



## **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, June 20, 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. May 16, 2019 Meeting
- 4. FINAL PLAT:** Consider approval of a Final Plat, #19-97000001, for Hawthorne at La Porte; a commercial tract consisting of one lot on 20 acres located on the east side of SH 146, north of Wharton Weems Blvd.
- 5. PUBLIC HEARING:** Open public hearing to receive input on an application for Special Conditional Use Permit (SCUP) #19-91000004, a request of Jeff Davis, applicant; on behalf of Port of Houston Authority of Harris County, Texas, owner; to amend an existing SCUP allowing for a Pre-Check Truck Gate on a tract of land legally described as Reserve A, Block 1, Port of Houston Authority.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments (for, against, or question)
  - d. Question and Answer
- 6. ADJOURN PUBLIC HEARING**
- 7. CONSIDERATION:** Consider recommendation to City Council on SCUP #19-91000004
- 8. PUBLIC HEARING:** Open public hearing to receive input on an application for Special Conditional Use Permit (SCUP) #19-91000005, a request of Paul Grohman of Gromax Development, applicant; on behalf of CSBP Land Investments, LP, owner; for an amendment to a SCUP allowing for additional senior living units on a 9 acre tract of land legally described as Reserve C, Block 1, Bay Area 28 Subdivision.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments (for, against, or question)
  - d. Question and Answer
- 9. ADJOURN PUBLIC HEARING**

**10. CONSIDERATION:** Consider recommendation to City Council on SCUP #19-91000005

**11. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Zone Change #19-92000002, 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 northeast corner of S. 16th St. and the W. M St. right of way, and legally described as Lots 1-32, Block 1144 and Lots 1-32, Block 1143, La Porte Subdivision.

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

**12. ADJOURN PUBLIC HEARING**

**13. CONSIDERATION:** Consider recommendation to City Council on Zone Change #19-92000002

**14. 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 northeast corner of S. 16th St. and W. M St., and legally described as Lots 1-32, Block 1144 and Lots 1-32, Block 1143, La Porte Subdivision, from “Commercial” to “Light Industrial.”

**15. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #19-91000003, a request by Justin E. Bennett of Phelan-Bennett Development, applicant; on behalf of Carrington F. Weems, owner; to allow for an industrial office/warehouse facility, to locate on a 5.051 acre tract of land located at the northeast corner of S. 16th St. and the W. M St. right of way and legally described as Lots 1-32, Block 1144 and Lots 1-32, Block 1143, La Porte Subdivision.

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

**16. ADJOURN PUBLIC HEARING**

**17. CONSIDERATION:** Consider recommendation to City Council on SCUP #19-91000003

**18. 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.

**19. DISCUSSION**

- a. A request by a developer to extend the high frequency truck route to a portion of W. M St. and W. E St. right of way.
- b. Changes to the city code of ordinances to allow items to be denied with prejudice by either the Planning and Zoning Commission or City Council.

**20. ADMINISTRATIVE REPORTS**

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

**22. 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, June 20, 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**



**June 20, 2019**

## **AGENDA ITEM 3**

Consider approval of the Meeting Minutes:

a. May 16, 2019

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*



5. **Preliminary Plat:** Consider approval of a Preliminary Plat for Morgan’s Landing, Section 7; a single family residential development consisting of 70 lots on 16.4 acres located off of Bay Area Blvd.

**Motion** by Commissioner Tschappat to approve a Preliminary Plat for Morgan’s Landing, Section 7

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

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 5-0**

6. **Preliminary Plat:** Consider approval of a Preliminary Plat for Morgan’s Landing, Section 8; a single family residential development consisting of 55 lots on 16.9 acres located off of Bay Area Blvd

**Motion** by Commissioner Wheeler-Hall to approve a Preliminary Plat for Morgan’s Landing, Section 8

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

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 5-0**

7. **Preliminary Plat:** Consider approval of a Preliminary Plat for Bay Landing Circle; a street dedication located within the Morgan’s Landing Subdivision.

**Motion** by Commissioner Barrera to approve the Preliminary Plat for Bay Landing Circle; a street dedication located within the Morgan’s Landing Subdivision

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

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 5-0**

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.

**Question/Discussion:** Members of the Planning and Zoning Commission asked Ian Clowes if staff had reached out to the adjacent property owners regarding the development of “pocket parks” in the subject rights of way. Members of the Commission noted that while these sections of right of way are not privately owned, the adjacent property owners would likely object to the development of right-of-way into accessible public parks. Additionally, Commission members elected to not take action at this time due to the absence of Commissioner Follis, the Commission member that originally approached the Planning and Zoning Commission with this proposal.

**Motion** by Commissioner Wheeler-Hall to table continued discussion and possible action of a 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.

**Second** by Commissioner Tschappat

**Motion to table carried**

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None

**Motion to table passes, 5-0**

**9. Discussion:**

- a) Pre-application request to abandon and close the W. M St. right-of-way between S 16<sup>th</sup> St. and S 13<sup>th</sup> St.
  - City Planner, Ian Clowes discussed a request by an applicant to close a portion of the W. M St. right of way. The commission supported the idea of leaving that portion of the right of way open for future road improvements.
- b) Creation of a right-of-way Connectivity Master Plan
  - City Planner, Ian Clowes approached the Commission with a proposal from staff to develop a Connectivity Master Plan. The Master Plan would be beneficial for staff to efficiently determine future right of way development throughout the City.

**10. Administrative Reports:** No reports from staff

**11. Commission Comments:** No comments from the commission

**12. Adjourn**

**Motion** by Commissioner Barrera to adjourn the Planning and Zoning Commission meeting at 7:08 PM

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

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 5-0**

Respectfully submitted,

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Chase Stewart  
Planning Technician

Passed and Approved on \_\_\_\_\_, 2019.

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Hal Lawler  
Chairman, Planning and Zoning Commission

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Trey Kendrick  
Secretary, Planning and Zoning Commission

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



**June 20, 2019**

## **AGENDA ITEM 4**

Consider approval of a Final Plat, #19-97000001, for Hawthorne at La Porte; a 20 acre commercial tract located on the east side of SH 146, north of Wharton Weems Blvd.

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

# Planning and Development Department Staff Report

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## DISCUSSION

### Applicant's Request:

The applicant, Eric Brown of Total Surveyors is requesting approval of a Final Plat for Hawthorne at La Porte. The attached exhibit is the proposed final plat. The 20 acre tract of land is currently undeveloped. An approved Special Conditional Use Permit (SCUP) is approved for the site, which will permit up to 350 units of multifamily living. The site is located on the east side of SH 146, north of Wharton Weems Blvd.

### Background Information:

The site is currently zoned PUD. The following table summarizes the surrounding zoning and land uses:

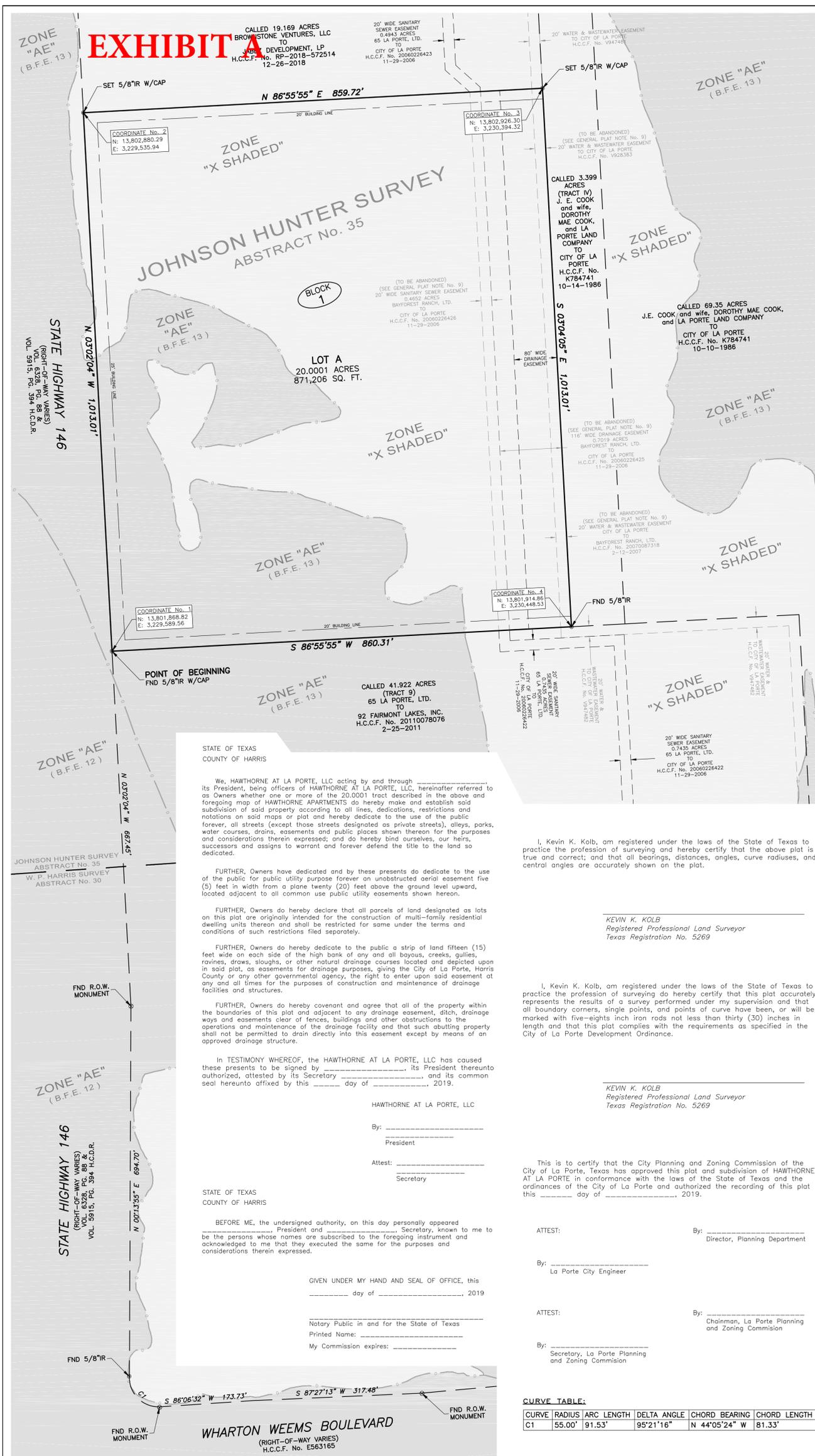
	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	PUD, Planned Unit Development	Future Patio Home Development
<b>South</b>	PUD, Planned Unit Development	Undeveloped
<b>West</b>	PUD, Planned Unit Development	SH 146/Port Crossing Commerce Park
<b>East</b>	PUD, Planned Unit Development	Bay Forest Golf Course

## RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the final plat of Hawthorne at La Porte, with the condition that any and all outstanding staff comments be addressed prior to recordation of the plat.

## ATTACHMENTS

- Exhibit A: Hawthorne at La Porte Final Plat
- Exhibit B: Application



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

GENERAL PLAT NOTES:

- This property lies in Zone "X Shaded" and Zone "AE", defined by FEMA as areas determined to be partially inside the 500 year annual chance of flooding and partially inside the 100 year annual chance of flooding, as scaled from FIRM Map No. 48201C0945 M, 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. 010270. All distances shown are surface and may be converted to GRID by applying the combined scale factor 0.99988094809.
- This property is zoned Planned Unit Development.
- Some land within this subdivision lies in a Flood Hazard Area. Such lands are subject to an increased chance of flooding and the City of La Porte places stricter requirements on development therein through the La Porte Flood Hazard Prevention Ordinance. Flood Hazard Areas on this plat are shown as shaded.
- Subject to the terms, conditions and stipulations of that certain Drainage and Construction Agreement dated December 21, 2018, executed by 92 Fairmont Lakes, Inc. to Hawthorne at La Porte, LLC, a Delaware limited liability company and Jabez Development, L.P., a Texas limited partnership.
- Base flood elevation for the subject property is 13.0 feet. All new construction shall have a minimum finished floor elevation of 15.0 feet.
- The following easements are to be abandoned with the recording of this plat:
  - Granted to: City of La Porte  
Purpose: water and wastewater facilities  
Recording Date: July 11, 2002  
Recording No: Harris County Clerk's File No. V928383
  - Granted to: City of La Porte  
Purpose: drainage easement  
Recording Date: November 29, 2006  
Recording No: Harris County Clerk's File No. 20060226425
  - Granted to: City of La Porte  
Purpose: sanitary sewer easement  
Recording Date: November 29, 2006  
Recording No: Harris County Clerk's File No. 20060226426
  - Granted to: Bayforest Ranch, Ltd.  
Purpose: easement  
Recording Date: February 17, 2007  
Recording No: Harris County Clerk's File No. 20070087318

**METES AND BOUNDS DESCRIPTION**  
20.0001 (871,206 SQ. FT.)  
JOHNSON HUNTER SURVEY, ABSTRACT NO. 35  
CITY OF LA PORTE, HARRIS COUNTY, TEXAS

Being 20.0001 or 871,206 square feet of land situated in the Johnson Hunter Survey, Abstract No. 35, City of La Porte, Harris County, Texas, being all of that certain called 20.0001 acre tract of land, conveyed to Hawthorne at La Porte, LLC, by deed recorded under Harris County Clerk's File No. RP-2018-572510 on December 26, 2018. Said 20.0001 or 871,206 square feet of land being more fully described by metes and bounds as follows:

Ø All bearings referenced herein were obtained from GPS observations and are referenced to NAD83 horizontal projection zone Texas South Central Zone 4204.

**COMMENCING** at a right-of-way monument found for corner, said corner being the north right-of-way line of Wharton Weems Boulevard, a public right-of-way of variable width, defined by deed recorded under Harris County Clerk's File No. E563165, same being a southwesterly boundary corner of a called 41.922 acre tract of land (Tract 9), conveyed to 92 Fairmont Lakes, Inc., by deed recorded under Harris County Clerk's File No. 20110078076 on February 25, 2011, and being the beginning of a curve to the right;

**THENCE** along said curve to the right, and with the east right-of-way line of State Highway 146, a public right-of-way of variable width, defined by deeds recorded under Volume 6328, Page 88 and Volume 5915, Page 394, both of the Harris County Deed Records, same being a southwesterly boundary line of said 41.922 acre tract, having a radius of 55.00 feet, a delta angle of 95° 21' 16", and a chord bearing and distance of North 44° 05' 24" West - 81.33 feet, for an arc distance of 91.53 feet, to a 5/8-inch iron rod found for corner;

**THENCE** North 00° 13' 55" West, along the west boundary line of said 41.922 acre tract, same being the east right-of-way line of said State Highway 146, for a distance of 694.70 feet, to a right-of-way monument found for corner;

**THENCE** North 03° 02' 04" West, continuing along the west boundary line of said 41.922 acre tract, same being the east right-of-way line of said State Highway 146, for a distance of 667.45 feet, to a 5/8-inch iron rod with plastic cap set found for corner, said corner being the northwest boundary corner of said 41.922 acre tract, same being the southwest boundary corner of said 20.0001 acre tract of land, a point in the east right-of-way line of said State Highway 146, and being the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** North 03° 02' 04" West, along the west boundary line of said 20.0001 acre tract, same being the east right-of-way line of said State Highway 146, for a distance of 1,013.01 feet, to a 5/8-inch iron rod with plastic cap set for corner, said corner being located at the northwest boundary corner of said 20.0001 acre tract, same being the southwest boundary corner of said 19.169 acre tract, conveyed to Jabez Development LP, by deed recorded under Harris County Clerk's File No. RP-2018-572514 on December 26, 2018, and being a point in the east right-of-way line of said State Highway 146;

**THENCE** North 86° 55' 55" East, along the south boundary line of said 19.169 acre tract, same being the north boundary line of said 20.0001 acre tract, for a distance of 859.72 feet, to a 5/8-inch iron rod with plastic cap set for corner, said corner being located at the northeast boundary corner of said 20.0001 acre tract, same being the southeast boundary corner of said 19.169 acre tract, and being a point in the west boundary line of a called 3.399 acre tract of land (Tract IV), conveyed to the City of La Porte, by deed recorded under Harris County Clerk's File No. K784741 on October 14, 1986;

**THENCE** South 03° 04' 05" East, along the west boundary line of said 3.399 acre tract, same being the east boundary line of said 20.0001 acre tract, for a distance of 1,013.01 feet, to a 5/8-inch iron rod found for corner, said corner being located at the southeast boundary corner of said 20.0001 acre tract, same being the southwest boundary corner of said 3.399 acre tract, and being located in the north boundary line of said 41.922 acre tract;

**THENCE** South 86° 55' 55" West, along the south boundary line of said 20.0001 acre tract, same being the north boundary line of said 41.922 acre tract, for a distance of 860.31 feet, to the **POINT OF BEGINNING** and containing within these calls 871,206 square feet or 20.0001 of land.

STATE OF TEXAS  
COUNTY OF HARRIS

We, HAWTHORNE AT LA PORTE, LLC acting by and through its President, being officers of HAWTHORNE AT LA PORTE, LLC, hereinafter referred to as Owners whether one or more of the 20.0001 tract described in the above and foregoing map of HAWTHORNE APARTMENTS do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility 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 multi-family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the high bank of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon in said plat, as easements for drainage purposes, giving the City of La Porte, Harris County or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do 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 and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

In TESTIMONY WHEREOF, the HAWTHORNE AT LA PORTE, LLC has caused these presents to be signed by \_\_\_\_\_, its President thereunto authorized, attested by its Secretary \_\_\_\_\_, and its common seal hereunto affixed by this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

HAWTHORNE AT LA PORTE, LLC

By: \_\_\_\_\_  
President

Attest: \_\_\_\_\_  
Secretary

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, President and \_\_\_\_\_, Secretary, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for the State of Texas  
Printed Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

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 radiuses, and central angles are accurately shown on the plat.

KEVIN K. KOLB  
Registered Professional Land Surveyor  
Texas Registration No. 5269

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

KEVIN K. KOLB  
Registered Professional Land Surveyor  
Texas Registration No. 5269

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 HAWTHORNE AT LA PORTE 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: \_\_\_\_\_  
Director, Planning Department

By: \_\_\_\_\_  
La Porte City Engineer

ATTEST: \_\_\_\_\_ By: \_\_\_\_\_  
Chairman, La Porte Planning and Zoning Commission

By: \_\_\_\_\_  
Secretary, La Porte Planning and Zoning Commission

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.00'	91.53'	95°21'16"	N 44°05'24" W	81.33'

**FIELD COORDINATE LIST:**

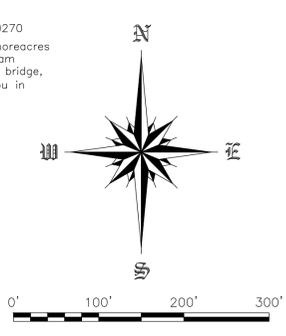
NUMBER	NORTHING	EASTING
1	13,801,868.82	3,229,589.56
2	13,802,880.29	3,229,535.94
3	13,802,926.30	3,230,394.32
4	13,801,914.86	3,230,448.53

**BENCHMARK:**  
Harris County Floodplain Reference Mark No. 010270  
Brass disc stamped RM 010270 on bridge at Shoreacres west-bound and Taylor Bayou located on upstream concrete walk, on the NE corner of west-bound bridge, E. of stream center, b/w W. Bayou and E. Bayou in the Clear Creek watershed.

Northing: 13,794,516.30  
Easting: 3,232,253.53  
Elevation: 6.61 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

REASON FOR REPLAT:  
TO CREATE ONE (1) MULTI-FAMILY RESERVE AND ONE (1) BLOCK



**HAWTHORNE AT LA PORTE**

A SUBDIVISION OF 20.0001 ACRES (871,206 SQUARE FEET) OF LAND SITUATED IN THE JOHNSON HUNTER SURVEY, ABSTRACT No. 35, CITY OF LA PORTE, HARRIS COUNTY, TEXAS, FURTHER BEING A PORTION OF THE TOWN OF LA PORTE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 60, PAGE 12, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

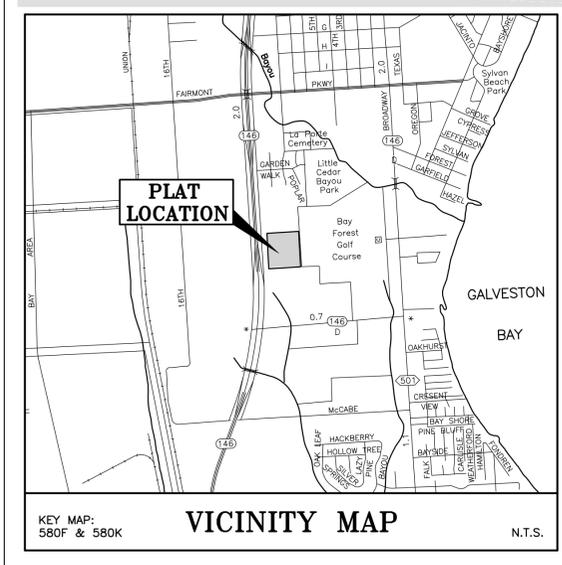
SCALE: 1" = 100'  
1 LOT

DATE: MAY, 2019  
1 BLOCK

CURRENT OWNER:  
HAWTHORNE AT LA PORTE, LLC  
a Delaware limited liability company

PREPARED BY:  
TOTAL SURVEYORS, INC.

PROFESSIONAL LAND SURVEYORS  
4301 CENTER STREET  
DEER PARK, TEXAS 77536  
281-479-8719



KEY MAP:  
580F & 580K

**VICINITY MAP**

N.T.S.

Planning & Development Department  
**SUBDIVISION PLAT APPLICATION**  
(5 or More Lots)

**EXHIBIT B**

**1. PROPERTY OWNER CONTACT INFORMATION:**

OWNER NAME: Hawthorne at La Porte, LLC PHONE 1: 713-432-7727  
PHONE 2: 713-705-3507 FAX #: \_\_\_\_\_  
E-MAIL: doak@thebrownstonegroup.net  
MAILING ADDRESS: 6517 Mapleridge, Houston, Texas 77081

**2. AGENT/CONTRACTOR REPRESENTING PROPERTY OWNER:**

AGENT/CONTRACTOR NAME: Total Surveyor's Inc. PHONE 1: 281-479-8719  
PHONE 2: 281-479-8475 FAX #: 281-930-8110  
E-MAIL: [REDACTED]  
MAILING ADDRESS: 4301 Center Street, Deer Park, Texas 77536

**3. PROPERTY DESCRIPTION:**

PARCEL NO(s) (13-digit HCAD Tax ID #): 0402780010034  
SUBJECT PROPERTY ADDRESS (If existing): 0 State Highway 146, La Porte, Tx 77571  
SUBJECT PROPERTY LEGAL DESCRIPTION: 20.0001 Acres of land situated in the Johnson Hunter Survey, A-35

**4. INFORMATION SPECIFIC TO APPLICATION:**

TYPE OF PLAT:  GENERAL  PRELIMINARY  FINAL  
PROPOSED NAME: Hawthorne at La Porte # SECTIONS: 0 # LOTS: 1  
AUTHORIZED SIGNATURE: [Signature] DATE: 2-12-19

**5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION:**

- COMPLETE ITEMS 1 THRU 4 OF APPLICATION
- ATTACH APPLICABLE PLANS
- SUBMIT CORRECT APPLICATION FEE (Refer to Application Fee Schedule for applicable fees)

**(STAFF USE ONLY):**

DATE RECEIVED: 2-12-19 RECEIVED BY: Chuse Stewart  
PROJECT NUMBER: 19 - 97000001  
SCHEDULED DATE FOR PLANNING & ZONING COMMISSION AGENDA: (prelim)

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



**June 20, 2019**

## **AGENDA ITEMS 5-7**

### **Special Conditional Use Permit #19-9100004**

A request of Jeff Davis, applicant; on behalf of Port of Houston Authority of Harris County, Texas, owner; to amend the existing SCUP for a pre-check truck gate on a tract of land legally described as Reserve A, Block 1, Port of Houston Authority

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*

## Planning and Development Department Staff Report

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### ISSUE

Consider a recommendation to the City Council on a request by Jeff Davis, applicant; on behalf of Port of Houston Authority of Harris County, Texas, owner; to amend the existing SCUP allowing for a pre-check truck gate on a tract of land legally described as Reserve A, Block 1, Port of Houston Authority.

### DISCUSSION

#### Location:

The subject site is located at 900 E. Barbour's Cut Blvd. The site is home to the pre-check truck facility for the Port of Houston.

#### Applicant Request:

The property is owned and operated by the Port Authority of Houston and houses one of their pre-check trucking facilities. The site is operating under an existing SCUP, which was approved in 2003. The current SCUP was amended in October of 2017, to allow for extended hours of operation. This was due to an increase in traffic at the port and thus, an increase in trucks being processed through the pre-check facility.

The request brought forward now is to amend six (6) of the thirteen (13) conditions in order to facilitate a proposed redevelopment and expansion of the current pre-check truck facility. The amendments are as follows:

Condition #3 - "Comply with the General Plan approved by the City."

- The Port Authority requests that Permit Condition No. 3 be amended to reflect an amended General Plan approved by the City, which reflects the updated Site Plan (See Exhibit D).

Condition #4 - "Ensure that at least 30 percent of the property consists of landscaping and/ or screening."

- The Port Authority requests that Permit Condition No. 4 be amended to add "landscaped ponds (either dry or wet) with native grasses at completion of the project" to the 30% requirement.

Condition # 5 - "Provide detailed landscape and screening plans during site plan submittal. Allow existing trees and shrubs to remain as natural buffer. Provide "in fill" planting of trees and shrubs."

- The Port Authority requests that the second and last sentences of Permit Condition No. 5 be amended to read as follows: "Allow existing trees and shrubs exterior to the sound wall to remain as a natural buffer. Provide "in fill" ponds with native grasses and planting of drought-tolerant trees along the boulevard R.O.W., which provides for one year of established watering."

Condition #6 - "Provide an irrigation system to ensure that all landscaping and careening is properly maintained by the owner/ developer."

- The Port Authority requests that Permit Condition No. 6 be deleted, as irrigation is not needed for native grass and drought tolerant trees per La Porte Zoning Ordinances.

Condition # 7 - "Adhere to the provisions and details shown in facilities lighting plan. Ensuring that all illumination occurs on site and does not affect nearby residences."

- The Port Authority requests that the Permit Condition No. 7 be revised to delete the current text and replace it with, "The revised lighting plan shall adhere to the requirements of applicable City Ordinances."

Condition #8 - "Enhance the building facade so that it is architecturally and aesthetically pleasing. The Planning and Zoning Commission must approve the design."

- Since there is only a small electrical and IT building proposed in the new design, the Port Authority requests that Permit Condition No. 8 be replaced with, "The Planning and Zoning Commission must approve the design of the new building and canopies."

Background Information:

The site is currently zoned Planned Unit Development (PUD) with an approved SCUP. The attached Exhibit B shows the zoning of the subject property and surrounding properties. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
<b>North</b>	City of Morgan's Point	Port of Houston
<b>South</b>	Residential, R-2 and Business Industrial, BI	Undeveloped/Truck Yard
<b>West</b>	Business Industrial, BI	Undeveloped
<b>East</b>	Business Industrial, BI	Undeveloped

The site is currently identified as Business Industrial in the Future Land Use Map.

**Notification Requirements:**

The public hearing notification requirements outlined in Section 106-171 of the Code of Ordinances for the City of La Porte were performed in accordance with all applicable 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; sign posted on the site within 15 days of the hearing. Additional notice of the public hearing was posted at City Hall and on the City’s website in compliance with state law.

**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:

*Land Use.* Staff finds that approval of the proposed SCUP amendment would be consistent with the existing operations currently on site. Additionally, allowing the expansion of the pre-check truck facility would alleviate current congestion issues along Barbours Cut Blvd.

*Access.* There is sufficient existing right-of-way access to the site.

*Utilities.* Water and sewer services are available along Barbour’s Cut. The proposed amendment will not have any impact on existing utilities.

Section 106-217 of the Code of Ordinances for the City of La Porte outlines specific conditions for approval of SCUP applications. There are three different conditions that must be met in order to approve a SCUP. The following table identifies each of the three conditions and staff’s finding on each:

Condition:	Staff Analysis:
(1) That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity.	The proposed amendment does not impact the specified use on site. If approved, the expanded operation will greatly improve the flow of trucking in this section of the city and could have a positive impact on traffic along Barbours Cut.
(2) That the conditions placed on such use as specified in each district have been met by the applicant.	Any and all conditions have been met at this time.
(3) That the applicant has agreed to meet any additional conditions imposed, based on specific site constraints, and	The applicant has agreed to adhere to any conditions that may be imposed upon them.

necessary to protect the public interest and welfare of the community.	
--	--

**RECOMMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission recommend approval of the proposed Special Conditional Use Permit Amendment #19-9100004.

**ATTACHMENTS**

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use (FLUP) Map
- Exhibit D: Application/General Plan
- Exhibit E: Current SCUP Document
- Exhibit F: Proposed Amended SCUP Document



**EXHIBIT A**

## AERIAL MAP

**SCUP AMENDMENT  
#19-9100004**

 Subject Parcel

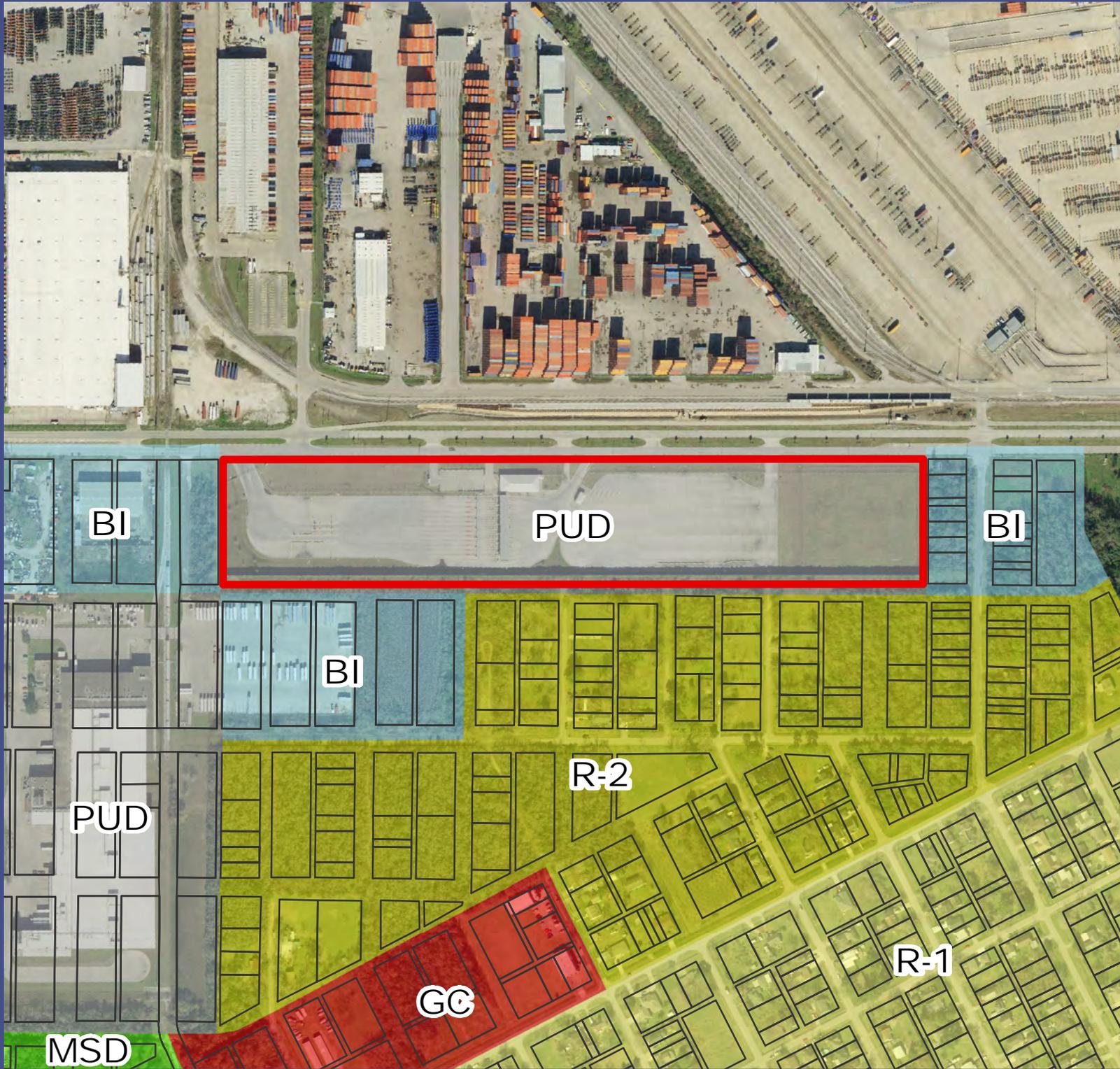


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 432 feet



**JUNE 2019  
PLANNING DEPARTMENT**



**EXHIBIT B**

**ZONING MAP**

**SCUP AMENDMENT  
#19-9100004**

 Subject Parcel

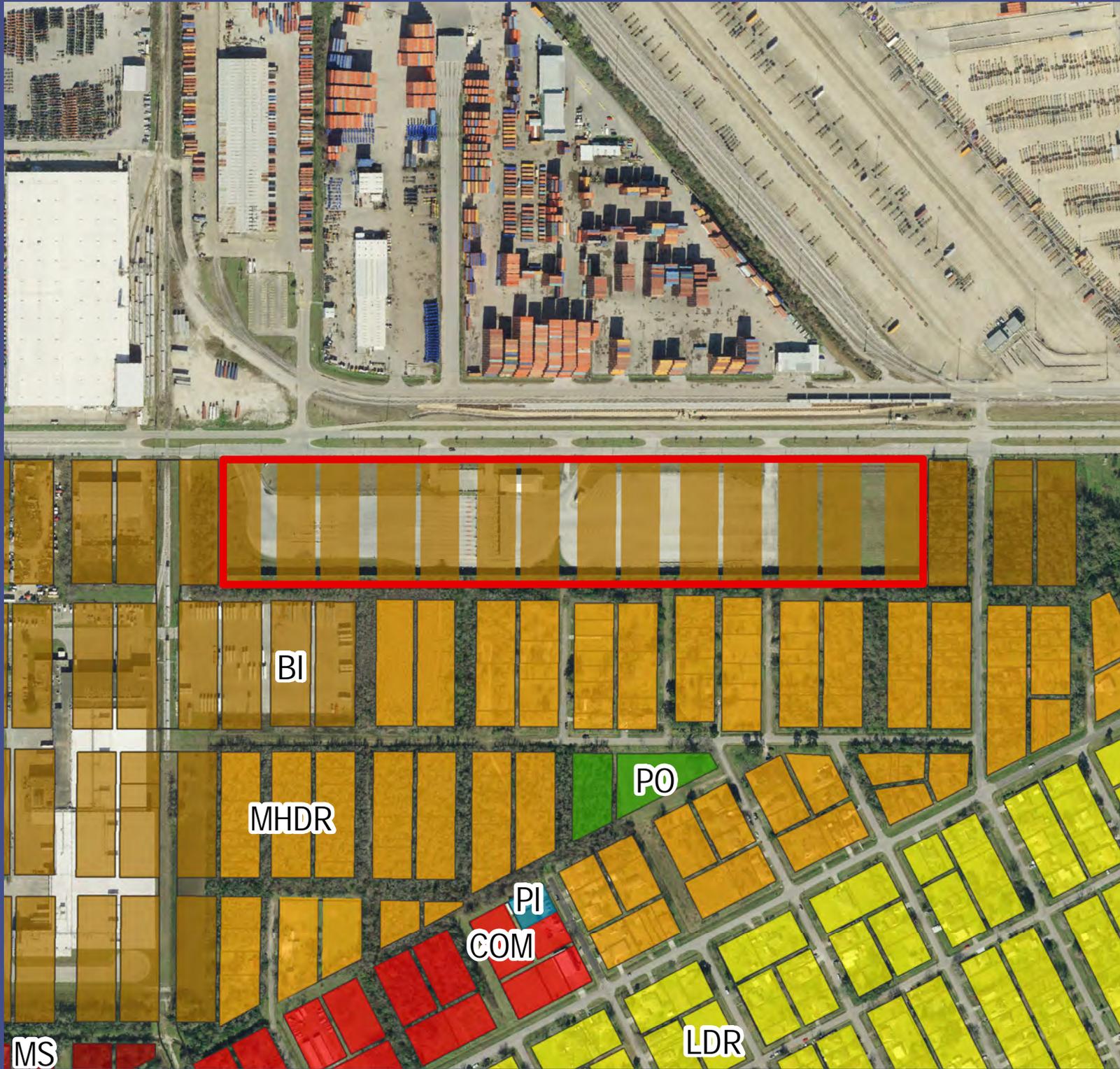


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**JUNE 2019  
PLANNING DEPARTMENT**



**EXHIBIT C**

**FUTURE LAND USE MAP**

**SCUP AMENDMENT #19-9100004**

 Subject Parcel



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1 inch = 432 feet



**JUNE 2019  
PLANNING DEPARTMENT**



# Special Conditional Use Permit Application

Planning and Development Department

### PROJECT INFORMATION

Address where SCUP is being requested: 521-629 E. Barbours Cut Blvd, La Porte, TX 7757

Legal description where SCUP is being requested: 20.7 acre tract being legally described as Reserve A, Block 1, Port of Houston Authority, La Porte, Harris County, Texas of the Johnson Hunter League, A-35 City of La Porte, Harris County, Texas

Zoning District: Planned Unit Development Lot area: 20.7

Description of Request: Amendment of Special Conditional Use Permit No. 03-001 permit condition.

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

### PROPERTY OWNER(S) INFORMATION

Name: \_\_\_\_\_

Company (if applicable): Port of Houston Authority of Harris County, Texas

City: Houston State: Texas Zip: 77029

Phone: (713) 670-2676 Email: [REDACTED]

### AUTHORIZED AGENT (If other than owner)

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### OWNER(S) & AGENT CERTIFICATION

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

Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner(s)' Signature(s): [Signature] Date: 5/21/19

**STAFF USE ONLY:**

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_



**PORT HOUSTON**  
THE INTERNATIONAL PORT OF TEXAS

May 21, 2019

Mr. Ian Clowes  
Planning and Development Department  
City of La Porte  
604 West Fairmont Parkway  
La Porte, TX 77571

**Subject: Application for Second Amendment of Special Conditional Use  
(Permit No. SCUP 03-011)**

Dear Mr. Clowes:

This project description/justification letter is being submitted by the Port of Houston Authority of Harris County, Texas (the "Port Authority") in conjunction with its application to amend Special Conditional Use Permit No. SCUP 03-011 (as subsequently amended, the "SCUP"). We request that the application be approved by the City of La Porte Planning and Zoning Commission and City Council (collectively, the "City").

The City issued the SCUP to the Port Authority in August 2003. The SCUP was amended in or about October 2017 at the request of the Port Authority. As set forth in the Port Authority's letter dated August 17, 2017 in support of the first amendment to the SCUP, since the initial issuance of the SCUP, the Port Authority has carried out the permit conditions, including, but not limited to landscaping, irrigation, installing a screen wall with greenery, installing neighborhood-friendly lighting, and completing the required Property Owners Value Assurance Program, the result of which was the creation of a significant "green" buffer area between the facility and the community.

To permit the Port Authority's operations to continue to keep pace with the ongoing changes in the industry since the prior SCUP amendment in 2017, the Port Authority is seeking to further update its business processes at the Pre-Check Truck Gate. These changes will permit the facility to operate more efficiently and enable more truck queueing on our facility rather than Barbours Cut Boulevard. This will not only better support terminal operations, but also lessen the impact on neighboring communities.

Accordingly, the Port Authority seeks to amend SCUP 03-011 Permit Conditions Nos. 3, 4, 5, 6, 8, and 9 as set forth in more detail below:

3. "Comply with the General Plan approved by the City."

The Port Authority requests that Permit Condition No. 3 be amended to reflect an amended General Plan approved by the City, which reflects the updated Site Plan (attached).

4. "Ensure that at least 30 percent of the property consists of landscaping and/or screening."

The Port Authority requests that Permit Condition No. 4 be amended to add "landscaped ponds (either dry or wet) with native grasses at completion of the project" to the 30% requirement.

5. "Provide detailed landscape and screening plans during site plan submittal. Allow existing trees and shrubs to remain as natural buffer. Provide "in fill" planting of trees and shrubs."

The Port Authority requests that the second and last sentences of Permit Condition No. 5 be amended to read as follows: "Allow existing trees and shrubs exterior to the sound wall to remain as a natural buffer. Provide "in fill" ponds with native grasses and planting of drought-tolerant trees along the boulevard R.O.W., which provides for one year of established watering."

6. "Provide an irrigation system to ensure that all landscaping and careening is properly maintained by the owner/ developer."

The Port Authority requests that Permit Condition No. 6 be deleted, as irrigation is not needed for native grass and drought tolerant trees per La Porte Zoning Ordinances.

7. "Adhere to the provisions and details shown in facilities lighting plan. Ensuring that all illumination occurs on site and does not affect nearby residences."

The Port Authority requests that the Permit Condition No. 8 be revised to delete the current text and replace it with, "The revised lighting plan shall adhere to the requirements of applicable City Ordinances."

8. "Enhance the building façade so that it is architecturally and aesthetically pleasing. The Planning and Zoning Commission must approve the design."

Since there is only a small electrical and IT building proposed in the new design, the Port Authority requests that Permit Condition No. 9 be replaced with, "The Planning and Zoning Commission must approve the design of the new building and canopies".

This redesign of the existing facility is expected to have a beneficial effect on the surrounding communities by decreasing truck traffic congestion on Barbours Cut Boulevard and State Highway 146.

This amendment application will serve as an update to the August 16, 2017 SCUP amendment application.

We appreciate your consideration of the Port Authority's application. We believe that the local benefit of these proposed changes could facilitate minimal impact on the surrounding communities.

Sincerely,



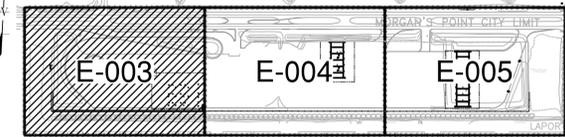
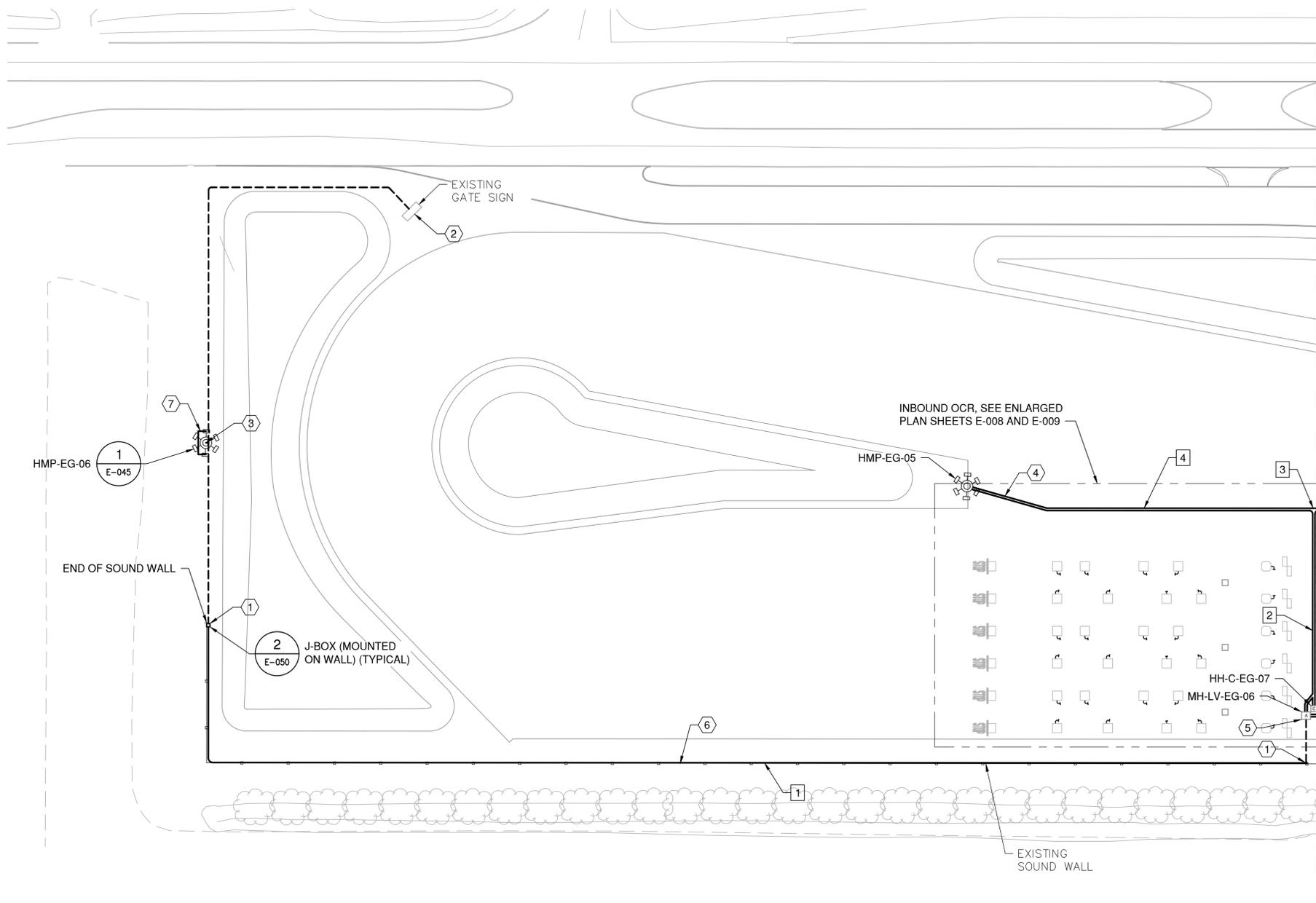
Jeff Davis  
Chief Port Operations Officer

JD/HR:rj

Cc: Mr. Harvey Ross – Port Authority



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KEY PLAN

**NOTES:**

1. SEE SHEET E-001 FOR ELECTRICAL NOTES, LEGEND, AND ABBREVIATIONS.
2. SEE SHEETS E-034 TO E-041 FOR FEEDER CONDUIT AND WIRE SIZES.

**CONSTRUCTION NOTES:**

- |   |      |      |      |      |      |      |      |      |
|---|------|------|------|------|------|------|------|------|
| 1 | P131 | P132 | P139 | C134 | C135 |      |      |      |
| 2 | P126 | P127 | P129 | P130 | C130 | C131 | C132 | C133 |
| 3 | P126 | P127 | C130 | C131 |      |      |      |      |
| 4 | P129 | P130 | C132 | C133 |      |      |      |      |

**KEYED NOTES:**

- 1 MOUNT JUNCTION BOX ON EXISTING SOUND WALL. ROUTE CONDUIT UP WALL AND ENTER BOTTOM OF JUNCTION BOX. CLEAR MINIMAL VEGETATION AS NEEDED TO INSTALL JUNCTION BOX.
- 2 REPLACE EXISTING SIGN LIGHTS WITH LED MODEL: LITHONIA QTE LED P2 120 OR EQUIVALENT.
- 3 INSTALL 2-2" CONDUITS FOR POWER ROUTED FROM MH-LV-EG-06 AND 2-2" CONDUITS FOR COMMUNICATIONS ROUTED FROM HH-C-EG-07 TO HMP-EG-06.
- 4 INSTALL 2-2" CONDUITS FOR POWER ROUTED FROM MH-LV-EG-06 AND 2-2" CONDUITS FOR COMMUNICATIONS ROUTED FROM HH-C-EG-07 TO HMP-EG-05.
- 5 TAP SECURITY LIGHT FEEDERS CIRCUITS IN MANHOLE.
- 6 ROUTE CONDUITS ON WALL 4' ABOVE GRADE. CLEAR MINIMAL VEGETATION AS NEEDED TO INSTALL CONDUITS TO WALL.
- 7 MODIFY AND EXTEND EXISTING FENCE TO FORM 5' x 15' FENCE AROUND HMP.

MATCH LINE  
(FOR CONTINUATION SEE SHEET E-004)



PORT OF HOUSTON AUTHORITY

CONSULTANT:  
**HATCH**  
HATCH ASSOCIATES  
CONSULTANTS, INC.  
750 TOWN & COUNTRY BLVD., SUITE 650  
HOUSTON, TX 77024  
TEL: 713.467.9951 | WEB: www.hatch.com  
TSP# NO. 314

SUBCONSULTANT:

SEAL:  
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MAY 10, 2019

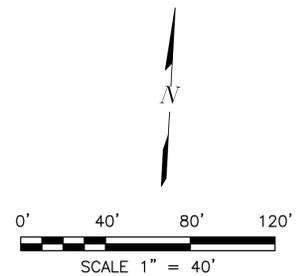
PROJECT TITLE:  
**EXPANSION OF GATE FACILITIES AT BARBOURS CUT TERMINAL**

SHEET TITLE:  
**ELECTRICAL - ENTRY GATE - PARTIAL PLAN - SHEET 1**

REV	DATE	DESCRIPTION
A	1/10/2019	35% REVIEW
B	4/4/2019	65% REVIEW
C	5/10/2019	100% REVIEW

DESIGNER: VL  
CADD: BEF  
CHECKER: EE  
DATE: 5/10/19  
SCALE: 1"=40'

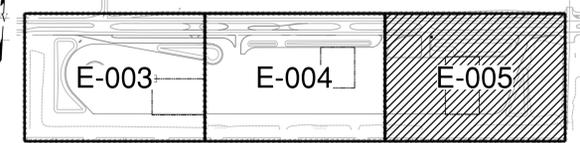
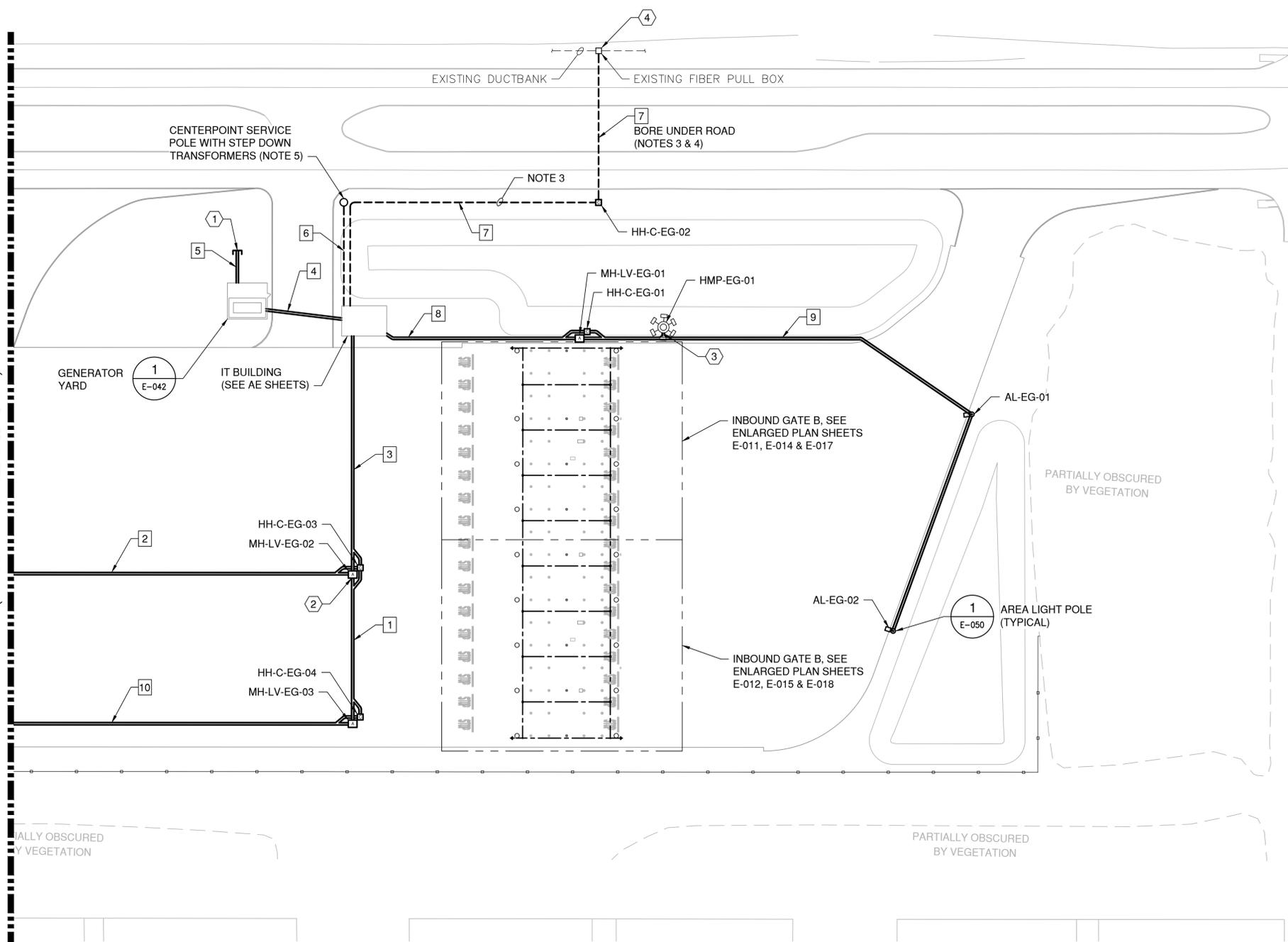
DRAWING NO.  
**C60-D17-001**  
SHEET NO. **E-003** REV. NO. **C**





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MATCH LINE  
(FOR CONTINUATION SEE SHEET E-004)



KEY PLAN

**NOTES:**

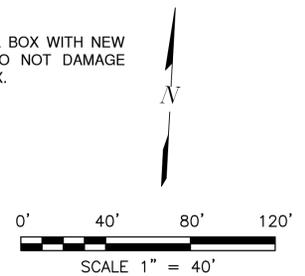
- SEE SHEET E-001 FOR ELECTRICAL NOTES, LEGEND, AND ABBREVIATIONS.
- SEE SHEETS E-034 TO E-041 FOR FEEDER CONDUIT AND WIRE SIZES.
- PRIOR TO CONSTRUCTION OF PROPOSED DUCTBANK AND BORE, CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND DEPTHS OF EXISTING UTILITIES AND NOTIFY PHA OF ANY ISSUES THAT MAY IMPACT CONSTRUCTION. CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTHS OF BORE TO AVOID EXISTING UTILITIES AND OTHER OBSTRUCTIONS.
- PROVIDE BORE SPACERS IN CASING PER MANUFACTURERS INSTRUCTIONS FOR 4-4" CONDUITS IN 18" CASING. FILL CASING VOIDS WITH GROUT UPON COMPLETION OF INSTALLATION IN ACCORDANCE WITH SPACER MANUFACTURER'S INSTRUCTIONS.
- COORDINATE LOCATION OF CENTERPOINT SERVICE POLE WITH UTILITY COMPANY.

**CONSTRUCTION NOTES:**

- |    |      |      |      |      |      |      |
|----|------|------|------|------|------|------|
| 1  | P105 | P124 | P125 | P128 | P130 | P131 |
|    | P132 | P139 | C114 | C115 |      |      |
| 2  | P106 | P107 | P119 | P120 | P122 | P123 |
|    | C116 | C117 | C118 | C119 | C120 | C121 |
|    | C122 | C123 |      |      |      |      |
| 3  | P105 | P106 | P107 | P117 | P118 | P120 |
|    | P121 | P123 | P124 | P125 | P128 | P130 |
|    | P131 | P132 | P139 | C112 | C113 |      |
| 4  | P101 | P102 | P136 | P137 | P138 |      |
| 5  | P104 |      |      |      |      |      |
| 6  | P100 |      |      |      |      |      |
| 7  | C100 | C101 |      |      |      |      |
| 8  | P108 | P109 | P115 | P116 | P133 |      |
|    | C102 | C103 |      |      |      |      |
| 9  | P133 | C136 | C137 | C138 |      |      |
| 10 | P105 | P124 | P125 | P127 | P128 | P130 |
|    | P131 | P132 | P139 | C124 | C125 |      |

**KEYED NOTES:**

- FOR FUTURE 15KV LOOP CONNECTOR.
- TAP SECURITY LIGHT FEEDER CIRCUITS IN MANHOLE.
- INSTALL 2-2" CONDUITS FOR POWER ROUTED FROM MH-LV-EG-01 AND 2-2" CONDUITS FOR COMMUNICATIONS ROUTED FROM HH-C-EG-01 TO HMP-EG-01.
- PENETRATE EXISTING PULL BOX WITH NEW CONDUITS. USE CARE TO NOT DAMAGE EXISTING FIBER IN PULL BOX.



PORT OF HOUSTON AUTHORITY

CONSULTANT:  
**HATCH**  
HATCH ASSOCIATES  
CONSULTANTS, INC.  
750 TOWN & COUNTRY BLVD., SUITE 650  
HOUSTON, TX 77024  
TEL: 713.467.9951 | WEB: www.hatch.com  
FORM NO. 314

SUBCONSULTANT:

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MAY 10, 2019

PROJECT TITLE:  
**EXPANSION OF GATE FACILITIES AT BARBOURS CUT TERMINAL**

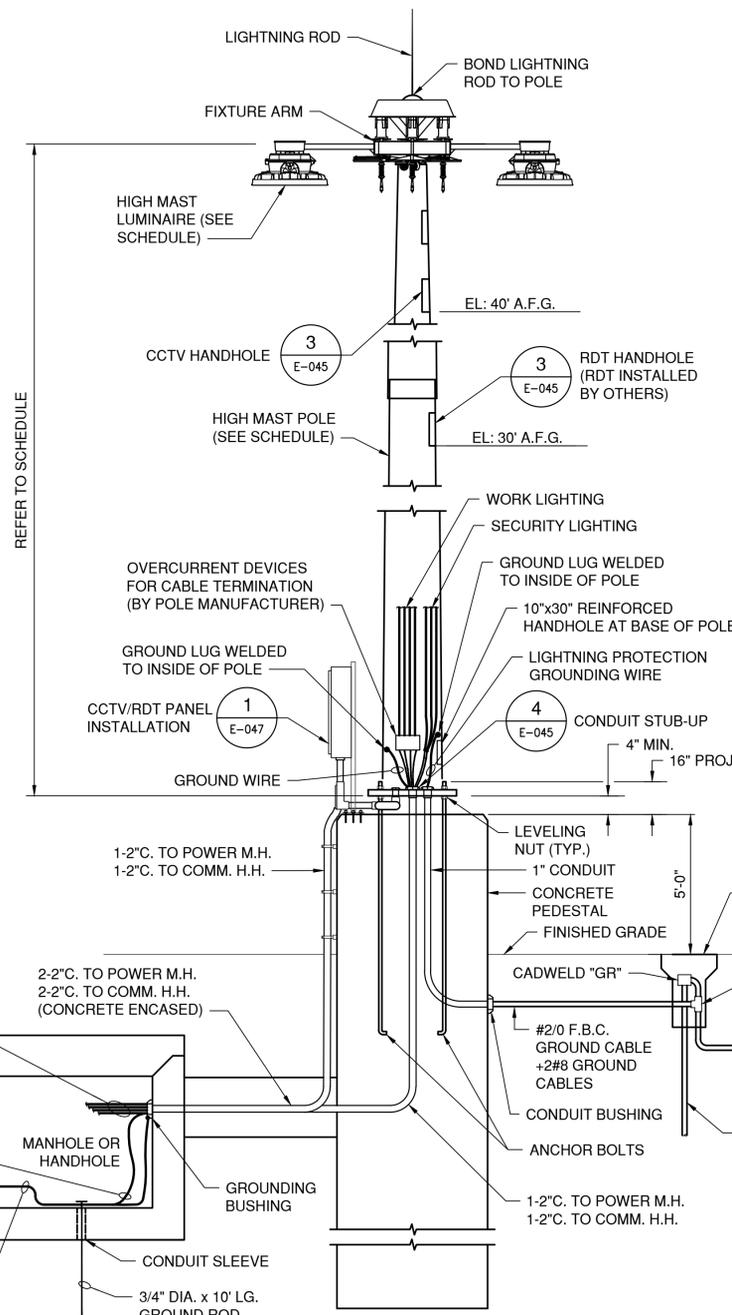
SHEET TITLE:  
**ELECTRICAL - ENTRY GATE - PARTIAL PLAN - SHEET 3**

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B	4/4/2019	65% REVIEW
C	5/10/2019	100% REVIEW

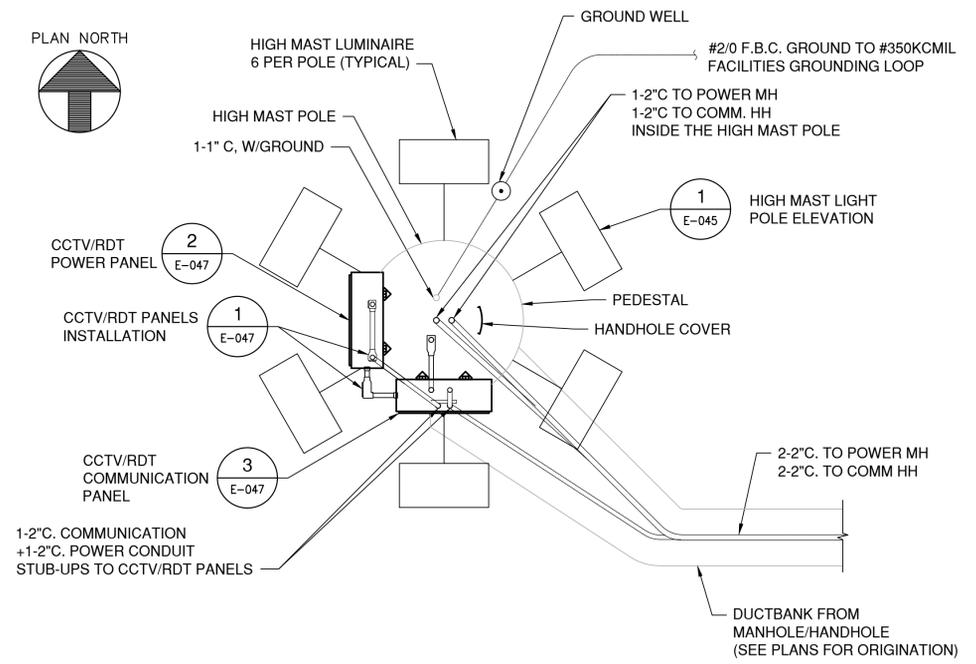
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CHECKER: ML  
DATE: 4/4/19  
SCALE: 1"=40'

DRAWING NO.  
**C60-D17-001**  
SHEET NO.  
**E-005**  
REV. NO.  
**C**

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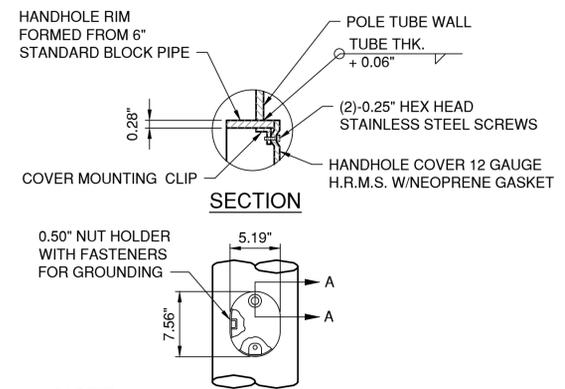


ENTRY GATE HIGH MAST POLE AND AREA LIGHT LOCATIONS		
HMP/AL	SOUTHING	WESTING
HMP-EG-01	2610.81	10266.07
HMP-EG-02	2694.45	10788.25
HMP-EG-03	2644.57	11197.70
HMP-EG-04	2559.84	11449.28
HMP-EG-05	2514.01	11780.93
HMP-EG-06	2417.79	12262.34
AL-01	2684.75	10064.69
AL-02	2831.23	10142.71



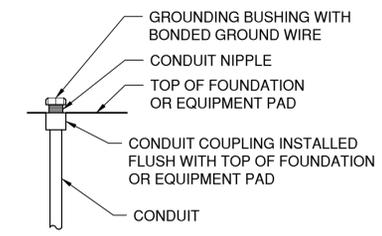
**NOTE:**  
1. ADDITIONAL EQUIPMENT MAY BE PRESENT AT POLE BASE. REFER TO PLAN SHEETS FOR EQUIPMENT REQUIREMENTS, AND DETAILS ON THIS SHEET.

**2 HIGH MAST POLE DETAIL**  
N.T.S.



**NOTE:**  
1. INSTALL J-HOOK ON INTERIOR OF POLE OPPOSITE OF HANDHOLE COVERPLATE.

**3 CCTV/RDT HANDHOLE DETAIL**  
N.T.S.



**NOTE:**  
1. FOR STUBBED-UP OR TERMINATED CONDUITS, SUBSTITUTE RECESSED PLUG FOR NIPPLE. ROBOY PRPLG (1-10) OR APPROVED EQUAL.

**4 CONDUIT STUB-UP DETAIL**  
N.T.S.

**NOTE:**  
1. HIGH MAST POLE FIXTURES, POLE AND EQUIPMENT SHOWN FOR DIAGRAMMATICAL PURPOSES ONLY. COORDINATE WITH EXISTING VENDOR TO PROVIDE COMPLETE LIGHTING SYSTEM.  
2. HMP-EG-01 TO HAVE 3-500W FIXTURES INSTALLED AND ORIENTED TOWARDS THE PROJECT BOUNDARY AND 3-1000W FIXTURES INSTALLED AND ORIENTED AWAY FROM PROJECT BOUNDARY. HMP-EG-06 TO HAVE 4-250W FIXTURES INSTALLED AND ORIENTED TOWARDS THE PROJECT BOUNDARY AND 2-1000W FIXTURES INSTALLED AND ORIENTED AWAY FROM PROJECT BOUNDARY. ALL OTHER HMP'S TO HAVE 6-1000W FIXTURES. COORDINATE WITH FIXTURE MANUFACTURER TO MAINTAIN PHOTOMETRIC REQUIREMENTS.

**1 HIGH MAST LIGHT POLE ELEVATION**  
N.T.S.

**HIGH MAST FIXTURE AND POLE SCHEDULE**

TYPE	FIXTURE DESCRIPTION	CATALOG NUMBER	LAMP	WATTS	VOLTS	TOTAL FIXTURES	SECURITY FIXTURES/ POLES	WORKING FIXTURES/ POLES	LUMINAIRE COMMENTS	POLE DESCRIPTION	NUMBER OF POLES	POLE COMMENTS
HMP	HIGH MAST AREA LIGHTS	CONSTELLATION *	LED	250 - 1000	480	6	2	4	HIGH MAST SYSTEM WITH 6 - 250W - 1000W AREA LIGHTS; CONSULT MANUFACTURER FOR FIXTURE ANGLES AND WATTAGE , IP65, ALUMINUM DIE CAST (NOTE 2)	60' POLE WITH LOWERING RING ASSEMBLY	6	BLACK POWDER COATING OVER GALVANIZING; MEET AASHTO LTS-6 STANDARDS FOR 132MPH WIND LOAD; REFER TO SPECIFICATION 26 56 40.01 FOR COMPLETE LIST OF REQUIREMENTS

\* REFER TO SPECIFICATIONS FOR PHOTOMETRIC REQUIREMENTS.



**PORT OF HOUSTON AUTHORITY**

CONSULTANT:  
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HATCH ASSOCIATES CONSULTANTS, INC.  
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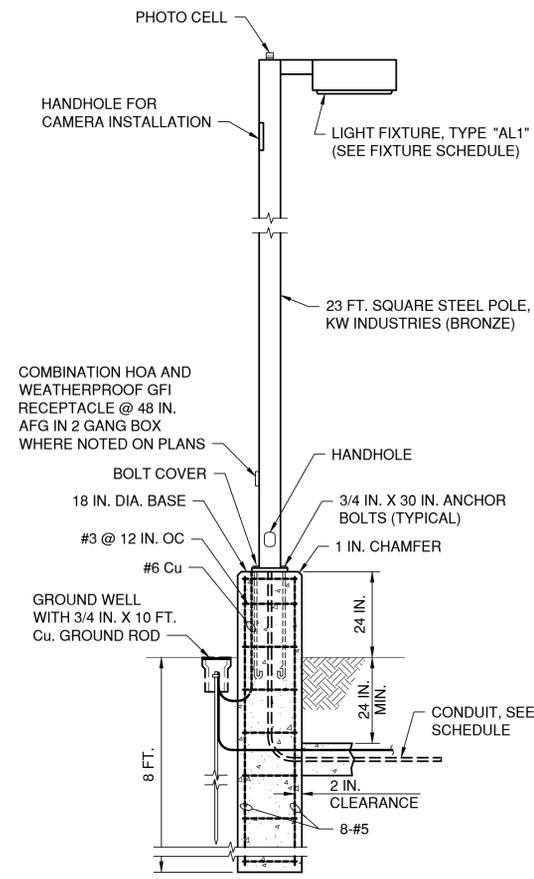
PROJECT TITLE:  
**EXPANSION OF GATE FACILITIES AT BARBOURS CUT TERMINAL**

SHEET TITLE:  
**HIGH MAST LIGHTING SCHEDULE, CIRCUITING PLAN AND DETAILS - ENTRY GATE**

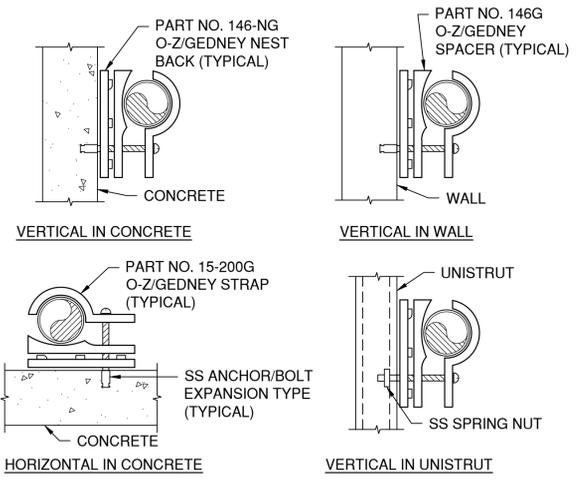
REV	DATE	DESCRIPTION
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DESIGNER: VL  
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CHECKER: EE  
DATE: 5/10/19  
SCALE:

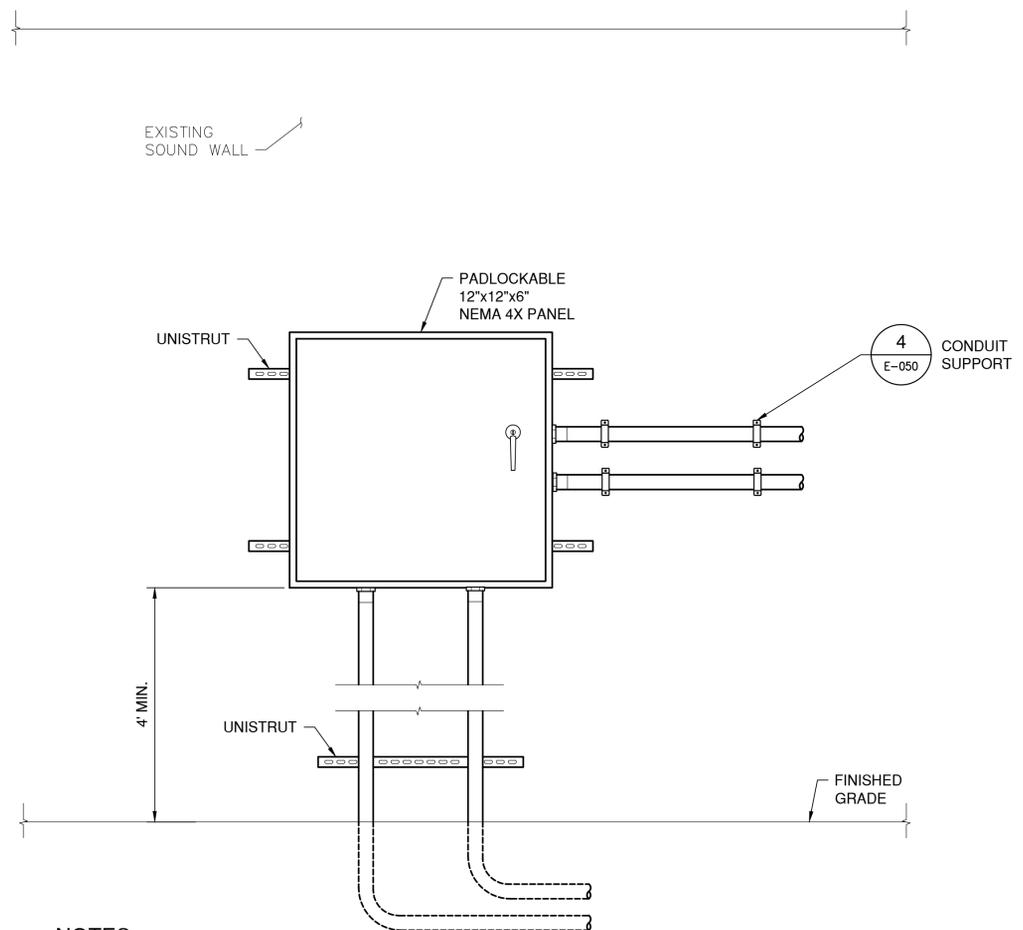
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**C60-D17-001**  
SHEET NO. **E-045** REV. NO. **C**



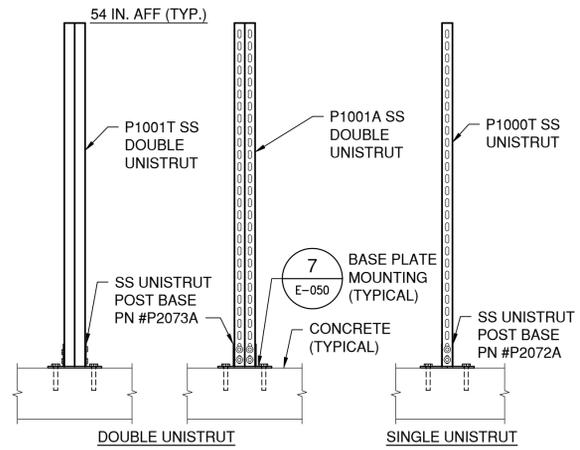
**1 AREA LIGHT POLE DETAIL**  
N.T.S.



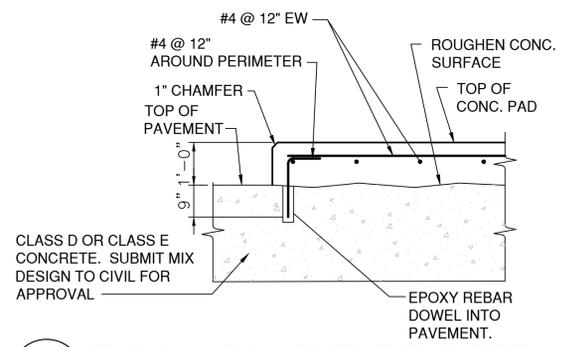
**4 CONDUIT SUPPORT DETAIL**  
N.T.S.



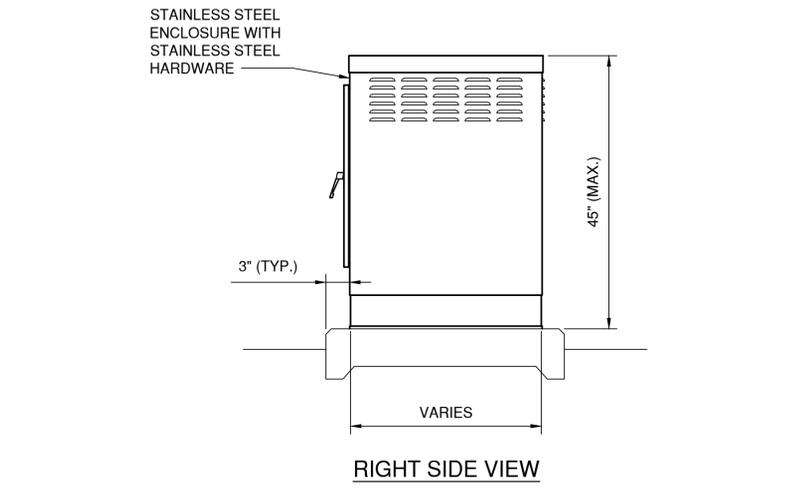
**2 JUNCTION BOX MOUNTED ON WALL**  
N.T.S.



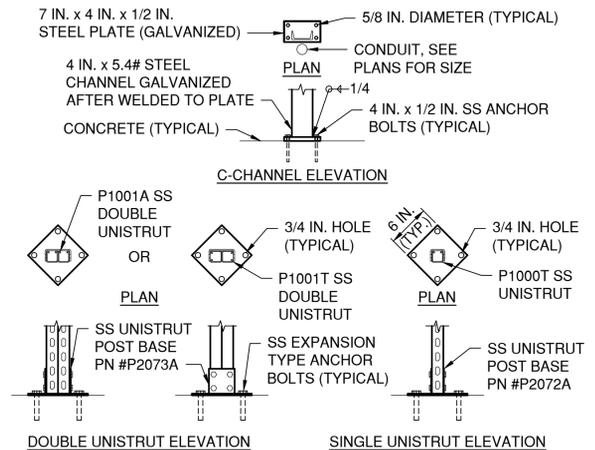
**5 UNISTRUT SUPPORT DETAIL**  
N.T.S.



**6 TYPICAL EQUIPMENT PAD DETAIL**  
N.T.S.



**3 LOW PROFILE DISTRIBUTION UNIT DETAIL**  
N.T.S.



**7 BASE PLATE MOUNTING DETAIL**  
N.T.S.

- NOTES:**
- CLEAR VEGETATION ON WALL TO ENSURE INSTALLATION OF JUNCTION BOX AND CONDUIT TO WALL.
  - SECURELY INSTALL JUNCTION BOX AND CONDUITS TO WALL WITH UNISTRUT AND CONDUIT CLAMPS EVERY 10 FEET PER NEC 358.30.
  - INSTALLATION TO BE PROFESSIONALLY ORGANIZED WITH MINIMAL USABLE MOUNTING HARDWARE.



**PORT OF HOUSTON AUTHORITY**

CONSULTANT:  
**HATCH**  
HATCH ASSOCIATES  
CONSULTANTS, INC.  
750 TOWN & COUNTRY BLVD., SUITE 650  
HOUSTON, TX 77024  
TEL: 713.467.9951 | WEB: www.hatch.com  
TYPE NO. 314

SEAL:  
This document is released for the purpose of interim review under the authority of VICTOR LEE, P.E., Lic. 127907. It is not to be used for construction or bidding purposes.  
MAY 10, 2019

PROJECT TITLE:  
**EXPANSION OF GATE FACILITIES AT BARBOURS CUT TERMINAL**

SHEET TITLE:  
**ELECTRICAL DETAILS - SHEET 2**

REV	DATE	DESCRIPTION
A	1/10/2019	350% REVIEW
B	4/4/2019	65% REVIEW
C	5/10/2019	100% REVIEW

DESIGNER: VL  
CADD: BEF  
CHECKER: EE  
DATE: 5/10/19  
SCALE: NONE

DRAWING NO.  
**C60-D17-001**  
SHEET NO. **E-050** REV. NO. **C**

C:\pwworking\hatch\hatch\145\C60-D17-001-E-050.dwg May 20 2019









**City of La Porte  
Special Conditional Use Permit #17-91000002**

**This permit is issued to:** Port of Houston Authority  
**Owner or Agent**

P.O. Box 2562 Houston, TX 77252  
**Address**

**For Development of:** Port of Houston Authority Pre-check truck facility  
**Development Name**

900 East Barbour's Cut Blvd, La Porte, TX  
**Address**

**Legal Description:** 20.769 acre tract being legally described as Reserve A, Block 1, Port of Houston Authority, La Porte, Harris County, Texas. of the Johnson Hunter League, A-35 City of La Porte, Harris County, Texas.

**Zoning:** Planned Unit Development (PUD)

**Use:** Pre-check truck facility

**Permit Conditions:**

1. Adhere to the terms of the Property Owners Value Assurance Program.
2. Sign an interlocal agreement with the City of La Porte regarding the Property Owners Value Assurance Program.
3. Comply with the General Plan approved by the City.
4. Ensure that at least 30 percent of the property consists of landscaping and/or screening.
5. Provide detailed landscape and screening plans during site plan submittal. Allow existing trees and shrubs to remain as natural buffer. Provide "in fill" plantings of trees and shrubs.
6. Provide an irrigation system to ensure that all landscaping and screening is properly maintained by the owner/developer.
7. Erect a sound wall constructed with a "rough" texture to decrease the likelihood of graffiti and to increase the likelihood that vines/greenery will attach to the wall.
8. Adhere to the provisions and details shown in facilities lighting plan. Ensuring that all illumination occurs on site and does not affect nearby residences.
9. Enhance the building façade so that it is architecturally and aesthetically pleasing. The Planning and Zoning Commission must approve the design.
10. Prohibit the overnight parking of trucks at the facility between 6 pm and 6 am.
11. Hours of operation shall be no earlier than 7 am and no later than 11 pm.
12. Pay the public hearing costs.
13. Comply with all other applicable laws and ordinances of the City of La Porte and the State of Texas.

Failure to begin construction 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 construction 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: 10-24-17

[Signature]  
Director of Planning

[Signature]  
City Secretary

**City of La Porte  
Special Conditional Use Permit #19-9100004**

**This permit is issued to:** Port of Houston Authority  
**Owner or Agent**

P.O. Box 2562 Houston, TX 77252  
**Address**

**For Development of:** Port of Houston Authority Pre-check truck facility  
**Development Name**

900 East Barbour's Cut Blvd, La Porte, TX  
**Address**

**Legal Description:** 20.769 acre tract being legally described as Reserve A, Block 1, Port of Houston Authority, La Porte, Harris County, Texas. of the Johnson Hunter League, A-35 City of La Porte, Harris County, Texas.

**Zoning:** Planned Unit Development (PUD)

**Use:** Pre-check truck facility

**Permit Conditions:**

1. Adhere to the terms of the Property Owners Value Assurance Program (as described in Exhibit F-1).
2. Sign an interlocal agreement with the City of La Porte regarding the Property Owners Value Assurance Program.
3. Comply with the amended General Plan as approved by the Planning and Zoning Commission.
4. Ensure that at least 30 percent of the property consists of landscaping and/or screening, which shall include landscaped ponds (either dry or wet) with native grasses at completion of the project.
5. Provide detailed landscape and screening plans during site plan submittal. Allow existing trees and shrubs exterior to the sound wall to remain as a natural buffer. Provide "in fill" ponds with native grasses and planting of drought-tolerant trees along the boulevard R.O.W., which provides for one year of established watering.
6. Erect a sound wall constructed with a "rough" texture to decrease the likelihood of graffiti and to increase the likelihood that vines/greenery will attach to the wall.
7. The revised lighting plan shall adhere to the requirements of applicable City Ordinances.
8. The Planning and Zoning Commission must approve the design of the new building and canopies.
9. Prohibit the overnight parking of trucks at the facility between 6 pm and 6 am.
10. Hours of operation shall be no earlier than 7 am and no later than 11 pm.
11. Pay the public hearing costs.
12. Comply with all other applicable laws and ordinances of the City of La Porte and the State of Texas.

Failure to begin construction 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 construction 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

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

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



**June 20, 2019**

## **AGENDA ITEMS 8-10**

### **Special Conditional Use Permit #19-91000005**

A request by Paul Grohman of Gromax Development, applicant; on behalf of CSBP Land Investments, LP, owner; for an amendment to a SCUP allowing for additional senior living units on a 9 acre tract of land out of the overall 235 acre Morgan's Landing SCUP, legally described as Reserve C, Block 1, Bay Area 28 Subdivision

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

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission recommend approval of a SCUP amendment to allow for additional senior living units on a 9 acre tract of land out of the overall 235 acre Morgan's Landing SCUP, legally described as Reserve C, Block 1, Bay Area 28 Subdivision?

### DISCUSSION

Location:

The subject site is located on the west side of Bay Area Blvd., north of Fairmont and south of Spencer.

Background Information:

The property is currently undeveloped. The 9 acre site that will be impacted by this SCUP amendment, is part of an overall 235 acre development that will include single family residential, along with multifamily and a small commercial tract. The single family and multi-family portions of the development are currently under construction.

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

	Zoning	Land Use
<b>North</b>	PUD, Planned Unit Development	Future Domain at La Porte multi-family
<b>South</b>	PUD, Planned Unit Development	Future Morgan's Landing Subdivision
<b>West</b>	PUD, Planned Unit Development	Future Morgan's Landing Subdivision
<b>East</b>	PUD, Planned Unit Development	Undeveloped

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing and in this case notice was sent to all property owners and residents within the

rezoning area; 1 sign was posted in the area of the rezoning within 15 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City’s website.

Analysis:

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

1. *Land Use.* The proposed additional units to the senior living component of the overall development will not impact the previously approved concept and will allow for more flexibility with the type of senior living that develops on site.
2. *Access.* There is sufficient existing right-of-way access along Bay Area Blvd.
3. *Utilities.* Water and sewer services are available along Bay Area Blvd. Utility extensions throughout the development will be constructed by the developer to city standards.

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

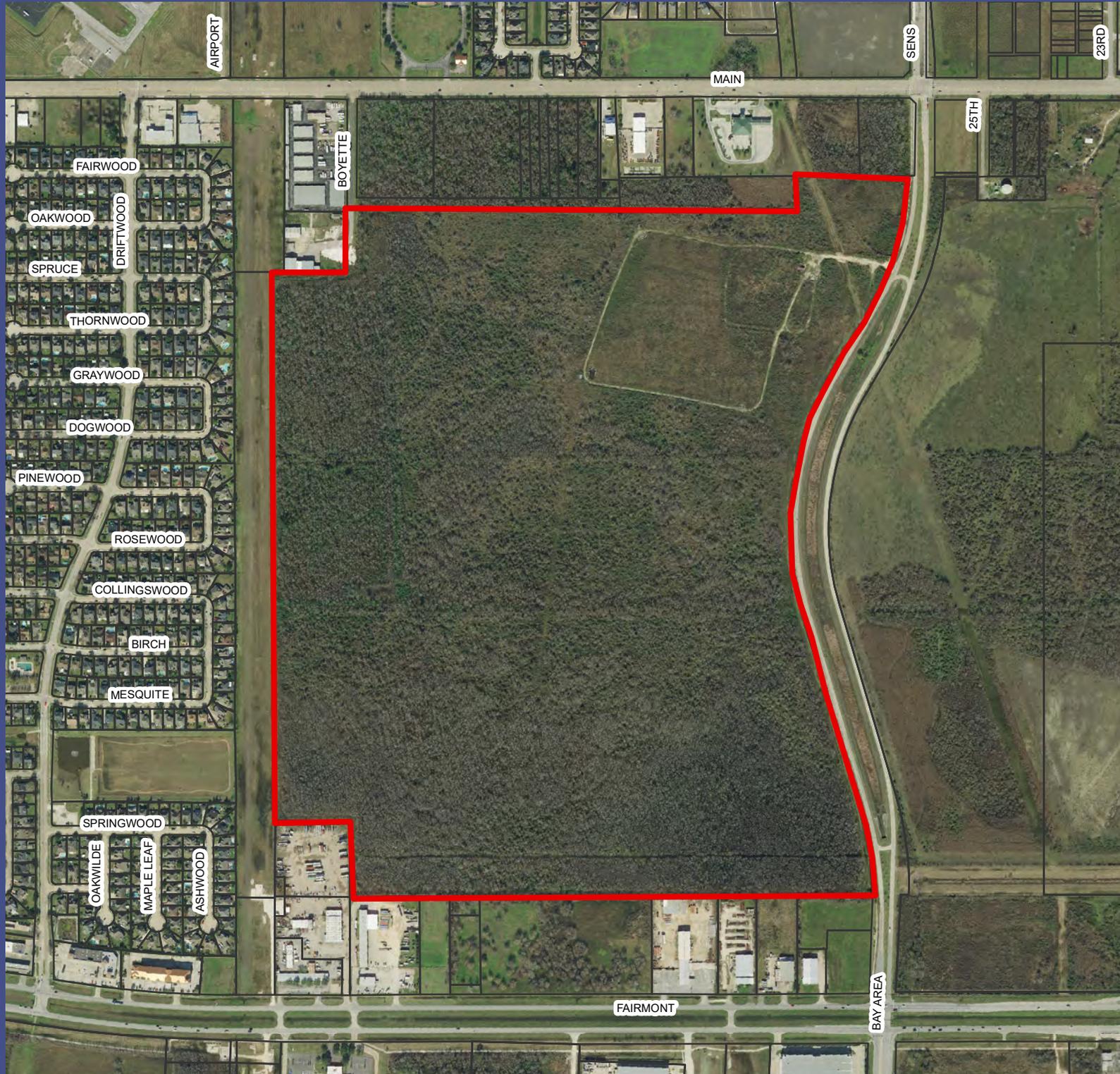
<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed development would be consistent with adjacent properties.
Conformance of a zoning request with the land use plan.	The proposed SCUP amendment will be in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	The proposed SCUP amendment is consistent with previously approved SCUP.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	Bay Area Blvd. has adequate capacity to handle the proposed senior living facility.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed SCUP amendment will not create any additional excessive air pollution or other negative environmental issues.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed SCUP amendment will allow for additional senior living units, providing additional living options for residents.

### **RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission recommend approval of the proposed SCUP amendment #19-91000005 allowing for additional senior living units in the Morgan's Landing development.

### **ATTACHMENTS**

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



**EXHIBIT A**  
**AERIAL MAP**

**SCUP**  
**#19-9100005**

**West Side of**  
**Bay Area Blvd.**

 Subject Parcel

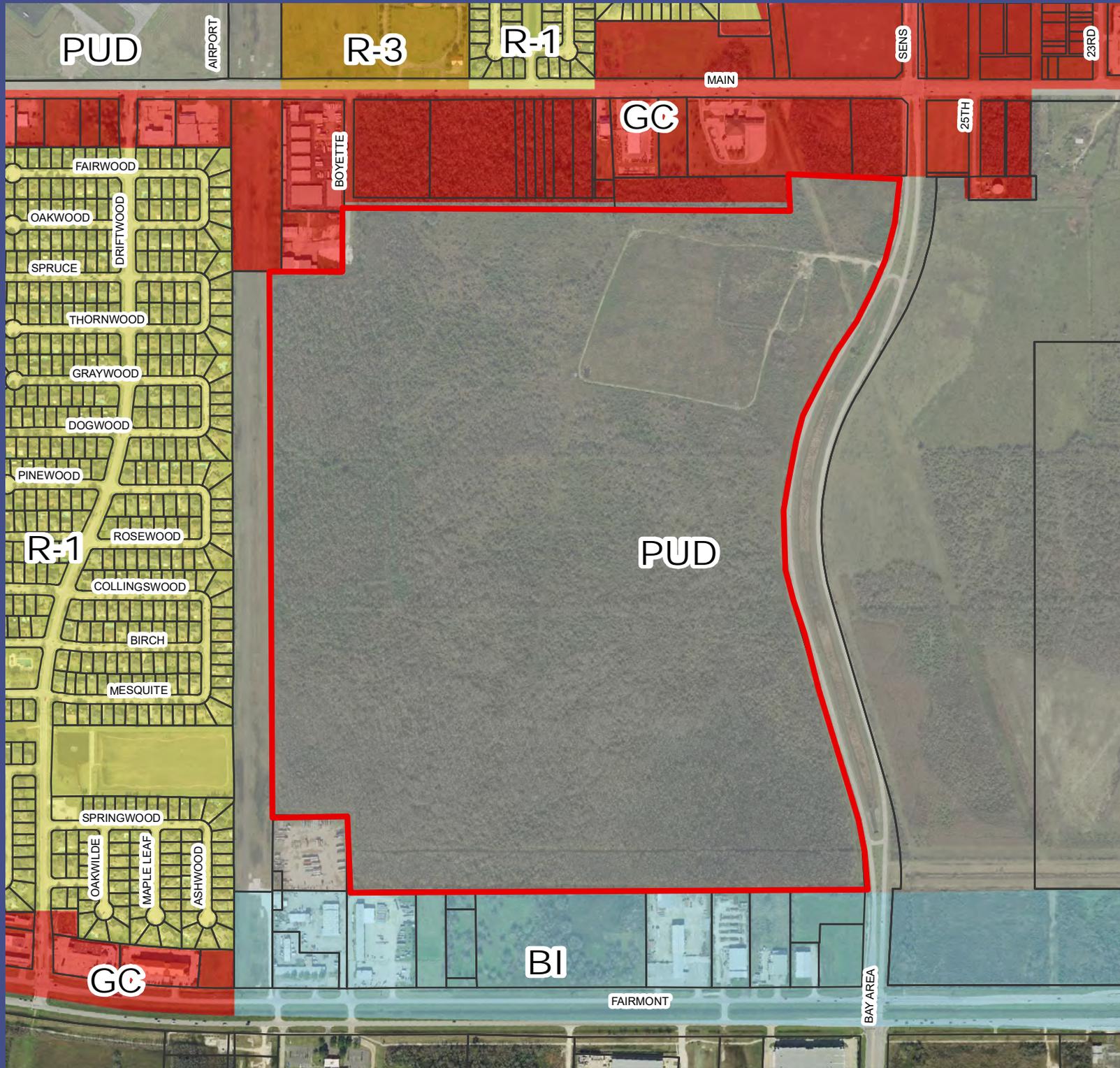


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1 inch = 702 feet



**JUNE 2019**  
**PLANNING DEPARTMENT**



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

**SCUP**  
**#19-9100005**

**West Side of**  
**Bay Area Blvd.**

 Subject Parcel

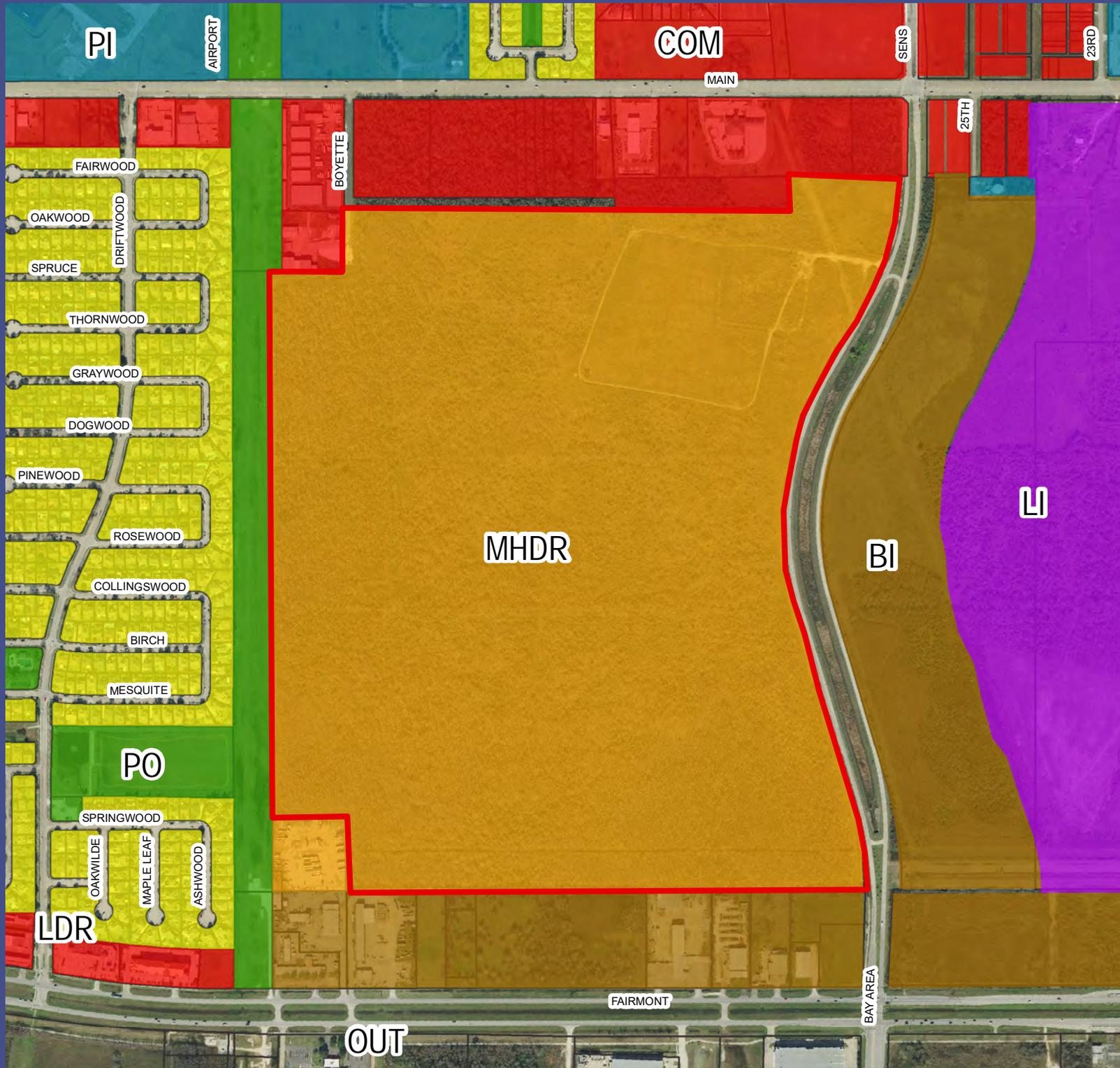


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 702 feet



**JUNE 2019**  
**PLANNING DEPARTMENT**



**EXHIBIT C**  
**LAND USE MAP**

**SCUP**  
**#19-9100005**

**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



**JUNE 2019**  
**PLANNING DEPARTMENT**

**EXHIBIT D**

**City of La Porte**  
**Special Conditional Use Permit #19-91000005**

**This permit is issued to:** Paul Grohman, Gromax Dev.  
**Owner or Agent**

**Address**

**For Development of:** La Porte Tract – Master Planned Community  
**Development Name**

West side of Bay Area Blvd.  
**Address**

**Legal Description:** 235 acre tract of land legally described as a portion of a 485.14 Acre Tract in Richard Pearsall Survey, A-265, Harris County, La Porte, TX

**Zoning:** PUD, Planned Unit Development

**Use:** Single Family, Senior Living, Multi-family, Commercial

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. Project Description, as provided by the developer, shall be included as an exhibit to this SCUP document.
2. The community will consist of the land uses shown in Table 1:

Table 1

<b>Land Use</b>	<b>Acreage*</b>
Single-Family (R-2)	143.9
Multi-Family (R-3)	19.3
Senior (Assisted Living and/or skilled nursing)	7.5
Neighborhood Commercial (GC)	1.5
Recreation Center & Park	4.1
Amenitized Lake/Detention and Walking Trail	21.1
Drainage/Detention	14.4
Loop Street/Landscape Reserves	22.9
<b>Total</b>	<b>234.7</b>

*\*Acreages may vary*

3. The community will consist of the single-family lot sizes shown in Table 2:

Table 2

Lot Width	Number	Percentage*
45 feet	190	29.6%
50 feet	326	50.8%
60 feet	126	19.6%
<b>Total</b>	<b>642</b>	<b>100.0%</b>

*\*Percentages may vary*

4. The exact percentages in Table 2 and the acreages in Table 1 may vary by 5%, with an exception for the proposed multifamily use.
5. The placement of lot sizes within different pods of the development as proposed on the attached schematic plan and General Plan may shift or change places as needed.
6. The placement and exact boundaries between the commercial, multi-family, and senior housing tracts may shift within their corner of the General Plan.
7. The multifamily land use would be to specify that it may not increase more than 5% of the specified acreage on the General Plan and listed within Table 1, but that its acreage could be reduced by greater than 5%.
8. The maximum number of single-family lots may not exceed 675, the number of multifamily units may not exceed 350, and the senior assisted living/skilled nursing units may not exceed 240 units
9. The walking trails around the detention basin and sidewalks around the internal loop street are proposed to be 5'-wide (five-foot wide) concrete trails/sidewalks.
10. Trails/sidewalks and the other open spaces throughout the community will be landscaped to meet and exceed the established landscaping minimums.
11. Recreation Center will include, but is not limited to: a swimming pool & splash pad area, changing rooms/cabana, fitness facility, tennis courts, a playground, trails/sidewalks, and other related activities/amenities.
12. Recreation areas in the development (lakeside trail, Recreation Center, and a small pocket park) shall total approximately ±7.3 acres, not including the lake.
13. The lake is proposed to have a wet bottom and will contain no less than 6 fountains.
14. Single-Family Lot Size Minimums

Category	Proposed Minimum	Proposed PUD Standard
<b>Minimum Lot Width</b>	45 feet for no more than 35% of the lots	At build-out of all lots, the average lot width will meet or exceed 50 feet
<b>Minimum Lot Area</b>	5,400 sq. ft. for no more than 35% of the lots	At build-out of all lots, the average lot area will meet or exceed 6,000 sq. ft.

15. Minimum front building line will be 20' on cul-de-sac and "knuckle" lots. Front building line will be 25' for the rest of the single family lots.
16. Multi-family Density will not exceed 19.6 units per acre and total units will not exceed 350.

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



# Special Conditional Use Permit Application

Planning and Development Department

### PROJECT INFORMATION

Address where SCUP is being requested: 3501 Bay Area Blvd. LaPorte, Texas 77571

Legal description where SCUP is being requested: RES A BLK 1 (PUD) BAY AREA 28, RES C BLK1 (PUD) BAY AREA 28

HCAD Parcel Number where SCUP is being requested: 1404630010001, 1404630010003

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

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

Description of Request: Total number of units will not exceed 240, request that the cap be set at 240. The units may include independent, assisted, memory care, and skilled nursing.

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: CSBP LAND INVESTMENTS, LP

Company (if applicable): CSBP LAND INVESTMENTS, LP

Address: 1300 POST OAK LANE SUITE 1650

City: HOUSTON State: TX Zip: 77581

Phone: 713-333-1600 Email: [REDACTED]

### AUTHORIZED AGENT (if other than owner)

Name: PAUL GROHMAN

Company (if applicable): GROMAX DEVELOPMENT

Address: 4201 W. BROADWAY

City: PEARLAND State: TX Zip: 77581

Phone: 281-412-9210 Email: [REDACTED]

### OWNER(S) & AGENT CERTIFICATION

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

Agent's Signature: [Signature] Date: 5-20-2019

Owner(s)' Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

#### STAFF USE ONLY:

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_



# Special Conditional Use Permit Application

Planning and Development Department

## AFFIDAVIT OF POSTING PLANNING AND ZONING COMMISSION PUBLIC HEARING

STATE OF TEXAS

COUNTY OF HARRIS

CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

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

ADDRESS: 3501 Bay Area Blvd, LaPorte TX. 77571

LEGAL DESCRIPTION: RESA BLK I (PUD) BAY AREA 28  
RESC BLK I (PUD) BAY AREA 28

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

Paul Grohman

Applicant's Printed Name

Subscribed and sworn before me this 20 day of May, 2019 by

Paul Grohman (Print Applicant's Name).

Cindy Jay Martin

Notary Public

(Seal)

My commission expires: 1-16-2021

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



**June 20, 2019**

## **AGENDA ITEMS 11-13**

### **Zone Change Request #19-92000002**

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 northeast corner of S. 16<sup>th</sup> St. and W. M St., and legally described as Lots 1-32, Block 1144 and Lots 1-32, Block 1143, La Porte Subdivision.

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

## Planning and Development Department Staff Report

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### ISSUE

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 1-32, Block 1143, La Porte Subdivision.

### DISCUSSION

Location:

The subject site is located on the east side of S. 16<sup>th</sup> St., north of the W. M St. right of way.

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 108,975 square foot spec office/warehouse facility on the 5.051 acre tract of land. At this time, no specific tenant has been identified.

The same proposal was brought before the Planning and Zoning Commission at the March 21, 2019, regular meeting. The Commission voted, 9-0, to recommend approval of the proposed zone change. The item was then heard by City Council at the May 13, 2019, regular meeting. City Council voted 5-4 to deny the proposed zone change.

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

	Zoning	Land Use
<b>North</b>	GC, General Commercial	Undeveloped/Bar
<b>South</b>	PUD	Port Crossing Industrial Park
<b>West</b>	LI, Light Industrial	Industrial Trucking Facility
<b>East</b>	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 <sup>th</sup> St.
Suitability of the property for the uses which would be permissible, considering density, access and	The proposed development will be consistent with other industrial developments along S. 16 <sup>th</sup> St.

Planning and Zoning Commission Regular Meeting  
 June 20, 2019  
 Zone Change 19-92000002

circulation, and adequacy of public facilities and services.	
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed zone change will have minimal impact on the traffic in the vicinity. S. 16 <sup>th</sup> 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 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 <sup>th</sup> St.

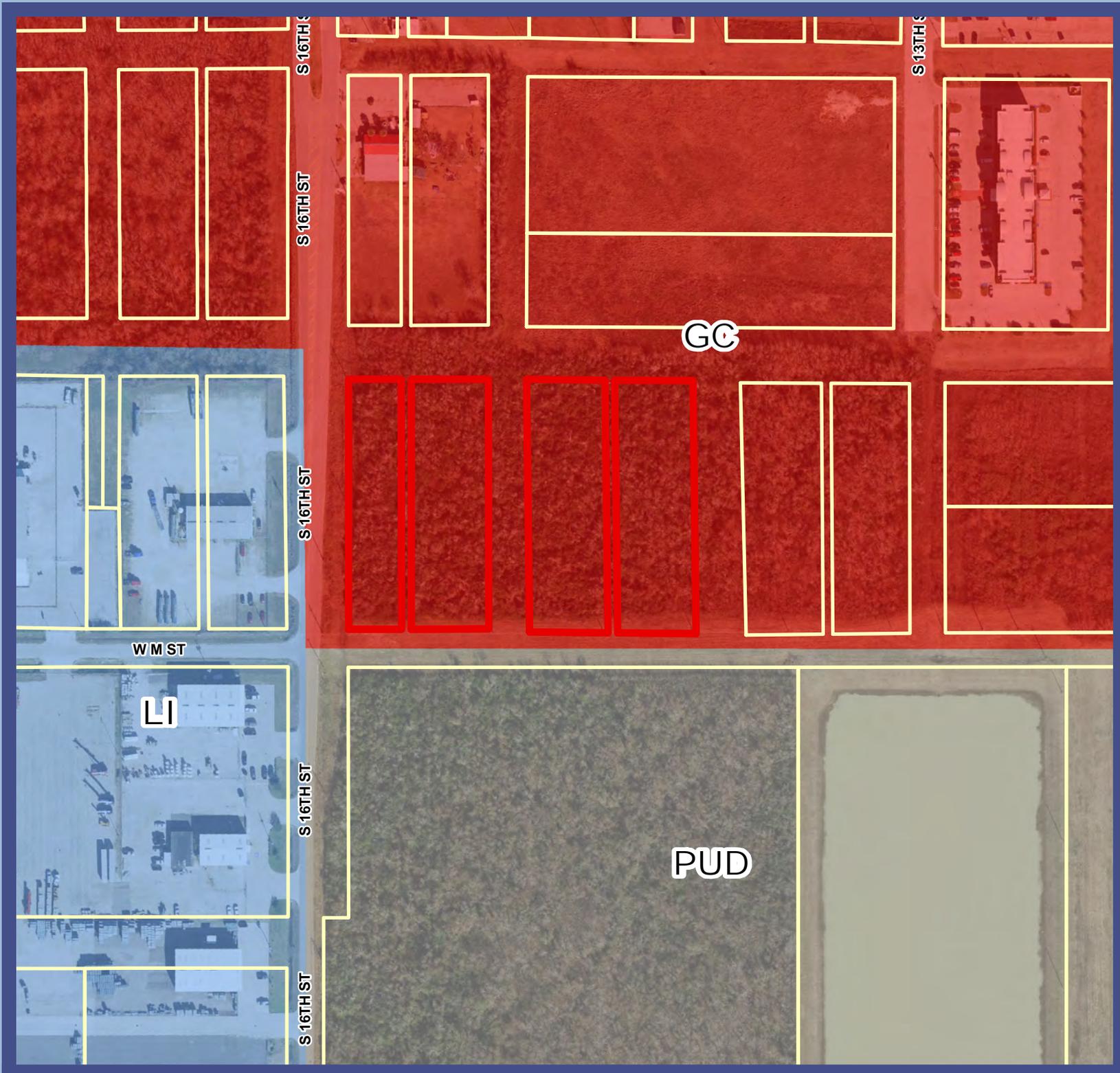
**RECOMENDATION**

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 B**

**ZONING MAP**

**Zone Change  
#19-9200002**

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

 Subject Property



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1 inch = 212 feet



**JUNE 2019  
PLANNING DEPARTMENT**



**EXHIBIT C**

**FLUP MAP**

**Zone Change  
#19-92000002**

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

 Subject Property



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

1 inch = 212 feet



**JUNE 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 Block 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 to re-plat and develop into one single lot for a new 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 Clay Street  
City: Houston State: Texas Zip: 77019  
Phone: (713) 416-1562 Email: \_\_\_\_\_

### AUTHORIZED AGENT (If other than owner)

Name: Justin E. Bennett  
Company (if applicable): Phelan-Bennett, LLC  
Address: 5301 Polk Street, Building 25  
City: Houston State: Texas 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: 5/15/2019  
Owner(s)' Signature(s): [Signature] Date: 5/15/2019

#### STAFF USE ONLY:

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_

May 15, 2019

City of La Porte  
Attention: Planning and Zoning Commission  
604 West Fairmont 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  $\pm 109,000$  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 16<sup>th</sup> 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 16<sup>th</sup> 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 16<sup>th</sup> 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. **Moreover, development of the Project will only promote higher tax values in the area**, and given the Project’s Class A construction, a higher tax value will be achieved.

The design of the Project is intended to block loading/unloading areas from Fairmont 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



High Frequency Truck Route

W Fairmont Pkwy

Vacant Land

Hospitality  
 Fairfield Inn  
 140 Rooms  
 5 Floors-65' High  
 (to be constructed)  
 Hotel

**SITE**

Vacant Land

West L Street will never be improved (natural landscape buffer/screening)

Truck Yard/  
 Industrial

Truck Yard

Rail Yard

Industrial

Industrial

Industrial

Industrial

Industrial

Regional Detention

Industrial

146

State Hwy 146

Cypress Cove St

S 8th St

Beach St

LAND USE LEGEND

- Commercial
- Light Industrial
- Planned Unit Development

SOUTH 16th STREET  
(HIGH FREQUENCY TRUCK ROUTE)

WEST L STREET (UNIMPROVED)  
USED for FIRE DEPARTMENT ACCESS

FIRE DEPARTMENT APPARTUS  
ACCESS ROAD - 80,000 psf CAPACITY  
(DECOMPOSED GRANITE)

1301 South 16th Street  
108,975 sf

DETENTION AREA

10'-0" 26'-0"

FUTURE OFFICE

FUTURE OFFICE

26'-0"

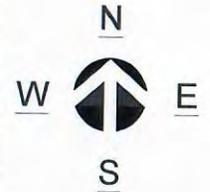
125'-0"

FUTURE ACCESS POINT

26'-0"

108'-0"

WEST M STREET (UNIMPROVED)



SITE PLAN / FLOOR PLAN  
Scheme 10  
7 May 2019

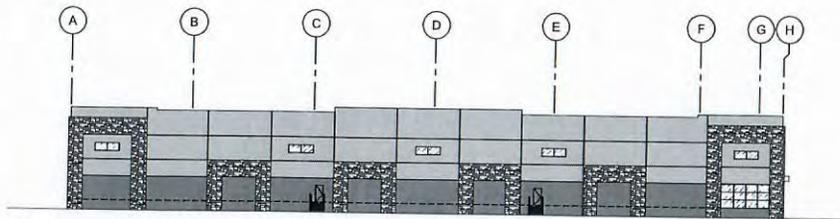


Carille Coatsworth Architects, Inc.

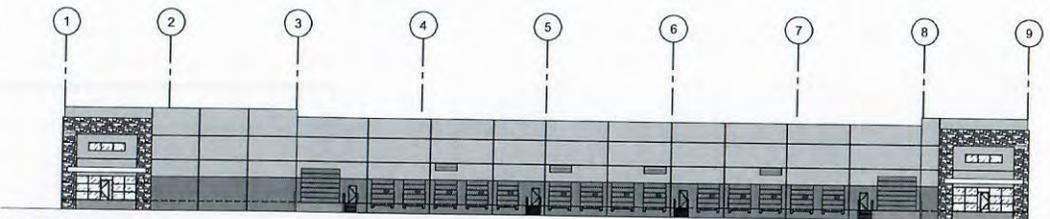
1301 South 16th Street  
La Porte, Texas



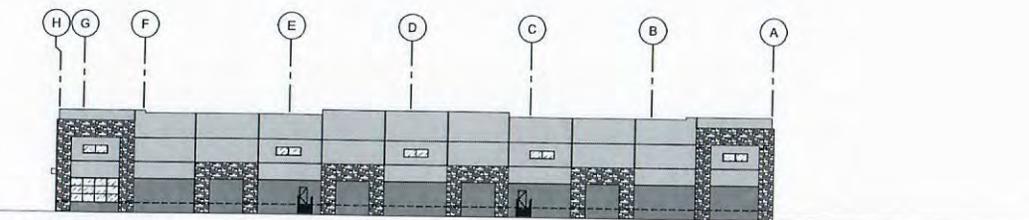
**PHELAN-BENNETT**  
DEVELOPMENT 5301 Polk Street - Building 25 - Houston, Texas 77023



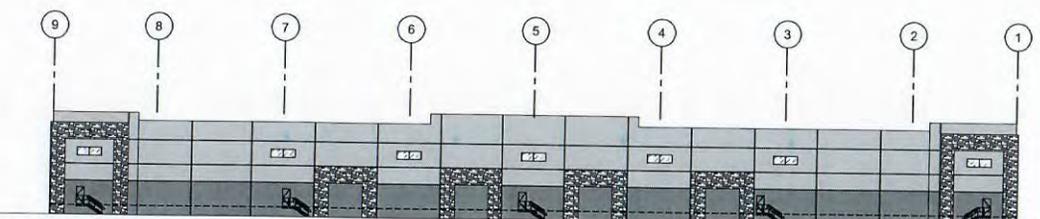
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



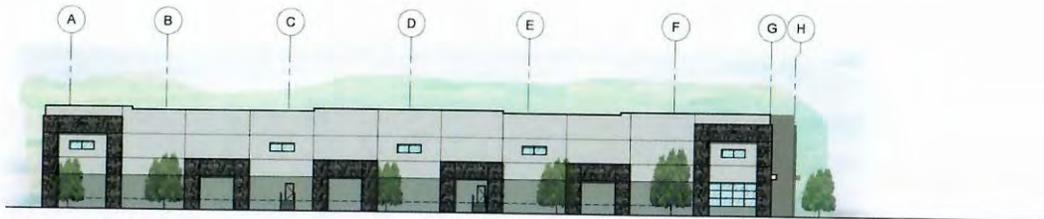
NORTH ELEVATION

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

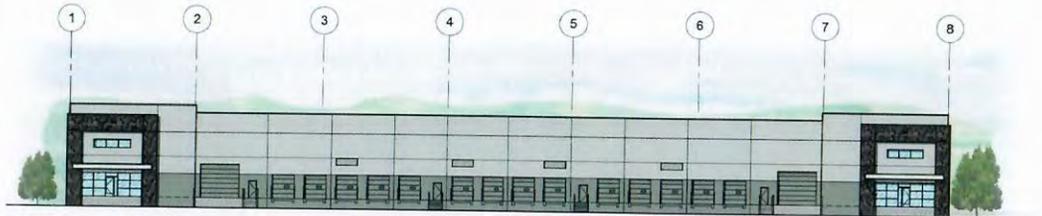
### Building Elevations

1301 South 16th Street  
La Porte, Texas

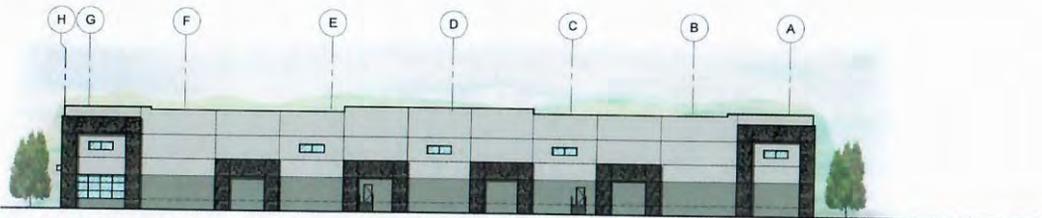
PRELIMINARY ELEVATIONS  
SCHEME 10  
7 May 2019



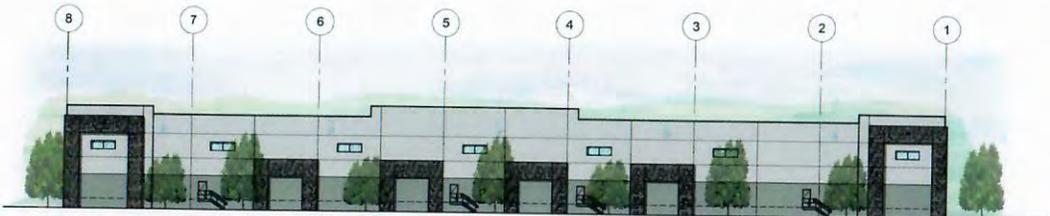
WEST ELEVATION



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



Carlisle Coatsworth Architects, Inc.



**PHELAN-BENNETT**  
DEVELOPMENT 5301 Polk Street - Building 25 - Houston, Texas 77023

West L Street Will Remain Unimproved

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 BUILDING

Detention Pond

Future West M Street

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

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 Hawthorn, Drift Red Roses, Little John Bottlebrush, Iris, Variegated Flax Lilies.
- E. All unpaved areas to be hydromulched  
Common Bermuda.

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

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



**June 20, 2019**

## **AGENDA ITEM 14**

### **Future Land Use Map Amendment #19-92000002**

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 1-32, 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**

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### **ISSUE**

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

### **DISCUSSION**

Staff is presenting for consideration an amendment to the city's Future Land Use Plan in conjunction with a zone change request on a 5.51 acre tract of land from GC to PUD. The site is currently undeveloped and is located on the east side of S. 16<sup>th</sup> 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 B shows the proposed future land use plan.

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

The same proposal was brought before the Planning and Zoning Commission at the March 21, 2019, regular meeting. The Commission voted, 9-0, to recommend approval of the proposed FLUP amendment. The item was then heard by City Council at the May 13, 2019, regular meeting. City Council voted 5-4 to deny the proposed FLUP amendment.

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

Planning and Zoning Commission Regular Meeting  
June 20, 2019  
Future Land Use Plan Amendment

	<b>Land Use</b>	<b>Development</b>
<b><i>North</i></b>	Commercial	Undeveloped
<b><i>South</i></b>	Light Industrial	Port Crossing
<b><i>West</i></b>	Light Industrial	Industrial Development
<b><i>East</i></b>	Commercial	Undeveloped

**RECOMMENDATION**

Should the Planning and Zoning Commission desire to recommend approval for zone change 19-92000002, 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  
#19-92000002**

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

 Subject Property



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1 inch = 212 feet

JUNE 2019

PLANNING DEPARTMENT



# PROPOSED LAND USE MAP

**Zone Change  
#19-92000002**

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

 Subject Property



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1 inch = 212 feet

JUNE 2019

PLANNING DEPARTMENT



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



**June 20, 2019**

## **AGENDA ITEMS 15-17**

### **Special Conditional Use Permit #19-91000003**

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 1-32, Block 1143, La Porte Subdivision.

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

## Planning and Development Department Staff Report

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### ISSUE

A request for the Planning and Zoning Commission to 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 1-32, Block 1143, La Porte Subdivision.

### DISCUSSION

Location:

The subject site is located at the northeast corner of S. 16th St. and W. M St. right of way.

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 108,975 square foot facility with 16 truck docks. The proposed site plan shows the building fronting onto S. 16<sup>th</sup> St. with the truck docks to the south. The truck bays will be screened from view of S. 16<sup>th</sup> and SH 146 by a bump out in the proposed building.

The same proposal was brought before the Planning and Zoning Commission at the March 21, 2019, regular meeting. The Commission voted, 9-0, to recommend approval of the proposed SCUP. The item was then heard by City Council at the May 13, 2019 regular meeting. Since the required zone change and Future Land Use Plan (FLUP) amendment failed to be approved, no action was taken by the City Council on the SCUP.

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

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

**Notification Requirements:**

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

- Notice in a newspaper of general circulation at least 15 days prior to the hearing;
- Written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing;
- 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 pollution, or other environmental harm to adjacent properties.	The proposed SCUP 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 SCUP will allow a vacant parcel to develop in a manner consistent with other properties along S. 16 <sup>th</sup> St.

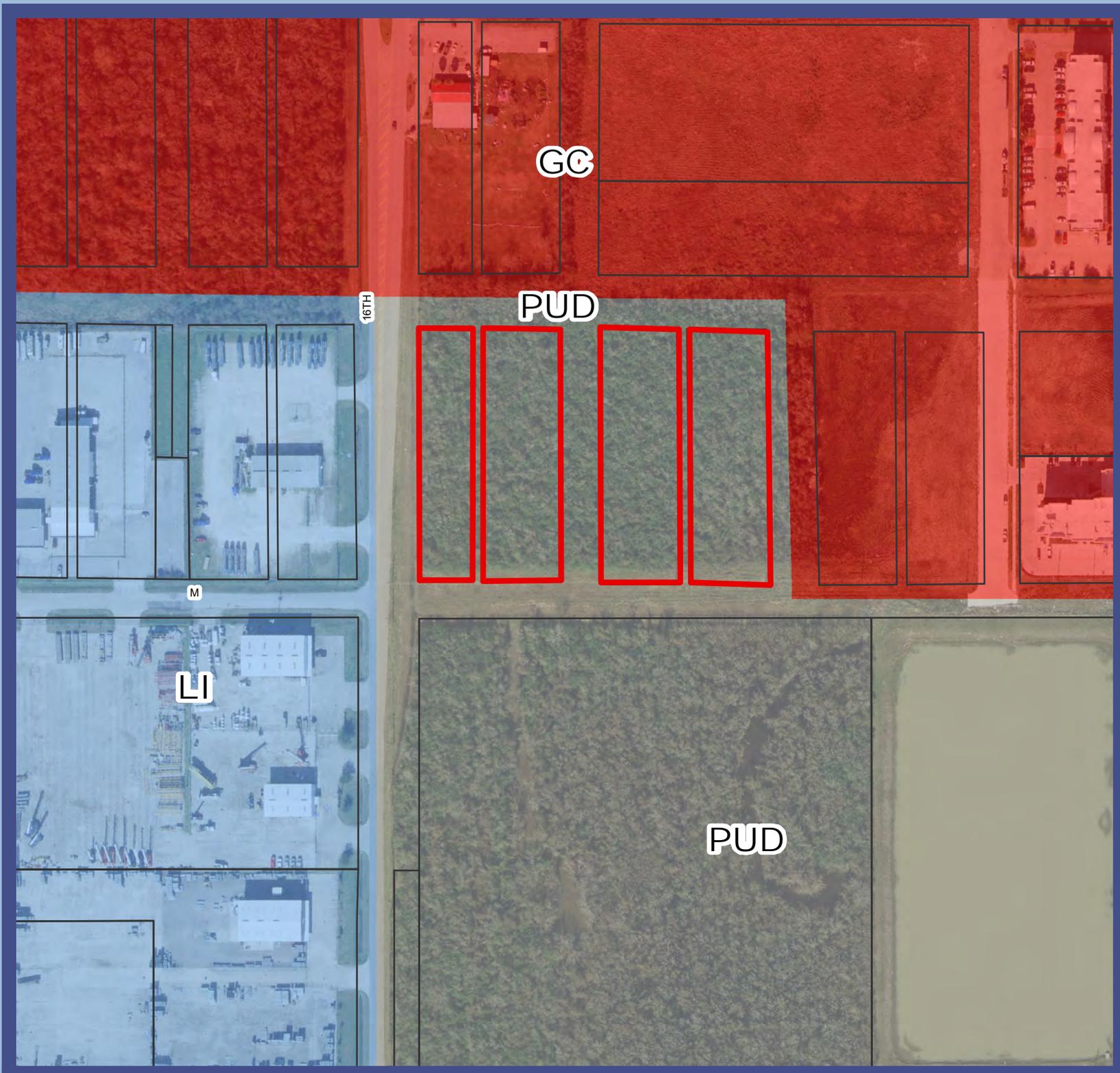
**RECOMENDATION**

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  
#19-91000003**

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

 Subject Parcel



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1 inch = 211 feet



**JUNE 2019  
PLANNING DEPARTMENT**



**EXHIBIT C**

**LAND USE MAP**

**SCUP  
#19-91000003**

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

 Subject Property



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1 inch = 212 feet

JUNE 2019

PLANNING DEPARTMENT



**City of La Porte**  
**Special Conditional Use Permit #19-91000003**

**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. 16<sup>th</sup> 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 15<sup>th</sup> 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. All uses permitted in the City of La Porte Zoning Ordinance Use Chart under BI and LI (Sec. 106-310, Table A "Commercial and Industrial Uses" of the City of La Porte Code of Ordinances) as may be amended from time to time, are permitted with the exception of any uses required to be located adjacent to a high frequency truck route.
2. The following uses/activities shall NOT be permitted on the property:
  - a. Shipping/tank containers, equipment or raw materials stored "off chassis" overnight anywhere on the property
  - b. Stacking of shipping/tank containers anywhere on the property.
  - c. Uses required to be located adjacent to a high frequency truck route.
3. The requirements for development will be in accordance with Sec 106-522, Table A "Industrial Area Requirements", of the City of La Porte Code of Ordinances, as may be amended from time to time.
4. The building facade of the building erected on the property will meet the Tier 2 design guideline requirements for the BI zoning district.
5. The front of the building will face 16<sup>th</sup> Street.
6. The truck docks will be designed such that they are screened from view from 16<sup>th</sup> 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 will be provided along the northern and eastern property line and will meet the requirements of Sec. 106-444 of the City of La Porte Code of Ordinances.
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



# Special Conditional Use Permit Application

Planning and Development Department

604 West Fairmont Parkway

La Porte, Texas 77571

281-470-5057

## OVERVIEW

Approval of a Special Conditional Use Permit (SCUP) is required under the following circumstances:

1. To consider approval of certain uses identified as "Conditional Uses" in the city's Commercial and Industrial Use table (Section 106-310 of City of La Porte Code of Ordinances) and Residential Use table (Section 106-331).
2. When developing property in a Planned Unit Development (PUD) zone district, consideration of a SCUP is required in accordance with Section 106-659 of the Code of Ordinances.

SCUP requests are reviewed by the Planning and Zoning Commission as a public hearing. The Commission consists of residents of the community appointed by City Council. The Commission meets on the third Thursday of every month, as necessary. The Commission will forward a recommendation to the City Council for final consideration.

## SUBMITTAL REQUIREMENTS

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

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

## PROCESS

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



# Special Conditional Use Permit Application

Planning and Development Department

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

## CODE REQUIREMENTS

### Conditional Use Permits

#### Sec. 106-216. - General conditions for all conditional uses in all zoning districts.

- (a) A special conditional use permit may be granted by the city council for the construction of a building and/or the establishment of a use as described in this or any other section, upon a tract of land in single ownership or under unified control.
- (b) Upon application for a special conditional use permit and submission of a general plan, major development site plan, minor development site plan, or preliminary plat (as the case may be), the city planning and zoning commission shall conduct a public hearing, duly advertised and with proper notice being given to all parties affected, as provided in [section 106-171](#) (Amendment procedures). The general site plan, major development site plan, minor development site plan, or preliminary plat shall be drawn to scale and shall show the arrangement of the project in detail, including parking facilities, location of buildings, building uses to be permitted, means of ingress and egress, and other pertinent information, together with the information required by the development ordinance of the city.
- (c) After public hearing and upon recommendation of the city planning and zoning commission, the city council may modify the final planned unit development plan and issue a special conditional use permit containing such requirements and safeguards as are necessary to protect adjoining property.
- (d) Failure to begin construction within one year 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.



# Special Conditional Use Permit Application

Planning and Development Department

## AFFIDAVIT OF POSTING PLANNING AND ZONING COMMISSION PUBLIC HEARING

STATE OF TEXAS

COUNTY OF HARRIS

CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

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

ADDRESS: 0 North 16th Street, La Porte, Texas 77571

LEGAL DESCRIPTION: LTS 1 THRU 32 Block 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 15<sup>th</sup> day of May, 2019, by Justin E. Bennett (Print Applicant's Name).



(Seal)

[Handwritten Signature]

Notary Public

My commission expires: 02/22/2020

May 15, 2019

City of La Porte  
Attention: Planning and Zoning Commission  
604 West Fairmont 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 ±109,000 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 16<sup>th</sup> 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 16<sup>th</sup> 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 16<sup>th</sup> 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. **Moreover, development of the Project will only promote higher tax values in the area**, and given the Project’s Class A construction, a higher tax value will be achieved.

The design of the Project is intended to block loading/unloading areas from Fairmont 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

W Fairmont Pkwy

High Frequency Truck Route

High Frequency Truck Route

State Hwy 146

West L Street will never be improved (natural landscape buffer/screening)

**LAND USE LEGEND**

- Commercial
- Light Industrial
- Planned Unit Development

Fairfield Inn  
140 Rooms  
5 Floors-65' High  
(to be constructed)

Hotel

Vacant Land

**SITE**

Hospitality

Regional Detention

Industrial

Industrial

Vacant Land

Truck Yard

Truck Yard/Industrial

Industrial

Industrial

Industrial

Industrial

Rail Yard

Vacant Land

Truck Yard

Truck Yard/Industrial

Industrial

Industrial

Industrial

Industrial

Rail Yard

S 13th St

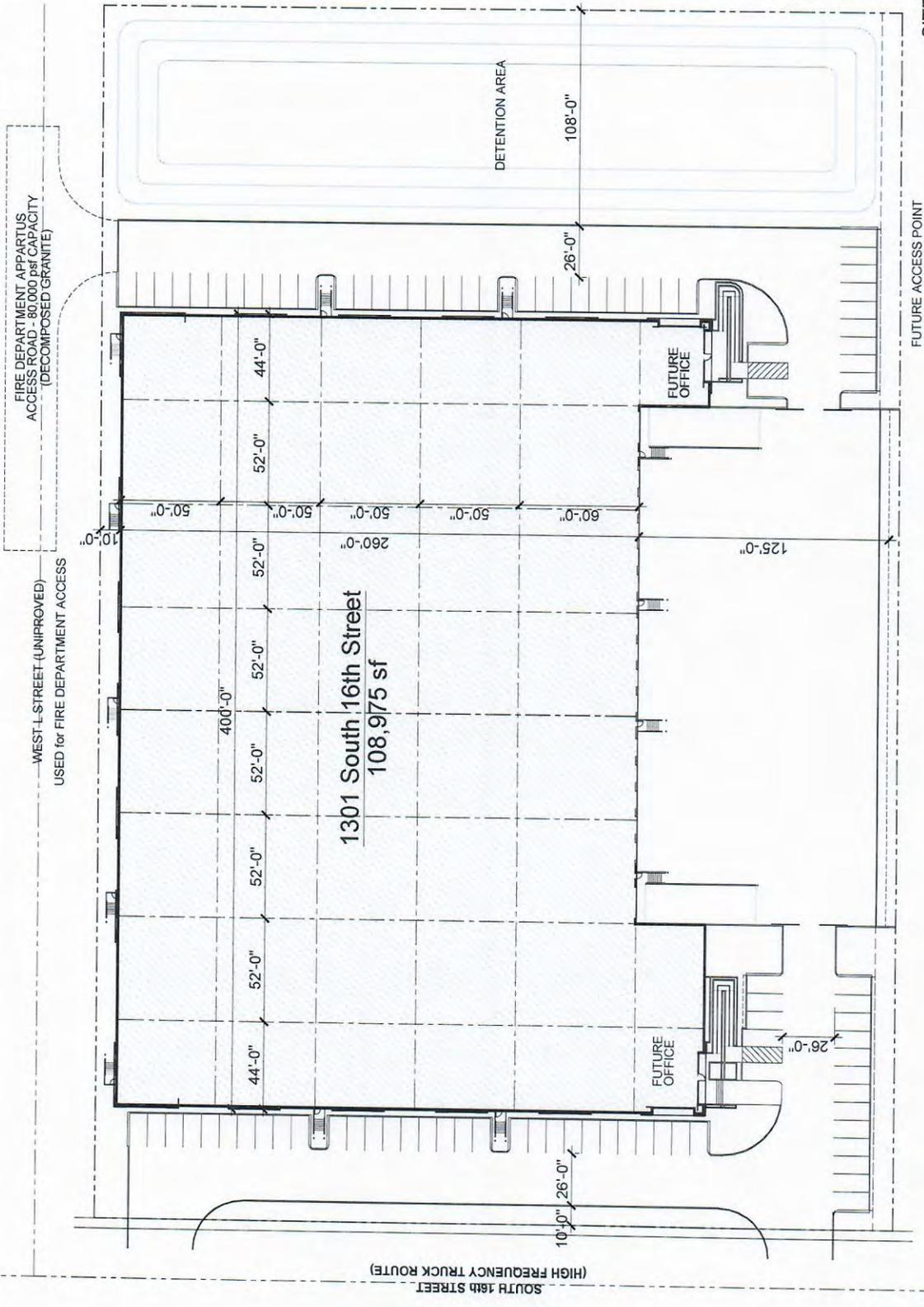
S 16th St

W O Pkwy

Cypress Cove St

S 8th St

Beach St



SITE PLAN / FLOOR PLAN  
 Scheme 10  
 7 May 2019

WEST L STREET (UNIMPROVED)  
 USED FOR FIRE DEPARTMENT ACCESS

FIRE DEPARTMENT APPARTUS  
 ACCESS ROAD - 80,000 psf CAPACITY  
 (DECOMPOSED GRANITE)

1301 South 16th Street  
 108,975 sf

DETENTION AREA

FUTURE OFFICE

FUTURE ACCESS POINT

WEST M STREET (UNIMPROVED)

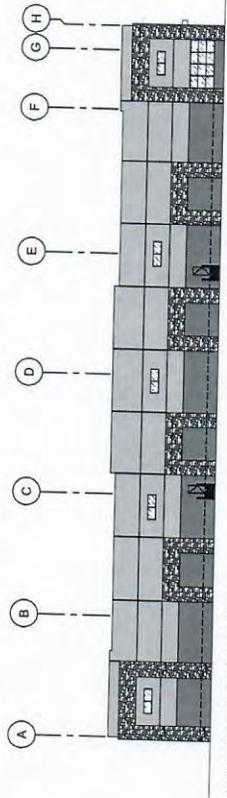
1301 South 16th Street  
 La Porte, Texas



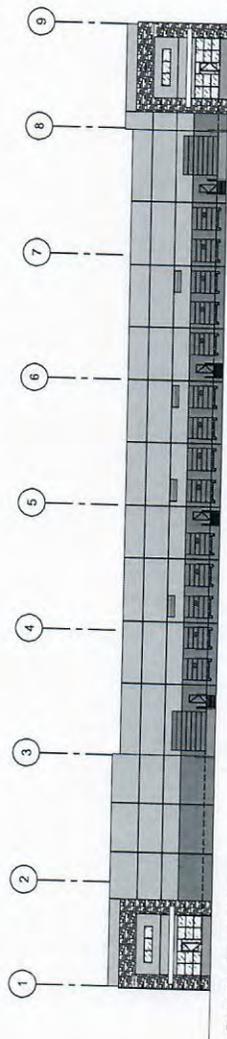
Carille Coatsworth Architects, Inc.



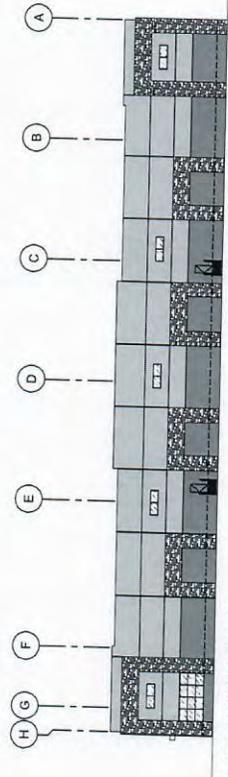
PHELAN-BENNETT  
 DEVELOPMENT  
 5301 Post Street · Building 25 · Houston, Texas 77023



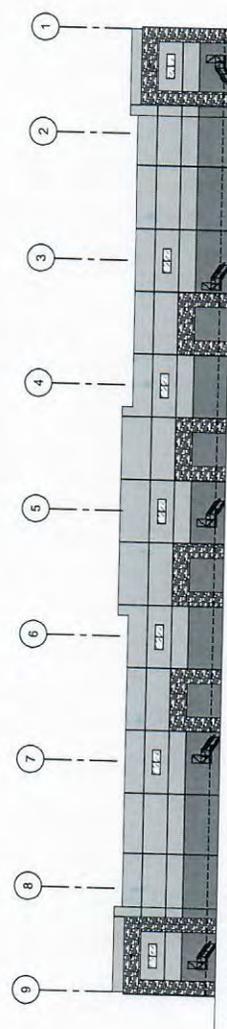
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



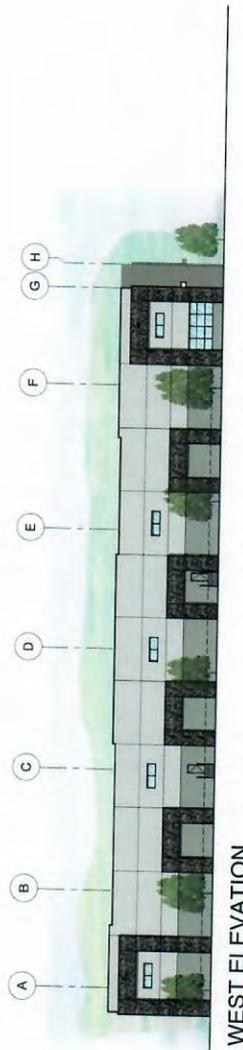
NORTH ELEVATION

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

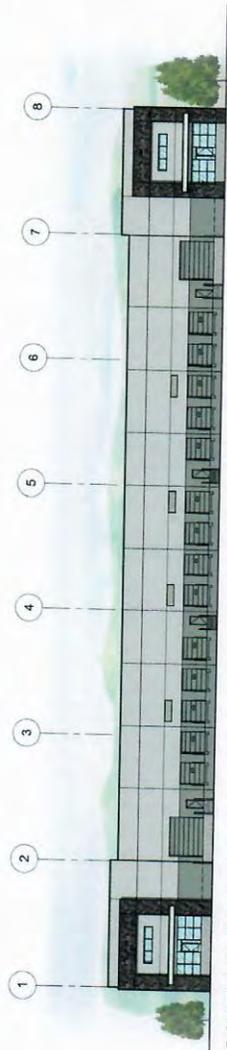
PRELIMINARY ELEVATIONS  
 SCHEME 10  
 7 May 2019

Building Elevations  
 1301 South 16th Street  
 La Porte, Texas

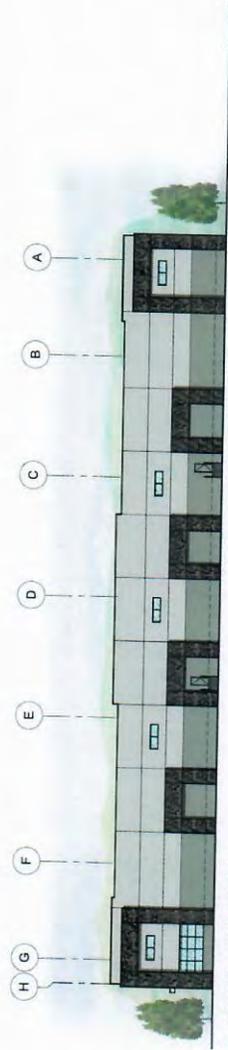
**PHELAN-BENNETT**  
 DEVELOPMENT 5301 Park Street - Houston, Texas 77053



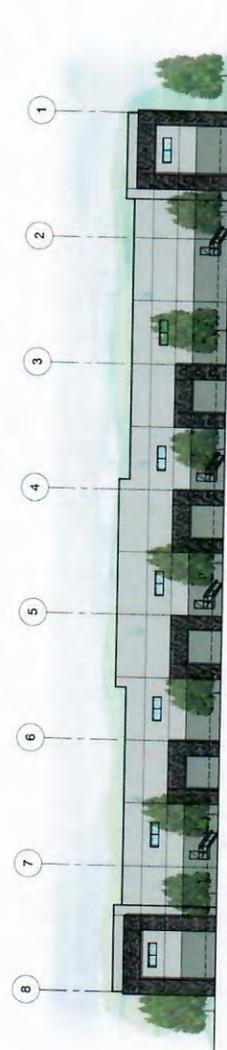
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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

PRELIMINARY ELEVATIONS  
SCHEME 8  
12 FEBRUARY 2019

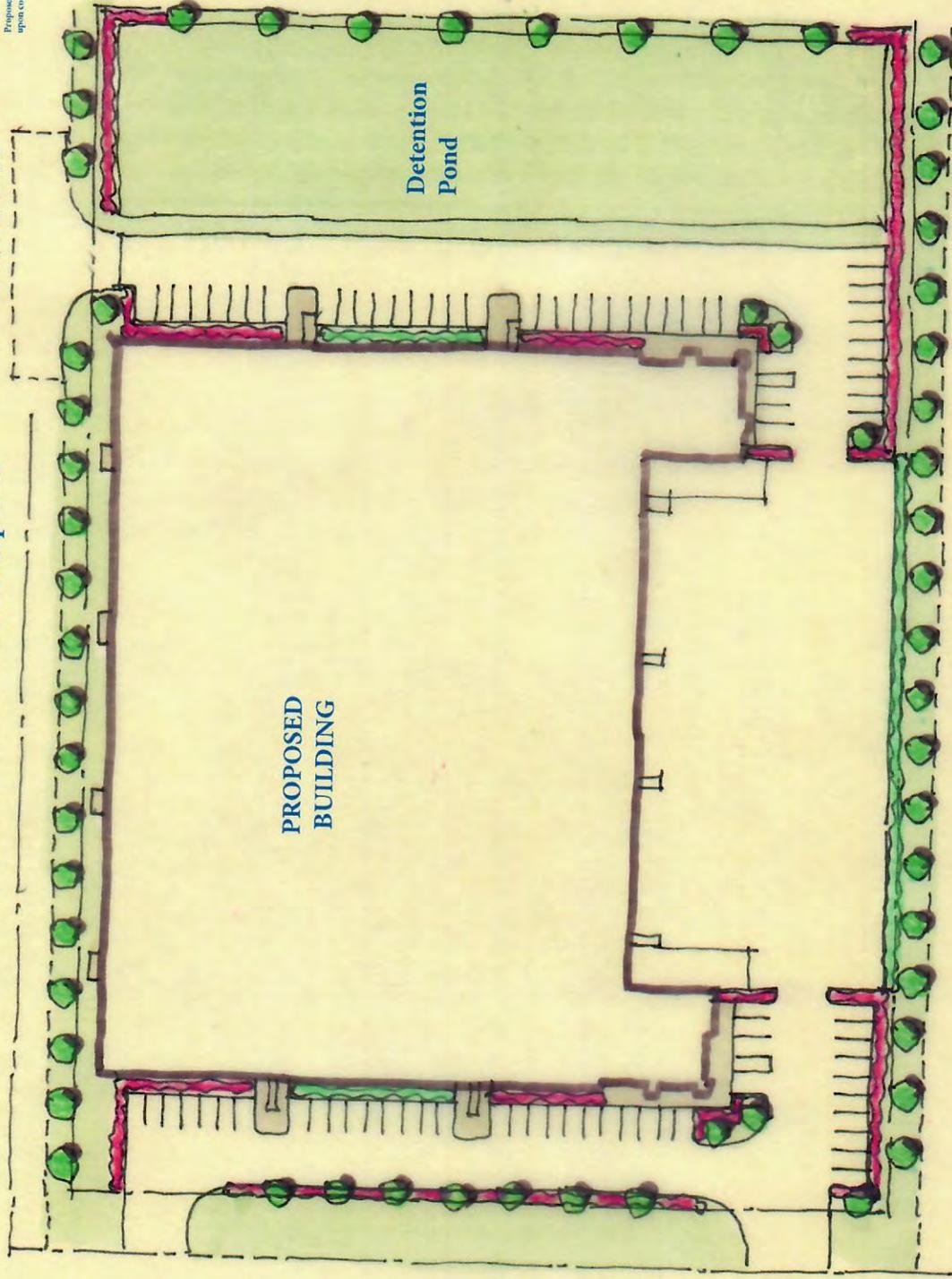
**Building Elevations**

South 16th Street  
La Porte, Texas

West L Street Will Remain Unimproved

Fire Department: Unimproved in right of way to be converted to driveway upon construction of road. Area to be paved with "Crescent Blocks"

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



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

**Wong & Associates, Inc.**  
 P.O. Box 2028  
 Bellare, Texas 77402-2028  
 Phone: 713-777-9190  
 Cell: 713-537-9298  
 Member: American Society of Landscape Architects



South 16th Street

**PROPOSED LANDSCAPE DEVELOPMENT:**

- A. West L Street:  
 Trees: Weeping Oaks  
 Shrubs: Dwarf Oleander, Weigela 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: Japanese Camellias, Dwarf Red Roses,  
 Little John, Bleeding Heart, Variegated Yucca,  
 Lilies.
- E. All unimproved areas to be hydromulched  
 Common Bermuda.

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

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



**June 20, 2019**

## **AGENDA ITEM 18**

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.

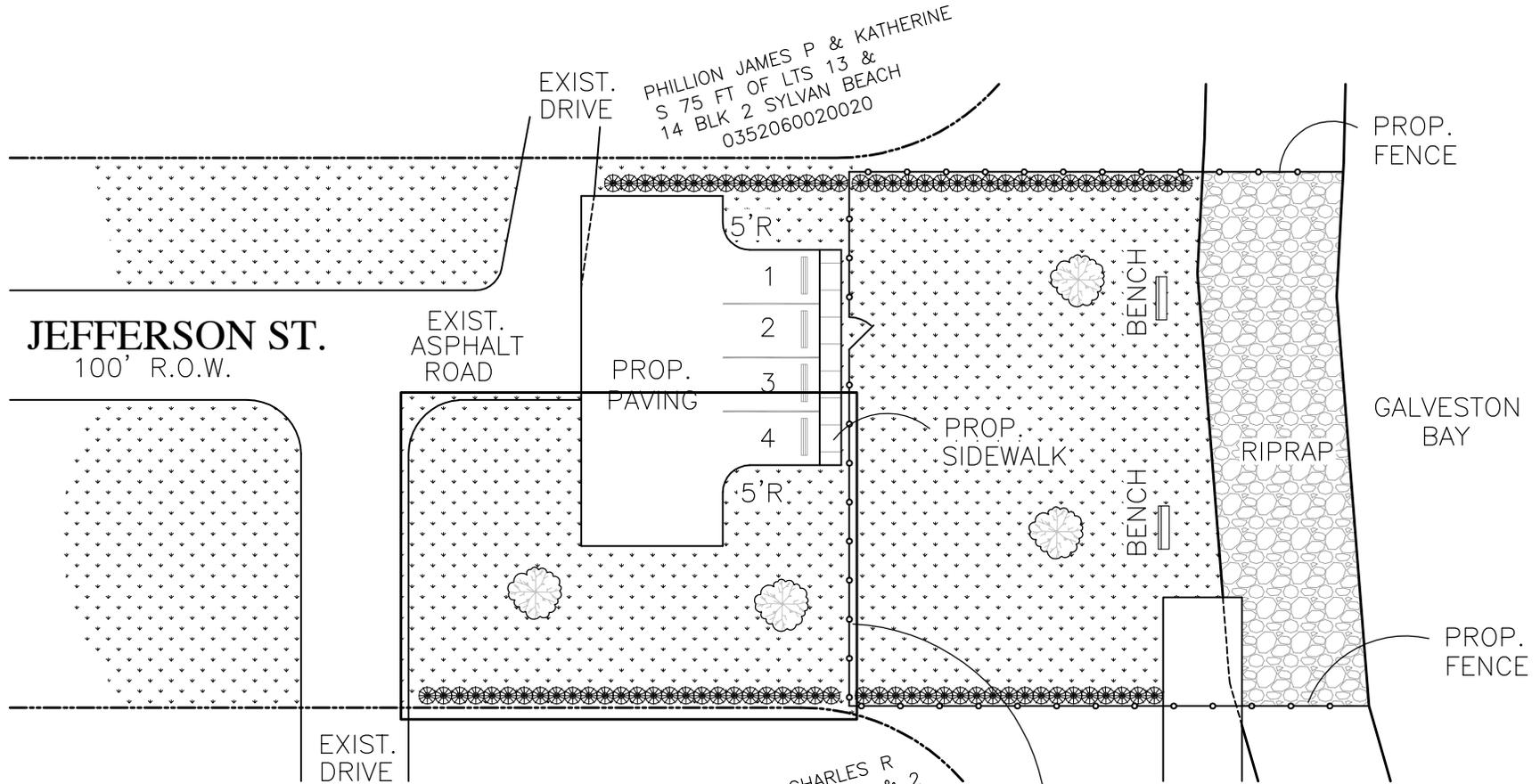
*Ian Clowes, City Planner*

*Planning and Development Department*

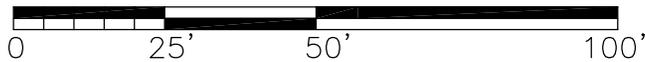
*City of La Porte, Texas*

# 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

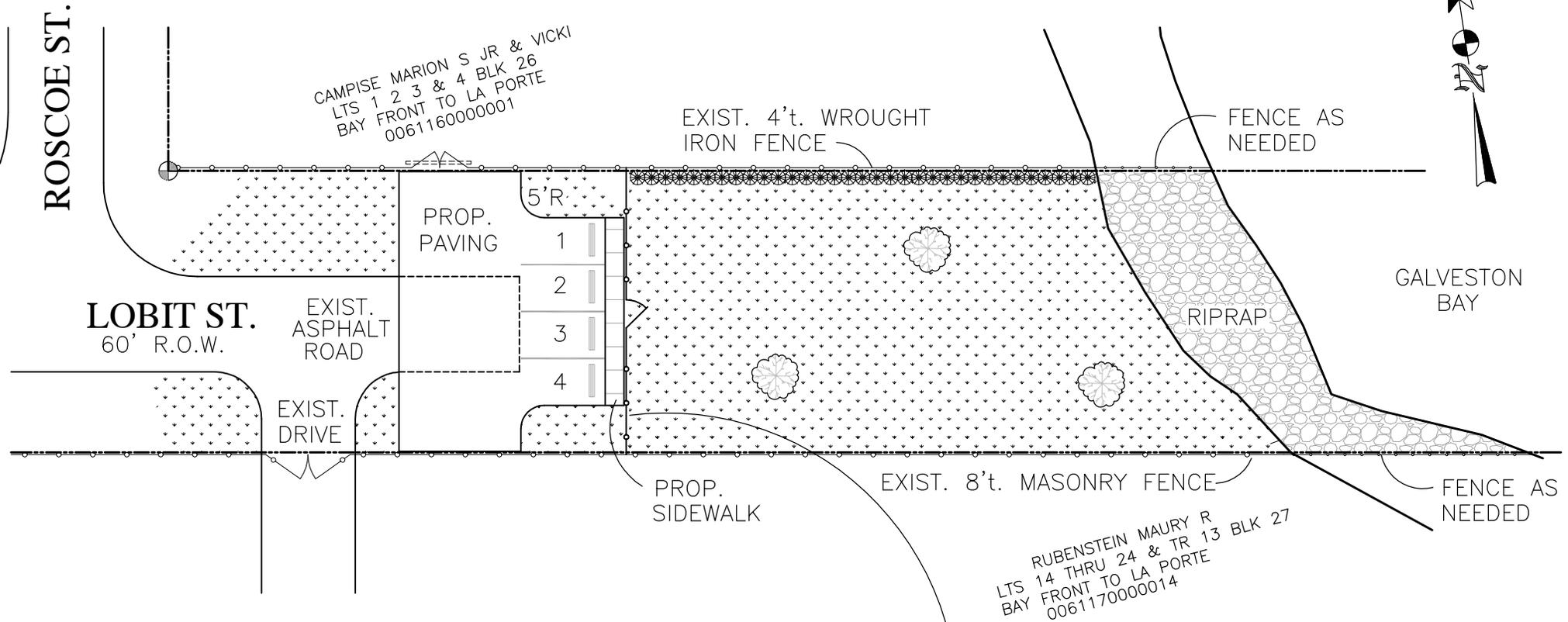


Hide imagery



# 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.)	

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.
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5. Excessively loud noise or music prohibited.
6. Littering and dumping prohibited.
7. Possession of consumption of alcoholic beverages prohibited.

801 S Lobit St

La Porte, Texas



Google, Inc.

Street View - Mar 2011



Hide imagery

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



**June 20, 2019**

## **AGENDA ITEM 19**

### **DISCUSSION ITEMS**

- a. A request by a developer to extend the high frequency truck route to a portion of W. M St. and W. E St. right of way.
- b. Changes to the city code of ordinances to allow items to be denied with prejudice by either the Planning and Zoning Commission or City Council.

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*