



PLANNING AND ZONING COMMISSION MEETING AGENDA

Notice is hereby given of a **Regular Meeting** of the La Porte **Planning and Zoning Commission** to be held on **Thursday, May 16, 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. March 21, 2019 Meeting
- 4. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for the Morgan's Landing Section 6; a single family residential development consisting of 39 lots on 7.77 acres located off of Bay Area Blvd.
- 5. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for the Morgan's Landing Section 7; a single family residential development consisting of 70 lots on 16.4 acres located off of Bay Area Blvd.
- 6. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for the Morgan's Landing Section 8; a single family residential development consisting of 55 lots on 16.9 acres located off of Bay Area Blvd.
- 7. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for Bay Landing Circle; a street dedication located within the Morgan's Landing Subdivision.
- 8. RESOLUTION:** Discussion and possible action on a Planning and Zoning Commission recommendation to the City Council 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.
- 9. DISCUSSION**
 - a. Pre-application request to abandon and close the W. M St. right of way between S. 16th St. and S. 13th St.
 - b. Creation of a right of way Connectivity Master Plan.
- 10. ADMINISTRATIVE REPORTS**
- 11. COMMISSION COMMENTS** on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
- 12. 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, May 16, 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**



May 16, 2019

AGENDA ITEM 3

Consider approval of the Meeting Minutes:

a. March 21, 2019

Ian Clowes, City Planner

Planning and Development Department

City of La Porte, Texas

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

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

Commissioners Absent: None

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

1. CALL TO ORDER: (6:03pm)

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

2. ROLL CALL OF MEMBERS:

All Commission Members were present for the meeting

3. Consider Approval of Meeting Minutes:

a) February 21, 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, Martin, and Chairman Lawler

Nays: None **Motion to approve passes, 9-0**

4. Replat (6:05pm): 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 Subdivisions.

Staff Presentation: City Planner, Mr. Ian Clowes, addresses the Planning and Zoning Commission regarding the Thielen Acres Subdivision replat. The request is for a residential replat of a single parcel into 2 separate residential parcels. The property is zoned Large Lot District (LLD). If approved, all of the requirements for the Large Lot District (LLD) zoning district will be met regarding area requirements. Staff's recommendation is to approve.

Applicant Presentation: N/A

Public Comments (for, against, or question): 400 N L St. – Questioned how many lots will be created from the replat and how many additional homes would be permitted to be built.

Questions and Answer: Commissioner Barrera asked if it would create a new subdivision, which it would.

5. Adjourn Public Hearing (6:10pm)

6. Consideration: (6:11pm)

Motion by Commissioner Follis to approve Replat #18-97000015 by Jana Gutierrez for the proposed Thielen Acres Subdivision

Second by Commissioner Kendrick

Motion to approve carried

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

Nays: None

Motion to approve passes, 9-0

7. Replat (6:11pm): 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.

Staff Presentation: City Planner, Mr. Ian Clowes, addresses the Planning and Zoning commission regarding the Richard Brown Place Subdivision replat. The subject property is zoned Low-Density Residential (R-1) and the minimum area requirements if granted the replat would still be met. Staff's recommendation is to approve.

Applicant Presentation: N/A

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

Question and Answer: Commissioner Follis raises concerns that this replat, if granted, could be regarded as a deviation from the nature of the surrounding nature of the Large Lot District (LLD), even with the subject property being zoned Low-Density Residential (R-1).

8. Adjourn Public Hearing (6:26pm)

9. Consideration: (6:27pm)

Motion by Commissioner Martin to approve Replat #18-97000022 by Eric Brown of Total Surveyors, Inc for the proposed Richard Brown Place Subdivision

Second by Commissioner Barrera

Motion to approve carried

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

Nays: None

Motion to approve passes, 9-0

- 10. Public Hearing (6:27pm):** Open Public hearing to receive input on an application for Zone Change #19-92000001, a request by Justin E. Bennett 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.

Staff Presentation: City Planner, Mr. Ian Clowes, addresses the Planning and Zoning commission regarding the proposed Zone Change #19-92000001, by Justin E. Bennett, to rezone a tract of land located at the NE Corner of S. 16th St. and W. M St. from General Commercial (GC) to Planned Unit Development (PUD). Mr. Clowes stated that the zone change was requested by Mr. Bennett for a proposed warehouse-oriented type of development. With the majority of the surrounding area being industrial in nature and this not being considered spot zoning, Staff offered a recommendation of approval.

Public Comment: N/A

Applicant Presentation: Justin Bennett, 1403 Maryland St, Houston TX – Approaches the commission with a general plan of an industrial facility proposed for the area. The emphasis for uses in this location would be more merchant wholesale distribution/warehousing.

Question and Answer: Commissioner Follis inquired about the desires of Justin Bennett trying to rezone and develop this parcel. Commissioner Follis also questioned staff for clarification regarding the difference between general warehousing and merchant wholesale distribution. Other members of the commission question how this

development would impact the area. Commissioner Martin makes note that it wouldn't affect much since it's the nature of 16th St.

11. Adjourn Public Hearing (7:13pm)

12. Consideration: (7:14pm)

Motion by Commissioner Kendrick to recommend approval of Zone Change #19-92000001, a request by Justin E. Bennett of Phelan-Bennett Development for approval of a zone change from General Commercial (GC) to Planned Unit Development (PUD), to City Council.

Second by Commissioner Warren

Motion to approve carried

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

Nays: None **Motion to approve passes, 9-0**

13. Future Land Use Map Amendment (7:20pm): 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"

Staff Presentation: City Planner, Mr. Ian Clowes, approaches the Planning and Zoning commission with a staff recommendation of a Future Land Use Map change from "Commercial" to "Light industrial" for the property in question.

Motion by Commissioner Warren to approve recommendation to La Porte City Council for a Future Land Use Map amendment for the land use designation from "Commercial" to "Light Industrial"

Second by Commissioner Barrera

Motion to approve carried

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

Nays: None **Motion to approve passes, 9-0**

14. Public Hearing: Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #19-91000002, a request by Justin E. Bennett of Phelan-Bennett Development, applicant; on behalf of Carrington F. Weems, owner; to allow for a SPEC industrial facility, to be located 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.

Staff Presentation: City Planner, Mr. Ian Clowes, approaches the Planning and Zoning commission with the Special Conditional use Permit (SCUP) request #19-92000002 by Justin E. Bennett to allow for an industrial-style development on a Planned Unit Development (PUD) if the aforementioned zone change is granted. This includes a recommendation of a list of permitted NAICS codes for the property as well as regulations on outside storage as conditions of approval for the SCUP.

Public Comment: N/A

Applicant Presentation: N/A

Question and Answer: Commissioner Follis and Chairman Lawler ask staff for clarification regarding the ability to impose increased screening for the property as a condition of the SCUP approval.

15. Adjourn Public Hearing (7:40pm)

16. Consideration: (7:42pm)

Motion by Commissioner Kendrick to recommend approval for SCUP #19-91000002, a request by Justin E. Bennett of Phelan-Bennett Development for approval to construct a SPEC industrial facility, to be located 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 with the following conditions: *No warehousing uses, no trucking freight uses, screening requirements similar to that of commercial uses adjacent to residential properties on the North & East sides, and a Tier 2 façade design*, to City Council.

Second by Commissioner Follis

Motion to recommend approval carried

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

Nays: None **Motion to recommend approval passes, 9-0**

17. Discussion (7:42pm)

- 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.

Commission decided to bring discussion back as item for future meeting.

18. Administrative Reports (7:59pm): City Planner, Mr. Ian Clowes, updates the commission regarding the status of the multi-family developments and a loose timeline of expected commencement of structure building.

19. Commission Comments (8:00pm): N/A

20. Adjourn (8:01 pm)

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

Second by Commissioner Wheeler-Hall **Motion to adjourn carried**

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

Nays: None **Motion to approve passes, 9-0**

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**



May 16, 2019

AGENDA ITEM 4-7

Consider approval of Preliminary Plats for the Morgan's Landing subdivision; 3 sections of a single family residential development consisting of 164 lots on 39.9 acres, and 1 street dedication for Bay Landing Circle, located off of Bay Area Blvd. between Fairmont Pkwy and Spencer Hwy.

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

Planning and Development Department Staff Report

DISCUSSION

Applicant's Request:

The applicant, Geoff Freeman of META Planning and Design, is requesting approval of four (4) Preliminary Plats for the Morgan's Landing subdivision. The attached exhibits are the proposed preliminary plats. The 39.9 overall acre site will consist of 1164 low density single family residential lots ranging in size from 5,700 square feet to 7,800 square feet. Additionally, the applicant has submitted a street dedication plat for Bay Landing Circle, the major ring road for the overall Morgan's Landing development.

Background Information:

The site is currently zoned PUD, with an approved SCUP, and is under development. The initial phases, Section 1-5 and Rec Center/Detention Plats were previously approved this past year. Infrastructure development is near completion for these initial phases of the development.

The following table summarizes the surrounding zoning and land uses:

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

Analysis:

Residential requirements.

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

1. Single family detached development requires a minimum lot area of 6,000 square feet. The proposed Morgan's Landing Preliminary Plat complies with the approved SCUP which permits lots with lot areas less than 6,000 square feet.

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

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

Detention.

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

Park Land Dedication and Park Development Fees.

Section 86-25 of the City's Land Development Ordinance (see the attached Exhibit D) requires one acre of park land be dedicated for every 93 proposed dwelling units. In this case, the applicant is not proposing to dedicate any parkland to the city. The ordinance also allows for a cash payment in lieu of that dedication. The ordinance requires payment of \$490 per dwelling unit to satisfy the cash payment in lieu of land dedication. This payment is due at the time of building permit for each individual dwelling unit.

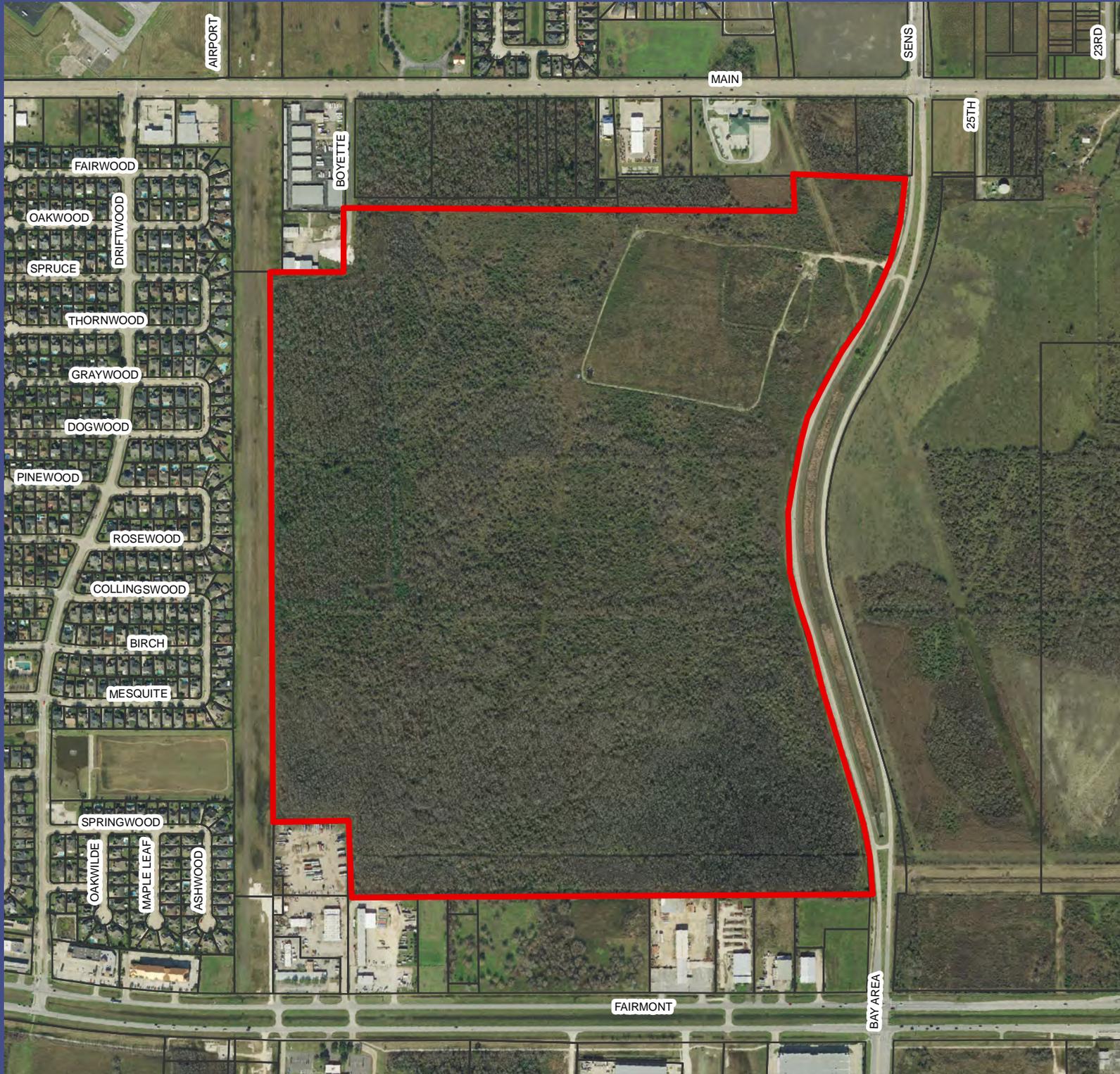
In addition to the cash payment in lieu of land dedication, the applicant is responsible for payment of a park development fee at the time of building permit. Section 12.02 of the Land Development Ordinance requires payment of a \$318 fee per dwelling unit. As a result, at the time of building permit issuance for each lot the applicant will be responsible for payment of $\$490 + \$318 = \$808$ to cover the cash payment in lieu of land dedication and park development fee.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve Preliminary Plats for Sections 6-8 and the Bay Landing Circle Street Dedication Plat for the Morgan's Landing subdivision with the condition that any and all outstanding staff comments be addressed prior to submittal of Final Plats.

ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Morgan's Landing Preliminary Plats
- Exhibit C: Section 106-333(a) of the City's Code of Ordinances
- Exhibit D: Section 86-25 of the City's Land Development Ordinance



AERIAL MAP

Morgan's Landing Phase 1

West Side of
Bay Area Blvd.

 Subject Parcel

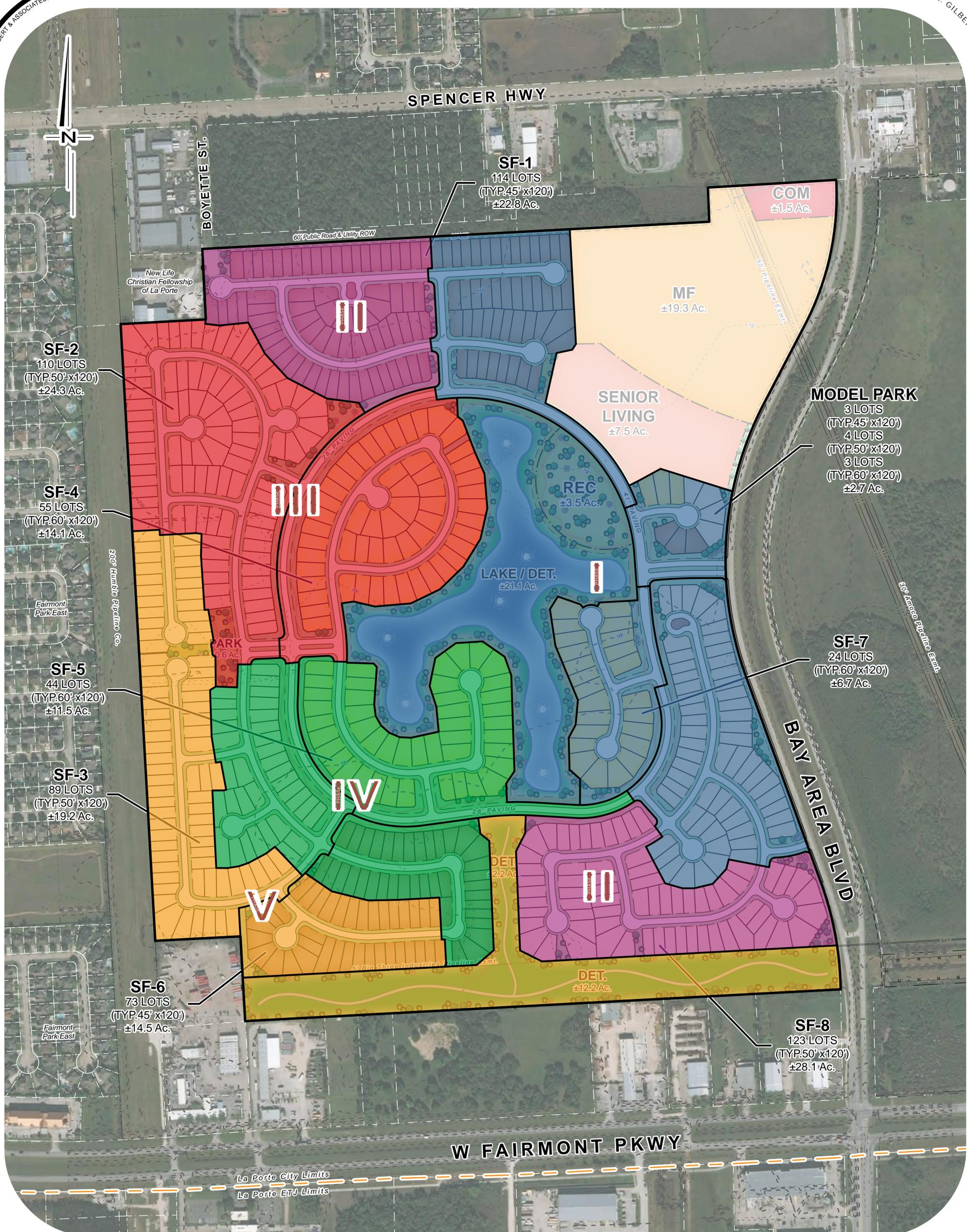


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 702 feet

NOVEMBER 2017
PLANNING DEPARTMENT





a phasing exhibit for

LA PORTE 234

± 234.6 ACRES OF LAND

prepared for

BEAZER HOMES

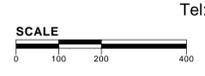


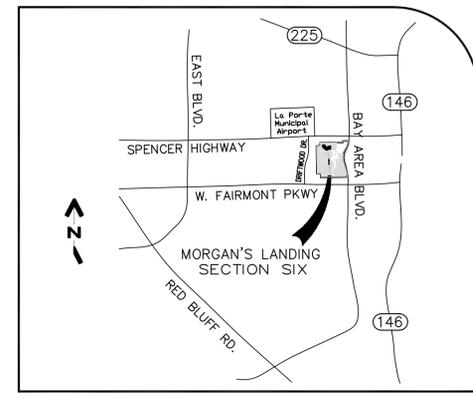
— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

PHASING PLAN

Lot Size	I	II	III	IV	V	Total
45' x 120'	48	69	-	37	36	190
50' x 120'	61	66	89	34	76	326
60' x 120'	27	-	55	44	-	126
TOTALS	136	135	144	115	112	642

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

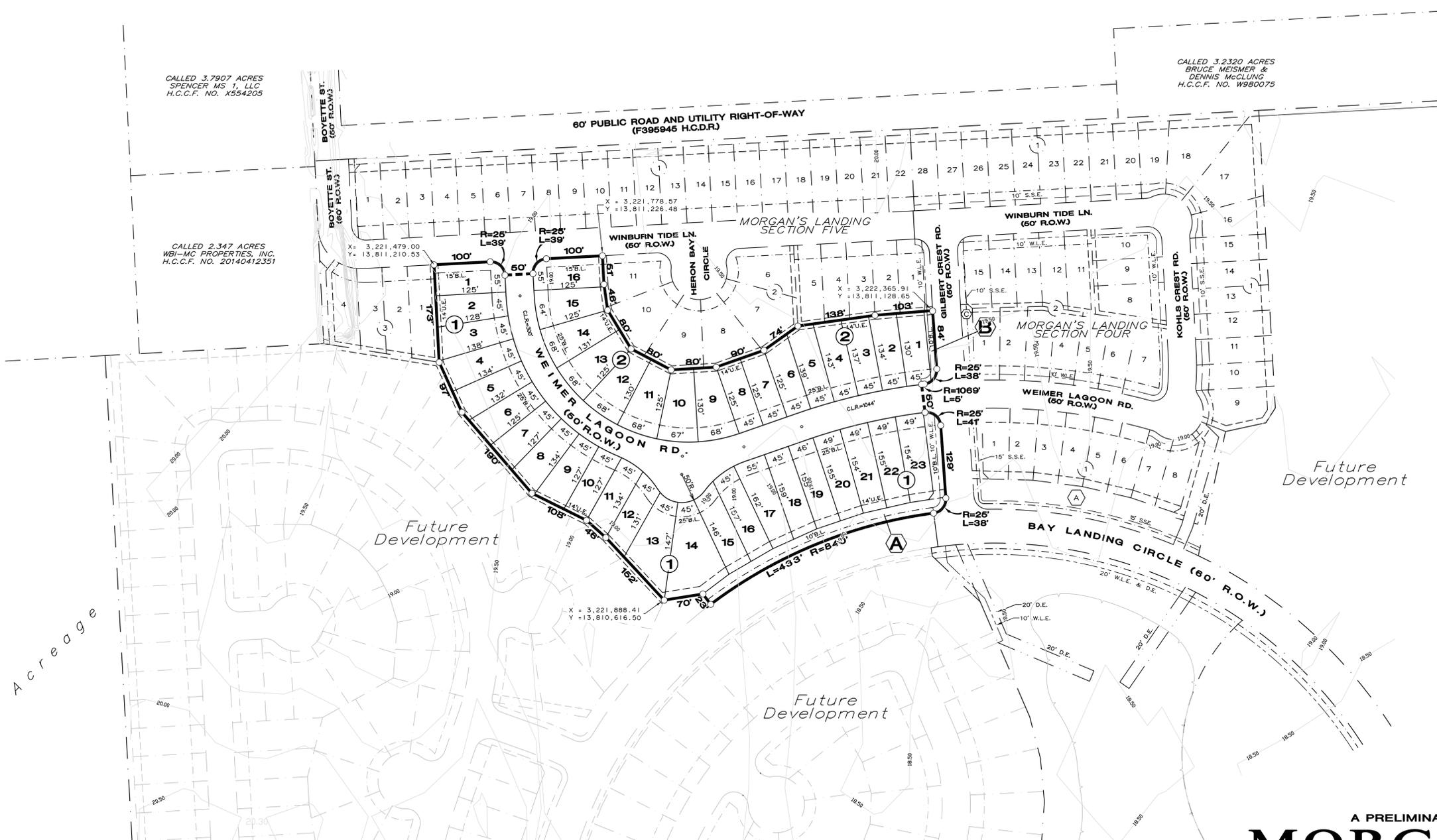




Vicinity Map
 N.T.S.

GENERAL NOTES:

- 1) "B.L." INDICATES BUILDING LINE.
- 2) "D.E." INDICATES DRAINAGE EASEMENT.
- 3) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 4) "U.E." INDICATES UTILITY EASEMENT.
- 5) "W.L.E." INDICATES WATER LINE EASEMENT.
- 6) "H.C.C.F.No." INDICATES HARRIS COUNTY CLERK FILE NUMBER.
- 7) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS.
- 8) "1' RES." INDICATES ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ADJOINING TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJOINING PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE LINE THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS OR SUCCESSORS.
- 9) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 10) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
- 11) LOTS BACKING OR SINGING MERRILL'S CIRCLE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- 12) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- 13) ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 60-103 OF THE CITY'S CODE OF ORDINANCES.
- 14) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A HANGOFF OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 15) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
- 16) ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
- 17) ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 18) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 19) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
- 20) FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "71243N25" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRETT WALL IN KEY MAP NO. 529-2, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N88W05.47N TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT (ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT).
- 21) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480210204M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 22) CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.25' AND BEARING SOUTH 81°17'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
 N = 13,010,128.22'
 E = 3,223,483.83'
 ELEV =



CALLED 3.7907 ACRES
 SPENCER MS 1, LLC
 H.C.C.F. NO. X554205

CALLED 2.347 ACRES
 WEI-MC PROPERTIES, INC.
 H.C.C.F. NO. 20140412351

CALLED 3.2320 ACRES
 BRUCE WEISBERG &
 DENNIS McCOLLING
 H.C.C.F. NO. W980075

A PRELIMINARY PLAT OF MORGAN'S LANDING SECTION SIX

BEING 7.77± ACRES OF LAND
 CONTAINING 39 LOTS (45' X 125' TYP.) AND
 TWO RESERVES IN TWO BLOCKS

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

OWNER:
BEAZER HOMES
 ATTN: GREG COLEMAN

ENGINEER:
COBB-FENLEY
 ATTN: BILL ODLE

PLANNER:



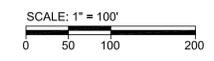
24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422

- RESERVES:
- A** RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE
 ±0.34 ACRE
 - B** RESTRICTED RESERVE "B"
 LANDSCAPE/OPEN SPACE
 ±0.04 ACRE

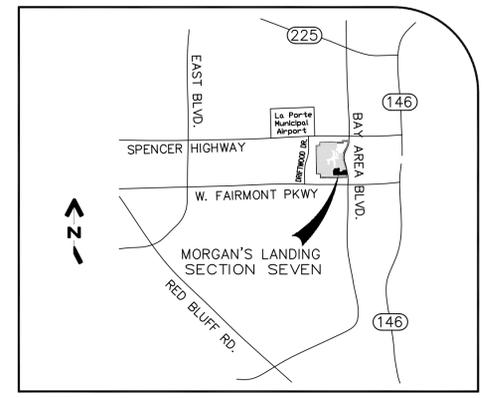
STREET NAME LIST	
STREET NAME	SUFFIX
WEIMER LAGOON	ROAD

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE ORDINANCE NO. 2018-3633 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE PLANNING & ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



MARCH 14, 2019
 Job No. MTA-0433-116



- GENERAL NOTES:**
- 1) "B.L." INDICATES BUILDING LINE.
 - 2) "D.E." INDICATES DRAINAGE EASEMENT.
 - 3) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - 4) "U.E." INDICATES UTILITY EASEMENT.
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 - 6) "H.C.C.F.No." INDICATES HARRIS COUNTY DEED FILE NUMBER.
 - 7) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS.
 - 8) "1' RES." INDICATES ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT CORNER TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE LIST THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - 9) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 10) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
 - 11) LOTS BACKING OR SIDING MERRILL'S CIRCLE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
 - 12) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
 - 13) ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
 - 14) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A HANGOVER OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 - 15) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
 - 16) ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
 - 17) ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - 18) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - 19) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
 - 20) FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "12143N25" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL IN KEY MAP NO. 529-2, IN THE ARMANDO BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N88.0054°W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT (ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT).
 - 21) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48021C0945M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - 22) CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.25' AND BEARING SOUTH 81°17'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,010,129.22'
E = 3,223,483.83'
ELEV =

A PRELIMINARY PLAT OF MORGAN'S LANDING SECTION SEVEN

BEING 16.4± ACRES OF LAND
CONTAINING 70 LOTS (50' X 125' TYP.) AND
FOUR RESERVES IN TWO BLOCKS

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

OWNER:
BEAZER HOMES
ATTN: GREG COLEMAN

ENGINEER:
COBB-FENLEY
ATTN: BILL ODLE

PLANNER:



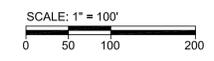
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

- RESERVES:**
- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.39 ACRE
 - B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.02 ACRE
 - C** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.07 ACRE
 - D** RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.38 ACRE

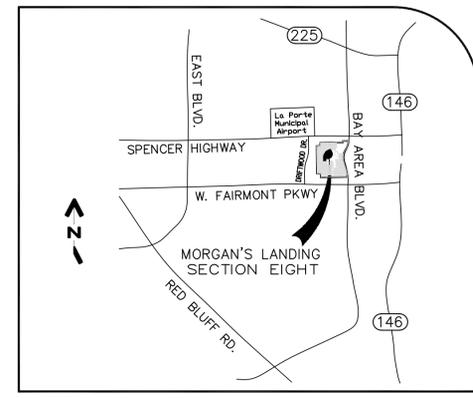
STREET NAME LIST	
STREET NAME	SUFFIX
BARRIOS BAY	LANE
BEKEN COVE	LANE
CAVIL BARRIER	LANE
CLIFTON CRANE	ROAD
KARA MIST	COURT

DISCLAIMER AND LIMITED WARRANTY

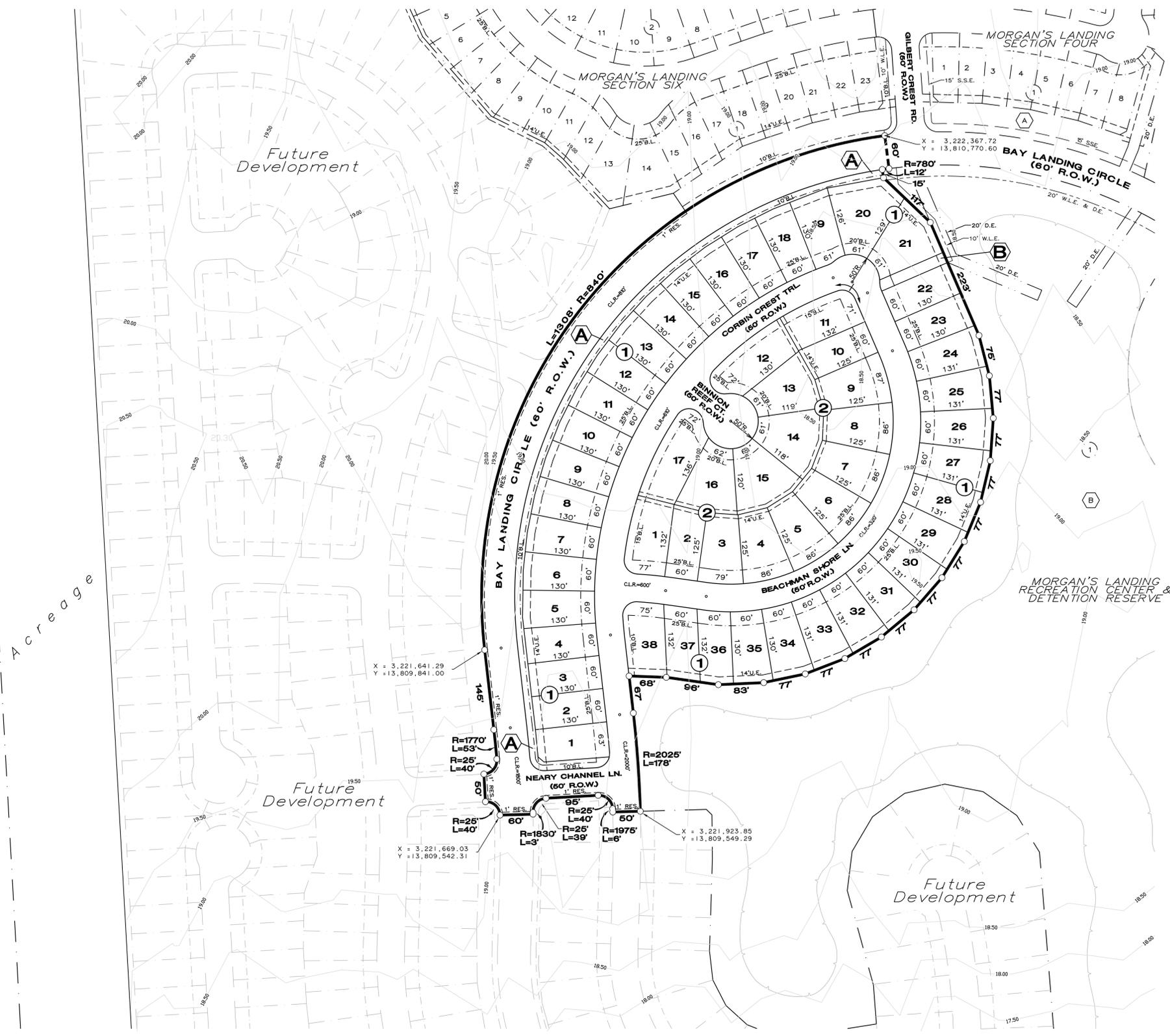
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE ORDINANCE NO. 2018-3633 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE PLANNING & ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



APRIL 17, 2019
Job No. MTA-0433-117



- GENERAL NOTES:
- "BL" INDICATES BUILDING LINE.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "H.C.C.F.No." INDICATES HARRIS COUNTY CLERK FILE NUMBER.
 - "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS.
 - "1' RES." INDICATES ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT COVERAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE LIST THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS OR SUCCESSORS.
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 - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
 - FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "71243N25" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL IN KEY MAP NO. 528-2, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.64' (FEET) AT BEARING N88W05.47N TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT (ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT).
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480210284M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.25' AND BEARING SOUTH 81°17'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
 N = 13,010,128.22
 E = 3,223,483.93
 ELEV =



A PRELIMINARY PLAT OF MORGAN'S LANDING SECTION EIGHT

BEING 16.9± ACRES OF LAND
 CONTAINING 55 LOTS (60' X 125' TYP.) AND
 TWO RESERVES IN TWO BLOCKS

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

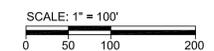
OWNER:
BEAZER HOMES
 ATTN: GREG COLEMAN

ENGINEER:
COBB-FENLEY
 ATTN: BILL ODLE

PLANNER:



24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422



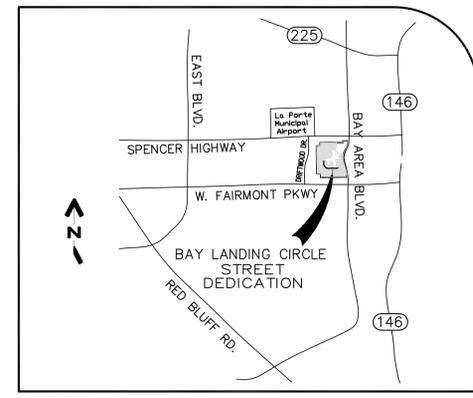
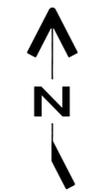
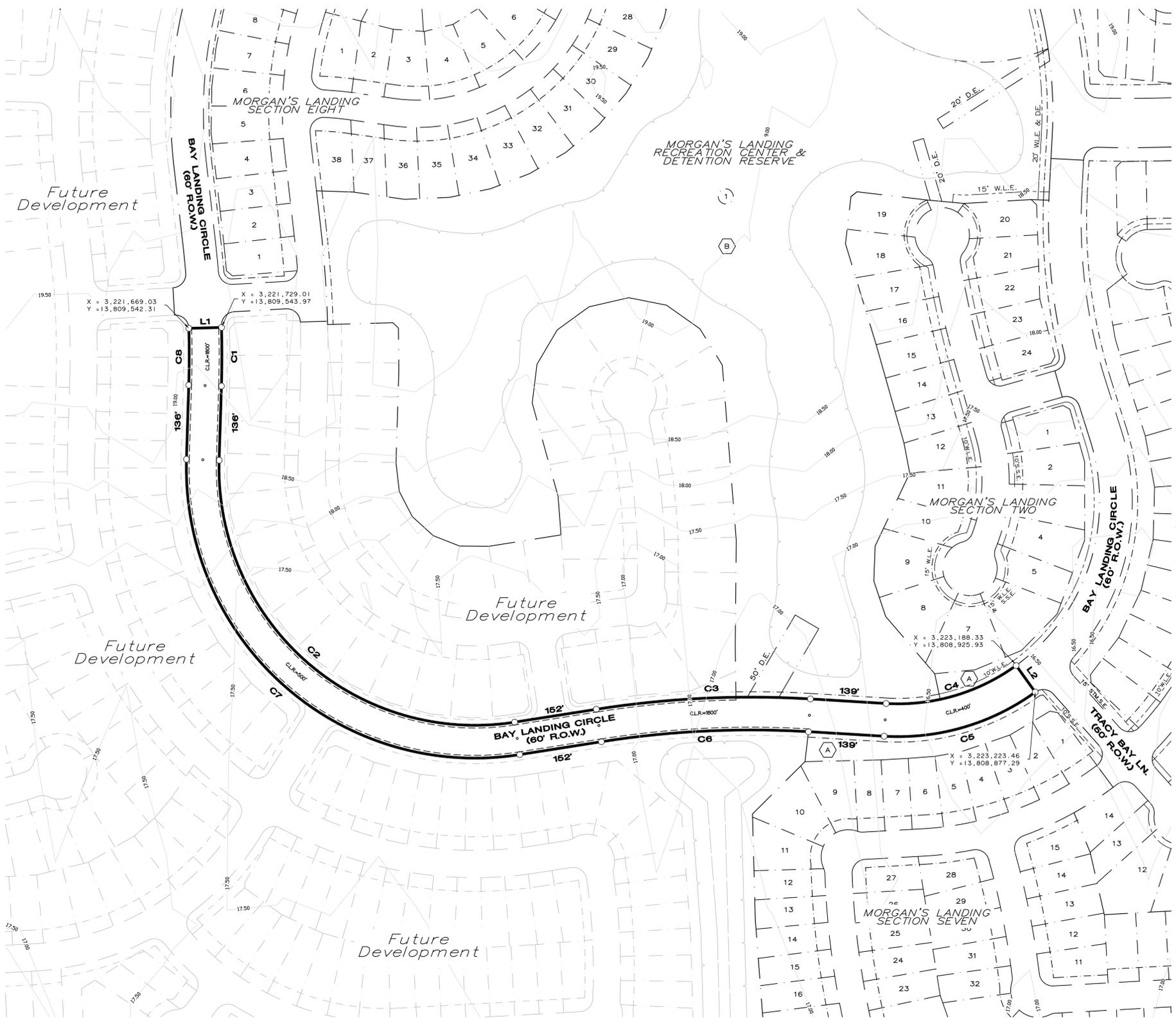
APRIL 10, 2019
 Job No. MTA-0433-118

STREET NAME LIST	
STREET NAME	SUFFIX
BAY LANDING	CIRCLE
BEACHMAN SHORE	LANE
BINNION REEF	COURT
CORBIN CREST	TRAIL
NEARY CHANNEL	LANE

- RESERVES:
- A** RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE
 ±0.52 ACRE
 - B** RESTRICTED RESERVE "B"
 LANDSCAPE/OPEN SPACE/UTILITIES
 ±0.06 ACRE

DISCLAIMER AND LIMITED WARRANTY

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Vicinity Map
N.T.S.

GENERAL NOTES:

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- 2) "D.E." INDICATES DRAINAGE EASEMENT.
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- 5) "W.L.E." INDICATES WATER LINE EASEMENT.
- 6) "H.C.C.F.No." INDICATES HARRIS COUNTY CLERK FILE NUMBER.
- 7) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS.
- 8) "1' RES." INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs assigns, or successors.
- 9) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 10) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
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ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
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- 18) CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,810,129.22
E = 3,223,483.83
ELEV. =

A PRELIMINARY PLAT OF
BAY LANDING CIRCLE
STREET DEDICATION
 BEING 2.86± ACRES OF LAND

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

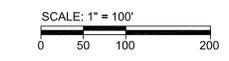
OWNER:
BEAZER HOMES
 ATTN: GREG COLEMAN

ENGINEER:
COBB-FENLEY
 ATTN: BILL ODLE

PLANNER:



24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422



MARCH 10, 2019
 Job No. MTA-0433-St Ded 1

STREET NAME LIST	
STREET NAME	SUFFIX
BAY LANDING	CIRCLE

LINE TABLE		
LINE	DISTANCE	BEARING
L1	60'	N 8824'46" E
L2	60'	S 3550'24" E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1830'	03°21'24"	107'	S 00°05'28" W	107'
C2	470'	100°42'05"	826'	S 48°34'52" E	724'
C3	1830'	12°20'54"	394'	N 87°14'33" E	394'
C4	370'	39°15'24"	254'	N 73°47'18" E	249'
C5	430'	39°15'25"	295'	S 73°47'18" W	289'
C6	1770'	12°20'54"	381'	S 87°14'33" W	381'
C7	530'	100°42'05"	932'	N 48°34'52" W	816'
C8	1770'	03°21'24"	104'	N 00°05'28" E	104'

DISCLAIMER AND LIMITED WARRANTY

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Sec. 106-333. Table B, residential area requirements.

(a) Table B, residential area requirements.

Uses ⁸	Minimum Lot Area/D.U. S.F.	Minimum Lot Width L.F.	Minimum Yard Setbacks L.F. F.R.S. 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15	Maximum Height	Minimum Site Area/Unit S.F. 7	Minimum Development Open Space/ Unit S.F.	Maximum Lot Coverage/ Minimum Landscaping Required ^{9, 19}
Single-family detached	6000	50	25-15-5	35 Ft.	9100 4.8 DU/A	—	40%/N/A
Single-family large lot	43560	90	25-15-5	45 Ft.	43560 1.0 DU/A	—	40%/N/A
Single-family special lot line, 0 lot line	4500	40	20-10-0	35 Ft.	7300 6.0 DU/A	Footnote # 1	60%/N/A
Duplexes	6000	60	25-20-20	45 Ft.	8.0 DU/A	Footnote # 1	60%/N/A
Single-family converted to multifamily	6000	50	20-10-5	35 Ft.	N/A	N/A	50%/N/A
Townhouses, quadraplexes (10,000 s.f of site area 100 ft. wide)	2000	20	25-20-20	45 Ft.	4400 10.0 DU/A	Footnote # 1	75%/25%
Multifamily	20000	100	25-20-20	45 Ft.	1600 14 DU/A	Footnote # 1	60%/25%
Manufactured housing	4500	40	20-10-5	25 Ft.	7300 6.0 DU/A	Footnote # 1	60%/6%
Manufactured housing subdivision or parks (5 acre min.)		100 of front road frontage	N/A	N/A	N/A	N/A	N/A/N/A
Group care facilities (less than 6) and day care homes			25-20-10	25 Ft.	N/A	N/A	N/A/6%
Public or private educational and religious institutions, large group care facilities, daycare centers, recreational buildings,			30-20-10	45 Ft.	N/A	N/A	N/A/6%

boarding, and nursing homes							
Freestanding on-premises signs	See article VII of this chapter						
Large lot district where tract is one acre in size or greater (without existing principal structure) Accessory structure/domestic livestock	See section 106-416 Special Regulations						

Table B footnotes.

1

Lot Size	Required Developed Open Space/Lot
5000–6000 Sq. Ft.	200 Sq. Ft.
4000–4999 Sq. Ft.	300 Sq. Ft.
3000–3999 Sq. Ft.	400 Sq. Ft.
2000–2999 Sq. Ft.	500 Sq. Ft.

- a. Minimum size of developed open space: One-half acre for every 80 units or fraction thereof.
 - (i) *For multifamily residential developments:* Minimum of 25 percent of the total development regardless of size of development.
 - (ii) *For townhouse/quadrplex developments:* One-half acre for every 80 units or fraction thereof.
- b. All required developed open spaces must be operated and maintained by a homeowners association, subject to the conditions established in sections [106-676](#) through [106-679](#), with all documentation required to be submitted for filing in conjunction with the final plat. (See also the City Development Ordinance Number 1444, section [4.04](#) which is on file in the city secretary's office.)

2 A minimum landscape setback of 20 feet will be required adjacent to all conservation areas. Buildings, parking areas, and refuse containers will not be allowed in such setback area. These areas are to be landscaped with trees, shrubs, and groundcover, with a planting plan required to be submitted and approved by the enforcement officer.

3 The minimum setback adjacent to any utility easement located in a rear yard, shall be three feet. No portion of any building including projections of any nature shall encroach into any utility easement or vertical projection of the easement boundary.

4 Where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If there is only one adjacent structure, the front yard minimum setback shall be the average of the required setback and the setback of only one adjacent structure. In no case shall the minimum front yard setback exceed 30 feet.

5 All side yards adjacent to public R.O.W.'s must be ten feet.

6 In the case of zero lot line housing, the side setback opposite the zero lot line must be ten feet.

7 D.U.A. is an abbreviation for dwelling units per acre, or the maximum density permitted.

8 All structures except slab on grade, shall be placed on a foundation system described as: An assembly of materials constructed below or partially below grade, not intended to be removed from its installation site, which is designed to support the structure and engineered to resist the imposition of external forces as defined by the Standard Building Code, or in the case of industrialized housing, the requirements of the TDLS. Such foundation system shall be skirted or enclosed with wood or masonry to give the appearance of a solid foundation, if

one is not provided, compatible with the appearance of adjacent housing, and subject to the requirements of the Southern Building Code.

9 See article V, division 4 of this chapter for additional requirements.

10 No sign shall be located in a sight triangle so as to obstruct traffic visibility at a level between three feet and six feet as measured above adjacent road grade.

11 In the case of multifamily residential developments with 50 or more units, said complexes must be located at least 1,000 feet from other multi-family residential developments of 20 or more units.

12 Within the building setback, there must be a ten-foot opaque screen consisting of shrubs and fencing. (See [section 106-334\(i\)](#) for screening and fencing requirements.)

13 Residential developments that are townhouses, quadruplexes, or multi-family dwelling units must have a minimum of 25 percent landscaping.

14 Multifamily residential developments adjacent to single-family residential developments must establish a 25-foot buffer between the two developments. This buffer is in addition to the setback as established by this table.

15 In the case of multifamily residential developments, no off-street parking shall be placed within the required setback, or within the required additional 25-foot buffer when the development is situated adjacent to a single-family residential development. The space needed to meet the required parking spaces shall be exclusive of the required setback and the additional buffer.

16 In the case of multifamily residential developments being adjacent to single-family residential developments, the buildings within the multifamily residential developments that are directly adjacent to the single-family residential development shall be limited to two-stories in height. Buildings within the interior of the multifamily residential developments may be three-stories in height.

17 Multifamily residential developments cannot exceed 180 dwelling units.

18 See [section 106-334\(i\)\(3\)](#) for open space utilization criteria.

19 Following structures exempted from 40 percent lot coverage on single-family detached: Accessory buildings 200 s.f. or less and patio covers up to 900 s.f.

20 Maximum lot coverage for single-family detached in planned unit development (PUD) zoning district or residential subdivisions requiring a detention/drainage system, shall be 50 percent.

(The impervious cover factor of 55 percent for the total site for drainage, as prescribed in PICM, remains in effect.)

(Ord. No. 1501-JJ, § 6, 10-14-02; Ord. No. 1501-LLLL, § 6(Exh. F), 4-25-05; Ord. No. 1501-T4, § 6(Exh. F), 10-24-05; Ord. No. 3242, § 1, 4-26-10; Ord. No. 3453, § 3, 12-10-12)

Cross reference— *Contents of mobile home park plans, § 98-92; minimum area requirements for mobile home parks, § 98-95; location of mobile homes with respect to property lines and public streets, § 98-99.*

Sec. 86-25. - Open space within subdivisions and developments.**(a) Purpose.**

- (1) It is the policy of the city to provide recreational areas and amenities in the form of neighborhood and community parks as a function of residential development in the City of La Porte. This section is enacted in accordance with the home rule powers of the City of La Porte granted under the Texas Constitution and statutes of the State of Texas, including, without limitation, V.T.C.A. Local Government Code, § 51.071 et seq. and § 212.001 et seq. It is hereby declared by the City Council of the City of La Porte that recreational areas, in the form of neighborhood parks and related amenities and improvements, are necessary and in the public welfare, and that the only adequate procedure to provide for same is by integrating such requirement into the procedure for planning and development of property of a residential subdivision in the City of La Porte, whether such development consists of new construction on previously vacant land or rebuilding and redeveloping existing residential areas.

Neighborhood and community parks are those parks providing for a variety of outdoor recreational opportunities and within convenient distances from a majority of the residences to be served thereby, the standards for which are set forth in the La Porte Parks, Recreation and Open Space Master Plan, or neighborhood and community areas. The park zones established by the La Porte Parks and Recreation Department and shown on the official La Porte Parks, Recreation and Open Space Master Plan, or neighborhood area, shall be prima facie evidence that any park located therein is within such a convenient distance from the majority of residences to be served thereby. The cost of the neighborhood parks should be borne by the ultimate residential property owners who by reason of the proximity of their property to such parks shall be the primary beneficiaries of such facilities. Therefore, the following requirements are adopted to effect such purposes.

In order to provide an equitable method of determination of the requirements for future development of residential areas of the City of La Porte, the following formula is hereby adopted: The population of the city based on the latest United States Census data, adjusted on an annual basis based on the predicted growth of the city as found in the parks and open space master plan for the year in which the adjustment is made, is identified. The resultant number is divided by the number of acres of available neighborhood and community parkland inventory in the City of La Porte, resulting in the number of persons per neighborhood or community park acre in the City of La Porte. This result is then divided by the number of La Porte persons per dwelling unit as identified in the latest United States Census data, giving the number of dwelling units per acre of neighborhood or community parkland. This number is then divided into the total acquisition cost for land at the average appraisal value, and development cost per acre for development of the land into a typical park as identified in the parks and open space master plan of the city.

This formula provides a baseline for determining the number of dwelling units per acre rate for future development within the city, the parkland dedication or in lieu acquisition costs for parkland, and the cost of future park development. This formula shall be applied and reviewed periodically to assure that the process for future development remains fair and equitable as established herein. In the event that the periodic review results in a determination of inequity, an amendment to the ordinance to correct the inequity will be presented to council for consideration.

(b) General requirement for dedication of land and payment of park development fee.

- (1) Whenever a final plat is filed of record with the County Clerk of Harris County, Texas, or a development site plan, or a property survey is submitted and filed with the approving authority of the city in accordance with the provisions of this chapter and other planning and development ordinances that may be contained within the Code of Ordinances of the City of La Porte, for a development of a residential area within the City of La Porte that contains one or more residential dwelling units, such plat, or site plan, or property survey shall contain a clear fee simple dedication of one acre of land for each 93 proposed dwelling units. As used in this section, a "dwelling unit" means each individual residence, including individual residences in a multi-family structure,

designed and/or intended for inhabitation by a single family. Residential structures that are moved from one area of the city to another area of the city are specifically excluded from the park development fee requirements of this chapter.

Any proposed plat or site plan, or property survey submitted to the City of La Porte for approval shall show the area proposed to be dedicated under this section. The required land dedication of this section may be met by a payment in lieu of land where permitted by the City of La Porte or required by other provisions in this chapter.

In the event a plat is not required and a development site plan or property survey is filed, the dedication of land or payment in lieu of land required under this section shall be met prior to the issuance of a building permit by the approving authority of the city.

- (2) The City Council of the City of La Porte declares that development of an area less than one acre for neighborhood park purposes is impractical. Therefore, if fewer than 93 dwelling units are proposed by a plat filed for approval, the approving authority may require the developer to pay the applicable cash in lieu of land amount, as provided in subsection (c) below.
 - (3) In addition to the required dedication of land, as set forth above, there shall also be a park development fee paid to the City of La Porte as a condition to subdivision plat approval or issuance of a building permit. Such park development fee shall be set from time to time by ordinance of the City Council of the City of La Porte sufficient to provide for the development of amenities and improvements on the dedicated land to meet the standards for a neighborhood park to serve the area in which the subdivision is located. Unless and until changed by ordinance of the City Council of the City of La Porte, the park development fee shall be calculated on the basis of \$318.00 per dwelling unit.
 - (4) In lieu of payment of the required park development fee, a developer shall have the option to construct the neighborhood park amenities and improvements. All plans and specifications for the construction of such amenities and improvements must be reviewed and approved by the approving authority. The developer shall financially guarantee the construction of the amenities and improvements, and the City of La Porte must approve same, prior to the filing of a plat in the case of platted subdivisions. Once the amenities and improvements are constructed, and after the approving authority has accepted such amenities and improvements, the developer shall deed and convey such amenities and improvements to the City of La Porte or to the applicable homeowner's association.
 - (5) In instances where land is required to be dedicated, the approving authority shall have the right to accept or reject the dedication after consideration of the recommendation of the parks and recreation director or the planning and zoning commission, and to require a cash payment in lieu of land in the amount provided under subsection (c) below, if the approving authority determines that sufficient park area is already in the public domain for the area of the proposed development or if the recreation potential for that area would be better served by expanding or improving existing neighborhood parks.
 - (6) When two or more developments will be necessary to create a neighborhood park of sufficient size in the same area, the parks and recreation department, at the time of preliminary plat approval, will work with the developer to define the optimum location of the required dedication within the respective plats. Once a park site has been determined, adjacent property owners who develop around the park site shall dedicate land and (or) cash to the existing site unless otherwise determined by the approving authority, as provided herein.
- (c) *Cash payment in lieu of land.*
- (1) A developer responsible for land dedication under this section shall be required, at the approving authority's option, to meet the dedication requirements in whole or in part by a cash payment in lieu of land, in the amount set forth below. Such payment in lieu of land shall be made prior to filing the final plat for record, or prior to the issuance of a building permit where a plat is not required.

- (2) The cash payment in lieu of land dedication shall be met by the payment of a fee set from time to time by ordinance of the city council sufficient to acquire neighborhood parkland. Unless and until changed by the city council, such fee shall be computed on the basis of \$490.00 per dwelling unit. A cash payment in lieu of land dedication, as set forth in this section, does not relieve the developer of its obligation to pay the park development fee of \$318.00 set forth in subsection (b)(3) above. The cash payment in lieu of land dedication is in addition to the required park development fee.
 - (3) The general requirements for dedication of land and payment of park development fees and the cash payment in lieu of land are set forth graphically in table 1, attached hereto.
 - (4) The City of La Porte may from time to time decide to purchase land for parks in or near the area of actual or potential development. If the city does purchase park land in a park zone, subsequent park land dedications for that zone shall be in cash only, the calculation of which is set forth as provided herein. Such cash payments are in addition to the payment of the required park development fee.
- (d) *Special fund.*
- (1) All funds collected by this dedication process will be deposited in the City of La Porte's Park Development Fund and used for the purchase or leasing of park land and the development and maintenance of same. All expenditures from the said fund will be reviewed and approved by the Office of the City Manager for the City of La Porte.
 - (2) The City of La Porte shall account for all sums paid into the parks development fund with reference to the individual plats involved.
- (e) *Prior dedication, absence of prior dedication.*
- (1) If a dedication requirement arose prior to the passage of this chapter, that dedication requirement shall be controlled by the ordinance in effect at the time such obligation arose, except that additional dedication shall be required if the actual number of dwelling units constructed upon property is greater than the former assumed or planned number of dwelling units. Additional dedication shall be required only for the increase in the number of dwelling units and shall be based upon the land dedication and park development fee requirements set forth herein above.
 - (2) At the discretion of the city, any former gift of land to the city may be credited on a per acre basis toward eventual land dedication requirements imposed on the donor of such lands. The approving authority shall consider the recommendations of the Parks and Recreation Department and the Planning and Zoning Commission in exercising its discretion under this subsection.
- (f) *Additional requirements, definitions.*
- (1) Any land dedicated to the city under this chapter must be suitable for park and recreation uses. The following characteristics of a proposed area are generally unsuitable and may be ground for refusal of any plat:
 - a. Any area primarily located in the 100-year floodway as determined by the Harris County Flood Control District.
 - b. Any areas of unusual topography or slope which renders same unusable for organized recreational activities.
 - (2) Drainage areas may be accepted as part of a park if the channel is constructed in accordance with city engineering standards as found in Section 5.5.3 of the Public Improvement Criteria Manual of the City of La Porte, if no significant area of the park is cut off from access by such channel, if not less than five acres of the site is above the 100-year floodplain, or if the dedication is in excess of ten acres, not less than 50 percent of the site should be included in the 100-year flood plain.
 - (3) Each park must have ready access to a public street.

- (4) Unless provided otherwise herein, an action by the city shall be by the approving authority, after consideration of the recommendations of the commission and/or the director of parks and recreation department.
- (5) Any preliminary plat approved prior to the effective date of this chapter shall be exempt from these requirements set forth herein; however, however when such preliminary approval expires, any resubmission of such plat shall meet the requirements of this chapter.

(g) *Instruments of dedication.*

- (1) The park land dedication required section shall be made in the case of subdivision by a reservation on the final plat as filed in the map records of Harris County, Texas, unless additional dedication is required subsequent to the filing of the final plat. In the case of a development site plan, the dedication required by the ordinance shall be made by filing of a deed to the deed records of Harris County.

In either event, if the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, such additional dedication shall be required, and shall be made by payment by the cash in lieu of land amount provided herein.

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



May 16, 2019

AGENDA ITEM 8

RESOLUTION: Discussion and possible action on a Planning and Zoning Commission recommendation to the City Council 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.

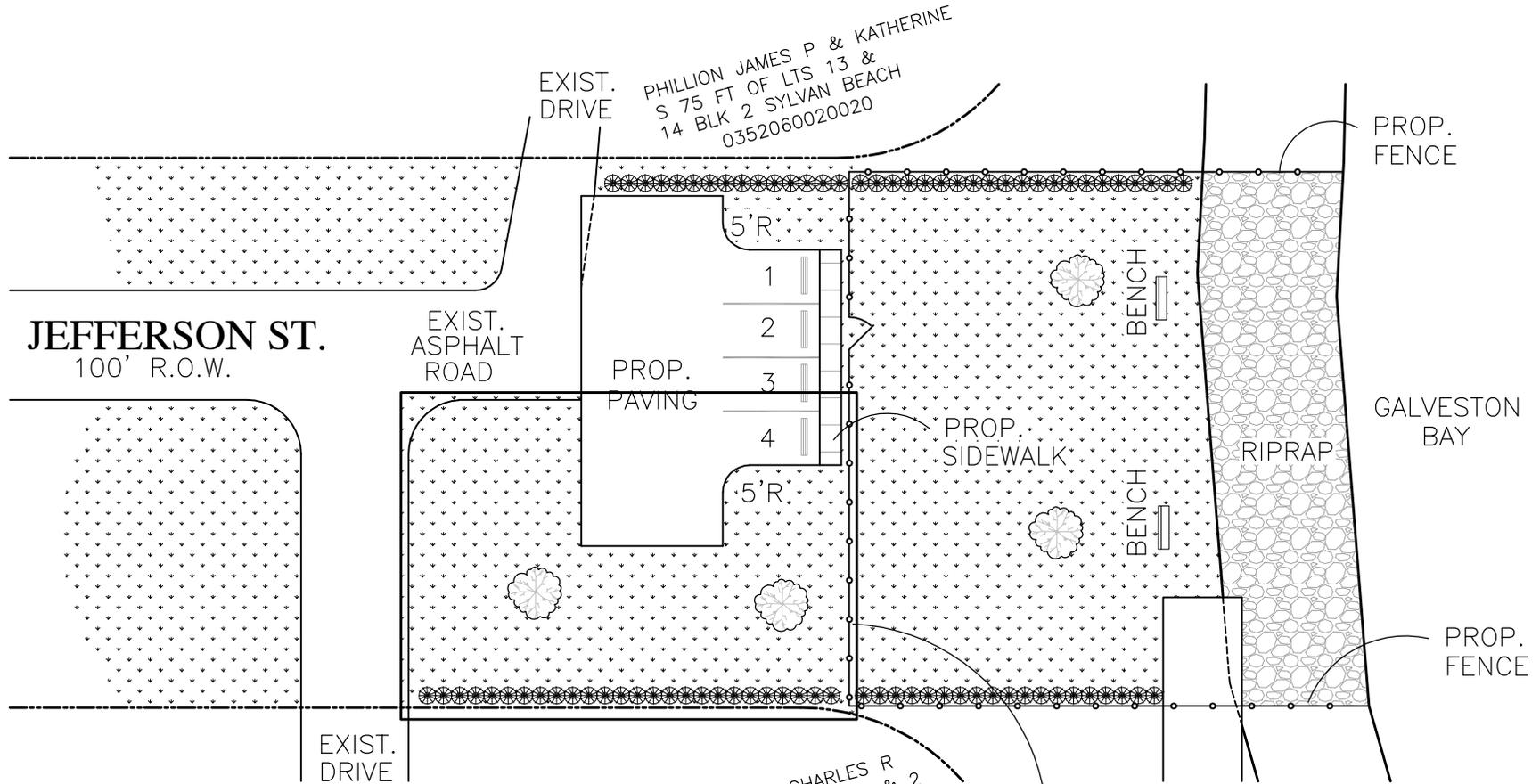
Ian Clowes, City Planner

Planning and Development Department

City of La Porte, Texas

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.)	

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

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.

212 Jefferson St

La Porte, Texas



Google, Inc.



Street View - Mar 2011

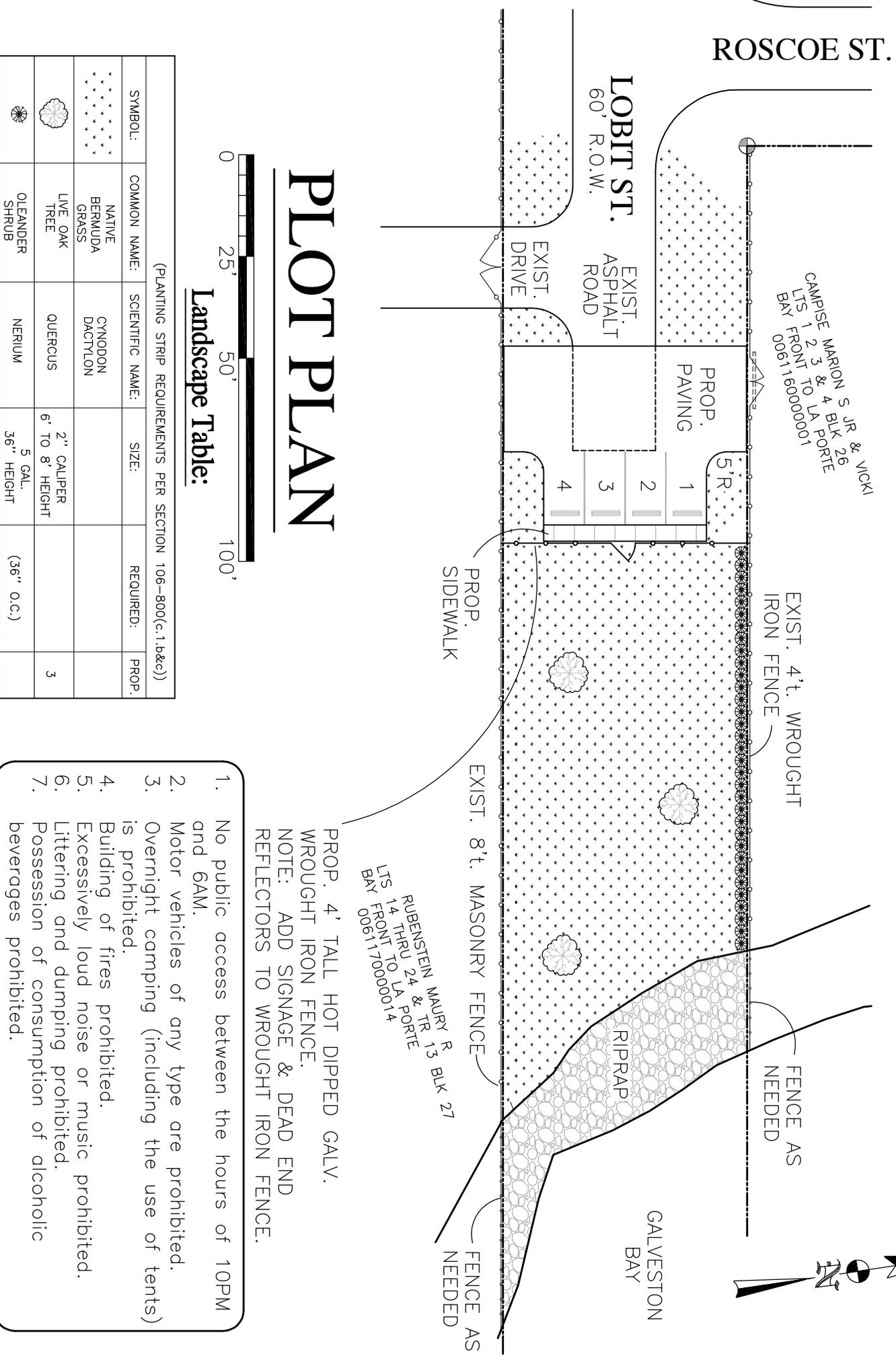


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Lobit St. - R.O.W. Improvements

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
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 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



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



May 16, 2019

AGENDA ITEM 9

DISCUSSION ITEMS

- a. Pre-application request to abandon and close the W. M St. right of way between S. 16th St. and S. 13th St.
- b. Creation of a right of way Connectivity Master Plan.

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



PROPOSED ROW CLOSURE

W. M St. Between S. 16th & S. 13th

Legend

 Proposed ROW Closure



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 = 214 feet



MAY 2019
PLANNING DEPARTMENT