8

12 FEBRUARY 2019

Future West L Street

Fire Department Turnaround in right of way to be converted to driveway upon construction of road. Area to be paved with "Grass Blocks"

Proposed Future Street Trees to be installed upon construction of West L Street

South 16th Street

PROPOSED
99,659 SF
BUILDING

Detention
Pond

PROPOSED LANDSCAPE DEVELOPMENT:

- A. West L Street :
Trees: Live Oaks.
Shrubs: Dwarf Oleander, Waxleaf Ligustrum
- B. South 16th Street :
Trees: Shumard Oaks.
Shrubs: Dwarf Waxmyrtles, Dwarf Oleander
- C. West M Street:
Trees: Mexican Sycamore
Shrubs: Dwarf Waxmyrtles, Dwarf Oleander
- D. Landscape Plantings Around Building:
Trees: American Holly, Japanese Blueberry
Shrubs: Indian Hawthorns, Drift Red Roses,
Little John Bottlebrush, Iris, Variegated Flax Lilies.
- E. All unpaved areas to be hydromulched
Common Bermuda.

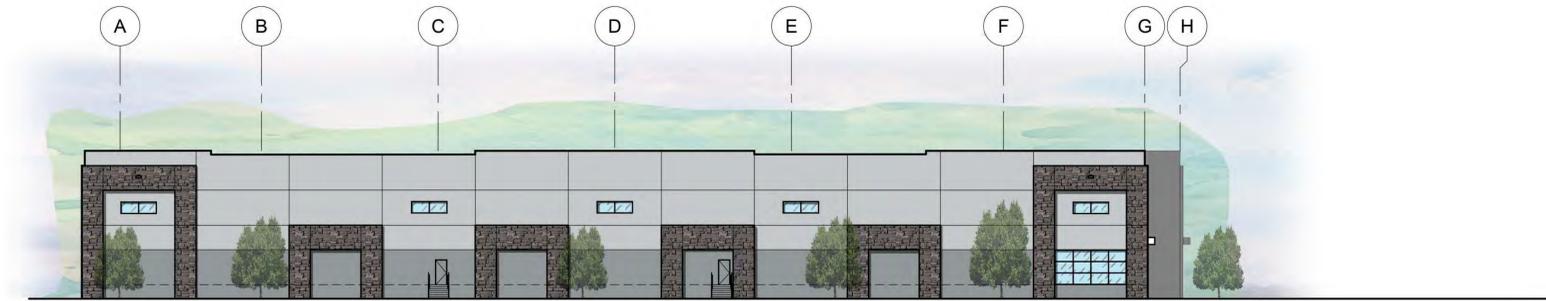
Future West M Street

Proposed Street Trees to be installed upon construction of West M Street

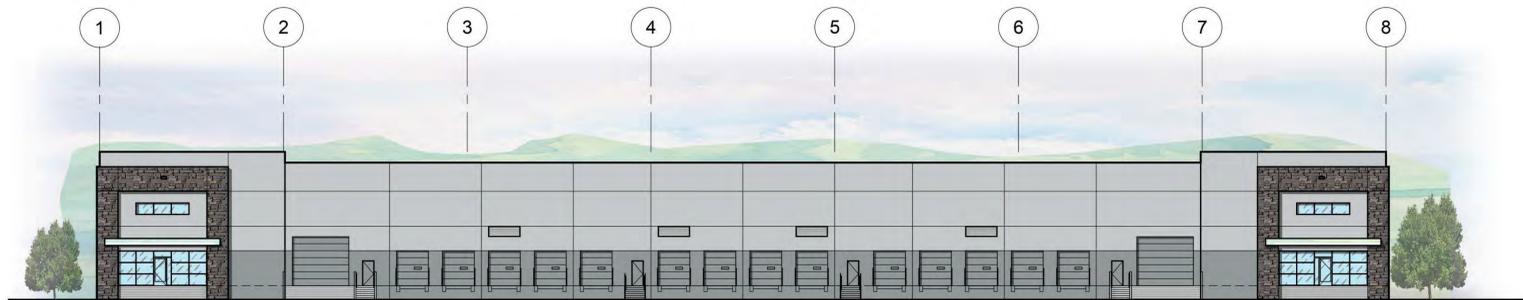
Landscape Development Plan
for Proposed 99,659 SF. Building Site
La Porte, Texas



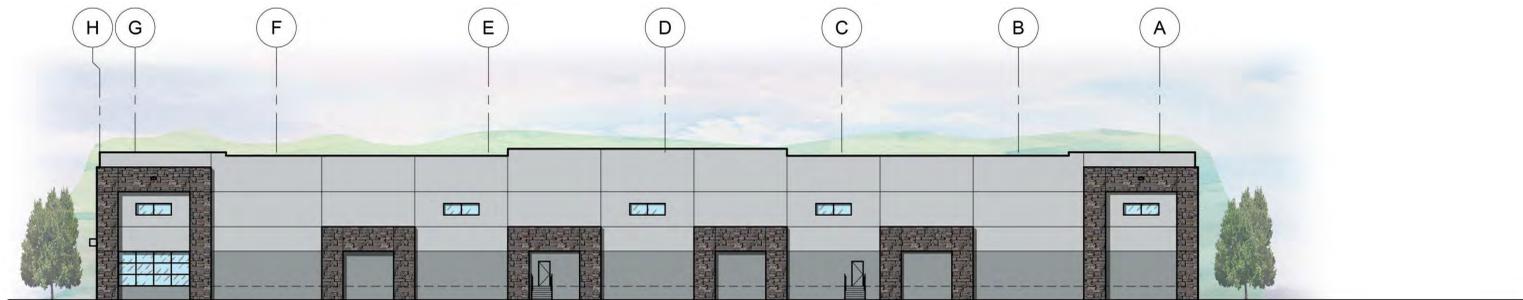
Wong & Associates, Inc.
P.O. Box 2028 Bellaire, Texas 77402-2028
Tel. 713-777-9198 Cell : 713-557-9298
Member: American Society of Landscape Architects



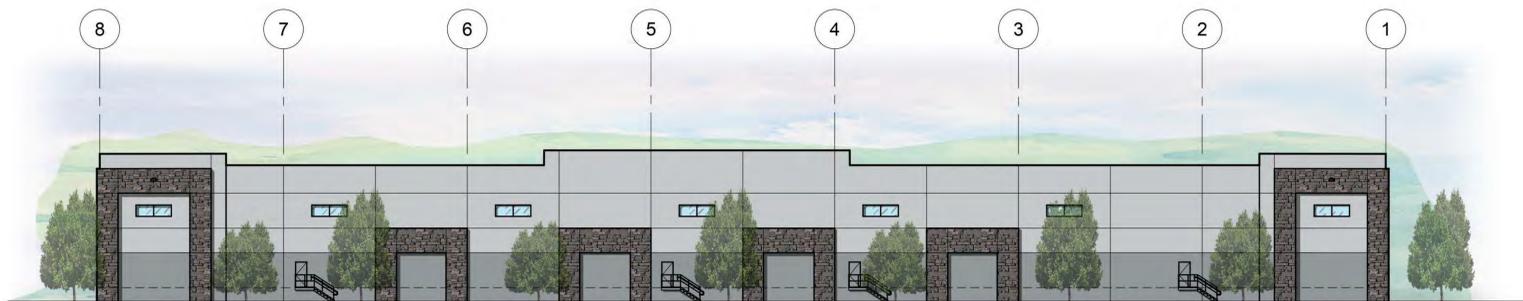
WEST ELEVATION



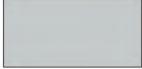
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

-  PAINT 1 - LIGHT FIELD PAINT
-  PAINT 2 - MEDIUM BASE PAINT
-  STONE 1 - DARKER SHADE STONE
-  GLAZING

Building Elevations

South 16th Street
La Porte, Texas

PRELIMINARY ELEVATIONS
SCHEME 8
12 FEBRUARY 2019

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



March 21, 2019

AGENDA ITEM 13

Future Land Use Map Amendment #18-9200007

A request by Justin E. Bennet of Phelan-Bennett Development, applicant, on behalf of Carrington F. Weems, owner, owner for an amendment to the City of La Porte's Future Land Use Plan by amending the land use designation for a 5.051 acre tract of land legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision from "Commercial" use to "Light Industrial" use.

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

Planning and Development Department Staff Report

ISSUE

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

DISCUSSION

Staff is presenting for consideration an amendment to the city's Future Land Use Plan in conjunction with a zone change request on a 5.51 acre tract of land from GC to PUD. The site is currently undeveloped and is located on the east side of S. 16th St. north of the W. M St. ROW.

The city's Future Land Use Plan (FLUP) identifies this property as "Commercial" land use. In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Light Industrial" use. The FLUP may be amended from time to time if approved by the City Council, upon recommendation by the Planning and Zoning Commission. The attached Exhibit A demonstrates the existing land use while Exhibit shows the proposed future land use plan.

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

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

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

RECOMMENDATION

Should the Planning and Zoning Commission desire to recommend approval for zone change 19-92000001, then the city's Future Land Use Plan should be amended as described in this item.

ATTACHMENTS

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

CURRENT LAND USE MAP

**Zone Change
#19-92000001**

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

 Subject Property



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

1 inch = 212

feet MARCH 2019
PLANNING DEPARTMENT



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



March 21, 2019

AGENDA ITEMS 14-16

Special Conditional Use Permit #19-91000002

A request by Justin E. Bennet of Phelan-Bennett Development, applicant, on behalf of Carrington F. Weems, owner for approval of a SCUP to allow for a light industrial use (office/warehouse facility) in the PUD zoning district; on approximately 5.051 acres of land, legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision.

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

Planning and Development Department Staff Report

ISSUE

A request for the Planning and Zoning Commission recommend approval of a SCUP to allow for a light industrial use (office/warehouse facility) in the PUD zoning district; on approximately 5.051 acres of land, legally described as Lots 1-32, Block 1144 and Lots 17-32 & Tracts 1-16, Block 1143, La Porte Subdivision.

DISCUSSION

Location:

The subject site is located at the NE Corner of S. 16th St. and W. M St.

Background Information:

The property is currently undeveloped. The owner of the property is in the process of changing the zoning to PUD. The proposed Special Conditional Use Permit (SCUP) will allow them to construct a spec office/warehouse facility. Preliminary layouts for the project show a 99,659 square foot facility with 16 truck docks. The proposed site plan shows the building fronting onto S. 16th St. with the truck docks to the south. The truck bays will be screened from view of S. 16th and SH 146 by a bump out in the proposed 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
North	GC, General Commercial	Tavern/Bar
South	PUD	Port Crossing Industrial Park
West	LI, Light Industrial	Industrial Trucking Facility
East	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;
- Signs posted in the area of the rezoning within 10 days of the hearing. In accordance with state law,
- Notice of the public hearing posted at City Hall and on the City’s website.

Analysis:

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

1. *Land Use.* Staff finds that allowing for a light industrial use to be constructed on this site would be consistent with the use pattern of the area. Additionally, through the SCUP approval process, the commission has the ability to build in certain protections regarding outside storage and screening that should minimize the visual impacts of the proposed use.
2. *Access.* There is sufficient existing right-of-way access.
3. *Utilities.* Water and sewer services are available along W. M and S. 16th.

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

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

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

RECOMENDATION

Based on the above analysis, staff recommends the Planning and Zoning Commission consider the proposed SCUP to allow for an office/warehouse facility 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

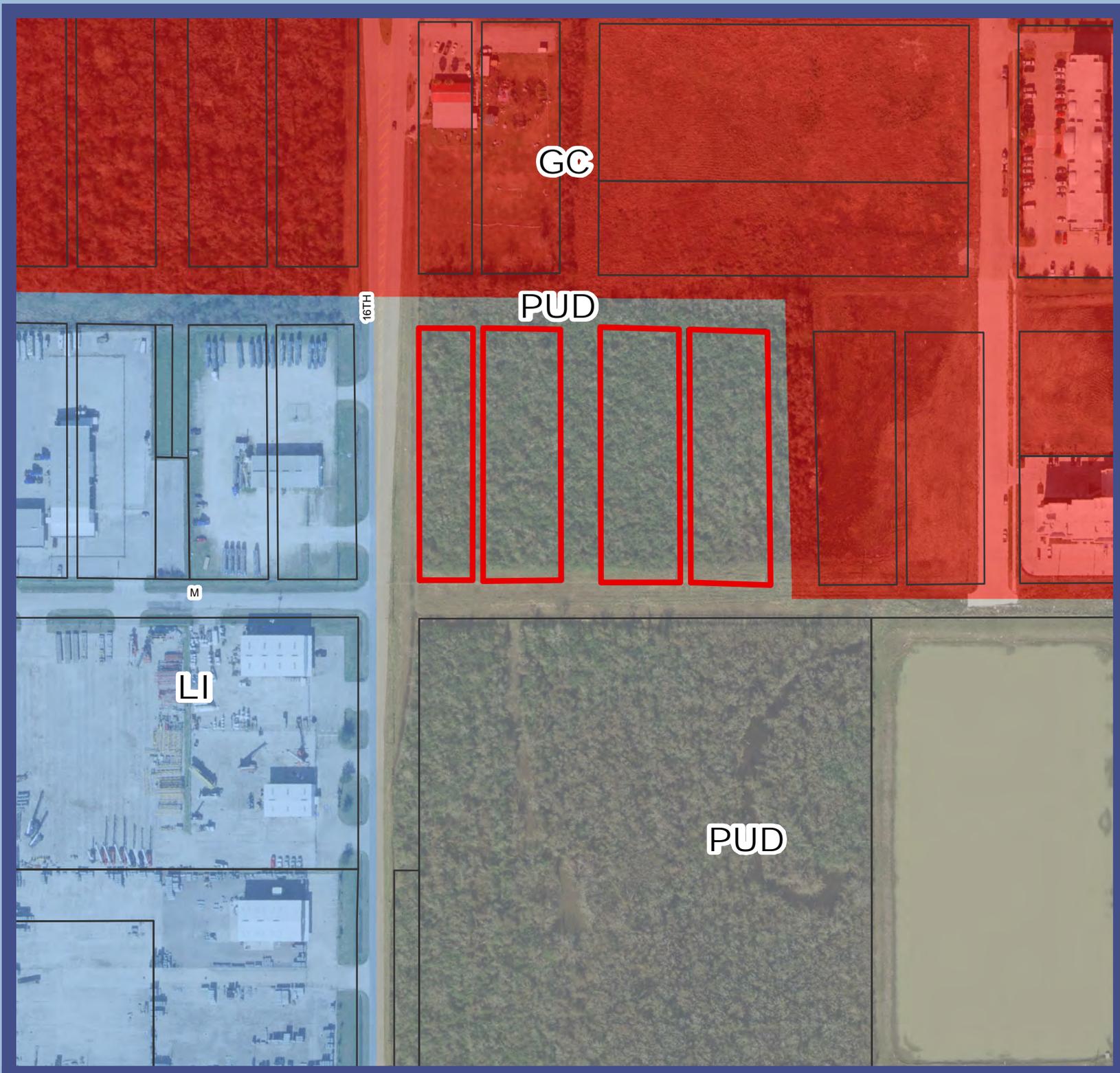


EXHIBIT B

ZONING MAP

**SCUP
#19-9100001**

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

 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 = 211 feet



**MARCH 2019
PLANNING DEPARTMENT**



EXHIBIT C

LAND USE MAP

**SCUP
#19-91000002**

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

 Subject Property



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

1 inch = 212 feet

MARCH 2019

PLANNING DEPARTMENT



City of La Porte
Special Conditional Use Permit #19-9100002

This permit is issued to: Justin E. Bennet of Phelan-Bennet Development
Owner or Agent

5301 Polk St., Bldg. 25, Houston, TX 77023
Address

For Development of: Spec Office/Warehouse
Development Name

0 S. 16th Street, La Porte. TX (HCAD 0242030430001)
Address

Legal Description: Lots 1-32 of Block 1144 (including the 15' alley), Lots 1-32 of Block 1143 (including the 15' alley) and the 15th Street ROW from West L Street to West M Street

Zoning: PUD, Planned Unit Development

Use: Office/Warehouse

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. The allowable uses on site will be limited to the following NAICS code uses:
 - 4231 (Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers)
 - 4236 (Household Appliances and Electrical and Electronic Goods Merchant Wholesalers)
 - 4237 (Hardware, and Plumbing and Heating Equipment and Supplies Wholesalers)
 - 4238 (Machinery, Equipment, and Supplies Merchant Wholesaler)
 - 4243 (Apparel, Piece Goods, and Notions Merchant Wholesalers)
 - 4244 (Grocery and Related Product Merchant Wholesalers)
 - 423990 (Other Misc. Durable Goods Merchant Wholesalers)
 - 424499 (Other Misc. Nondurable Goods Merchant Suppliers)
 - 424690 (Other Chemical and Allied Products Merchant Wholesalers)
 - 4885 (Freight Transportation Arrangement)
 - 488991 (Packing and Crating)

All uses permitted in the City of La Porte Zoning Ordinance Use Chart under LI, as may be amended from time to time, that are not authorized by this SCUP, may be approval pursuant to Section 106-

216 and 106-217 of the City of La Porte Code of Ordinances, as it now exists or may be amended from time to time, shall be required.

2. The following uses/activities shall not be permitted on the subject property:
 - a. No shipping containers, equipment or raw materials will be stored "off chassis" overnight anywhere on the property
 - b. No stacking of containers will occur anywhere on site.
3. The requirements for development will be in accordance with with Sec 106-522, Table A, of the City of La Porte Code of Ordinances, as may be amended from time to time.
4. The building will be a tilt wall concrete building with architectural embellishment of the front façade to enhance the appearance of the building and screen the roof line for a higher end look.
5. The front of the building will face 16th Street.
6. The truck docks will be designed such that they are screened from view from 16th Street.
7. The development will meet all guidelines and permitting requirements of the Code of Ordinances of the City of La Porte in effect as of the date of permitting, including all set back requirements.
8. Screening fencing will be provided along the northern property line.
9. All driving surfaces will be dust free in accordance with City of La Porte Code of Ordinances.
10. On site detention will be provided.

Failure to start construction of the site 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.

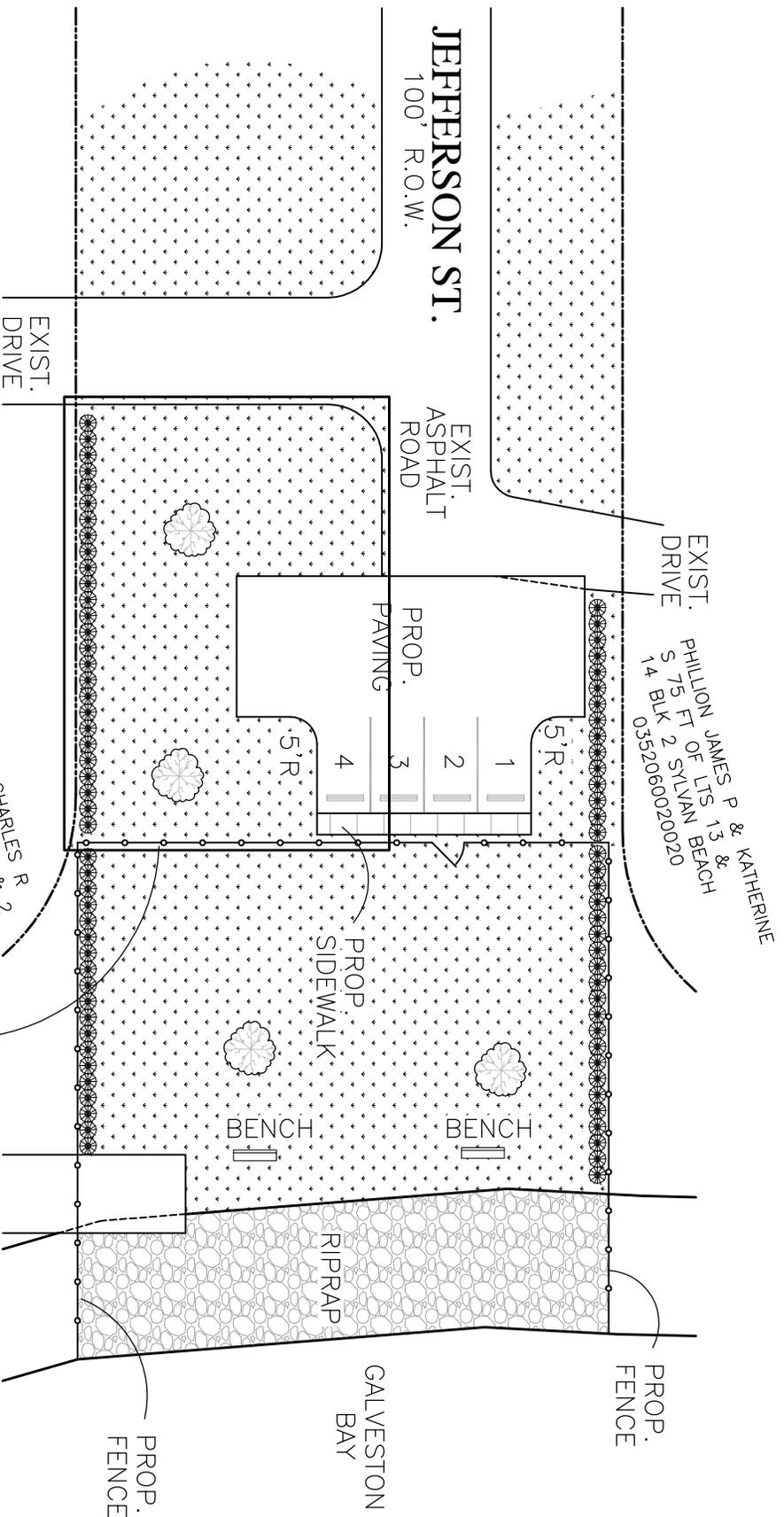
Validation Date: _____

Director of Planning and Development

City Secretary

Jefferson St. - R.O.W. Improvements

02.22.19



PLOT PLAN



Landscape Table:

(PLANTING STRIP REQUIREMENTS PER SECTION 106-800(c.1.b.&c))

SYMBOL:	COMMON NAME:	SCIENTIFIC NAME:	SIZE:	REQUIRED:	PROP.
	NATIVE BERMUDA GRASS	CYNODON DACTYLON			
	LIVE OAK TREE	QUERCUS	2" CALIPER 6' TO 8' HEIGHT		4
	OLEANDER SHRUB	NERIUM	5 GAL. 36" HEIGHT	(36" O.C.)	

GIPSON CHARLES R
N 1/2 OF LTS 1 & 2
BLK 3 SYLVAN BEACH
0352070030001

EXIST. PHILLION JAMES P & KATHERINE
DRIVE
S 75 FT OF LTS 13 &
14 BLK 2 SYLVAN BEACH
0352060020020

1. No public access between the hours of 10PM and 6AM.
2. Motor vehicles of any type are prohibited.
3. Overnight camping (including the use of tents) is prohibited.
4. Building of fires prohibited.
5. Excessively loud noise or music prohibited.
6. Littering and dumping prohibited.
7. Possession of consumption of alcoholic beverages prohibited.

PROP. 4' TALL HOT DIPPED GALV. WROUGHT IRON FENCE.
NOTE: ADD SIGNAGE & DEAD END REFLECTORS TO WROUGHT IRON FENCE.

212 Jefferson St

La Porte, Texas



Google, Inc.



Street View - Mar 2011

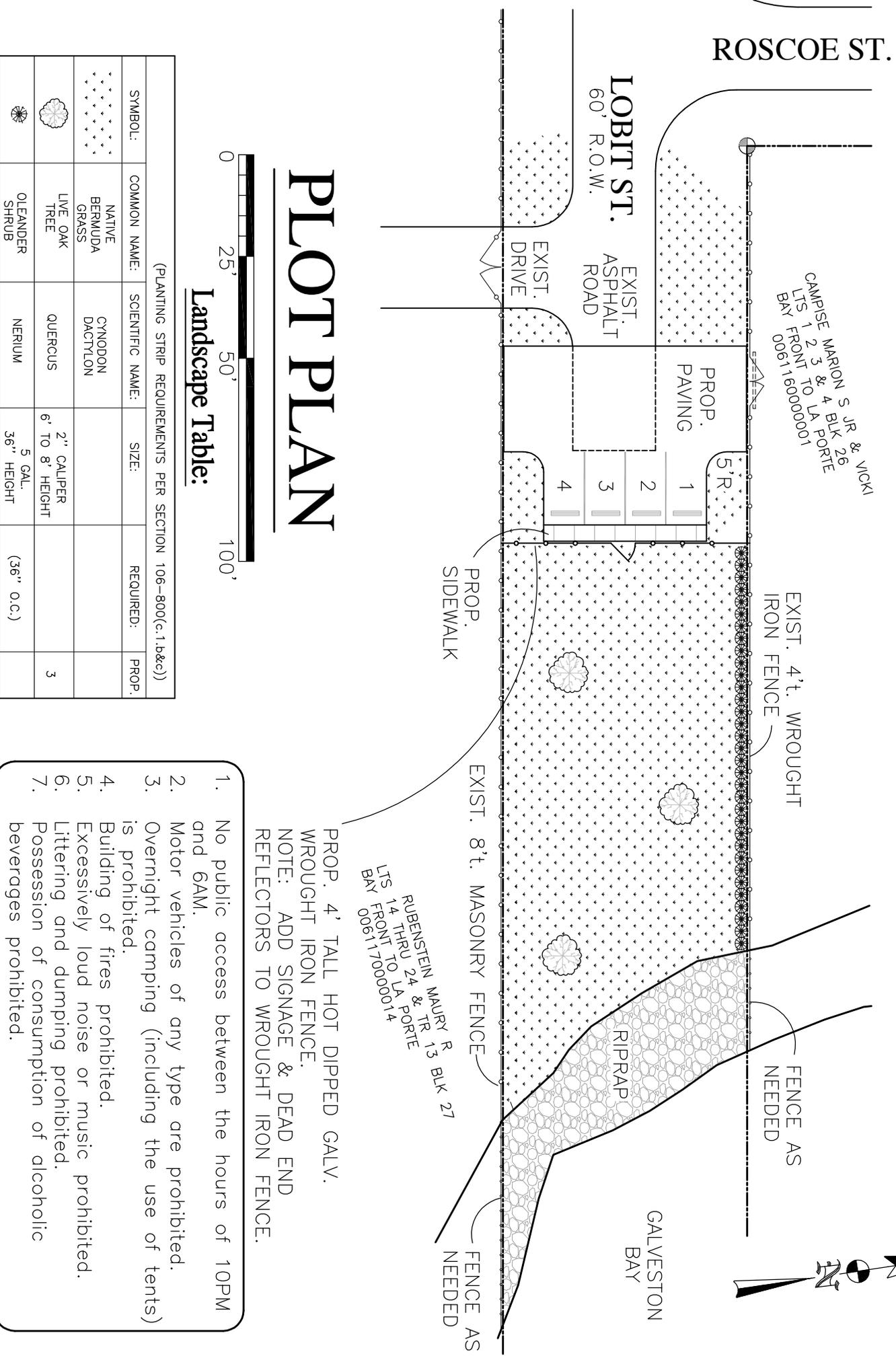


Hide imagery



Lobit St. - R.O.W. Improvements

02.22.19



PLOT PLAN

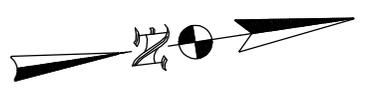
Landscape Table:

(PLANTING STRIP REQUIREMENTS PER SECTION 106-800(c.1.b&c.))					
SYMBOL:	COMMON NAME:	SCIENTIFIC NAME:	SIZE:	REQUIRED:	PROP.
	NATIVE BERMUDA GRASS	CYNODON DACTYLON			
	LIVE OAK TREE	QUERCUS	2" CALIPER 6' TO 8' HEIGHT		3
	OLEANDER SHRUB	NERIUM	5 GAL. 36" HEIGHT	(36" O.C.)	



1. No public access between the hours of 10PM and 6AM.
2. Motor vehicles of any type are prohibited.
3. Overnight camping (including the use of tents) is prohibited.
4. Building of fires prohibited.
5. Excessively loud noise or music prohibited.
6. Littering and dumping prohibited.
7. Possession of consumption of alcoholic beverages prohibited.

PROP. 4' TALL HOT DIPPED GALV. WROUGHT IRON FENCE.
 NOTE: ADD SIGNAGE & DEAD END REFLECTORS TO WROUGHT IRON FENCE.



801 S Lobit St

La Porte, Texas



Google, Inc.

Street View - Mar 2011



< > Hide imagery