

HAL LAWLER
Chairman
DONNA O'CONNER
Commissioner At Large A
NICK BARRERA
Commissioner At Large B
TREY KENDRICK
Commissioner District 1
RICHARD WARREN
Commissioner District 2
Vice Chairman



JO ANN PITZER
Commissioner District 3
MARK FOLLIS
Commissioner District 4
LOU ANN MARTIN
Commissioner District 5
CHRISTINA TSCHAPPAT
Commissioner District 6

**LA PORTE PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, NOVEMBER 21, 2019
REGULAR SESSION 6 P.M.**

CITY COUNCIL CHAMBER

LA PORTE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, 77571

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5021) two working days prior to the meeting for appropriate arrangements.

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. PUBLIC COMMENT** (Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)
- 4. CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. Approve the minutes of the meeting held on October 17, 2019.
- 5. MAJOR DEVELOPMENT SITE PLAN:**
 - a. Consider approval of the major development site plan #19-83000001, Hawthorne at Bay Forest, a 20.0 acre multi-family development located at 1831 N. SH 146.
- 6. PRELIMINARY PLAT:**
 - a. Consider approval of a Preliminary Plat for the Morgan's Landing Section 9, a single family residential development consisting of 95 lots on 23.6 acres located off of Bay Area Blvd.
 - b. Consider approval of a Preliminary Plat for the Morgan's Landing Section 10, a single family residential development consisting of 13 lots on 2.7 acres located off of Bay Area Blvd.
 - c. Consider approval of a Preliminary Plat for the Morgan's Landing Section 11, a single family residential development consisting of 46 lots on 12.2 acres located off of Bay Area Blvd
 - d. Consider approval of a Preliminary Plat for the Morgan's Landing Section 12, a single family residential development consisting of 34 lots on 7.6 acres located off of Bay Area Blvd.
 - e. Consider approval of a Preliminary Plat for the Morgan's Landing Section 13, a single family residential development consisting of 57 lots on 12.5 acres located off of Bay Area Blvd.
 - f. Consider approval of a Preliminary Plat for the Morgan's Landing Section 14, a single family residential development consisting of 29 lots on 6.2 acres located off of Bay Area Blvd.
 - g. Consider approval of a Preliminary Plat for the Morgan's Landing Section 15, a single family residential development consisting of 43 lots on 26.1 acres located off of Bay Area Blvd.
- 7. REPLAT:** Open a public hearing on a request for approval of Residential Replat #19-97000006 by Charles Anders of Bayway Homes Inc. for the proposed Bay Village Section 1, a replat of Lot 9, Block 3, Lots 1-12, Block 4, Lots 1-7 and a portion of Lot 8, Block 10, of Bay Oaks Subdivision, Harris County, La Porte, TX.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (Limited to 5 minutes per person)
- d. Question and Answer

8. ADJOURN PUBLIC HEARING

9. CONSIDERATION: Consider approval or other action on Residential Replat #19-97000006.

10. CHAPTER 106 (ZONING) AMENDMENTS: Open Public Hearing to receive input on an ordinance amending Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (Limited to 5 minutes per person)
- d. Question and Answer

11. ADJOURN PUBLIC HEARING

12. CONSIDERATION: Consider recommendation to City Council on amendments to Chapter 106 "Zoning" of the Code of Ordinances.

13. ELECTION OF OFFICERS: Section 5.6 Rules and Bylaws

- a. Vice Chairperson
- b. Secretary

14. DISCUSSION:

- a. Update on City Council Actions

15. ADMINISTRATIVE REPORTS

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

17. 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.

CERTIFICATION

I do hereby certify that a copy of the November 21, 2019, Planning and Zoning Commission agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

_____ Title: _____

DATE OF POSTING _____

TIME OF POSTING _____

TAKEN DOWN _____

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



November 21, 2019

AGENDA ITEM 4

Consider approval of the Meeting Minutes:

a. October 17, 2019

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

**Planning and Zoning Commission
Minutes of October 17, 2019**

Commissioners Present: Chairman Hal Lawler, Nick Barrera, Donna O’Conner, Christina Tschappat, Richard Warren, Jo Ann Pitzer, Mark Follis, Lou Ann Martin

Commissioners Absent: Commissioner Kendrick

City Staff Present: Assistant City Attorney Clark Askins, Assistant City Manager Jason Weeks, Planning & Development Director Teresa Evans, City Planner Ian Clowes, Planning Technician Chase Stewart

1. CALL TO ORDER:

Chairman Lawler called the meeting to order at 6:00 p.m.

2. ROLL CALL OF MEMBERS:

Commissioner Kendrick was absent for this meeting

3. Consider Approval of Meeting Minutes:

- a) September 19, 2019 Minutes

Motion by Commissioner Tschappat to approve the proposed meeting minutes.

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

Ayes: Commissioners Barrera, O’Conner, Tschappat, Warren, Pitzer, Martin, and Chairman Lawler

Abstain: Commissioner Follis

Nays: None **Motion to approve passes, 7-0**

4. Public Comment (6:01 pm): Chuck Rosa – 812 S Virginia St., La Porte TX – Voiced concerns about citizen comment time limits and the lack of enforcement. Additionally, voiced personal opinion in regards to voting patterns of the Planning and Zoning Commission.

5. Public Hearing (6:04 pm): Open public hearing to receive input on an application for Zone Change #19-92000006, a request by Michael Anderson of Ryan Sweezy, applicant, on behalf of Texas Cargoways, LLC, owner; for approval of a zone change from Mid Density Residential (R-2) to General Commercial (GC), on a 6.921 acre tract of land, located at the 3400 Block of Canada Rd., and legally described as Reserve A, Block 1 Dawson Subdivision.

- a) **Staff Presentation:** Ian Clowes, City Planner, presented the zone change request to the Planning and Zoning Commission. Staff determined the request would not be considered spot zoning.

- b) **Applicant Presentation:** Ryan Sweezy approached the commission to present what the proposed development would consist of and field questions if needed.
- c) **Public Comments:**
 - Brad Carpenter – 2207 Lovel Lark Ln – Voiced Support
 - Tam Stack – 3535 Canada Rd. – Voiced Support
- d) **Question and Answer:** Commissioner Follis questioned what the future use of the pre-existing non-conforming structure to the north of the proposed site would be. Commissioners also voiced concern that if the proposed zone change was approved, all uses permitted in GC would be permitted. Commissioner Martin at this point abstained due to a potential conflict of interest.

Motion by Commissioner Warren to deny the proposed zone change #19-92000006
Second by Commissioner Follis **Motion to deny carried**

Ayes: Commissioners Barrera, O’Conner, Follis, Warren, Pitzer and Chairman Lawler
Abstain: Commissioner Martin
Nays: Commissioner Tschappat **Motion to deny passes, 6-1**

6. Future Land Use Map Amendment (6:33 pm): Consider a recommendation to City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 6.921 acre tract of land located at the 3400 Block of Canada Rd., and legally described as Reserve A, Block 1 Dawson Subdivision, from “Mid-High Density Residential” to “Commercial”

- a) **Staff Presentation:** Ian Clowes, City Planner, presented the Future Land Use Map amendment to the Planning and Zoning Commission.
- b) **Question and Answer:** N/A

Motion by Commissioner Warren to deny the proposed Future Land Use Map amendment.
Second by Commissioner Follis **Motion to deny carried**

Ayes: Commissioners Barrera, O’Conner, Follis, Warren, Pitzer, Tschappat and Chairman Lawler
Abstain: Commissioner Martin
Nays: None **Motion to deny passes, 7-0**

7. Public Hearing (6:34 pm): Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #19-91000007, a request by Charles Anders of Bayway Homes, Inc., applicant; on behalf of Paulette C. Fonteno, owner; to allow for a single-family duplex home to locate on a 0.12 acre tract of land legally described as Lots 10 & 11, Block 30, Beach Park Subdivision.

- a) **Staff Presentation:** Ian Clowes, City Planner, presented the Special Conditional Use Permit (SCUP) to the Planning and Zoning Commission. As part of the presentation, Ian Clowes mentioned that the proposal for this property would resemble Sylvan Beach Park homes built by the same developer 2 blocks north.
- b) **Applicant Presentation:** N/A
- c) **Public Comments:** Paulette Fonteno – 618 Carmel Pkwy, Corpus Christi, TX – Voiced support
- d) **Question and Answer:** Commissioner Follis stated that he liked the existing duplex homes being built on N Circle Dr. that but raised a concern that the product that is proposed for this property wouldn't fit with the existing character of the surrounding area. Commissioner O'Conner voiced concerns about potential for flooding in the area if the site were to be developed.

Motion by Commissioner Follis to deny the SCUP #19-91000007

Second by Commissioner O'Conner **Motion to deny carried**

Ayes: Commissioners O'Conner, Tschappat, Pitzer, Follis, and Chairman Lawler

Nays: Commissioners Warren and Barrera **Motion to deny passes, 5-2**
Commissioner Martin was not present for the vote.

- 8. **Major Development Site Plan (6:59 pm):** Consider approval of the major development site plan 19-83000002, Port of Houston, a 20.76 acre truck processing facility located at 900 Barbours Cut Blvd.

Motion by Commissioner Tschappat to approve the Site Plan #19-83000007

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

Ayes: Commissioners Barrera, O'Conner, Tschappat, Warren, Pitzer, Martin, Follis, and Chairman Lawler

Nays: None **Motion to approve passes, 7-0**

- 9. **Discussion (7:04 pm):**

- a) **Mixed Use Project at Wharton Weems and SH 146** – Ian Clowes, City Planner, presented the submitted conceptual General Plan for a mixed-use development which consisted of multi-family and single-family components to the East and commercial sites planned for the HWY 146 N feeder road frontage. Feedback from the Planning and Zoning Commission consisted of the following:
 - No gas stations of any kind are desired as a component of the project.

- Any proposed hotel should be a unique concept to La Porte, ideally with some sort of conference or convention center.
 - Multi-family is not currently a desirable use for this site. The city currently has three (3) multi-family projects under development, including the site directly to the north of this proposed location. The commission has concerns regarding the viability of a fourth multi-family project.
 - Desire to see more dedication to Low Density Residential (R-1, single-family) instead of multi-family.
- b) **Chapter 106 Subcommittee Update** – Ian Clowes, City Planner, provided a status update on potential recommendations for code changes.
- c) **Update on City Council Actions** –
- City Council approved the Canada Rd. and Fairmont Pkwu Apartment SCUP at the September 23, 2019 meeting.
 - City Council approved the denial with prejudice amendment to applicant submittals was approved.

10. Commission Comments:

11. Adjourn (7:44 pm):

Motion by Commissioner Warren to adjourn the meeting.

Second by Commissioner Pitzer

Motion to adjourn carried

Ayes: Commissioners Barrera, O’Conner, Tschappat, Warren, Pitzer, Martin, Follis, and Chairman Lawler

Nays: None

Motion to adjourn passes, 7-0

Respectfully submitted,

Chase Stewart
 Planning Technician

Passed and Approved on _____, 2019.

Hal Lawler
 Chairman, Planning and Zoning Commission

Trey Kendrick
 Secretary, Planning and Zoning Commission

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



November 21, 2019

AGENDA ITEM 5

Consider approval of a Major Development Site Plan #19-83000001
to allow for construction of a new multi-family development
located at 1831 SH 146

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

Planning and Development Department Staff Report

ISSUE

Should the Planning and Zoning Commission approve a Major Development Site Plan for a new multi-family development at 1831 SH 146 by Doak Brown of Brownstone Group?

RECOMMENDATION

Staff recommends approval of the proposed Major Development Site Plan as submitted with the condition that any and all remaining staff comments be addressed prior to release of approved site plan.

DISCUSSION

Applicant's Request.

The applicant seeks to construct a new multi-family development on a 20 acre tract of land. The proposed facility will consist of 20 separate structures, totaling 294 individual units, and an office/club house building. The site will include all associated development requirements such as parking, utilities, landscaping, etc. Drainage and detention will consist of amenitized wet bottom ponds that will feed into the drainage easement located along the eastern boundary of the site. The attached Exhibits show the proposed site layout and other information provided by the applicant.

Background Information.

The subject site is 20 acres in size and located on the east side of SH 146, west of the Bay Forest Golf Course. The property is currently going through the replat process. The Planning and Zoning Commission approved the proposed project received approval of a Special Conditional Use Permit (SCUP) in April 2018.

Analysis.

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

applicable code requirements. The following is a description of staff's analysis of various considerations:

Site Improvements.

The site will include a 294 unit multi-family development, a new parking lot with a total of 490 automobile parking spaces, utility connections, and landscaping.

Landscaping.

The site development plan includes proposed landscaping in accordance with the provisions of Section 106-800 of the Code of Ordinances. Staff has reviewed the landscaping proposal and finds that it is consistent with the landscaping required in Section 106-800 of the Code of Ordinances.

Parkland Dedication and Park Development Fees

Section 86.25 of the City's Development Ordinance requires one acre of park land be dedicated for every 93 proposed dwelling units. In this case, the applicant is not proposing to dedicate any parkland to the city. The ordinance also allows for a cash payment in lieu of that dedication. The ordinance requires payment of \$490 per dwelling unit to satisfy the cash payment in lieu of land dedication. This payment is due at the time of building permit for each individual dwelling unit.

In addition to the cash payment in lieu of land dedication, the applicant is responsible for payment of a park development fee at the time of building permit. Section 86-25(b)(3) of the Development Ordinance requires payment of a \$318 fee per dwelling unit. As a result, at the time of building permit issuance for each lot the applicant will be responsible for payment of $\$490 + \$318 = \$808$ to cover the cash payment in lieu of land dedication and park development fee.

Parking and circulation.

Section 106-839 of the Code of Ordinances outlines the City's parking requirements for multi-family uses. The requirements are as follows for this development:

1 per Studio, 1.5 per one bedroom unit, 2 per two bedroom unit, and 2.5 per three bedroom unit. In this case a total of 520 parking spaces are required by code. Section 106-831 (b) allows for up to 8% of required parking to be developed as landscaped parking islands. This allows up to 42 parking spaces to be developed as landscaped islands.

Drainage and detention.

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

Utilities.

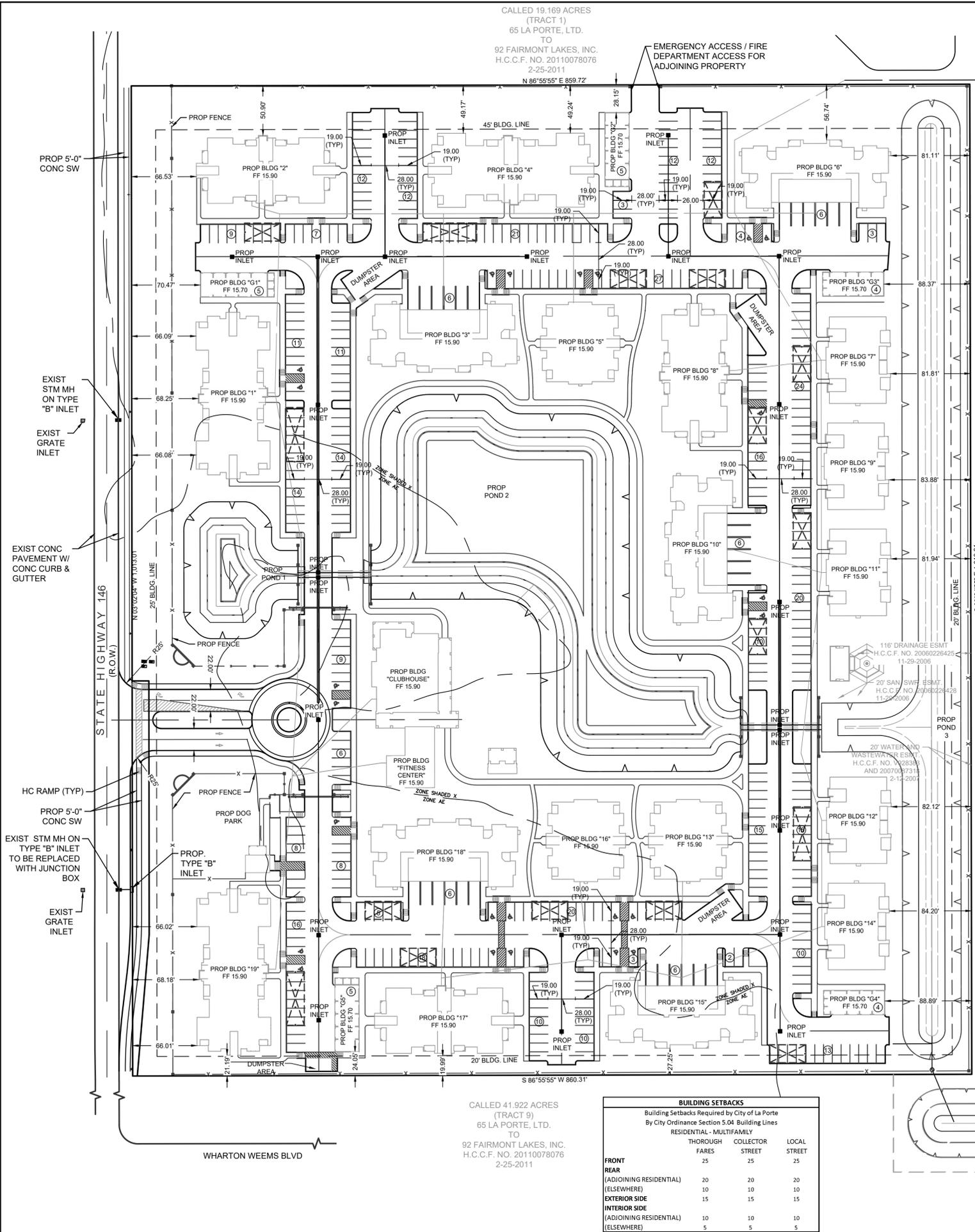
A site utility plan has been submitted and approved by the City Engineer.

Conclusion:

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

ATTACHMENTS

- Hawthorne Bay Forest Site Plan
- Area Map
- Application



CALLED 19.169 ACRES
(TRACT 1)
65 LA PORTE, LTD.
TO
92 FAIRMONT LAKES, INC.
H.C.C.F. NO. 20110078076
2-25-2011

EMERGENCY ACCESS / FIRE
DEPARTMENT ACCESS FOR
ADJOINING PROPERTY

CALLED 41.922 ACRES
(TRACT 9)
65 LA PORTE, LTD.
TO
92 FAIRMONT LAKES, INC.
H.C.C.F. NO. 20110078076
2-25-2011

BUILDING SETBACKS
Building Setbacks Required by City of La Porte
By City Ordinance Section 5.04 Building Lines

	THOROUGH FARES	COLLECTOR STREET	LOCAL STREET
FRONT	25	25	25
REAR			
(ADJOINING RESIDENTIAL)	20	20	20
(ELSEWHERE)	10	10	10
EXTERIOR SIDE	15	15	15
INTERIOR SIDE			
(ADJOINING RESIDENTIAL)	10	10	10
(ELSEWHERE)	5	5	5

SITE PLAN ACCURACY CERTIFICATE

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

BY: _____
ENGINEER

TEXAS REGISTRATION NO. _____
OWNERS CERTIFICATE:

I, DOAK BROWN, AS OWNER OF THE 20 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING SITE PLAN OF LEGACY AT LA PORTE APARTMENTS DO HEREBY ESTABLISH SAID DEVELOPMENT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID SITE PLAN. I FURTHER CERTIFY THAT ALL IMPROVEMENTS SHOWN ON SAID SITE PLAN SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN.

FURTHER, OWNERS AGREE TO KEEP ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SITE PLAN AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING 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 DOAK BROWN, ITS PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY _____ AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS ____ DAY OF _____, 2019.

BY: _____
DOAK BROWN
HAWTHORNE AT LA PORTE, LLC
PRESIDENT
ATTEST:

(NAME - SECRETARY OR AUTHORIZED TRUST OFFICER)
(TITLE)
(AFFIX CORPORATE SEAL)

CITY APPROVING AUTHORITY CERTIFICATE:

THIS IS TO CERTIFY THAT ON DAY OF _____, 20____ PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS SITE PLAN AND DEVELOPMENT OF MK SKYLINE VENTURES, LLC IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE.

BY: _____
CHAIR, PLANNING AND ZONING COMMISSION

ATTEST:

BY: _____
SECRETARY, PLANNING AND ZONING COMMISSION

BY: _____
DIRECTOR, PLANNING AND DEVELOPMENT

BY: _____
CITY ENGINEER

BY: _____
CITY PLANNER

CALLED 3.399 ACRES
(TRACT IV)
J.E. COOK AND WIFE,
DOROTHY MAE COOK AND
LA PORTE LAND
COMPANY TO CITY OF LA
PORTE H.C.C.F. NO.
K784741
10-14-1986

SHEET NO.	SHEET INDEX	SHEET TITLE
C 2.0	DEVELOPMENTAL SITE PLAN	
C 3.0	DRAINAGE AREA PLAN	
C 3.1	DRAINAGE CALCULATION	
C 3.2	DETENTION LAYOUT & CROSS-SECTION	
C 4.0	OVERALL DRAINAGE AND GRADING PLAN	
C 5.0	OVERALL UTILITY PLAN	
A1-2	SITE DETAILS	
A4-12	BUILDING TYPE IV - ELEVATIONS	
A4-15	BUILDING TYPE V - ELEVATIONS	
A4-3	BUILDING TYPE I - EXTERIOR ELEVATIONS	
A4-6	BUILDING TYPE II - EXTERIOR ELEVATIONS	
A4-9	BUILDING TYPE III - ELEVATIONS	
A8-11	SHADE STRUCTURE	
A8-13	MAINTENANCE BUILDING	
A8-5	CLUBHOUSE ELEVATIONS	
A8-8	CLUBHOUSE BBQ SHELTER/POOL TOILETS	
L-1	BOUNDARY SURVEY	
L-1	LANDSCAPE PLAN - L0.01	
L-2	LANDSCAPE PLAN - L0.02	
L-3	LANDSCAPE PLAN - L0.03	
L-4	LANDSCAPE PLAN - L0.04	
L-5	LANDSCAPE PLAN - L0.05	



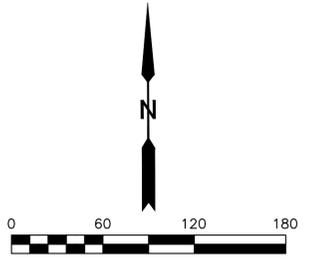
N.T.S.
KEY MAP 580 K
VICINITY MAP

WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0945M, DATED JANUARY 6, 2017 AND HAVE DETERMINED THAT THE SUBJECT TRACT LIES IN ZONE X (SHADED) AND ZONE AE OR AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN.

100-YEAR BASE FLOOD ELEVATION: 13.0'

Site Data Table	
Name of Development	Hawthorne at LaPorte
Type of Development	Multi-Family / Apartments
Legal Description of Site	Being 20 AC. Out of Town of LaPorte a Subdivision Recorded in Vol. 60, Pg. 112 of the H.C.D.R. of Harris County, Texas, and being further situated within the Johnson Hunter Survey Abstract No. 35
Address	1831 N. HWY 146, La Porte, TX 77571
Size of lot	20 AC
Building Size	164,291 SF
Lot Coverage	53% (pavement & buildings)
Zoning of the site	PUD - Planned Unit Development
Owner or Authorized Representative	Doak Brown
Developer	Hawthorne at LaPorte LLC
Engineer	J.A. Costanza & Associates Engineering, Inc.
HACD Account No.	0402780010034
NAICS Code	Multi-Family
Proposed Development	871,200 SF

BENCHMARK:
HARRIS COUNTY FLOOD PLAIN REFERENCE MARK NO. 010270.
BRASS DISC STAMPED RM 010270 ON BRIDGE AT SHOEAECRES W-BOUND AND TAYLOR BAYOU LOCATED ON UPSTREAM CONCRETE WALK ON THE CORNER OF W-BOUND BRIDGE. E. OF STREAM CENTER BETWEEN W. BAYOU AND E. BAYOU IN THE CLEAR CREEK WATERSHED.
NORTH: 13.794516.30, EAST: 3.232253.53 (NAD 83)
TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203
ELEVATION: 6.61 FEET (NAVD 1988), 2001 ADJUSTED.



- NOTES:**
- FOR SIDEWALK AND DUST FREE SURFACE DATA (SEE SHEET C 4.0)
 - FOR PROPOSED AND EXISTING FIRE HYDRANT DATA AND UTILITY CONNECTIONS AND SIZES (SEE SHEET C 5.0)

A NOTIFICATION ISSUED BY HC INFRASTRUCTURE DEPARTMENT - PERMITS OFFICE - IS REQUIRED FOR PROPOSED WORK WITHIN HARRIS COUNTY RIGHT OF WAY. THE PROJECT MUST BE APPROVED PRIOR TO OBTAIN THE REQUIRED NOTIFICATION. A NOTIFICATION MUST BE OBTAINED SEPARATELY FROM THE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL INFORMATION PLEASE VISIT: [HTTP://HCPID.ORG/PERMITS/PR_NOTIFICATIONS_OF_CONSTRUCTION.HTML](http://hcpid.org/permits/pr_notifications_of_construction.html) OR CONTACT PUBLIC REVIEW INSPECTION DEPARTMENT@ (713) 274 3931

OWNER/DEVELOPER:

HAWTHORNE AT BAY FOREST, LLC.
6517 MAPLE
HOUSTON, TX 77081

REVISIONS			
NUMBER	DESCRIPTION	DATE	INITIALS

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.
J.A. Costanza & Associates Engineering, Inc.
T.B.P.E. Firm Registration No. F-652
Engineer: JOSEPH A. COSTANZA
P.E. Serial No. 49384
Issued Date: 9/27/19



T.B.P.E. FIRM REGISTRATION No. F-652
4301 CENTER ST. DEER PARK, TX 77536 281-930-9339

HAWTHORNE AT BAY FOREST APT.
FILL PLAN 1831 S. HWY 146,
LA PORTE, TEXAS 77571

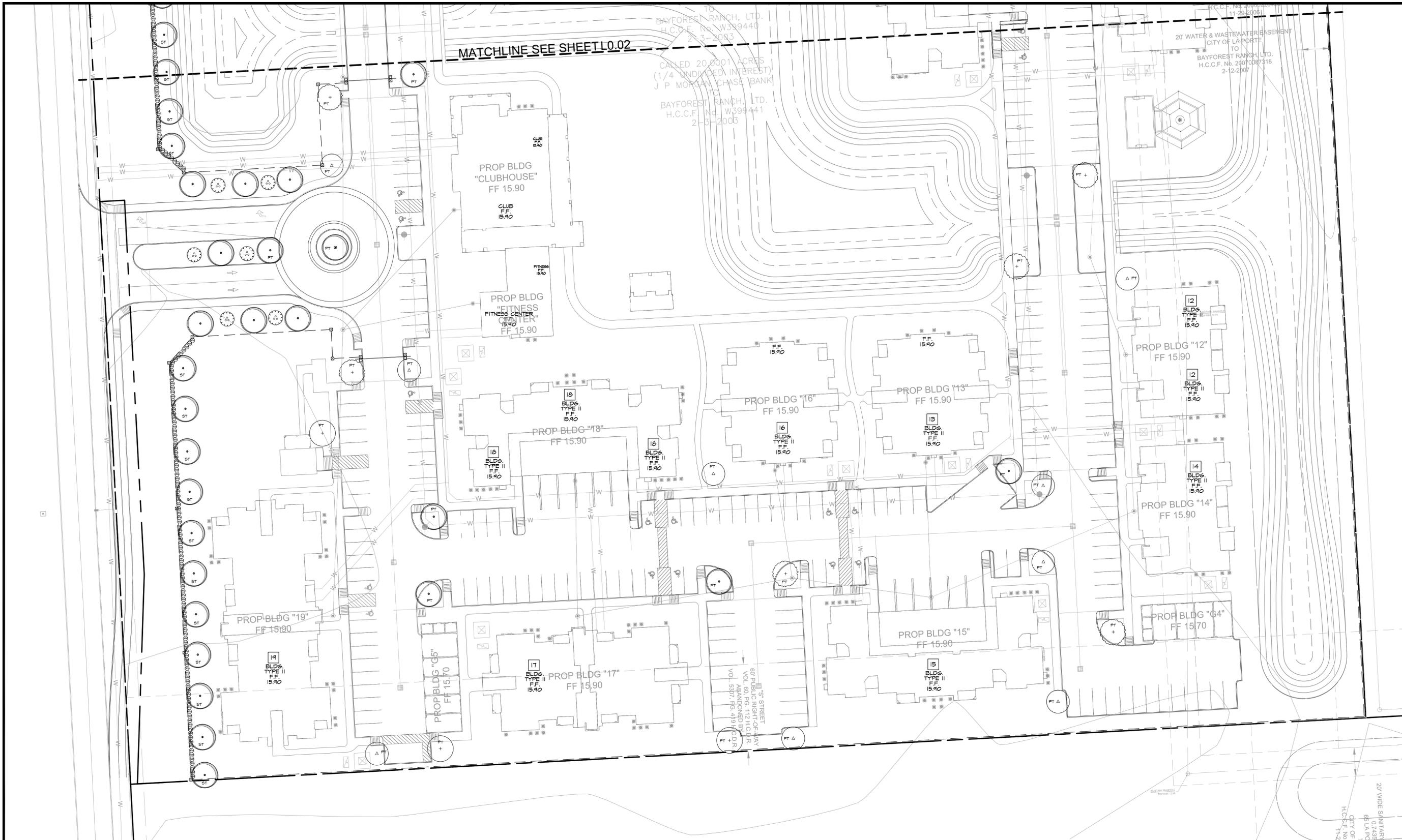
DEVELOPMENTAL SITE PLAN

JAC JOB NO.:
B020-1824

DRAWN BY:
AS

DRAWING SCALE:
1" = 60'

SHEET NO.
C 2.0



MATCHLINE SEE SHEET L0.02

BAYFOREST RANCH, LTD.
H.C.C.F. No. W399440
2-3-2003
CALLED 20,001 ACRES
(1/4 UNDIVIDED INTEREST)
J P MORRAN CHASE BANK
TO
BAYFOREST RANCH, LTD.
H.C.C.F. No. W399441
2-3-2003

H.C.C.F. No. 20070037318
11-29-2008
20' WATER & WASTEWATER EASEMENT
CITY OF LA PORTE
TO
BAYFOREST RANCH, LTD.
H.C.C.F. No. 20070037318
2-12-2007

PROP BLDG "19"
FF 15.90

PROP BLDG "CLUBHOUSE"
FF 15.90

PROP BLDG "FITNESS CENTER"
FF 15.90

PROP BLDG "18"
FF 15.90

PROP BLDG "16"
FF 15.90

PROP BLDG "13"
FF 15.90

PROP BLDG "12"
FF 15.90

PROP BLDG "14"
FF 15.90

PROP BLDG "15"
FF 15.90

PROP BLDG "64"
FF 15.70

PROP BLDG "65"
FF 15.70

PROP BLDG "17"
FF 15.90

60' PUBLIC RIGHT-OF-WAY
VOL. 60, PG. 112 H.C.C.F.R.
ABANDONED BY
VOL. 5377, PG. 419 H.C.C.F.R.

LANDSCAPE REQUIREMENTS
Zoning: R-3

Street Landscaping
A minimum of two (2) inch caliper trees shall be planted for every thirty (30) linear feet of front property.
Note: Trees shall be planted in a boulevard type manner on center and uniform distance
940 l.f. of street frontage excluding driveways.
940 / 30 = 31.33

REQUIRED	PROVIDED
32 Trees	33 Trees
49 Trees	49 Trees

Tree Replacement
For each qualifying protected tree removed from the site, one (1) replacement tree, of at least two (2) inch caliper size, must be planted on the subject site.
Note: Street trees and parking lot trees are included when calculating tree replacement totals
16 x 1 = 16

REQUIRED	PROVIDED
16 Trees	130 Trees
36 Trees	39 Trees

Screening Requirements
A minimum four (4) foot wide planting strip is required adjacent to any adjacent residential property. One (1) shade tree is required to be planted for every twenty (20) linear feet.
788 l.f. of adjacent residential property excluding driveways
788 / 20 = 39.4 - 4 parking lot/buffer trees = 35.4

SYMBOLS LEGEND
"PT" Parking Lot Tree
"ST" Street Tree
"BT" Buffer Tree

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL	SIZE	REMARKS
(Symbol)	6	Muskogee Grape Myrtle	Lagerstroemia indica 'Muskogee'	#30		8' Ht./ 4' Sprd.	Multi-trunk, 4 trunk min.
(Symbol)	26	Shumard Red Oak	Quercus shumardii	#30	2"	12' Ht./ 4' Sprd.	Nursery grown, single, straight trunk
(Symbol)	1	Live Oak	Quercus virginiana	#100	4"	12' Ht./ 4' Sprd.	Nursery grown, single, straight trunk
(Symbol)	51	Live Oak	Quercus virginiana	#30	2"	12' Ht./ 4' Sprd.	Nursery grown, single, straight trunk
(Symbol)	34	Cedar Elm	Ulmus crassifolia	#30	2"	12' Ht./ 5' Sprd.	Single, straight trunk
(Symbol)	16	Lacebark Elm	Ulmus parvifolia	#30	2"	12' Ht./ 5' Sprd.	Nursery grown, single, straight trunk
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	REMARKS	
(Symbol)	304	Dwarf Max Myrtle	Myrica carolina 'Dwarf'	#3		24' Ht./ 18' Sprd.	

REVISIONS
COMMENTS
DATE

HAWTHORNE AT LA PORTE
LA PORTE, TEXAS
CITY SUBMITTAL

SCALE:
0 30 45
DATE:
09/20/19

BENKENDORFER & ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2001 Bee Cave Road
Heritage Square, Ste P
Austin, TX 78746
P 512 346 5209
F 512 346 5445

L0.01
PROJECT # 023-06



AREA
20.0001 ACRES
871,206 SQ. FT.

CALLED 20.0001 ACRES
(3/4 UNDIVIDED INTEREST)
BEN F. WEEMS, Individually, and
MILDENBQ LAND COMPANY, INC.
TO
BAYFOREST RANCH, LTD.
H.C.C.F. No. W399440
2-3-2003

CALLLED 20.0001 ACRES
(1/4 UNDIVIDED INTEREST)
J.P. MORGAN CHASE BANK
TO
BAYFOREST RANCH, LTD.
H.C.C.F. No. W399441
2-3-2003

20' WIDE SANITARY SEWER EASEMENT
0.4652 ACRES
BAYFOREST RANCH, LTD.
CITY OF LA PORTE
H.C.C.F. No. 20060226426
11-29-2006

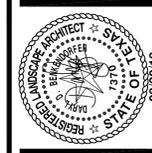
20' WATER & WASTEWATER EASEMENT
TO CITY OF LA PORTE
H.C.C.F. No. V928383

116' WIDE DRAINAGE EASEMENT
4.7019 ACRES
BAYFOREST RANCH, LTD.
TO
CITY OF LA PORTE
H.C.C.F. No. 20060226426
11-29-2006

20' WATER & WASTEWATER EASEMENT
TO CITY OF LA PORTE
H.C.C.F. No. W399438
2-12-2007

MATCHLINE SEE SHEET L0.01

REVISIONS	COMMENTS	DATE



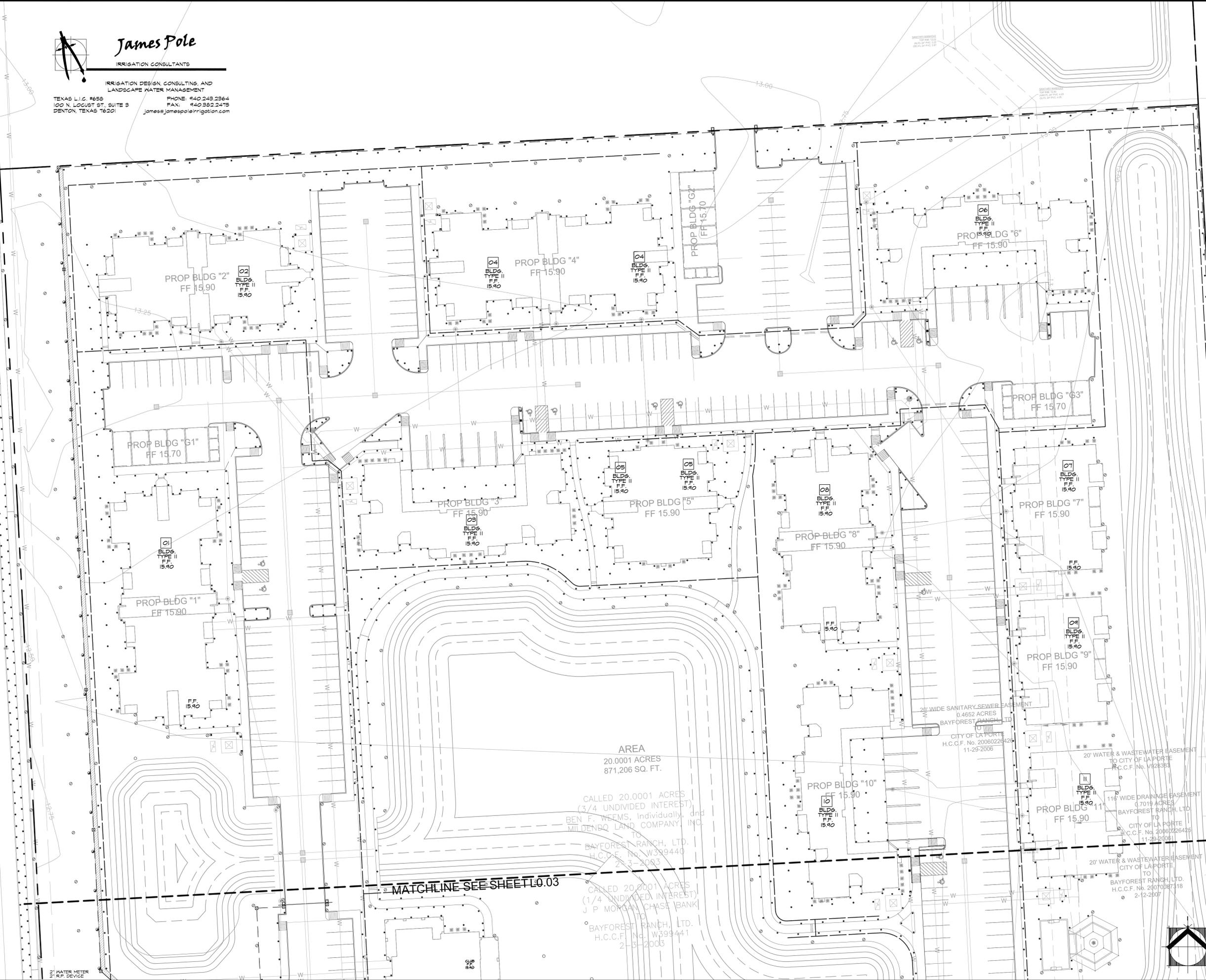
HAWTHORNE AT LA PORTE
LA PORTE, TEXAS
CITY SUBMITTAL

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J. E. CO
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LA PORTE
CITY OF
H.C.C.F. No.
10-

SCALE:
0 30 45
DATE:
09/20/19



L0.02
PROJECT # 023-06



REVISIONS	COMMENTS	DATE

HAWTHORNE AT LA PORTE
 LA PORTE, TEXAS
 CITY SUBMITTAL

SCALE:
 0 30 45
 DATE:
 09/20/19



L:\023\06\City Submittal\L0.04.dwg modified by Michael on Sep 20, 2019 - 5:23pm



AERIAL MAP

MDSP
19-83000001

Hawthorne Bay
Forest

Legend

 Subject Parcel



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

1 inch = 421 feet



NOVEMBER 2019
PLANNING DEPARTMENT



Major Development Site Plan Application

Planning and Development Department

PROJECT INFORMATION

Property address, if known: 1831 N. State Highway 146
 Legal description of site: 20 ac out of Johnson Hunter Survey, Abst No. 35, City of LaPorte, Harris County
 HCAD Parcel Number/s of site: 0402780010034
 Zoning District: PUD - Planned Utility District Lot area: 20.0

Attach to this application a Project Description Letter that describes in detail the proposed development.

PROPERTY OWNER(S) INFORMATION

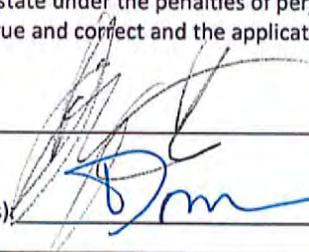
Name: Doak Brown
 Company (if applicable): Hawthorne at LaPorte, LLC
 Address: 6517 Mapleridge
 City: Houston State: Texas Zip: 77081
 Phone: (713) 432-7727 Email: doak@thebrownstonegroup.com

AUTHORIZED AGENT (If other than owner)

Name: Jay Hyle
 Company (if applicable): JA Costanza & Associates
 Address: 4301 Center Street
 City: Deer Park State: Texas Zip: 77536
 Phone: (281) 930-9339 Email: jehyle@jac-ce.com

OWNER(S) & AGENT CERTIFICATION

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

Agent's Signature:  Date: 02-28-2019

Owner(s)' Signature(s):  Date: 02-28-2019

STAFF USE ONLY:

Case Number: **19-83000001**

Date Application Received:

03.05.19 IC

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



November 21, 2019

AGENDA ITEM 6 (a-g)

Consider approval of Preliminary Plats for the Morgan's Landing subdivision; seven (7) sections of a single family residential development consisting of 317 lots on 90.9 acres located on Bay Area Blvd. between Fairmont Pkwy and Spencer Hwy.

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

Planning and Development Department Staff Report

ISSUE

Should the Planning and Zoning Commission approve the Preliminary Plats for seven (7) sections of Morgan's Landing?

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the Preliminary Plats for Morgan's Landing with the condition that any and all outstanding staff comments be addressed prior to submittal of Final Plats.

DISCUSSION

Applicant's Request:

The applicant, Jennifer Curtis of META Planning + Design, requests approval of seven (7) sections of Preliminary Plats for the Morgan's Landing subdivision. The attached Exhibits are the proposed preliminary plats. The 90.9 acre site will consist of 317 low density single family residential lots ranging in size from 5,625 square feet to 7,800 square feet.

Background Information:

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

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

Analysis:

Residential requirements.

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

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

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

Staff finds that the proposed preliminary plats are in compliance with the residential requirements set forth in Section 106-333(a) of the City's Code of Ordinances.

Detention.

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

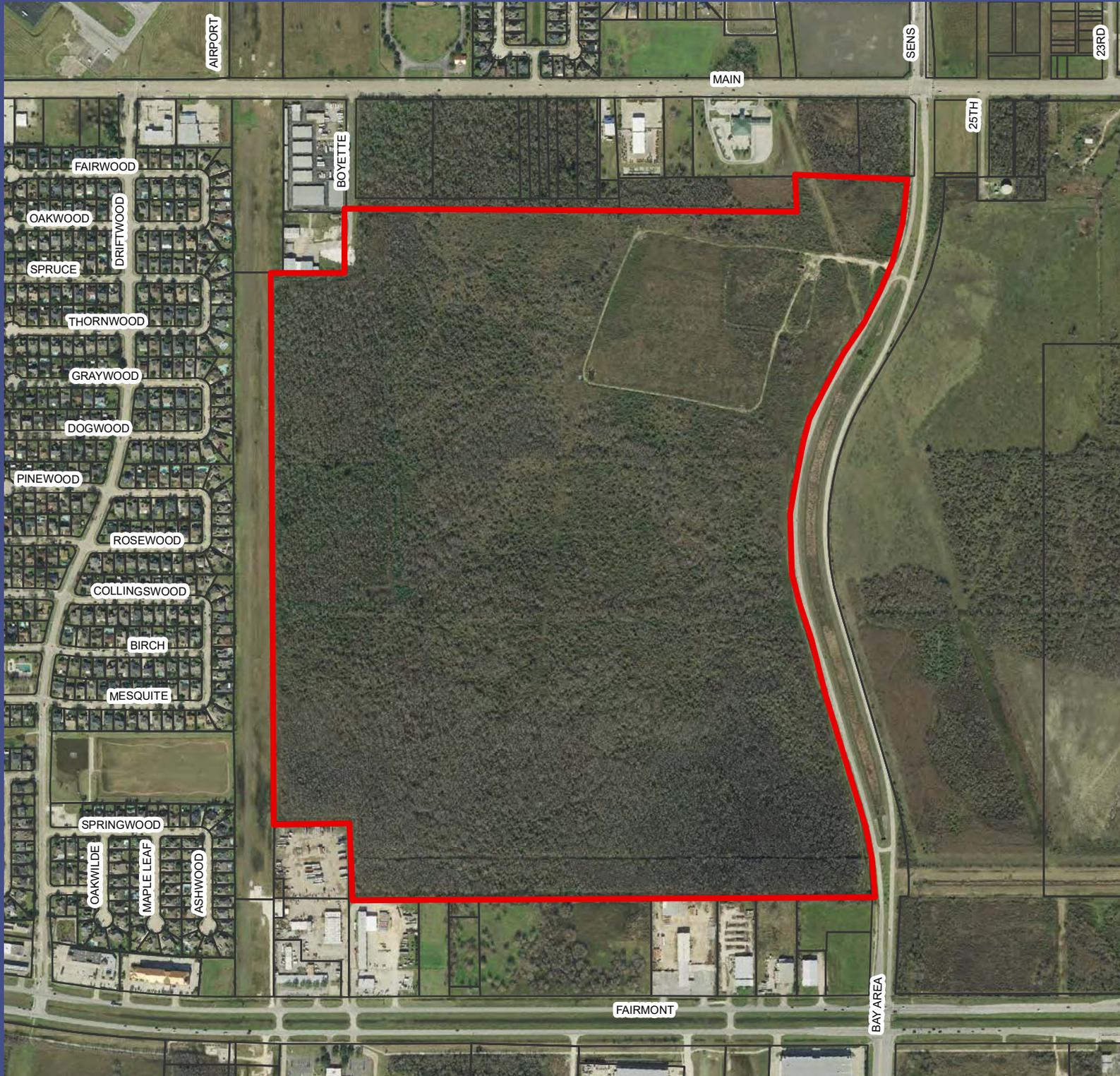
Park Land Dedication and Park Development Fees.

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

In addition to the cash payment in lieu of land dedication, the applicant is responsible for payment of a park development fee at the time of building permit. Section 86-25 of the Land Development Ordinance requires payment of a \$318 fee per dwelling unit. As a result, at the time of building permit issuance for each lot the applicant will be responsible for payment of $\$490 + \$318 = \$808$ to cover the cash payment in lieu of land dedication and park development fee.

ATTACHMENTS

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



AERIAL MAP

Morgan's Landing Sections 9-15

West Side of Bay
Area Blvd.

 Subject Parcel

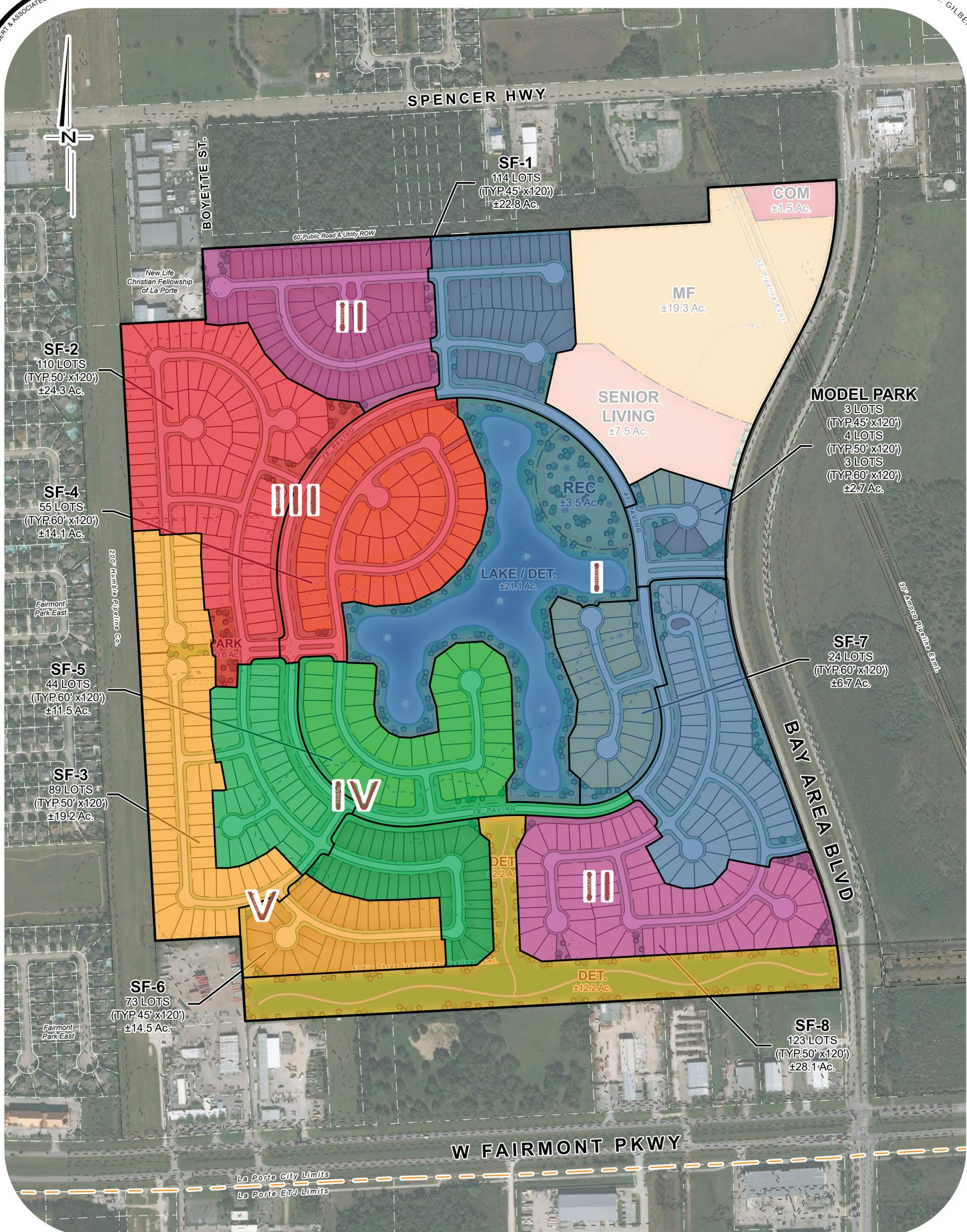


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 702 feet

NOVEMBER 2019
PLANNING DEPARTMENT





a phasing exhibit for

LA PORTE 234

± 234.6 ACRES OF LAND

prepared for

BEAZER HOMES

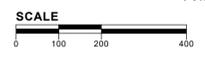


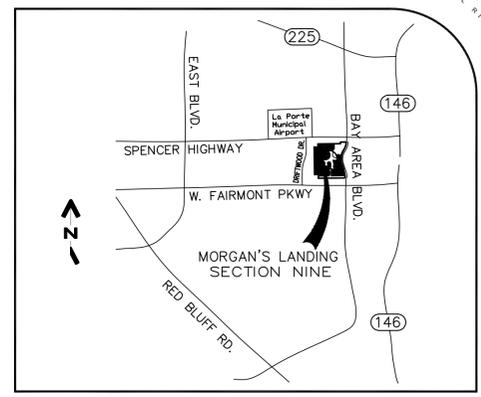
— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

PHASING PLAN

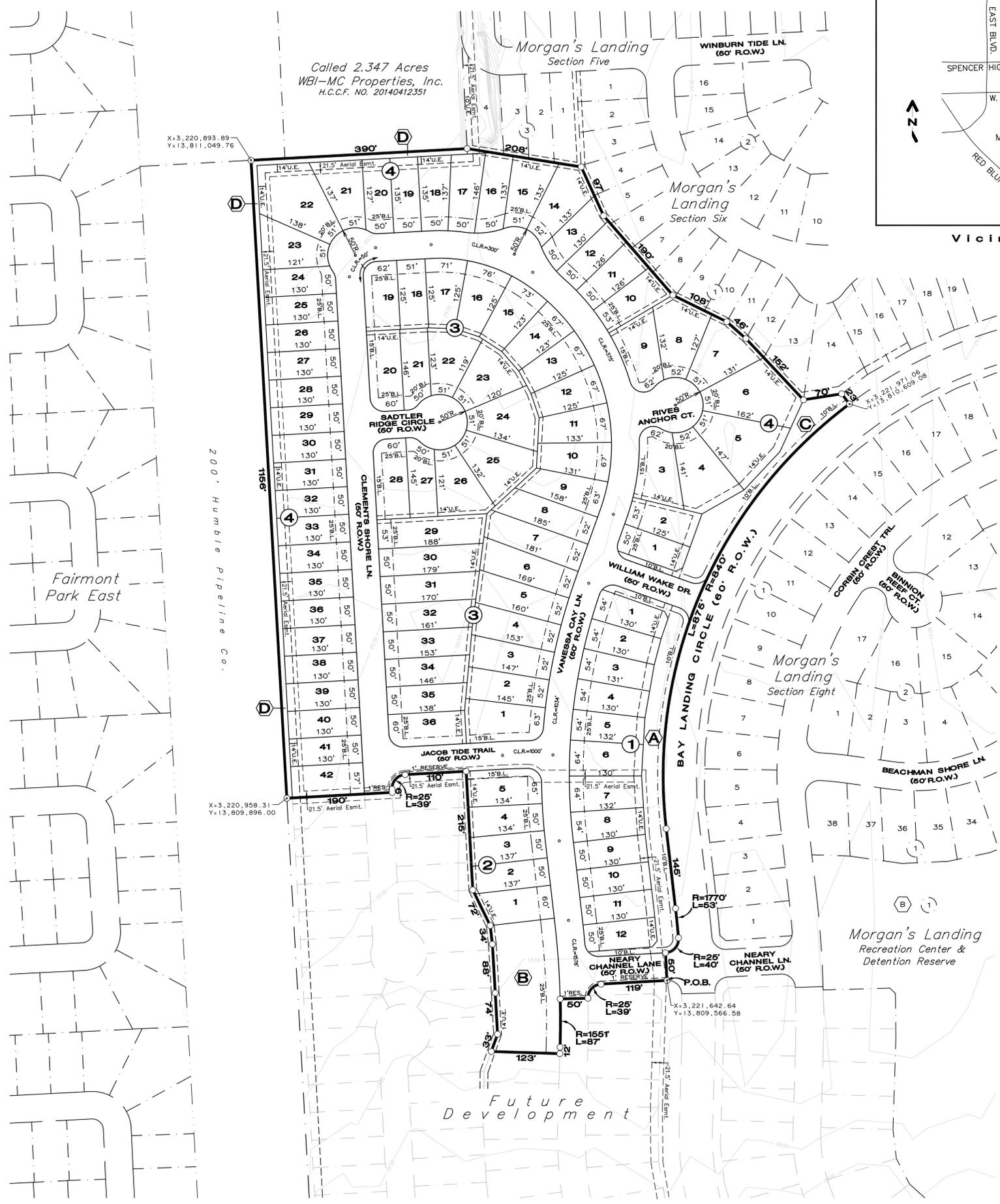
Lot Size	I	II	III	IV	V	Total
45' x 120'	48	69	-	37	36	190
50' x 120'	61	66	89	34	76	326
60' x 120'	27	-	55	44	-	126
TOTALS	136	135	144	115	112	642

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





Vicinity Map
 N.T.S.



Called 2.347 Acres
 WBI-MC Properties, Inc.
 H.C.C.F. No. 20140412351

200' Humble Pipeline Co.

Morgan's Landing
 Recreation Center &
 Detention Reserve

Future
 Development

GENERAL NOTES:

- 1) "BL" INDICATES BUILDING LINE.
- 2) "D.E." INDICATES DRAINAGE EASEMENT.
- 3) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 4) "U.E." INDICATES UTILITY EASEMENT.
- 5) "W.L.E." INDICATES WATER LINE EASEMENT.
- 6) "H.C.C.F.No." INDICATES HARRIS COUNTY CLERK FILE NUMBER.
- 7) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS.
- 8) "1' RES." INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, one foot reserve shall thereupon become vested in the public for street right-of-way purpose and the fee title thereto shall revert to and remain in the dedicator, his heirs assigns, or successors.
- 9) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 10) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
- 11) LOTS BACKING OR SIBING BAY LANDING CIRCLE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- 12) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- 13) ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-101 OF THE CITY'S CODE OF ORDINANCES.
- 14) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNICOLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 15) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
- 16) ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
- 17) ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 18) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 19) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
- 20) FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "X1242N6S" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL IN KEY MAP NO. 538-K, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N88°00'54"W TO THE NORTHWEST CORNER OF THE SECTION 9 PRELIMINARY PLAT.
 ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
- 21) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4902100494M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS FOR THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 22) CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°15'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
 N = 13,010,129.22
 E = 3,223,483.83
 ELEV =

NOTE:

- A** RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE
 ±0.62 ACRE
- B** RESTRICTED RESERVE "B"
 PARK
 ±0.63 ACRE
- C** RESTRICTED RESERVE "C"
 LANDSCAPE/OPEN SPACE
 ±0.43 ACRE
- D** RESTRICTED RESERVE "D"
 LANDSCAPE/OPEN SPACE
 ±0.36 ACRE

STREET NAME LIST	
STREET NAME	SUFFIX
CLEMENTS SHORE	LANE
JACOB TIDE	TRAIL
NEARY CHANNEL	LANE
RIVES ANCHOR	COURT
SADTLER RIDGE	CIRCLE
VANESSA CAY	LANE
WILLIAM WAKE	DRIVE

A PRELIMINARY PLAT OF
MORGAN'S LANDING
SECTION NINE

BEING 23.6± ACRES OF LAND
 CONTAINING 95 LOTS (60' X 126' TYP.) AND
 FOUR RESERVES IN FOUR BLOCKS

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

OWNER:
BEAZER HOMES
 ATTN: GREG COLEMAN

ENGINEER:
COBB-FENLEY
 ATTN: BILL ODLE

PLANNER:



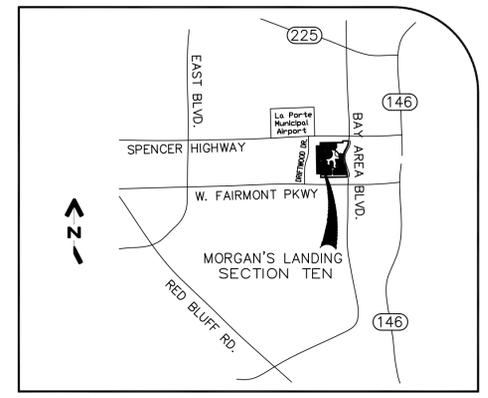
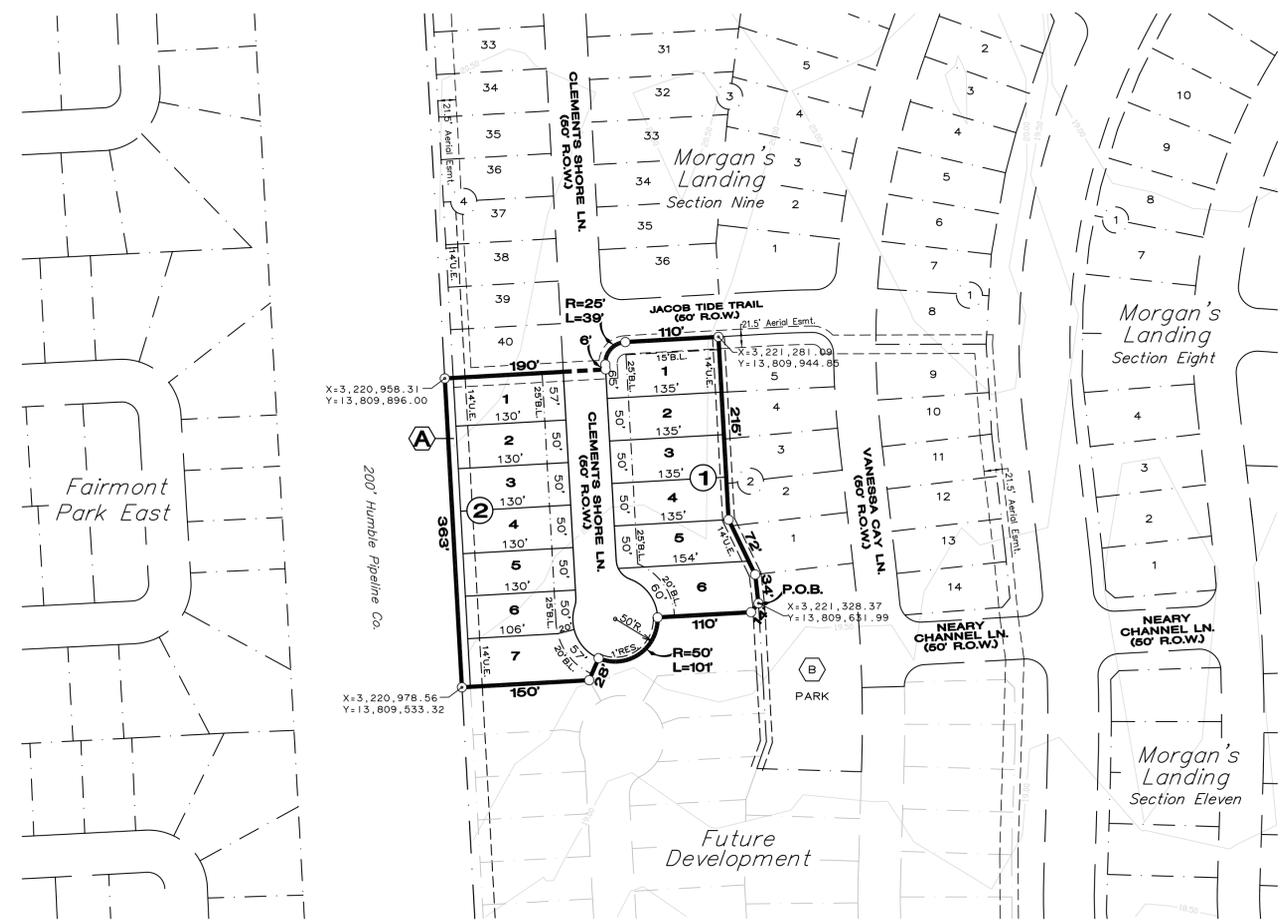
24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422

SCALE: 1" = 100'
 0 50 100 200

OCTOBER 14, 2019
 Job No. MTA-0433

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE ORDINANCE NO. 2016-3633 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE PLANNING & ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY PLAT.



- GENERAL NOTES:**
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 - "D.E." INDICATES DRAINAGE EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "U.E." INDICATES UTILITY EASEMENT.
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 - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A WHOLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
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ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48021C0945M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS FOR THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
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N = 13,010,120.22
E = 3,223,483.83
ELEV. =

STREET NAME LIST	
STREET NAME	SUFFIX
CLEMENTS SHORE	LANE

RESERVES:
 RESTRICTED RESERVE "A"
 LANDSCAPE/OPEN SPACE
 ±0.08 ACRE

A PRELIMINARY PLAT OF MORGAN'S LANDING SECTION TEN

**BEING 2.7± ACRES OF LAND
CONTAINING 13 LOTS (50' X 125' TYP.) AND
ONE RESERVE IN TWO BLOCKS**

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

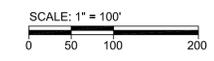
**OWNER:
BEAZER HOMES
ATTN: GREG COLEMAN**

**ENGINEER:
COBB-FENLEY
ATTN: BILL ODLE**

PLANNER:



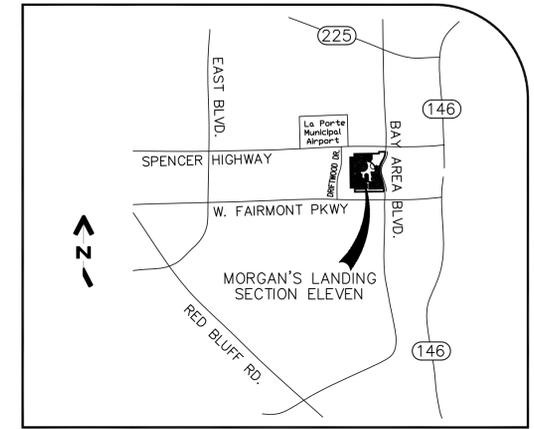
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422



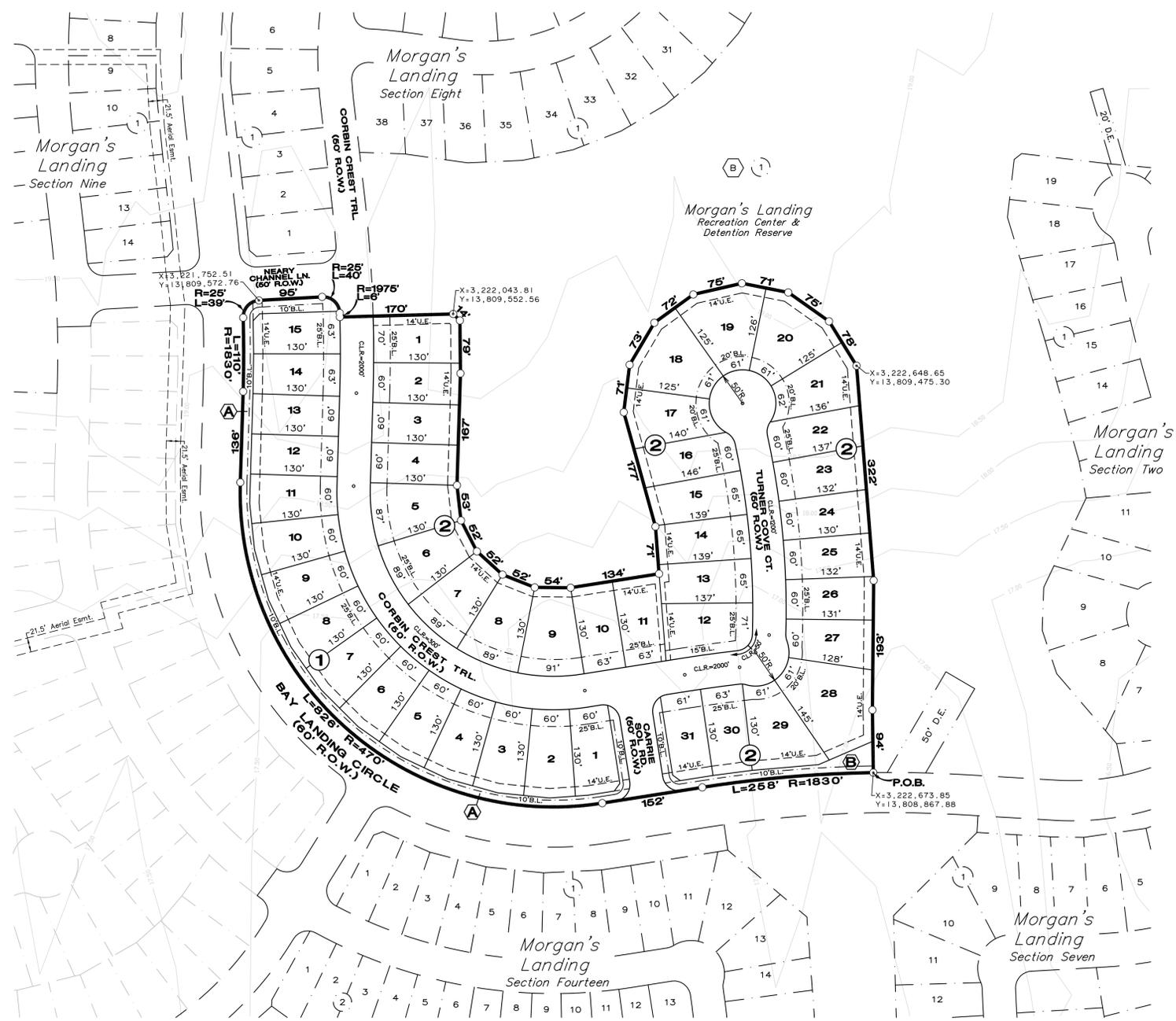
OCTOBER 18, 2019
Job No. MTA-0433

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
N.T.S.



GENERAL NOTES:

- 1) "B.L." INDICATES BUILDING LINE.
- 2) "D.E." INDICATES DRAINAGE EASEMENT.
- 3) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 4) "U.E." INDICATES UTILITY EASEMENT.
- 5) "W.L.E." INDICATES WATER LINE EASEMENT.
- 6) "H.C.C.F.N." INDICATES HARRIS COUNTY CLERK FILE NUMBER.
- 7) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS.
- 8) "F.T. RES." INDICATES ONE FOOT RESERVE, DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT STORAGE TRUCKS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS ADDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREAFTER BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 9) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 10) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
- 11) LOTS BACKING OR SIDDING BAY LANDING CIRCLE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- 12) ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
- 13) ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
- 14) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNOCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- 15) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
- 16) ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
- 17) ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 18) NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
- 19) IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
- 20) FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK, STAMPED "12428NS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRETT WALL, IN KEY MAP NO. 539-2, IN THE ARMANDO BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N89°00'54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
- 21) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48021C0945M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.) ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 22) CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,810,129.22
E = 3,223,483.83
ELEV. _____

NOTE:

- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.47 ACRE
- B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.18 ACRE

STREET NAME LIST	
STREET NAME	SUFFIX
CARRIE SOL	ROAD
CORBIN CREST	TRAIL
TURNER COVE	COURT

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A PRELIMINARY PLAT OF MORGAN'S LANDING SECTION ELEVEN

BEING 12.2± ACRES OF LAND
CONTAINING 46 LOTS (60' X 125' TYP.) AND
TWO RESERVES IN TWO BLOCKS

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

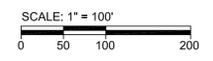
OWNER:
BEAZER HOMES
ATTN: GREG COLEMAN

ENGINEER:
COBB-FENLEY
ATTN: BILL ODLE

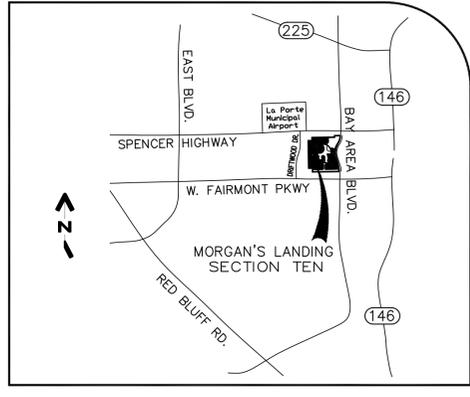
PLANNER:



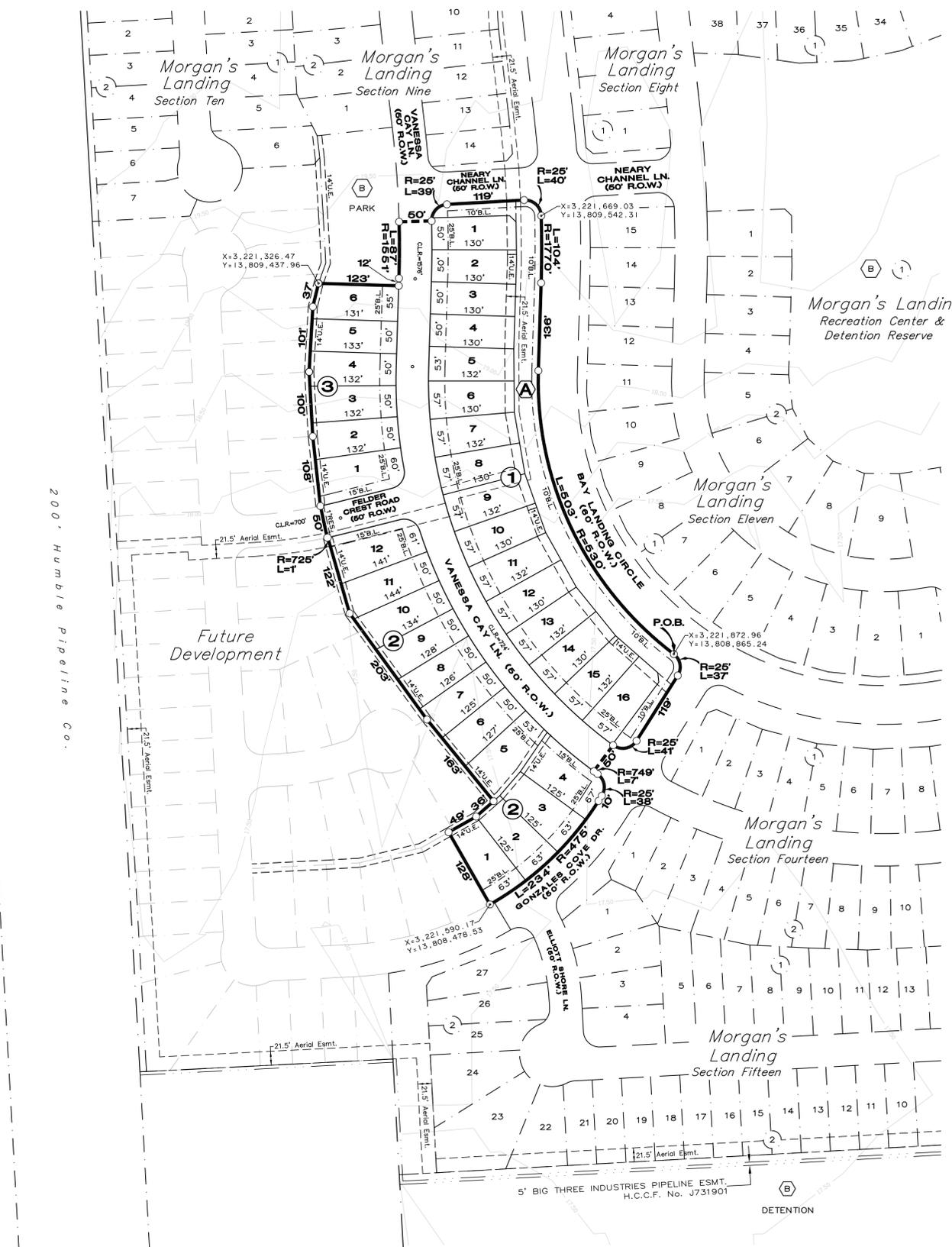
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422



SEPTEMBER 13, 2019
Job No. MTA-0433



Vicinity Map
N.T.S.



GENERAL NOTES:

- 1) "BL" INDICATES BUILDING LINE.
- 2) "DE" INDICATES DRAINAGE EASEMENT.
- 3) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 4) "UE" INDICATES UTILITY EASEMENT.
- 5) "W.L.E." INDICATES WATER LINE EASEMENT.
- 6) "H.C.C.F.No." INDICATES HARRIS COUNTY CLERK FILE NUMBER.
- 7) "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS.
- 8) "1' RES." INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and remain in the dedicator, his heirs assigns, or successors.
- 9) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
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- 20) FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "X1242NSG" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL, IN KEY MAP NO. 538-K, IN THE ARMAKO BAYOU WATERSHED. ADDITIONALLY LOCATED 6,338.04' (FEET) AT BEARING N88°00'54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
- 21) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 490210049M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS FOR THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
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N = 13,610,129.22
E = 3,223,483.83
ELEV =

NOTE:

A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.83 ACRE

STREET NAME LIST	
STREET NAME	SUFFIX
FELDER CREST	ROAD
VANESSA CAY	LANE

A PRELIMINARY PLAT OF
MORGAN'S LANDING
SECTION TWELVE

BEING 7.6± ACRES OF LAND
CONTAINING 34 LOTS (60' X 125' TYP.) AND
ONE RESERVE IN THREE BLOCKS

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

OWNER:
BEAZER HOMES
ATTN: GREG COLEMAN

ENGINEER:
COBB-FENLEY
ATTN: BILL ODLE

PLANNER:



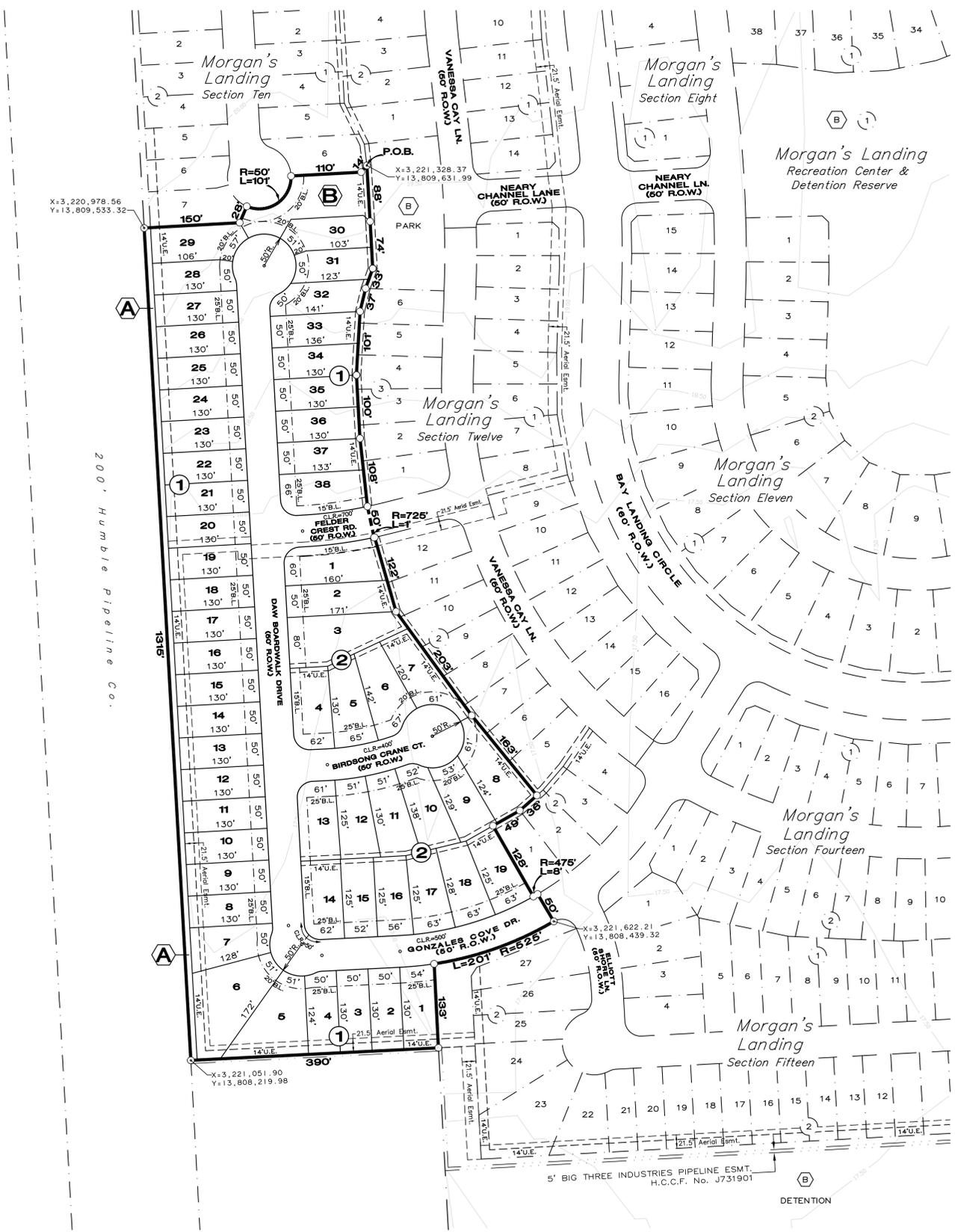
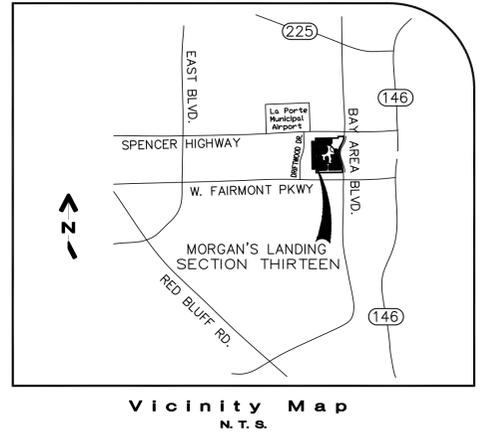
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

SCALE: 1" = 100'
0 50 100 200

OCTOBER 18, 2019
Job No. MTA-0433

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- GENERAL NOTES:**
- 1) "B.L." INDICATES BUILDING LINE.
 - 2) "D.E." INDICATES DRAINAGE EASEMENT.
 - 3) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
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 - 14) DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
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- NOTE:**
- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.30 ACRE
 - B** RESTRICTED RESERVE "B"
PARK
±0.28 ACRE

STREET NAME LIST	
STREET NAME	SUFFIX
BIRDSONG CRANE	COURT
DAW BOARDWALK	DRIVE
FELDER CREST	ROAD
GONZALES COVE	DRIVE

A PRELIMINARY PLAT OF MORGAN'S LANDING SECTION THIRTEEN

**BEING 12.5± ACRES OF LAND
CONTAINING 57 LOTS (60' X 125' TYP.) AND
TWO RESERVES IN TWO BLOCKS**

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

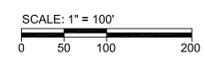
**OWNER:
BEAZER HOMES
ATTN: GREG COLEMAN**

**ENGINEER:
COBB-FENLEY
ATTN: BILL ODLE**

PLANNER:



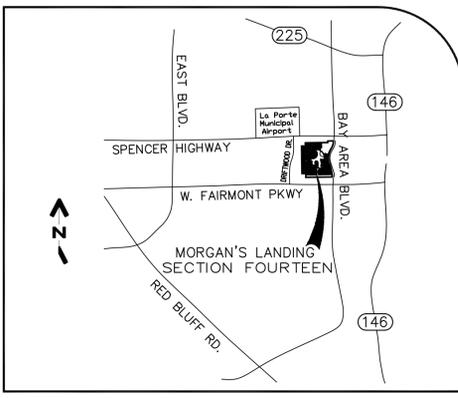
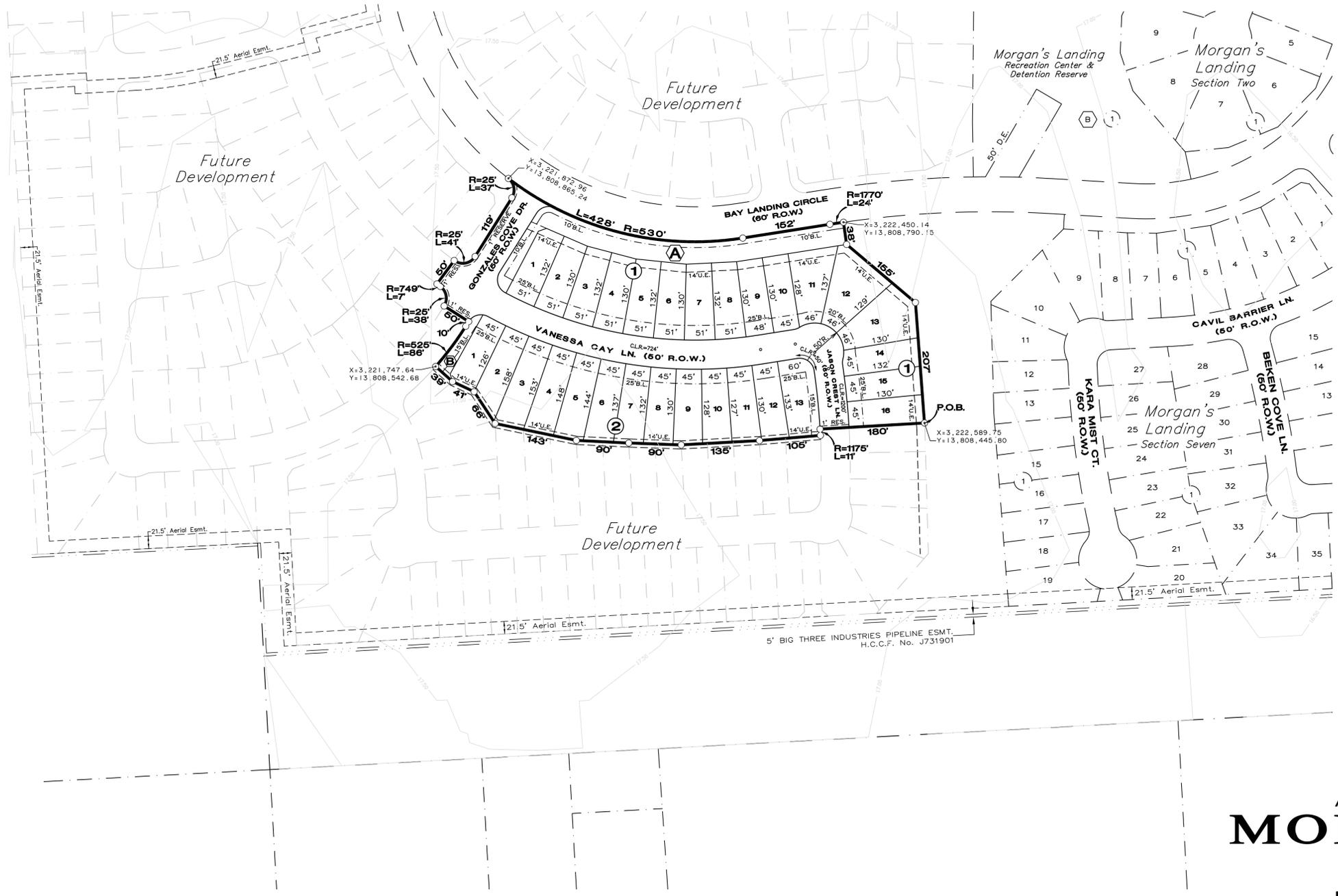
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422



OCTOBER 18, 2019
Job No. MTA-0433

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 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION, SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
 - FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "12X24NS2" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N89d00'54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480210045M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°14'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,810,129.22
E = 3,223,453.83
ELEV = 22.23,453.83

STREET NAME LIST	
STREET NAME	SUFFIX
GONZALES COVE	DRIVE
JASON CREST	LANE
VANESSA CAY	LANE

- RESERVES:
- (A)** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.54 ACRE
 - (B)** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.05 ACRE

A PRELIMINARY PLAT OF MORGAN'S LANDING SECTION FOURTEEN

BEING 6.2± ACRES OF LAND
CONTAINING 29 LOTS (45' X 125' TYP.) AND
TWO RESERVES IN TWO BLOCKS

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

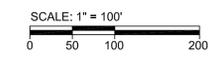
OWNER:
BEAZER HOMES
ATTN: GREG COLEMAN

ENGINEER:
COBB-FENLEY
ATTN: BILL ODLE

PLANNER:



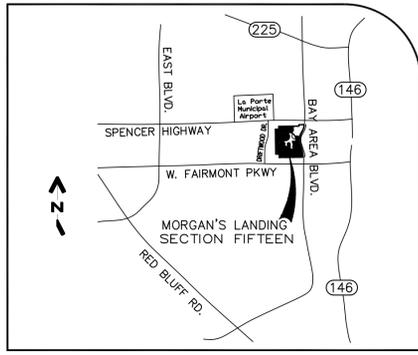
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422



OCTOBER 18, 2019
Job No. MTA-0433

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
 N.T.S.



- GENERAL NOTES:**
- "BL" INDICATES BUILDING LINE.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "H.C.C.F.No." INDICATES HARRIS COUNTY CLERK FILE NUMBER.
 - "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS.
 - "1' RES." INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent storage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
 - LOTS BACKING OR SIDING MONTBRETIA WAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
 - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
 - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.
 - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
 - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
 - ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
 - FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "1243NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL, IN KEY MAP NO. 535-X, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 833.64' (FEET) AT BEARING 109.00°54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT. ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48021C04M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS FOR THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRMS ARE UPDATED.
 - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185. N = 13,801,029.22 E = 3,223,483.83 ELEV. =

- RESERVES:**
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.07 ACRE
 - B** RESTRICTED RESERVE "B" DETENTION ±15.85 ACRES
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.09 ACRE
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.49 ACRE

STREET NAME LIST	
STREET NAME	SUFFIX
BISHOP LAGOON	WAY
ELLIOTT SHORE	LANE
GONZALES COVE	DRIVE
JASON CREST	LANE

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE ORDINANCE NO. 2016-3633 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE PLANNING & ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF
MORGAN'S LANDING
SECTION FIFTEEN

BEING 25.1± ACRES OF LAND
 CONTAINING 43 LOTS (45' X 125' TYP.) AND
 FOUR RESERVES IN TWO BLOCKS

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

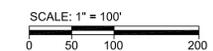
OWNER:
BEAZER HOMES
 ATTN: GREG COLEMAN

ENGINEER:
COBB-FENLEY
 ATTN: BILL ODLE

PLANNER:



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



OCTOBER 18, 2019
 Job No. MTA-0433



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

(a) Table B, residential area requirements.

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

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

Table B footnotes.

1

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

a. Minimum size of developed open space: One-half acre for every 80 units or fraction thereof.

(i) *For multifamily residential developments:* Minimum of 25 percent of the total development regardless of size of development.

(ii) *For townhouse/quadrplex developments:* One-half acre for every 80 units or fraction thereof.

b. All required developed open spaces must be operated and maintained by a homeowners association, subject to the conditions established in sections [106-676](#) through [106-679](#), with all documentation required to be submitted for filing in conjunction with the final plat. (See also the City Development Ordinance Number 1444, section [4.04](#) which is on file in the city secretary's office.)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17 Multifamily residential developments cannot exceed 180 dwelling units.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(g) *Instruments of dedication.*

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

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

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



November 21, 2019

AGENDA ITEM 7-9

Consider approval of Replat #19-97000006 by Charles Anders of Bayway Homes for the proposed Bay Village Section 1, a replat of Lot 9, Block 3, Lots 1-12, Block 4, Lots 1-7 and a portion of Lot 8, Block 10, of Bay Oaks Subdivision, Harris County, La Porte, TX.

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

Planning and Development Department Staff Report

DISCUSSION

Applicant's Request:

The applicant, Charles Anders of Bay Way Homes, requests approval of a replat for Bay Village Section 1. The attached Exhibit is the proposed replat. The 8.16 acre tract of land is currently vacant. The site had previously been home to the LPISD Bayshore Elementary. The site is located along Bay Oaks Dr., east of S. Broadway, and is zoned Single Family Residential (R-1).

Background Information:

The site is currently zoned R-1. The applicant desires to replat the former LPISD property into 27 individual single family lots. All lots will meet the minimum lot size of 6,000 square feet in the R-1 zoning district. The following table summarizes the surrounding zoning and land uses:

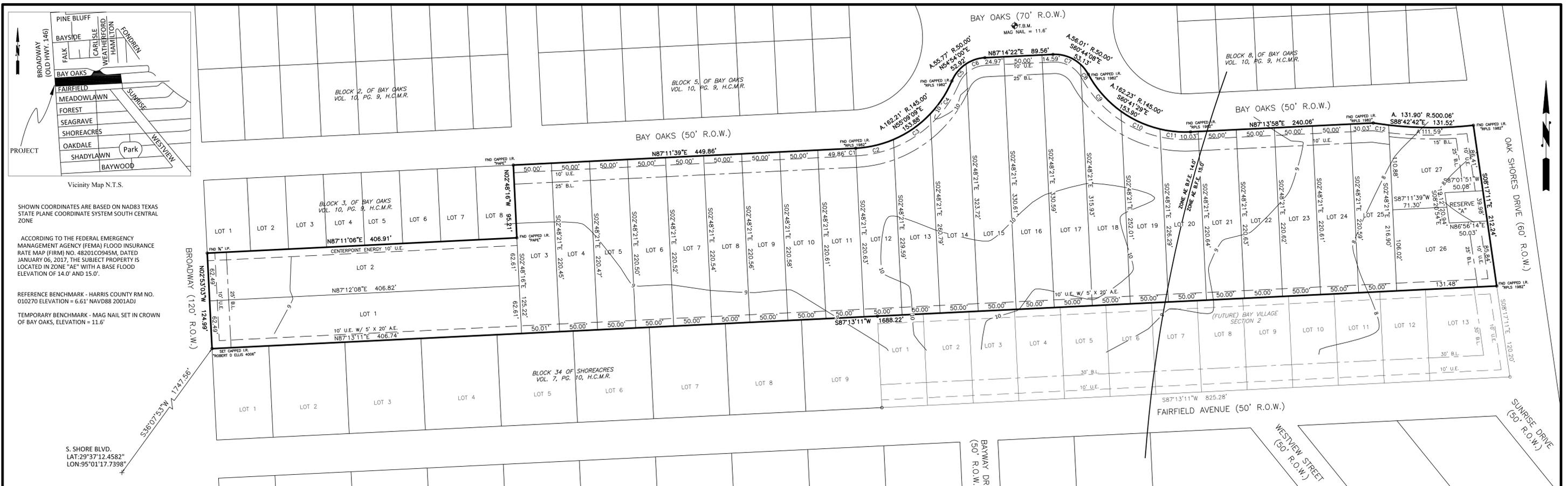
	Zoning	Land Use
North	R-1, Single Family Res.	Single Family
South	N/A – City of Shoreacres	Single Family
West	R-1, Single Family Res.	Single Family
East	R-1, Single Family Res.	Single Family

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the replat of Bay Village Section 1.

ATTACHMENTS

- Bay Village Section 1 Replat
- Location Map



SHOWN COORDINATES ARE BASED ON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C0945M, DATED JANUARY 06, 2017, THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 14.0' AND 15.0'.

REFERENCE BENCHMARK - HARRIS COUNTY RM NO. 010270 ELEVATION = 6.61' NAVD88 2001ADJ

TEMPORARY BENCHMARK - MAG NAIL SET IN CROWN OF BAY OAKS, ELEVATION = 11.6'

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Jon Skeele, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for _____ County, Texas
My Commission Expires: _____

This is to certify that Bayway Homes Inc., owner or authorized agent of the owner of the land being platted or subdivided known as Bay Village, Section 1, approved by the La Porte City Planning and Zoning Commission, authorized Diane Trautman, County Clerk of Harris, County or his authorized Deputy to return the original recorded map or plat of said subdivision only to the Director of the City of La Porte's Planning Department or to his authorized representative, who shall file such original recorded map or plat in the permanent records of that Department.

Signature
Director, Planning Department

Signature
Jon Skeele, President Bayway Homes, Inc.

I, Diane Trautman, Clerk of the County of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock _____M., and duly recorded on _____, 20____, at _____ o'clock _____M., and in film code number _____ 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
Clerk of the County Court
Harris County, Texas

By: _____ Deputy

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 the Bay Village, Section 1, 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 _____, 20____.

ATTEST:

By: _____
Director, Planning Department

By: _____
La Porte City Engineer

By: _____
Chairman, La Porte Planning and Zoning Commission

ATTEST:

By: _____
Secretary, La Porte Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF HARRIS
We, Bayway Homes Inc. acting by and through Jon Skeele, President of Bayway Homes, Inc. hereinafter referred to as Owner whether one or more of the 8.1565 acre tract described in the above and foregoing Plat of Bay Village, Section 1, 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 purposes 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 Residential Homes thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

IN TESTIMONY WHEREOF, Bayway Homes, Inc. has caused these presents to be signed by Jon Skeele, President, thereunto authorized, attested by its Development Coordinator, Charles Anders, and its common seal hereunto affixed by this ____ day of _____, 20____.

Jon Skeele, President Bayway Homes, Inc.

Attest: _____
Charles Anders, Development Coordinator

BEING a 8.1565 acre (355,296 Sq. Ft.) tract of land located in the W. P. Harris Survey, Abstract 30, Harris County, Texas, Lots 1 through 12, Block 4, and Lots 1 through 7, and a portion of Lots 8, Block 10 of Bay Oaks, the map of which is recorded in Volume 10, Page 9 of the above said map records, and being a portion of that certain tract conveyed to La Porte Independent School District as recorded in Volume 5153, Page 528 of the Deed Records of Harris County, Texas; and being a portion of that certain called 0.8334 acre tract conveyed in Volume 5702, Page 291 of the said deed records, said 8.1565 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ¼" iron rod found at the southwest corner of Lot 1, Block 3 of said Bay Oaks, said point being the northwest corner of said tract referenced in Volume 5153, Page 528, said point falling in the east line of Old State Highway 146, Loop 410, based on a width of 120 feet;

THENCE N87°11'06"E along the north line of the called 8.79 acre tract and the south lines of Lots 1 through 8, Block 3 a distance of 406.91 feet to a capped iron rod "Pape-Dawson" found for the southeast corner of Lot 8 and the southwest corner of Lot 9;

THENCE N02°48'16"W along the common line to Lots 8 and 9 a distance of 95.21 feet to a capped iron rod "Pape-Dawson" found for corner and being in the south line of Bay Oaks Drive, (50' R.O.W.);

THENCE N87°11'39"E along the south line of said Bay Oaks Drive, a distance of 449.86 feet to a capped iron rod "RPLS 1982" found for the point of curvature of a curve to the left;

THENCE continuing along the south line of Bay Oaks Drive, along said curve to the left, having a radius of 145.00 feet, an arc length of 162.21 feet, and a chord bearing N55°09'09"E 153.88 feet to a capped iron rod "RPLS 1982" found for point of reverse curve;

THENCE continuing along the south line of Bay Oaks Drive, and said curve to the right, having the radius of 50.00 feet, an arc length of 55.77 feet, and a chord bearing N54°54'00"E a distance of 52.92 feet to a capped iron rod "RPLS 1982" found for the end of said curve;

THENCE N87°14'22"E continuing along the south line of said Bay Oaks Drive, a distance of 89.56 feet to a capped iron rod found for corner at the beginning of a curve to the right;

THENCE along said curve to the right, and the south line of Bay Oaks Drive, said curve having a radius of 50.00 feet, an arc length of 56.02 feet, and a chord bearing S60°44'08"E 53.13 feet to a capped iron rod "Pape-Dawson" found for the point of a reverse curve;

THENCE continuing along the south line of Bay Oaks Drive, along a said curve to the left, having a radius of 145.00 feet, an arc length of 162.23 feet, and a chord bearing S60°41'29"E 153.90 feet to a capped iron rod "RPLS 1982" found at the end of said curve;

THENCE N87°13'58" continuing along the south line of said Bay Oaks Drive, a distance of 240.06 feet to a capped iron rod "RPLS 1982" found for the point of curvature of a curve to the left;

THENCE along the south line of said Bay Oaks along said curve to the left, having a radius of 500.06 feet, an arc length of 131.90, and a chord bearing S88°42'42" E 131.52 feet to a capped iron rod "RPLS 1982" found for corner at the intersection of the south line of said Bay Oaks Drive and the west line of Oak Shores Drive, (60' R.O.W.), as recorded in Volume 7092, Page 60 of the previously mentioned deed records;

THENCE S08°17'11"E along the west line of said Oak Shores Drive, a distance of 212.24 feet to a capped iron rod set for corner, and being in the south line of said Volume 5153, Page 528 of the Deed Records of Harris County, Texas;

THENCE S87°13'11"W along the south line of said Volume 5153, Page 528 of the Deed Records of Harris County, Texas, a distance of 1688.22 feet to a capped iron rod "RD ELLIS 4006" set for corner in the east line of Old State Highway 146, Loop 410;

N02°53'03"W along the east line of said Old State Highway 146, a distance of 124.99 feet to the place of BEGINNING of the tract herein described.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	145.00'	0.14'	0.14'	N87°10'20"E
C2	145.00'	51.06'	50.79'	N77°03'26"E
C3	145.00'	59.34'	58.93'	N55°14'47"E
C4	145.00'	51.67'	51.40'	N33°18'50"E
C5	50.00'	29.50'	29.08'	N39°51'06"E
C6	50.00'	28.26'	28.96'	N71°48'11"E
C7	50.00'	39.34'	38.33'	S70°17'29"E
C8	50.00'	16.68'	16.60'	S38°11'53"E
C9	145.00'	65.13'	64.59'	S41°30'29"E
C10	145.00'	56.60'	56.24'	S65°33'33"E
C11	145.00'	40.50'	40.37'	S84°44'33"E
C12	500.06'	20.31'	20.31'	S82°19'08"E

Owner/ Developer
BAYWAY HOMES, INC.
P.O. BOX 1244
Friendswood, Tx. 77546
Tel: (281) 648-2425

SURVEYOR
Ellis Surveying Services
2805 25th Avenue North
Texas City, TX 77590
Tel: (409) 938-8700
Texas Firm Reg. No. 100340-00

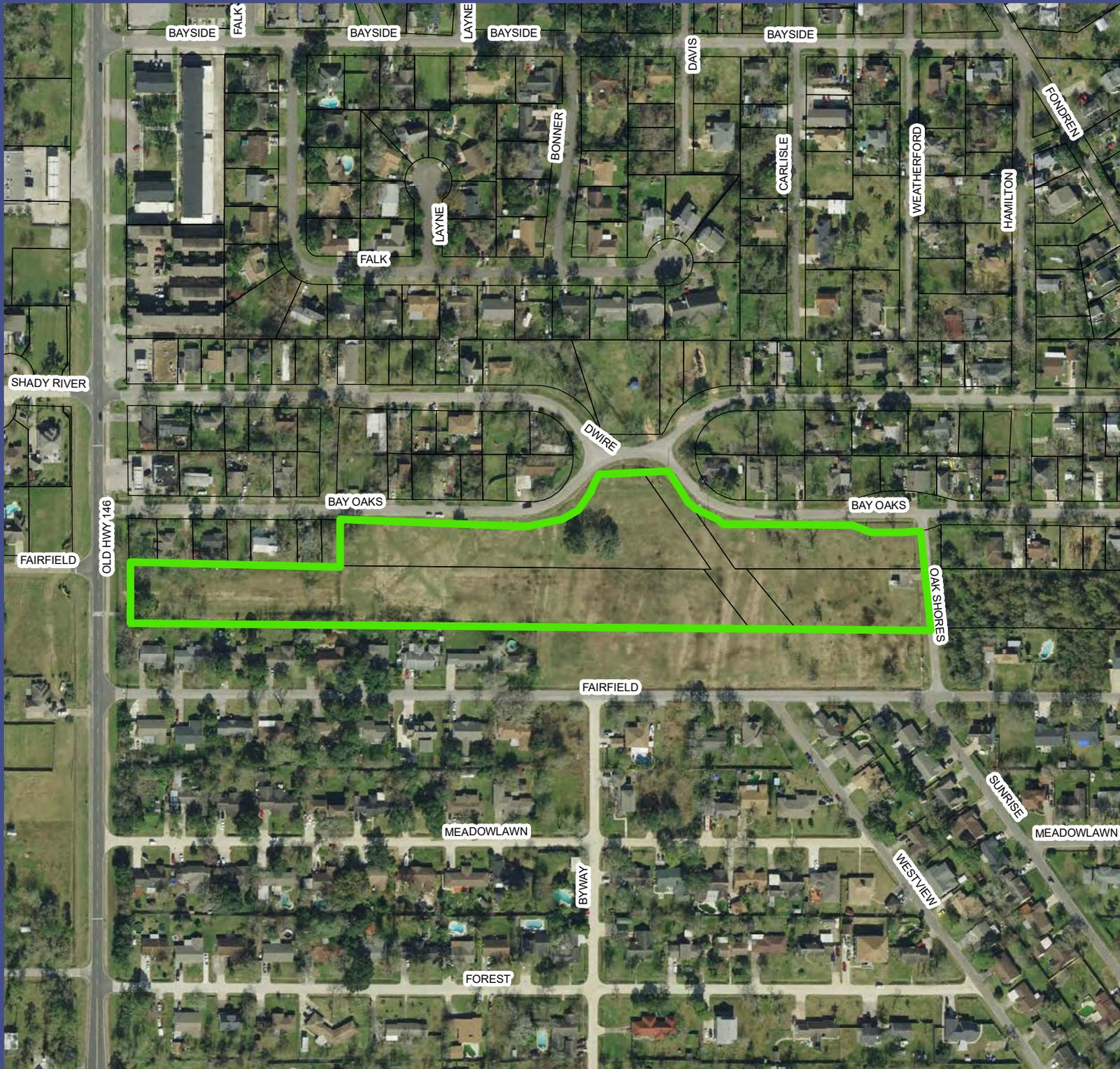
BAY VILLAGE SECTION 1
BEING A
8.1565 ACRE TRACT
CONTAINING
27 LOTS, 1 BLOCK & 1 RESERVE
AND BEING ALL OF
Lot 9, Block 3, Lots 1 through 12, Block 4, Lots 1 through 7
and a portion of Lot 8, Block 10, of Bay Oaks, a
subdivision in Harris County, Texas, according to the map
or plat thereof recorded in Volume 10, Page 9, of the
Map Records of Harris County, Texas, and being a portion
of that certain tract conveyed to La Porte Independent
School District, as described in Volume 5153, Page 528 of
the Harris County Deed Records, and being a portion of
that called 0.8344 acre tract as described in Volume 5702,
Page 291, of the Harris County Deed Records
City of La Porte, Harris County, Texas
OCTOBER 15, 2019
GRAPHIC SCALE

This is to certify that I Robert D. Ellis, a registered professional land surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, that all block corners, angle points, and points of curve are property marked, and that this plat correctly represents that survey made by me.



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Robert D. Ellis
Tx. Reg. No. 4006



NOTIFICATION MAP

**Replat
#19-97000006**

**Bay Village
Section 1**

Legend

 Subject Parcel



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

1 inch = 285 feet

**NOVEMBER 2019
PLANNING DEPARTMENT**



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



November 21, 2019

AGENDA ITEM 10-12

Proposed Ordinance language for Chapter 106 based
on the Annual Review

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

Planning and Development Department Staff Report

BACKGROUND

The Planning and Zoning Commission is tasked with conducting an annual review of Chapter 106 “Zoning”. To do so, the commission created a subcommittee made up of 4 members of the Planning and Zoning Commission. Along with staff support, the subcommittee has conducted a number of meetings to determine areas of Chapter 106 that may require certain amendments. Throughout the multi-month process, staff periodically brought the working document to the full commission as a discussion item. The first phase of recommended amendments consists of a number of changes that are considered top priorities based on Council and staff feedback. A second phase of recommendations will be brought to the full Commission in early 2020. Attached is the final draft document with all proposed changes to Chapter 106.

REQUESTED ACTION

Staff recommends the Planning and Zoning Commission recommend approval of the proposed amendments to Chapter 106.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 106 “ZONING” OF THE CODE OF THE CODE OF ORDINANCES OF THE CITY OF LA PORTE BY AMENDING REGULATIONS RELATED TO TRUCK STOPS, LANDSCAPING REQUIREMENTS, AND STORAGE OF HAZARDOUS MATERIALS; PROVIDING THAT ANY PERSON VIOLATING THE TERMS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND UPON CONVICTION SHALL BE FINED IN A SUM NOT TO EXCEED TWO THOUSAND DOLLARS; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; CONTAINING A SEVERABILITY CLAUSE; CONTAINING A REPEALING CLAUSE; FINDING COMPLIANCE WITH THE OPEN MEETINGS LAW; AND PROVIDING AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA PORTE, TEXAS:

Section 1: That Section 106-1 “Definitions”, Article I “In General” of Chapter 106, “Zoning,” of the Code of Ordinances of the City of La Porte, Texas, are hereby amended by adding the following definition, to be added in proper alphabetical sequence and which shall hereinafter read as follows:

“Gasoline Station with Convenience Stores means an establishment engaged in retailing automotive fuels (e.g., diesel fuel, gasoline) in combination with convenience store or food mart ~~merchandise items~~. ~~Such establishments are prohibited from providing the following uses and/or features:~~ 1) dispensing of motor fuels and petroleum via high capacity nozzles; 2) separate fuel canopy for diesel only pumps; 3) overnight accommodation (hotel/motel room rental); 4) shower/laundry facilities; commercial motor vehicle servicing/repair; 5) truck scales; 6) overnight truck parking.”

Section 2: That the following definitions contained in Section 106-1 “Definitions”, Article I “In General” of Chapter 106, “Zoning,” of the Code of Ordinances of the City of La Porte, Texas, are hereby amended and shall hereinafter read as follows:

Truck stop means a commercial/industrial use of property on one site for the refueling, maintenance and/or servicing of ~~large-over-the-road trucks and commercial motor vehicles carrying large loads~~ and which may ~~provide have service activities~~ additional amenities for such vehicles and their drivers. ~~Such establishments are authorized to have a maximum of any two~~ (2) of the following uses and/or features on site: 1) dispensing of motor fuels and petroleum via high capacity nozzles; 2) separate fuel canopy for diesel only pumps; 3) restaurant or café; 4) shower/laundry facilities; 5) truck servicing/repair; 6) truck scales. Overnight truck parking is permitted only when in conjunction with truck servicing/repair use on site.

Section 2: That Section 106-310 “Table A, Commercial & Industrial Uses”, Article III “Districts”, Division 1 “Generally”, of Chapter 106, “Zoning,” of the Code of Ordinances of the City of La Porte, Texas, is hereby amended by amending NAICS Code 484 “Truck Transportation” and by adding new Footnote 20 to said Section 106-310 “Table A, Commercial & Industrial Uses”, which shall hereinafter read as follows:

484	Truck Transportation							P 6 ²⁰	P 6 ²⁰
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20. Hazardous materials which may or may not require a placard may not be stored on site for any length of time, regardless of whether the use is located adjacent to the hazardous cargo route. This prohibition includes shipments of hazardous materials that are defined as in-transit by the Department of Transportation (DOT).

Section 3: That Article V “Supplementary District Regulations”, Division 4 “Fencing and Landscaping Requirements”, of Chapter 106, “Zoning,” of the Code of Ordinances of the City of La Porte, Texas, is hereby amended in its entirety and shall hereinafter read as follows:

“DIVISION 4. - FENCING AND LANDSCAPING REQUIREMENTS

Sec. 106-789. - Fence materials.

Allowable fence material shall include wood pickets, chain link, masonry, and wrought iron. Any other materials are subject to approval by the director of planning.

Sec. 106-790. - Subdivision perimeter fences.

Subdivision perimeter fences shall be required in recorded subdivisions that exceed five acres. Such perimeter fences shall not exceed eight feet in height. Materials shall be limited to opaque wood fences with brick base and columns and solid brick fences when subdivision backs up to major thoroughfare. The director of planning may approve other material that meets the intent of this section.

Sec. 106-791. - Front yard areas.

No fences, structures, grading, or barrier hedges shall be permitted within any front yard areas except in the case of residential large lots, or in the case of lots with a front yard directly adjacent to the shoreline of Galveston Bay, as provided in section 106-792 (Residential large lots and lots adjacent to Galveston Bay).

Sec. 106-792. - Residential large lots and lots adjacent to Galveston Bay.

In the case of residential large lots, eight feet perimeter fences are permitted as an accessory use. In the case of lots with a front yard directly adjacent to the shoreline of Galveston Bay, four feet front yard fences are permitted parallel and adjacent to the side lot lines. However, such fences shall be permitted on the front lot line directly adjacent to Galveston Bay, and shall only be constituted of chain link. These exceptions do not permit structures, grading, or barrier hedges.

Sec. 106-793. - Fences in side and rear yards.

Within side yards and rear yards, fences of not higher than eight feet including rot boards and walls 42 inches high or less shall be permitted.

Sec. 106-794. - Fences and trees on utility easements.

Fences or trees placed upon utility easements are subject to removal at the owner's expense if required for the maintenance or improvement of the utility. Trees on utility easements containing overhead wires shall

not exceed ten feet in height.

Sec. 106-795. - Maintenance of fences.

Both sides of the fence must be maintained in good condition by the owner of the fence and grass/ground cover adjoining the fence must be mowed and weeds removed on a regular basis.

Subdivision perimeter fences or walls shall be maintained and repaired by the developer, owner, owner's agent, and/or homeowner association or the management company of a subdivision. Maintenance, repair or replacement of wood or masonry fence around manufactured housing parks is the sole responsibility of the owner, its agent, or the management company.

Sec. 106-796. - Barbed wire fences.

Barbed wire fences shall not be permitted, used or constructed except in industrial districts or to control livestock as hereinafter provided.

Sec. 106-797. - Property line fences in commercial and industrial districts.

Fences in commercial and industrial zones which are primarily erected as a security measure may have arms projecting into the applicant's property on which barbed wire can be fastened commencing at a point at least six feet above the ground, and such fence shall not be erected within the required landscaped portion of any yard of any commercial or industrial establishment. Total fence height, including barbed wire, may not exceed eight feet in height.

Sec. 106-798. - Fencing and wall requirements for automotive wrecking, salvage yards, junk dealers, etc.

- (a) General requirement. Every automotive wrecking and salvage yard/junk dealer/scrap metal processor yard with the city shall be completely surrounded and enclosed by a solid fence or wall which is at least eight feet in height.
- (b) Construction, maintenance of fence or wall. Every fence or wall herein shall be constructed and maintained as follows:
 - (1) All fences shall be constructed of wood, masonry, corrugated sheet metal, chain link or any combination thereof; provided, however, that any one side of an automotive wrecking and salvage yard/junk yard/scrap metal processing yard shall be bounded by a fence or wall constructed of only one of the above materials.
 - (2) Chain link fences shall be constructed of galvanized chain link fencing with wood or metal slats or strips run through all links of the chain link fence.
 - (3) All fences or walls shall extend downward to within three inches of the ground and shall test plum and square at all times.
 - (4) All fences or walls shall be constructed in compliance with all applicable provisions of the building code of the city.
- (c) Use of wall, door or building as part of fence or wall. Any part of a fence or wall required by subsection (a) of this section may consist in whole or in part of a solid wall and door, or walls and doors of any completely enclosed building on the premises, if such wall or door meets all construction requirements set forth in this section.

(d) Gates at openings in enclosure. Openings in the prescribed enclosure which are necessary to permit reasonable access to said automotive wrecking and salvage yards/junk yards/scrap metal processing yards shall be equipped with a solid gate or gates, constructed and maintained in accordance with the requirements for a fence or wall set forth in this section. Such gates shall be closed and securely locked at all times except during normal daytime business hours.

Sec. 106-799. - Construction, maintenance of electric fences.

(a) Except as provided herein, it shall be unlawful for any person owning or controlling any property in the city to construct, maintain, or permit to remain on such property any fence charged with electricity, or to cause any fence to become charged with a current of electricity, to connect any such fence with a source of electricity or to permit any fence under the control of such person to be connected with a source of electricity.

(b) The use of electric fences shall be allowed on the premises of any single-family dwelling, without regard to the zoning district classification of the property, only for the purpose of erecting an enclosure to restrain the movement of dogs and/or livestock. All electric fence equipment so utilized shall be a UL approved product and installed and maintained in accordance with the manufacturer's instructions. The owner and/or controller of the premises shall be responsible for 1) obtaining a building permit prior to installation of the electric fence; 2) installing and maintaining signage that identifies the fence as an "electric fence", and 3) scheduling a city inspection to confirm the product is tested/approved and installed in accordance with manufacturer's instructions.

(c) Permit fees shall be in accordance with Appendix A of the Code of Ordinances.

(d) In any prosecution under this section testimony that any fence was under the control of the defendant or situated on his premises and that any person received an electric shock by coming in contact with such fence shall be prima facie evidence that such defendant caused such fence to be charged with a current of electricity and caused and permitted such fence to be connected with a source of electricity.

Sec. 106-800 – Commercial Landscaping

(a) Lot and setback standards.

- (1) All off-street parking, maneuvering and loading areas shall be set back at least thirty (30) feet from any street right-of-way line.
- (2) All opaque screening walls and fences shall be set back at least thirty (30) feet from the right-of-way line of a specified major thoroughfare.
- (3) All open storage areas, where permitted by the underlying zoning district, shall be set back at least thirty (30) feet from the right-of-way line of a specified major thoroughfare.

(b) Landscaping standards.

- (1) At least ten (10) percent of the lot shall be landscaped open areas.
- (2) Trees are required along the specified major thoroughfare as follows:
 - a. Large shade trees with a minimum four-inch caliper measured twelve (12) inches above the root ball shall be provided with the total number of trees equal to one (1) tree for each ten (10) feet of frontage.

- b. Ornamental trees with a minimum two-inch caliper measured twelve (12) inches above the root ball shall be provided with the total number of trees equal to one (1) tree for each fifteen (15) feet of frontage.
 - c. At least sixty (60) percent of required street trees shall be evergreen with year-round foliage.
 - d. At time of planting, a minimum six (6) feet shall be provided between individual trees.
- (3) Required interior site landscaping:
- a. Space for vehicle overhangs shall be provided in order to avoid damaging planted trees and shrubs.
 - b. No parking space shall be greater than fifty (50) feet from a tree.
 - c. Parking islands shall be provided in the amount of 1 island for every 10 parking spaces.
- (4) A mechanical irrigation system is required within the front yard building and parking setbacks.

(c) Screening standards.

- (1) The following site elements shall be screened from view from a public street:
- a. All mechanical and utility equipment. Screens shall incorporate shrubbery having year-round foliage, and/or a decorative wall, fence, or architectural element of the building that is a maximum seventy-five (75) percent opaque. Roof-mounted equipment may be screened with materials that are one hundred (100) percent opaque.
 - b. Vehicle parking and/or loading and unloading areas. Screens shall incorporate shrubbery having year-round foliage and/or a fence, wall, or architectural element of the building that has a minimum six-foot height and is a maximum seventy-five (75) percent opaque.
 - c. Refuse, refuse containers, and recycling containers. Screens shall consist of a solid fence, wall, or architectural element of the building with a minimum six-foot height.
- (2) All fences and walls visible from a public street shall be:
- a. Constructed of masonry or wood fencing with landscaping elements to fully screen the fence from view of public ROW or adjoin property.
 - b. Consistent in color with the building architecture.
 - c. Uniform in style and materials along the entire length of the screen within a single development.
- (3) No fence or wall visible from a public street shall be:
- a. Greater than eight (8) feet in height.
 - b. Located within any required visibility triangle.

- (d) Constructed with any of the following materials: chain link, coated chain link, chain link with screening slats, concertina wire, barbed wire, corrugated metal, or fiberglass panels. (Exception: barbed wire may be used solely to control livestock.)

Sec. 106-~~800~~ 801. – Alternative Landscaping Option.

(a) Landscaping is required along the front property line and along the side property lines in a minimum four feet wide planting strip. Corner lots shall be treated as having two front property lines. A certified site plan and/or separate landscape plans shall be submitted in conjunction with building permit applications. A landscape legend on the site plan shall include type, size, and number of plantings existing and proposed at site. Approval of landscape requirements is a condition of building permit approval. The perimeter landscaping requirements of this subsection are not applicable in the Main Street District Overlay.

(b) Landscaping within public rights-of-way will not contribute towards a total required landscaping for parking and open-space areas unless approved by the director. Landscaping on public property or easements is at owner's risk and subject to the requirements of section 106-794 (Fences and trees on utility easements) of this chapter.

(c) Landscaping plans shall be developed using the following criteria:

(1) *Location.*

- a. The required planting strip shall be located adjacent to the front and side property lines up to the front of the primary structure of the site or the building setback line, whichever is greater.
- b. Trees within the planting strip. There shall be at least one shade tree for every 30 linear feet of front property. When overhead utility lines are parallel and adjacent to the planting strip or run parallel within the planting strip, ornamental trees may be substituted for the required street trees at the rate of one tree for every 20 linear feet of front property. Trees shall be planted within the planting strip in a boulevard type manner on center and uniform distance from the curb or pavement.
- c. Shrubs within the planting strip. When a parking lot is located between the building and any adjacent right-of-way, shrubs are required in the planting strip adjacent to the right-of-way and shall be spaced at three feet on center. At maturity, shrubs in a required planting strip should form a continual evergreen hedge or row of 36 inch in height.
- d. Landscaping shall be in accordance with the visibility triangle requirements in section 106-311 (Visibility triangle).
- e. Parking lot requirements.
 - i. Parking lot with minimum 20 spaces shall provide a planter at the ratio of one for every ten parking spaces.
 - ii. Planters (minimum 135 square feet) shall not abut on more than two sides of required perimeter landscape area. Each required planter shall have one shade tree. Trees shall be dispersed throughout the parking lot to maximize the shading effect on the parking spaces. These trees are exclusive of trees planted around the perimeter of the parking lot.
- f. When adjacent to residential, landscaping shall be required in accordance with section 106-444(a) (Screening).

(2) *Types of plants and materials.* Trees, flowering and non-flowering plants, shrubs, wood, timber, stone, fountains, and ponds may be used for required landscaping.

a. Shade trees shall be a minimum of two-inch caliper and shall be selected from city's recommended native/protected trees and plants list. Ornamental trees shall be a minimum of six feet in height at the time of planting.

b. Shrubs or hedgerow plants shall be no less than five gallons in size.

(3) *Maintenance.* Required landscaping must be maintained by the property owner and/or occupant. Vehicles should not encroach upon perimeter landscape areas or planters. Wheel stops must be provided along perimeter frontage to ensure no overhang or damage to landscape area.

(4) *Irrigation.* A irrigation system shall be provided to all landscaped areas subject to the following:

a. On developments greater than one acre, a programmable automatic irrigation system with rain sensor devices shall be provided to all landscape areas.

b. On developments one acre or less, in lieu of a programmable automatic irrigation system, a programmable hose bib system may be utilized when plant material is within 100 feet of the hose bib.

c. An exception from the irrigation system requirements shall be allowed when utilizing drought tolerant and native plants as identified by Texas A&M University's current table for this region. These plantings must be established through manual irrigation for a minimum of six weeks after planting.

(d) Commercial projects who follow the landscaping guidelines as described in this section (106-801) are subject to additional façade requirements as described in Article IX, Divisions 1-3 of Chapter 106 "Zoning" of the City of La Porte Code of Ordinances.

~~(d) Landscaping/screening for shipping container facilities.~~

~~(1) The property owner or tenant shall provide a natural screening. This will be accomplished in one of three ways.~~

~~a. Leave in place existing trees, vegetation, underbrush, etc. to provide a thorough, continuous and effective opaque visual screening of the shipping container development.~~

~~b. Construct earthen berms with a combination of trees, shrubs, and ground cover that after three years will be at least 20 feet in height and creates a continuous visual screen.~~

~~c. Develop a screening plan that would be approved by the city that includes a combination of trees, shrubs, and ground cover that after three years will be at least 20 feet in height and creates a continuous visual screen.~~

~~(2) The property owner or tenant will provide screening along the frontage of the site and along the side yards for a distance of 50 feet. In the advent that the site is adjacent to a commercial or residential use, the screening shall be required for the entire length of the adjacent yard area.~~

~~(3) All required screening shall be adjusted away from overhead power lines to allow for full-maturity of the trees without unnecessary trimming or topping of the trees.~~

(e) Placement of landscaping shall be in accordance with the visibility triangle requirements of section 106-311 (Visibility triangle).

(f) Screening for commercial and industrial uses adjacent to residential shall refer to the requirements of section 106-444(a) (Commercial performance standards).

Sec. 106-802. - Landscaping/screening for shipping container facilities.

(1) The property owner or tenant shall provide a natural screening. This will be accomplished in one of three ways.

a. Leave in place existing trees, vegetation, underbrush, etc. to provide a thorough, continuous and effective opaque visual screening of the shipping

container development.

b. Construct earthen berms with a combination of trees, shrubs, and ground cover that after three years will be at least 20 feet in height and creates a continuous visual screen.

c. Develop a screening plan that would be approved by the city that includes a combination of trees, shrubs, and ground cover that after three years will be at least 20 feet in height and creates a continuous visual screen.

(2) The property owner or tenant will provide screening along the frontage of the site and along the side yards for a distance of 50 feet. In the advent that the site is adjacent to a commercial or residential use, the screening shall be required for the entire length of the adjacent yard area.

(3) All required screening shall be adjusted away from overhead power lines to allow for full maturity of the trees without unnecessary trimming or topping of the trees.

Sec. 106-~~801~~ 803. - Tree preservation.

(a) It is the intent of this section to encourage the preservation of existing trees within the city and to prohibit their unwarranted destruction. The city encourages site planning which furthers the preservation of trees and natural areas by the following methods: To protect trees during construction; to facilitate site design and construction which contributes to the long term viability of existing trees; and to control premature removal of trees; require on-site replacement of trees that must be removed and require off-site replacement of trees that cannot be replaced on-site, either by direct planting as outlined in section 106-802 (tree replacement) or through a contribution to the tree fund established in section 106-803 (tree fund) of this chapter. It is the further intent of this section to achieve the following objectives:

(1) Protect healthy trees and preserve the natural, environmental, and aesthetic qualities of the city to the degree possible.

(2) Protect and increase the value of residential and commercial properties within the city.

(3) Discourage premature clear-cutting of property.

(4) Maintain and enhance a positive image for the attraction of new developments to the city.

(b) It shall be unlawful for any person to cause or permit the destruction of any healthy, native tree (herein referred to as a "protected tree") within the city if such tree has a trunk which exceeds six inches in diameter (or 18.84-inch circumference) at a point 18 inches above the natural ground level. Provided, however, it shall not be a violation of this provision if a tree is removed and/or destroyed if the tree is obviously diseased or determined to be diseased by an arborist or in the opinion of the planning director or his designated representative, said tree constitutes a hazard to pedestrian and/or vehicular traffic along any such right-of-way.

(c) No person, firm or corporation desirous of developing or improving any parcel of property, shall remove or cause the removal of any tree from said property without first obtaining a clearing permit which would allow clearing of buildable areas only.

(d) The provisions of this section are not applicable to individual single family lots.

Sec. 106-~~802~~ 804. - Tree replacement.

A tree disposition plan or tree survey must be submitted and approved prior to the removal or destruction of any qualifying protected tree. In the event that it is necessary to remove a protected tree, as a condition of a building permit issuance, applicant shall be required to replace the tree(s) being removed with replacement trees as follows:

- (a) Replacement trees required. Tree disposition conditions and tree permit authorizing removal of or damage to protected trees shall normally require replacement by one or more newly planted trees on the same subject site. If this is not feasible, the owner or developer must plant and maintain off-site replacement trees in reasonable proximity to the subject site.
- (b) Number of replacement trees. For each qualifying protected tree removed from the site, one replacement tree must be planted on the subject site. If this is not feasible, the applicant may, upon approval by the director, plant and maintain off-site replacement trees in accordance with this section, or alternatively, contribute to the city's tree fund.
- (c) Minimum size. Replacement trees must normally have a trunk caliper of at least two inches measured six inches from the ground, with the exception of replacement trees installed on properties in any designated industrial zone district, in which case the trunk caliper shall be a minimum of four inches as measured six inches from the ground. The enforcement officer may prescribe a proportionally smaller trunk caliper for certain species of trees, i.e. Crepe Myrtle.
- (d) Qualified trees. To be a "qualified tree", a tree must comply with the recommended tree list "native or protected" of the city.
- (e) Standard of review. The enforcement officer shall use reasonable best efforts to determine the type and number of replacement trees required in an attempt to minimize undue burden resulting from this section.
- (f) Trees in street area. Before authorizing establishment or maintenance of tree or decorative landscaping, such as lighting or a watering system in a street area, the building official must be satisfied that V.T.C.A. Transportation Code, ch. 316 has been complied with and also confirms there would be no violation of the provisions relating to visibility triangles and future overhead obstruction.
- (g) Single family lots. The provisions of this section are not applicable to individual single family lots.

Sec. 106-~~803~~ 805. - Tree fund.

There is hereby established a tree fund, which shall be administered by the director of parks and recreation or his/her designee. All revenues, mitigation fees, and penalties received pursuant to this section, or for the enforcement thereof, and any donations or grant monies received to achieve the purpose of tree preservation or replacement, shall be deposited into the tree fund. Monies in the tree fund may be used to purchase trees required for replacement but may not be used in any manner that will profit the grantee. Tree replacement fee shall be calculated at the rate of \$250.00 per tree. The amount paid to the tree fund shall be applied at a maximum of \$2,500.00 per acre (or fraction thereof) with a maximum total payment of \$100,000.00 per development.

The owner or developer of any lot or tract of land required to replace trees in accordance with this chapter may, as an alternative, and upon approval by the city, pay a prescribed fee/amount into the tree fund in accordance with the following conditions:

- (1) Residential and non-residential site plans/plats. Payment to the tree fund must be received by the city prior to the approval of the development site plan and/or final plat approval by the planning and zoning commission.
- (2) Building permits not requiring site plans/plats. Payment to the tree fund must be received by the city prior to the issuance of a building permit.

Sec. 106-~~804~~ 806. - Protective fencing.

- (a) Fences required. Unless otherwise specified in the tree disposition conditions, each protected tree to be preserved must be fenced during development or pre-development activity.
- (b) Fence criteria. Unless the tree disposition conditions specify otherwise:

- (1) A six-foot or higher fence must surround each protected tree or group of trees, preventing people, machinery, trash, material, and other items from occupying the area within the protective fencing.
- (2) The fence must be constructed of durable, highly visible materials supported on poles firmly set in the ground.
- (3) The fence must be able to resist intrusions and impact likely to be encountered on a construction site.
- (4) The fence may incorporate existing fences or walls as well as temporary fencing.
- (5) Each fence must display a prominent warning sign.

(c) Trash, storage prohibited. It shall be unlawful for any person to use the area within the protective fencing for trash disposal, storage, vehicle parking or any other use that could adversely affect tree roots.

(d) If the developer chooses not to fence the tree, the amount paid to the tree fund is doubled the calculated cost to the tree fund for that tree if it is severely damaged. The cap does not apply to this amount.

Secs. 106-807—106-830. - Reserved.”

Section 8. Any person, as defined in Section 1.07 (27), Texas Penal Code, who shall violate any provision of the ordinance, shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed TWO THOUSAND DOLLARS (\$2,000.00).

Section 9. Each and every provision, paragraph, sentence and clause of this Ordinance has been separately considered and passed by the City Council of the City of La Porte, Texas, and each said provision would have been separately passed without any other provision, and if any provision hereof shall be ineffective, invalid or unconstitutional, for any cause, it shall not impair or affect the remaining portion, or any part thereof, but the valid portion shall be in force just as if it had been passed alone.

Section 10. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

Section 11. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council is posted at a place convenient to the public at the City Hall of the city for the time required by law preceding this meeting, as required by Chapter 551, TX. Gov't Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 12. This Ordinance shall be effective fourteen (14) days after its passage and approval. The City Secretary shall give notice of the passage of this ordinance by causing the caption hereof to be published in the official newspaper of the City of La Porte at least once within ten (10) days after the passage of this ordinance.

PASSED AND APPROVED this the ____ day of JANUARY, 2020.

CITY OF LA PORTE, TEXAS

By: _____
Louis R. Rigby, Mayor

ATTEST:

Lee Woodward, City Secretary

APPROVED AS TO FORM:

Clark T. Askins, Assist. City Attorney

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



November 21, 2019

AGENDA ITEM 13

Election of Officers:

- a. Vice Chairperson
- b. Secretary

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

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



November 21, 2019

AGENDA ITEM 14

- a. Update on City Council Actions

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

COUNCIL ACTION

Application #	Request	Location	P&Z Meeting	P&Z Action	CC Meeting	CC Action
FLUP 19-92000005	COM-LDR	1st/Tyler	09.19.19	APPROVE 7-0	10.28.19	APPROVED
ZC 19-92000005	GC-R1	1st/Tyler	09.19.19	APPROVE 7-0	10.28.19	APPROVED
SCUP 19-91000007	Duplex	536 Bayshore	10.17.19	DENY 5-2	11.11.19	APPROVED
FLUP 19-92000006	COM-MHDR	3400 Canada	10.17.19	DENY 6-1	11.11.19	DENIED
ZC 19-92000006	R2-GC	3400 Canada	10.17.19	DENY 7-0	11.11.19	DENIED