

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



JAMES WALTER
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, AUGUST 20, 2020
REGULAR SESSION 6 P.M.**

**CITY COUNCIL CHAMBER
LA PORTE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, 77571**

Social Distancing protocols will be in effect in the Council Chambers. To attend remotely, join the Zoom meeting online at <https://us02web.zoom.us/j/84053434868?pwd=MDdFK0h3SWJpaE9DS1pUY0JqRFdmUT09> and use password 413144. To dial in, call 877-853-5257 or 888-475-4499 and use the meeting ID 840 5343 4868, password 413144

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. PUBLIC COMMENT** (Generally limited to five (5) 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 July 16, 2020.
- 5. REPLAT #20-97000006:** Open a public hearing on a request for approval of Residential Replat #20-97000006 by Charles Anders of Bayway Homes Inc. for the proposed Sylvan Beach Enclave Section 1, a 2.11 acre replat located at the 1300 block of Oregon St. and legally described as the south 20.32' of Lots 3 and 30, all of Lots 4 - 29, in Block 1160, of The Town of La Porte, a Subdivision recorded in Volume 60, Page 112, of the Deed Records of Harris County, La Porte, Texas.
 - a. Staff Presentation
 - b. Public Comments (Limited to 5 minutes per person)
 - c. Question and Answer
- 6. ADJOURN PUBLIC HEARING**
- 7. CONSIDERATION:** Consider approval or other action on Residential Replat #20-97000006
- 8. ADMINISTRATIVE REPORTS**
- 9. COMMISSION COMMENTS** on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
- 10. 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.

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 (2) working days prior to the meeting for appropriate arrangements.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda

CERTIFICATION

I do hereby certify that a copy of the **August 20, 2020** 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**



August 20, 2020

AGENDA ITEM 4

Consider approval of the Meeting Minutes:

- a. July 16, 2020

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

HAL LAWLER
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Commissioner At Large A
NICK BARRERA
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Vice Chairman



JAMES WALTER
Commissioner District 3
MARK FOLLIS
Commissioner District 4
LOU ANN MARTIN
Commissioner District 5
CHRISTINA TSCHAPPAT
Commissioner District

MINUTES OF THE REGULAR MEETING OF THE LA PORTE PLANNING AND ZONING COMMISSION July 16, 2020

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, February 20, 2020, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m., with the following in attendance:

Commissioners present: Nick Barrera, Richard Warren, Mark Follis, and James Walter

Commissioners attending remotely: Hal Lawler, Donna O'Conner, Christina Tschappat, and Lou Ann Martin

Commissioners absent: Trey Kendrick

City Staff present: Teresa Evans, Planning and Development Director; Ian Clowes, City Planner; Chase Stewart, Planning Technician

1. **CALL TO ORDER** – Vice Chariman Warren called the meeting to order at 6:01 p.m.
2. **ROLL CALL OF MEMBERS:** – Commissioner Kendrick was absent for the meeting.
3. **CITIZEN 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.*)

No Comment.

4. **CONSIDER APPROVAL OF THE MEETING MINUTES:**

- a. Approve the minutes of the meeting held on June 18, 2020.

Commissioner Barrera moved to approve the meeting minutes; the motion was adopted, 8-0.

5. **CONSIDERATION AND POSSIBLE ACTION:**

- a. Consider adoption of proposed amendments to the Planning and Zoning Commission Rules and Bylaws.

Commissioner Follis moved to approve the meeting minutes; the motion was adopted, 8-0

6. **ADMINISTRATIVE REPORTS:** City Planner Ian Clowes informed the Commission there were no submitted public hearing items for an August 20th Planning and Zoning Commission meeting.

7. **BOARD COMMENTS regarding matters appearing on the agenda; recognition of community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies:** Chairman Lawler made note of the prior need for the recently passed changes for the rules & bylaws of Planning and Zoning Commission meetings. Commissioner Martin commented that the changes are welcomed and thinks the changes will positively impact meetings in the future.

ADJOURN – Without objection. Meeting adjourned at 6:43 PM

Trey Kendrick, Planning and Zoning Commission Secretary

Hal Lawler, Planning and Zoning Commission Chairman

Chase Stewart, Planning Technician

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



August 20, 2020

AGENDA ITEM 5-7

Consider approval of Residential Replat #20-97000006 by Charles Anders of Bayway Homes Inc. for the proposed Sylvan Beach Enclave Section 1, a 2.11 acre replat located at the 1300 block of Oregon St.

***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, is requesting approval of a replat for Sylvan Beach Enclave Section 1. The attached Exhibit is the proposed replat. The 2.11 acre tract of land has an existing single family home that will remain intact. The remaining portion of the site is vacant. The site is located along Oregon St. north of N. Forrest Ave., and is zoned High Density Residential (R-3).

Background Information:

The site is currently zoned R-3. The applicant is requesting to replat the portion of land along Oregon St. into a total of 5 individual single family lots. All lots are intended for single family residential use and will exceed the minimum lot size of 6,000 square feet and the minimum lot width requirement of 50 feet. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	R-3, High Density Residential	Senior Living Townhomes
South	R-3, High Density Residential	Mid Density Single Family
West	R-3, High Density Residential	Vacant
East	R-3, High Density Residential	Low Density Single Family

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the replat of Sylvan Beach Enclave Section 1.

ATTACHMENTS

- Sylvan Beach Enclave Section 1 Replat
- Area Map



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

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 Sylvan Beach Enclave, Phase One, 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

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 2.1120 acre tract described in the above and foregoing Plat of Sylvan Beach Enclave, Phase One, 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 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.

This is to certify that Bayway Homes Inc., owner or authorized agent of the owner of the land being platted or subdivided known as Sylvan Beach Enclave, Phase One, approved by the La Porte City Planning and Zoning Commission, authorized Chris Hollins, 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
Jon Skeele, President Bayway Homes, Inc.

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: _____

BEING a 2.1120 acre (92,000 Sq. Ft.) tract of land and being the south 20.32' of Lot 3 and Lot 30, all of Lots 4 through 29, in Block 1160, of the Town of La Porte, a subdivision recorded in Volume 60, Page 112 of the Deed Records of Harris County, Texas, together with the 16.42 foot wide alley located in said Block 1160, being vacated, abandoned and closed per City of La Porte City Ordinance Number 1041, said 2.1120 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the northeast corner of the tract herein described, same being the most southerly southeast corner of Churchill Place Apartments, Amended, a subdivision in Harris County, according to the map or plat thereof recorded in Film Code No. 527166, of the Map Records of Harris County, Texas, and being in the west right of way line of South Oregon Street (60' R.O.W.)

THENCE S03°05'45"E along and with the west right of way line of said South Oregon Street, a distance of 345.32' a 3/8" iron rod found for the southeast corner of said Lot 17 and the tract herein described, same being the point of intersection of the west right of way line of said South Oregon Street and the north right of way line of East "M" Street (60' R.O.W.)(unimproved);

THENCE S86°54'15"W along and with the north right of way line of said East "M" Street, a distance of 266.42' to a capped iron rod "RD Ellis 4006" set for the southwest corner of the tract herein described, same being the point of intersection of the north right of way line of said East "M" Street and the east right of way line of Texas Street (60' R.O.W.) (unimproved) and also being the southwest corner of said Lot 16;

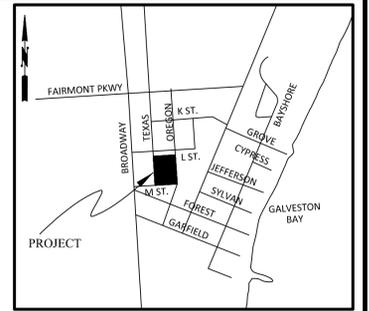
THENCE N03°05'45"W along and with the east right of way line of said Texas Street, a distance of 345.32' to a 3/8" iron rod found for the northwest corner of the tract herein described, same being the most southerly southwest corner of said Churchill Place Apartments, Amended;

THENCE N86°54'15"E along and with the most southerly line of said Churchill Place Apartments, a distance of 266.42' to the POINT OF BEGINNING of the tract herein described.

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 relied upon as a final survey document

Robert D. Ellis
Tx. Reg. No. 4006



1) SHOWN BEARINGS ARE BASED ON NAD83 TEXAS STATE COORDINATE SYSTEM SOUTH CENTRAL ZONE

2) 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 BFE OF 14.0'.

3) REFERENCE BENCHMARK - HARRIS COUNTY RM NO. 060020 ELEVATION = 12.97' NAVD88 2001ADJ

4) REASON FOR REPLATING IS TO CHANGE LOT CONFIGURATION, INCREASING THE SIZE OF THE LOTS.

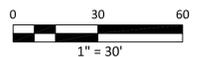
5) ALL DRAINAGE RESERVES WILL BE PRIVATE AND MAINTAINED BY THE H.O.A. AND WILL NOT BE OWNED OR MAINTAINED BY THE CITY OF LA PORTE.

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

**SYLVAN BEACH ENCLAVE
PHASE ONE
BEING A
2.1120 ACRE RESIDENTIAL TRACT
CONTAINING
5 LOTS, 1 RESERVE, 1 BLOCK
AND BEING A REPLAT OF
THE SOUTH 20.32' OF LOTS 3 AND 30, ALL OF LOTS 4
THROUGH 29, IN BLOCK 1160, OF THE TOWN OF LA
PORTE, A SUBDIVISION RECORDED IN VOLUME 60, PAGE
112, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS**

CITY OF LA PORTE, HARRIS COUNTY, TEXAS
AUGUST 06, 2020



We, Regions Bank, owner and holder of a lien upon said property, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien owned and held by Regions Bank, against said land.

Witness my (or our) hand in _____ County, Texas, this _____ day of _____, 2020.

Ted Spring, Senior Vice President, Regions Bank

State of Texas §
County of _____ §

Before me, the undersigned authority on this day personally appeared Ted Spring, known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in _____ County, Texas

I, Chris Hollins, 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.

Chris Hollins
Clerk of the County Court
Harris County, Texas

We, Clear Lake Banking Center, Prosperity Bank, owner and holder of a lien upon said property, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien owned and held by Clear Lake Banking Center, Prosperity Bank, against said land.

Witness my (or our) hand in _____ County, Texas, this _____ day of _____, 2020.

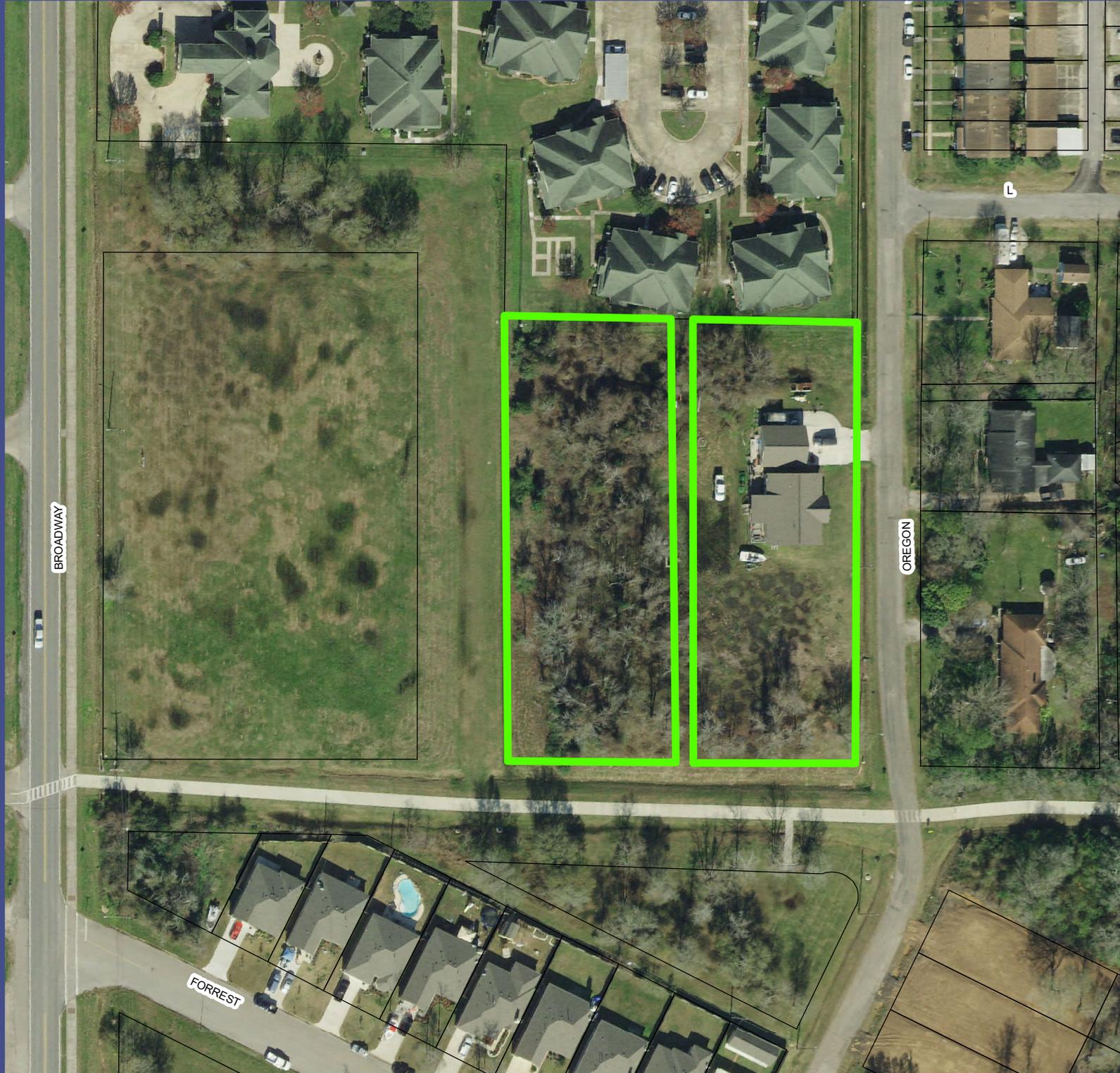
Russell Lindsay, President Clear Lake Banking Center, Prosperity Bank

State of Texas §
County of _____ §

Before me, the undersigned authority on this day personally appeared Russell Lindsay, known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in _____ County, Texas



AREA MAP

Replat
#20-9700006

1300 Block of
Oregon St.

Legend

 Subject Lots



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 = 107 feet
AUGUST 2020
PLANNING DEPARTMENT

