



City of La Porte Planning and Zoning Commission Agenda

Notice is hereby given of a special called meeting of the La Porte Planning and Zoning Commission to be held on **January 29, 2015 at 6:00 p.m.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order.
2. Roll call of members.
3. Consider approval of meeting minutes: December 18, 2014.
4. Open public hearing to receive input on an application for Special Conditional Use Permit #14-91000003 by Medders Construction Inc., to allow for construction of an off-site parking lot on a 6,250 square foot lot further described as Lots 1 & 2, Block 789, Town of La Porte, City of La Porte, Harris County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (for, against, or questions)
 - d. Question and Answer
5. Close public hearing.
6. Consider recommendation to City Council on Special Conditional Use Permit #14-91000003.
7. Consider approval of Major Development Site Plan #14-83000003; a request by La Porte Independent School District for construction of an addition to and other site improvements for La Porte High School located at 301 E. Fairmont Parkway.
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.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019.

CERTIFICATION

I certify that a copy of the January 29, 2015, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2015.

Title: _____

**Planning and Zoning Commission
Minutes of December 18, 2014**

Commissioners Present: Richard Warren, Mark Follis, Wyatt Smith, Lou Ann Martin, Trey Kendrick, Nick Barrera, and Hal Lawler

Commissioners Absent: Helen LaCour and Les Bird

Councilmembers Present: Councilmen Mike Clausen and John Zemanek

City Staff Present: City Planner Eric Ensey, Assistant City Attorney Clark Askins, and Office Coordinator Peggy Lee

1. Call to order.

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

2. Roll Call of Members.

Commissioners Warren, LaCour, Follis, Martin, and Lawler were present for roll call.

3. Consider approval of meeting minutes: December 4, 2014.

Motion by Commissioner Kendrick to approve the December 4, 2014, meeting minutes.

Second by Commissioner Martin. Motion carried.

Ayes: Commissioners Warren, Follis, Smith, Martin, Kendrick, Barrera, and Lawler

Nays: None

4. Open public hearing to receive input on an application for Special Conditional Use Permit #14-91000004 by Kobelco Compressors America, Inc., owner of a 1.176 acre tract of land, described as Reserve 7, Spencer Highway Subdivision, Addition No. 3 Reserve 7, City of La Porte, Harris County, Texas, to allow construction of a compressor repair and service facility.

Chairman Lawler opened the public hearing at 6:04 p.m.

a. Staff Presentation

City Planner Eric Ensey presented the staff report on Special Conditional Use Permit request #14-91000004 to allow construction of a compressor repair and service facility at the southeast corner of Spencer Highway and Fleetwood Drive, requested by Kobelco Compressors America, Inc.

b. Applicant Presentation

General Manager of Operations for Kobelco Compressors, America, Inc., Stan Kawahara, thanked the Commissioners for the opportunity to explain their case. Mr. Kawahara provided background information and an overview of the company. He introduced the following representatives of the project:

Reid Wilson, local counsel with Wilson, Cribbs, and Goren provided Commissioners with a hand-out and gave a brief presentation. Mr. Wilson spoke about the SIC codes in question and addressed the City's requirements for approving a special conditional use permit.

Glenn Guise, Kobelco Repair Facility Supervisor, described his role as supervisor and the process that will be used to service the compressors.

Mark Benoit, Re/Max 1st Source Realtor, believes the location that was selected is a good fit for the neighborhood. Mr. Benoit does not feel the development would adversely affect property values.

Sam Thomas, Duplantis Design Group, provided the geotechnical and due diligence study and recommended the site.

Aaron Wolfe, Architect and Engineer, described the plans for the building and the site. Access from Fleetwood Dr. will be removed from the plans.

Todd Warnecke, Construction Project Manager with Drive Construction, spoke about how the impacts associated with construction would be kept at a minimum.

c. Public Comments (for, against, or questions)

Kevin D. Johnson, 10836 Sycamore Dr. N., formerly a process technician for Lyondell Chemical, who is now practicing law, opposes the request because the property is zoned for commercial not industrial. Mr. Johnson stated his concerns with allowing this development to locate at this entrance to his subdivision.

Robert Jackson, 10900 Sycamore Dr. N., opposes the request due to the type of business. Mr. Jackson believes it is an industrial use that should not be allowed to locate near a residential neighborhood.

Joel Bales, 10838 Sycamore Dr. N., opposes the request. Mr. Bales does not like the idea of compressors that may be contaminated with chemicals coming into a residential area. Mr. Bales spoke about information he found on the company's website.

John Kling, 11025 Pinewood Ct., opposes the request. Mr. Kling was concerned with the development process that allowed the request to get this far, suggesting it should be looked into.

Gary Wilkerson, 10915 Sycamore Dr. S., was concerned because he was not informed of the proposed development even though he lives only 250 feet from the site. Mr. Wilkerson questioned the size and set-up of the proposed facility because it is not an operation that belongs at that location.

Michael Prasek, 10925 Dogwood Dr., Secretary of the Fairmont Park East Homeowners Association, stated the Association neither endorses nor opposes the request. As a homeowner, Mr. Prasek asked the Commission to do the right thing.

Sara Ragen, 10841 Sycamore Dr. N., opposes the request because it is not a good location for the development and it will reduce property values.

Robbie McClaren, Sycamore Dr. N., opposes the request because the location is not appropriate.

Mark Lindsey, 10991 Spruce Dr. S., opposes the request. Mr. Lindsey is concerned about how the wastewater from the facility is going to be treated.

d. Question and Answer

Commissioner Follis asked the following questions of Mr. Kawahara:

What will be the hook height and crane capacity?

Will there be machines in the facility?

Will there be 18-wheeler traffic?

Is the facility in Carona, California in a zoned area?

What is the closest residential subdivision to the facility in Carona, California?

What will be the building's eave height?

Was a zoning permit obtained from the City of La Porte?

Does the Carona plant have a classification number of 3563?

Mr. Kawahara responded to Mr. Follis's questions:

The hook height will be 28' from the hook to the floor.

There will be a mill and lathe.

In some cases, 18-wheeler traffic will be necessary.

The Carona, California location is a manufacturing plant.

The closest houses to the Carona, California facility are approximately 600'.

The building's eave height will be 42'.

A zoning permit from the City of La Porte was not requested.

The Carona plant does not have a classification number of 3563, but it is in the 3500 series.

Commissioners inquired as to whether the City was contacted and the development plan discussed prior to the land being purchased. Mr. Kawahara stated that there were meetings with the City. City Planner Eric Ensey responded that at the time the early meetings occurred, the SIC classification code that was being discussed was 7699. It wasn't until after staff received additional information from the applicant as to what they were proposing to do at the site that staff determined SIC #7699 was not the correct classification code.

Commissioner Barrera expressed concern that an apparent industrial use would try to develop in a commercial area. Mr. Barrera was also concerned about the risk of chemical exposure with the compressors and how that would be handled. He inquired about the weight capacity of the cranes because of the roadway damage that could occur with transporting the compressors.

In response to Mr. Barrera's concerns, Glenn Guise explained the process that would be used to handle the compressors with regard to chemical exposure. Mr. Kawahara stated the largest compressor that would be in the facility would be approximately 32,000 lbs. and the maximum number of compressors that would be in the building at any time would be three.

Commissioners Smith and Martin agreed they would be in favor of having the business locate to La Porte, but not at the requested location.

Mr. Kawahara stated the land was purchased as a result of the due diligence study.

Chairman Lawler spoke about how the City tries to accommodate incoming developments as much as possible and then concluded discussion on the matter.

5. Close public hearing.

Chairman Lawler closed the public hearing at 8:14 p.m.

6. Consider recommendation to City Council on Special Conditional Use Permit #14-91000004.

Motion by Commissioner Warren to recommend denial to City Council of Special Conditional Use Permit #14-91000004.

Second by Commissioner Barrera. Motion carried.

Ayes: Commissioners Warren, Follis, Smith, Martin, Kendrick, Barrera, and Lawler

Nays: None

Chairman Lawler called for a break at 8:18 p.m. The meeting reconvened at 8:26 p.m.

7. Consider approval of a Major Development Site Plan #14-83000001; a request by La Porte Independent School District to allow construction of a new school building at the site of the existing Baker 6th Grade Campus located at 9800 Spencer Highway.

Eric Ensey presented the staff report on a Major Development Site Plan for LPISD's new Baker 6th Grade campus located at the southeast corner of Spencer Highway and Underwood Road.

Commissioner Follis stated he would be in favor of approving the plan when the plan is considered administratively complete, which would include the following changes to the plan:

- Signature block should read "Planning and Development Director" instead of "Community Development Director."
- Show existing, proposed, and required parking spaces.
- Show adjacent property owners.
- Show NAICS Number.

Commissioner Kendrick recommended the following additional change:

- Correct school name and acreage.

Motion by Commissioner Follis to approve Major Development Site Plan #14-83000001 to allow construction of a new school building at the site of the existing LPISD Baker 6th Grade campus located at 9800 Spencer Highway.

Second by Commissioner Kendrick. Motion carried.

Ayes: Commissioners Warren, Follis, Smith, Martin, Kendrick, Barrera, and Lawler

Nays: None

8. Administrative reports.

There were no administrative reports.

9. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

Commissioner Martin reported the northeast corner of Sens and Spencer is under contract and in the 60-day feasibility period.

10. Adjourn

Motion by Commissioner Warren to adjourn.

Second by Commissioner Martin.

Chairman Lawler adjourned the meeting.

Respectfully submitted,

Peggy Lee
Secretary, Planning and Zoning Commission

Passed and Approved on _____, 2015.

Hal Lawler
Chairman, Planning and Zoning Commission

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



January 29, 2015

AGENDA ITEM 4

Consider recommendation of approval of a Special Conditional Use Permit (#14-91000003) to allow for construction of an off-site parking lot with covered parking on the property known as Lots 1 & 2, Block 789, Town of La Porte, La Porte, Harris County, Texas

Applicant: Medders Construction.

*Eric J. Ensey, City Planner
Planning and Development Department
City of La Porte, Texas*

Planning and Development Department Staff Report

ISSUE

Should the Planning and Zoning Commission recommend approval to the City Council of a request by Medders Construction for a Special Conditional Use Permit (SCUP) to allow construction of an off-site parking lot with covered parking on the property located at the southeast corner of S. 16th Street and W. C Street also described as Lots 1 & 2, Block 789, Town of La Porte as described in the attached ordinance (see Exhibit A)?

RECOMMENDATION

Should the Commission desire to consider a recommendation for approval of this request, staff recommends considering various conditions, as described later in this staff report.

DISCUSSION

Applicant:

Medders Construction

Applicant's Request:

The applicant desires to construct an off-site parking lot with covered parking on the subject site. The attached Exhibit B includes the SCUP Application, project description letter and site plan submitted by the applicant.

Site:

Vacant parcel of land located at the southeast corner of S. 16th Street and W. C Street also described as Lots 1 & 2, Block 789, Town of La Porte. The applicant owns and operates a general contractor construction company immediately across W. C Street at 311 S. 16th Street. The attached Exhibit C is an area vicinity map showing the location of the proposed off-site parking lot as well as the main building for Medders Construction.

Background Information:

The subject site is a vacant parcel of land with 6,250 square feet (.143 acres) in area zoned GC, General Commercial. The City of La Porte's Land Use Map identifies this parcel as "commercial." The attached Exhibit D are Area Maps that show the location of

the property as well as surrounding zoning and land use. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	GC, General Commercial	Medders Construction main building at 311 S. 16 th Street
South	GC, General Commercial	Existing commercial use (405 S. 16 th Street)
West	LI, Light Industrial	Existing light industrial use (402 S. 16 th Street)
East	R-2, Medium Density Residential	Existing house (402 S. 15 th Street)

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with all applicable code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing; sign posted on the site within 15 days of the hearing. Additional notice of the public hearing was posted at City Hall and on the City's website as required by state law.

At the time this staff report was drafted, the city received no responses from the mailed notice.

Analysis:

The city's commercial use table (Section 106-441) allows for off-site parking through consideration of a Special Conditional Use Permit. The following are a number of considerations staff analyzed as part of this application:

Use.

The use of the site is intended to provide additional parking of vehicles and flat-bed trailers (wheeled stock) for Medders Construction, which owns the building across the street at 311 S. 16th Street. In order to prevent future use of this site as a storage yard, staff is recommending a condition prohibiting the use of the site for outdoor storage of materials. Additionally, staff is recommending that this SCUP be used only by Medders Construction or subsequent owners and lessees of 311 S. 16th Street.

Site Development Plan.

Should the SCUP be approved, the applicant will need to submit application for a site development plan to be reviewed administratively. All proposed improvements will need to comply with the various code requirements outlined in the city's Zoning Ordinance (Chapter 106), including but not limited to landscaping, setbacks, and screening, along with any conditions imposed by the SCUP.

Driveway Access.

Driveway access will be reviewed at the time of site plan submittal. The conceptual plan is not of sufficient detail at this point for staff to review. However, staff recommends that consideration be given to limiting access of this lot only to 16th Street to prevent cut-through traffic in the residential neighborhood to the east. The applicant will need to comply with all driveway design criteria outlined in Section 106-835.

Proximity to Residential:

The proposed site is located in close proximity to R-2, Medium Density Residential, zoned property. Although not adjacent, the site is located across a 16-foot alley from an existing single family house at 402 S. 15th Street. The city's Code of Ordinances requires that development of commercially zoned properties adjacent to residential must provide a screening buffer. Section 106-444(a)(1) outlines the city's screening requirements. Should this SCUP be approved, staff recommends that consideration be given to a condition that would require screening in accordance with the provisions of the city's screening requirements, which includes a solid wood, masonry or vinyl fence with tree plantings at 20' on center.

Covered Parking Awning.

The proposed covered awning will need to be located on the property so as to comply with all applicable setbacks and height limitations as outlined in Section 106-741(b). The code allows for a maximum height of 15 feet for accessory structures. Additionally all accessory structures are required to be at least 3 feet from any property line.

Parking Lot Surface.

The city code requires that parking surfaces be of a dust-free material. Staff has included a condition to the SCUP requiring the surface to be either asphalt or concrete. Further, the surface must be maintained in good condition and repaired as necessary in the future.

Drainage.

Drainage will be accommodated on site in accordance with all applicable standards and reviewed at the time of submittal of the site development plan.

Conclusion:

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

Planning and Zoning Commission Special Called Meeting
 January 29, 2015
 SCUP, Medders Construction

Condition:	Staff Analysis:
(1) That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity.	The proposed use of the site as an off-site parking lot to provide the applicant additional parking for their main building at 311 S. 16 th Street is allowed in the code subject to approval of a special conditional use permit. The conditions outlined in the SCUP are recommended to assure that the proposed development is compatible with surrounding properties.
(2) That the conditions placed on such use as specified in each district have been met by the applicant.	As a condition of approval of the proposed SCUP, the applicant is required to submit a site development plan in accordance with the requirements of the city's Development Ordinance. Additionally, the site development plan will need to comply with all other provisions of the city's Zoning Ordinance and will be reviewed during the site development review. Any conditions imposed as part of a SCUP approval will need to be incorporated in the site development plan.
(3) That the applicant has agreed to meet any additional conditions imposed, based on specific site constraints, and necessary to protect the public interest and welfare of the community.	The applicant will need to provide confirmation that they are agreeable to the conditions imposed on the SCUP. Staff has provided a list of conditions as part of this report. However, the Commission and City Council may impose additional conditions, should they approve the proposed SCUP.

Based on the analysis above, staff finds that if the Planning and Zoning Commission desires to recommend approval of the proposed Special Conditional Use Permit, then a number of conditions should be considered in the approval.

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance.
2. The plan shall comply with all other provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
3. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process.
4. The applicant shall provide screening in accordance with the provision of Section 106-444(a) on the east property line to mitigate impacts of the proposed parking lot on the residential properties to the east.
5. Driveway access shall only be permitted on S. 16th Street; not on W. C Street.
6. No outside storage of materials is permitted on site.

7. Parking shall be only for Medders Construction or subsequent owner of the property at 311 S. 16th Street.
8. The paved surface shall be either asphalt or concrete.
9. The pavement shall remain in good, operable, dust free condition over time, and that repairs shall be made as necessary, or upon written notification by the city.
10. No hazardous materials are allowed on-site at any time.
11. Minor amendments to the plans shall be subject to approval by the Director of Planning and Development. A significant change in the approved concept shall be subject to the Planning and Zoning Commission's review.

ATTACHMENTS

- Exhibit A: Draft Ordinance
- Exhibit B: SCUP Application and Supplemental Information from the Applicant
- Exhibit C: Area Map
- Exhibit D: Zoning and Land Use Map

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF LA PORTE, CHAPTER 106, MORE COMMONLY REFERRED TO AS THE ZONING ORDINANCE OF THE CITY OF LA PORTE, BY GRANTING SPECIAL CONDITIONAL USE PERMIT NO. 14-91000003 FOR THAT CERTAIN PARCEL OF LAND HEREIN DESCRIBED, FOR THE PURPOSE OF DEVELOPING AN OFF-SITE PARKING LOT FOR MEDDERS CONSTRUCTION AT THE SOUTHEAST CORNER OF S. 16TH STREET AND W. C STREET; MAKING CERTAIN FINDINGS OF FACT RELATED TO THE SUBJECT; CONTAINING A SEVERABILITY 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. Chapter 106 “Zoning” of the Code of Ordinances is hereby amended by granting Special Conditional Use Permit #14-91000003, attached hereto as Exhibit A and incorporated by reference for all purposes, to allow for the development of an off-site parking lot for Medders Construction at the following described property, to wit: .143 acre tract further described as Lots 1 & 2, Block 789, Town of La Porte, City of La Porte, Harris County, Texas, within a General Commercial (GC) zoning district.

Section 2. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 3. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. 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 5. The City Council of the City of La Porte hereby finds that public notice was properly mailed to all owners of all properties located within two hundred feet (200’) of the properties under consideration.

EXHIBIT A

Section 6. The City Council of the City of La Porte hereby finds, determines, and declares that all prerequisites of law have been satisfied and hereby determines and declares that the amendments to the City of La Porte Zoning Classification contained in this Ordinance as amendments thereto are desirable and in furtherance of the goals and objectives stated in the City of La Porte’s Comprehensive Plan.

Section 7. This ordinance shall be effective after its passage and approval.

PASSED AND APPROVED this the _____ day of _____, 2015.

CITY OF LA PORTE

By: _____
Louis R. Rigby, Mayor

ATTEST:

Patrice Fogarty, City Secretary

APPROVED:

Clark Askins, Assistant City Attorney

City of La Porte
Special Conditional Use Permit #14-91000003

This permit is issued to: Medders Construction
 Owner or Agent

311 S. 16th Street, La Porte, Texas 77571
 Address

For Development of: Off-Site Parking Lot
 Development Name

Vacant Parcel located at the Southeast Corner of S. 16th St. and W. C St.
La Porte, TX 77571
 Address

Legal Description: Lot 1 & 2, Block 789, Town of La Porte, City of La Porte, Harris
County, Texas

Zoning: General Commercial (GC)

Use: Off-Site Parking for a Construction Company

Permit Conditions:

This Special Conditional Use Permit is applicable for the subject property and subsequent plan received November 11, 2014, but not yet approved, a copy of which shall be maintained in the files of the City's Planning and Development Department upon approval. Project development shall be consistent with such approved plan, except as otherwise specified in these conditions of approval:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance.
2. The plan shall comply with all other provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
3. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process.
4. The applicant shall provide screening in accordance with the provision of Section 106-444(a) on the east property line to mitigate impacts of the proposed parking lot on the residential properties to the east.
5. Driveway access shall only be permitted on S. 16th Street; not on W. C Street.
6. No outside storage of materials is permitted on site.
7. Parking shall be only for Medders Construction or subsequent owner of the property at 311 S. 16th Street.
8. The paved surface shall be either asphalt or concrete.

EXHIBIT A

- 9. The pavement shall remain in good, operable, dust free condition over time, and that repairs shall be made as necessary, or upon written notification by the city.
- 10. No hazardous materials are allowed on-site at any time.
- 11. Minor amendments to the plans shall be subject to approval by the Director of Planning and Development. A significant change in the approved concept shall be subject to the Planning and Zoning Commission’s review.

Failure to occupy the building within 12 months after issuance or as scheduled under the terms of a special conditional use permit shall void the permit as approved, except upon an extension of time granted after application to the Planning and Zoning Commission.

If contract or agreement is terminated after completion of any stage and there is ample evidence that further development is not contemplated, the ordinance establishing such special conditional use permit may be rescinded by the City Council, upon its own motion or upon the recommendation of the Planning and Zoning Commission of the City of La Porte, and the previous zoning of the entire tract shall be in full effect on the portion which is undeveloped.

Validation Date: _____

Director of Planning and Development

City Secretary

City of La Porte
604 W. Fairmont Pkwy.
La Porte, TX 77571

Planning & Development Department
**SPECIAL CONDITIONAL USE
PERMIT APPLICATION**

Phone: 281.470.5073
Fax: 281.470.5005
www.laportetx.gov

1. PROPERTY OWNER CONTACT INFORMATION:

OWNER NAME: Terry Medders PHONE 1: 281-930-1872
PHONE 2: 281-898-0429 FAX #: 281-478-5180
E-MAIL: twmedders@sbcglobal.net
MAILING ADDRESS: 311 S. 16th Laporte Tx 77571

2. BUSINESS INFORMATION:

BUSINESS NAME: N/A BUSINESS TYPE: N/A
CONTACT NAME: Terry Medders PHONE #: 281-898-0429
E-MAIL: twmedders@sbcglobal.net FAX #: 281-478-5180
MAILING ADDRESS: 311 S 16th Laporte Tx

3. PROPERTY DESCRIPTION:

PARCEL NO(s) (13-digit HCAD Tax ID #): _____
PROPERTY ADDRESS (if existing): 401 S. 16th
PROPERTY LEGAL DESCRIPTION _____

4. SUPPORTING DOCUMENTATION (Check Applicable):



GENERAL PLAN



SITE PLAN



PLAT

REASON FOR REQUEST?: Parking Area

OWNER or AUTHORIZED AGENT'S SIGNATURE: _____

PRINTED NAME: Terry Medders DATE: 11-20-2014

5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION:



COMPLETE ITEMS 1 THRU 4 OF APPLICATION



ATTACH APPLICABLE PLAN(S)



SUBMIT \$300.00 NON-REFUNDABLE APPLICATION FEE

(STAFF USE ONLY):

DATE RECEIVED: 11/21/2014 RECEIVED BY: [Signature]

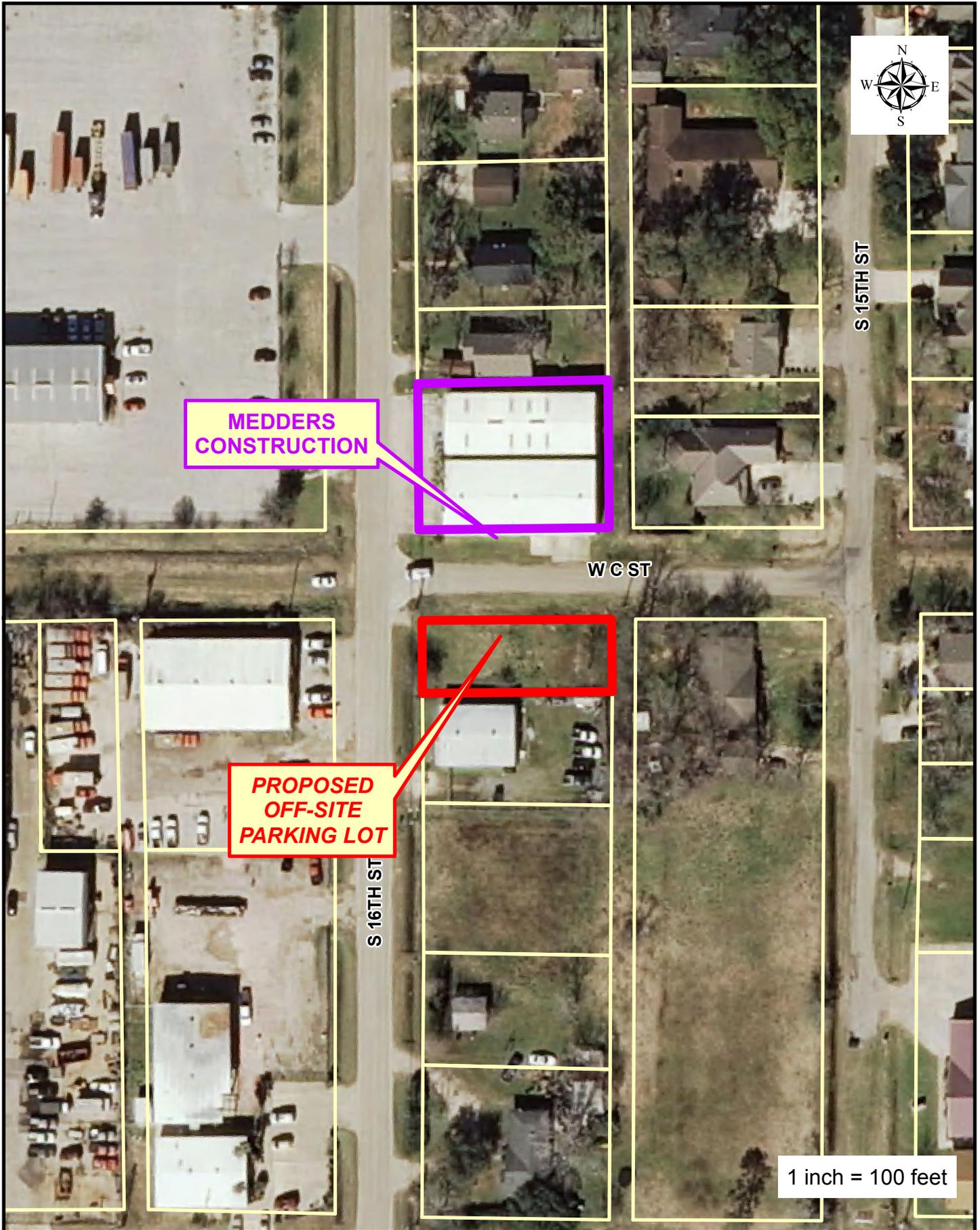
PROJECT NUMBER: _____

SCHEDULED DATE FOR PLANNING & ZONING COMMISSION AGENDA: _____

AREA MAP

14-91000003

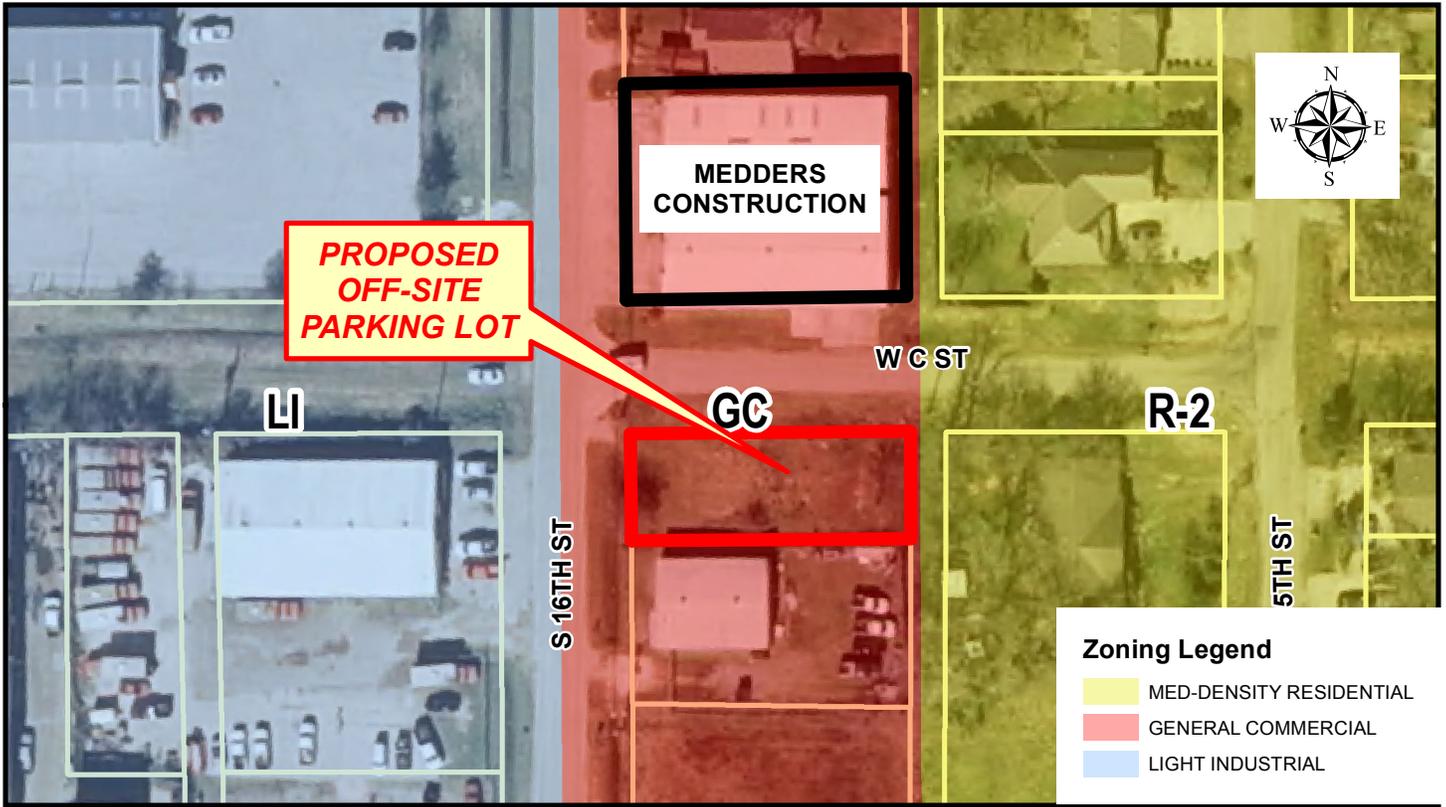
EXHIBIT C



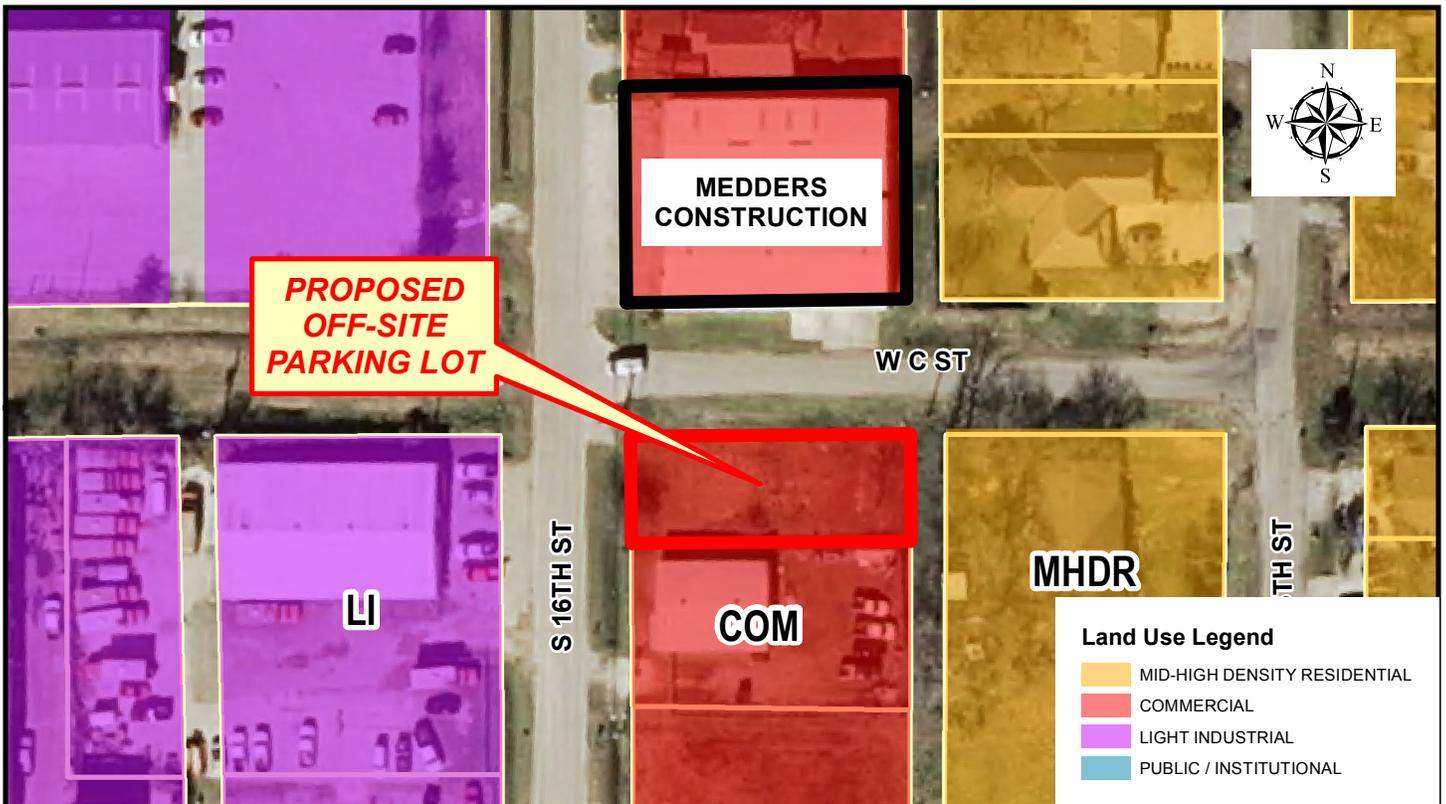
AREA MAP

14-91000003

EXHIBIT D



ZONING



LAND USE

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



January 29, 2015

AGENDA ITEM 7

Consider approval of a Major Development Site Plan (#14-83000003)
to allow for construction of an addition and other site improvements
for La Porte High School
located at 301 E. Fairmont Parkway.
Applicant: La Porte Independent School District

*Eric J. Ensey, 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 request by the La Porte Independent School District for a Major Development Site Plan to allow construction of an addition to La Porte High School located at 301 E. Fairmont Parkway?

RECOMMENDATION

Staff recommends approval of the proposed Major Development Site Plan. However, the approval should be subject to the condition that the applicant resolve a number of minor issues outlined in this staff report prior to the city's issuance of a building permit.

DISCUSSION

Applicant/Property Owner:

La Porte Independent School District

Applicant's Request:

The applicant is seeking to construct an addition to the existing La Porte High School building located at 301 E. Fairmont Parkway. Upon completion of the project, the high school campus will consist of 571,464 square feet of total building area, which includes the high school, sports facilities, and administration. The District plans to utilize the current building while the addition is under construction. The scope of work will consist of 2 phases: the first phase consisting of paving and sports facilities; and the second phase being building demo and new structures/addition. The attached Exhibit A is the proposed site development plan.

Background Information:

The subject site is approximately 53.35 acres and is located at the northeast corner of E. Fairmont Parkway and Texas Street. The attached Exhibit B is an Area Map showing the location of the subject property.

The legal description of the property is "a 53.3544 acre subdivision of out blocks 273-275, 295-299, 301-304, 319-322, Town of La Porte, Vol. 60 Pg. 113, HCDR, and block 51, Vol. 3 Pg. 72, HCDR, Sylvan Beach First Subdivision, of the J. Hunter Survey, A-35, City of La Porte, State of Texas."

The site is currently zoned R-2, Medium Density Residential, and contains the existing La Porte High School Campus, including administration buildings, sports facilities and the high school. The school is a permitted use in the R-2 District. The City of La Porte’s Land Use Map identifies this parcel as “Public/Institutional.” The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	R-2, Medium Density Residential	Junior High/Elementary School Campus (across G Street)
South	GC, General Commercial	Commercial, church and vacant (across Fairmont Parkway)
West	GC, General Commercial	Commercial (across Texas Street)
East	R-3, High Density Residential R-1, Low Density Residential	Existing residential development (across San Jacento Avenue)

Analysis:

This site development plan was reviewed according to the provisions of Appendix E of the city’s Development Ordinance (No. 1444). Because the site is greater than 10 acres in size, it requires approval 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). Planning staff has reviewed the proposed site development plan and concluded that the application complies with all applicable code requirements. Staff is working to accommodate the timing of this application and the need to begin construction in a timely manner. As a result, there may be a couple of items that need to be addressed and will be recommended as conditions of approval. The following is a description of staff’s analysis of various considerations:

Site Improvements.

The applicant is proposing phasing of the project in a manner to have minimal impact on the existing operations of the school. The first phase will be construction of all sports facilities on the site, including fields, tennis courts, proposed scoreboard, etc. Then they will proceed with the second phase being building demolition and construction. Following completion of construction, the high school campus will include 571,464 square feet of total building square footage and 876 parking spaces.

The city sent out a review letter to the applicant on January 16th outlining a number of items that still need to be addressed with the site plan (see the attached Exhibit C). Should the Commission recommend approval of the proposed site plan, the approval should be contingent on the applicant resolving all these issues prior to executing the approval certificates on the site plan.

Landscaping.

The site development plan includes proposed landscaping in accordance with the provisions of Section 106-800 of the Code of Ordinances. Landscaping is required in locations adjacent to where site improvements have been proposed. The proposal includes street trees planted in various locations along the perimeter of the property as well as in locations where parking improvements are proposed.

Parking and circulation.

Section 106-838 of the Code of Ordinances outlines the city's parking requirements for high school uses. Specifically the code requires: 1 space per 4 students and 1 space per staff. Based on this ratio, the site is required a total of 838 parking spaces. The proposal includes the addition of 73 parking spaces, for a total at project completion of 876 spaces.

Fire Hydrant Locations.

This is one item that has not been fully resolved at the time of review by the Planning and Zoning Commission. Staff recommends that a condition of approval be included with any approval of the site plan requiring the applicant to continue to work with the Fire Marshal on the location of hydrants on the site and to add any fire hydrants required.

Drainage and detention.

The attached Exhibit D is a copy of the Drainage Analysis Report prepared by the applicant's engineer. The City Engineer has reviewed the report for compliance with the city's Public Improvement Criteria Manual (PICM) and has accepted it.

The proposal also includes the closing of an open drainage channel and facilitating the flow of that channel in an underground box culvert. This allows the applicant to utilize more of the property above ground for other improvements and to facilitate easier access across the site. The study identifies two alternatives and recommends the alternative that does not withhold the drainage getting to Galveston Bay. Additionally, the City Engineer concurs with the report's finding that the preferred alternative does not increase the water surface elevation and uses the pond as severe event overflow. In summary, the preferred alternative design will not impact the flow of water in the channel and will not impact properties up or down stream.

Conclusion:

Based on the analysis above, staff finds that the proposed Major Development Site Plan for the La Porte High School campus complies with the various applicable code requirements and should be considered for approval subject to resolution of the location of fire hydrants and the resolution of all items addressed in the city's review letter dated January 16, 2015.

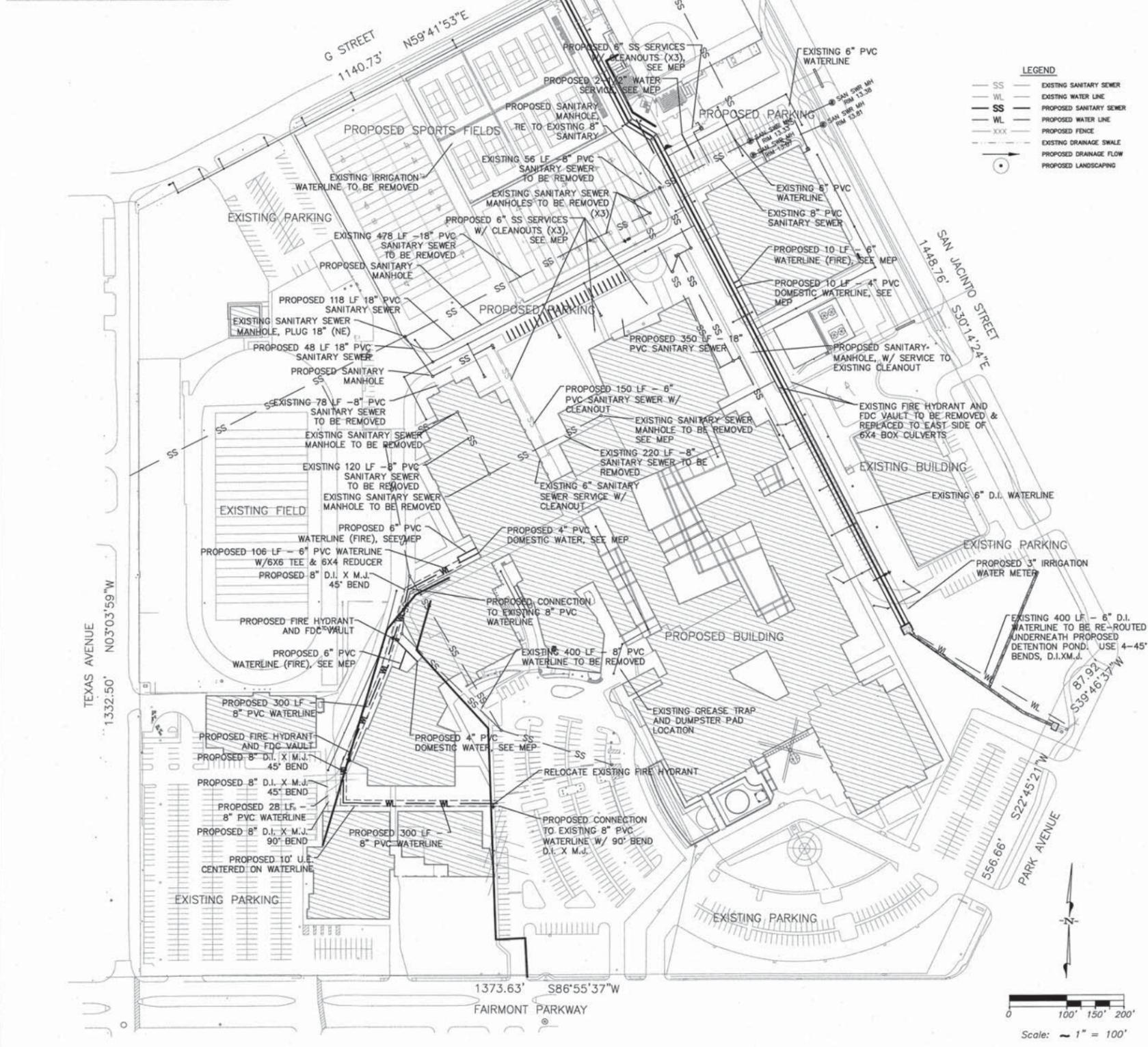
Planning and Zoning Commission Regular Meeting
January 29, 2015
Major Development Site Plan – La Porte High School

ATTACHMENTS

- Exhibit A: Proposed Baker 6th Grade Campus Site Plan
- Exhibit B: Area Map
- Exhibit C: Review Letter Dated January 16, 2015
- Exhibit D: Drainage Impact Analysis

Proposed Structure	Square Footage	Parking Lot Count
Main Building	416,490	
Pool and Exist Gym	45,909	
Existing Field House	18,837	
Existing Visitor Dressing	2,542	
Existing Laundry	3,390	
New CTE	46,563	
Central Plant	5,226	
Existing Admin	30,839	
New SB Concession	1,668	
Total	571,464	

Existing	Accessible Required	Total
Junior Lot 368	10 2750 students/4	688
Senior Lot 214	5 Staff	150
Visitor/Staff 208	5	
Athletic/Laundry 13		
New Parking 73	7	838
Total 876	27	



We, La Porte Independent School District, as Owners of the 14.5019 acre tract described in the above and foregoing site plan of Lomax Elementary do hereby establish said development of said property according to all lines, dedications, restrictions and notations on said site plan. We 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners agree that those streets and utilities located within the boundaries of this site plan specifically noted as private, shall be maintained as private streets and utilities by the owners, heirs, successors and assigns and further, that said private streets shall be available for the general use of the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times.

IN TESTIMONY WHEREOF, the La Porte Independent School District has caused these presents to be signed by Lloyd Graham, its Superintendent, thereto authorized, attested by its Assistant Superintendent, Mike Clausen, and its common seal hereunto affixed this ___ day of September, 2014.

La Porte Independent School District

Lloyd Graham, Superintendent

Mike Clausen, Assistant Superintendent

This is to certify that the City Planning and Zoning Commission of the City of La Porte, Texas has approved this site plan and development of Lomax Elementary in conformance with the laws of the State of Texas and the ordinances of the City of La Porte.

Director, La Porte Community Development Department

ATTEST:
By: Bob Eng, La Porte City Engineer

Chairman, La Porte Planning and Zoning Commission

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

I, Adam Hutchison, am registered under the laws of the State of Texas to practice the profession of engineering and hereby certify that the above site plan is true and correct.

NOTES

DEVELOPMENT NAME	LA PORTE HIGH SCHOOL	Adam Hutchison, PE Texas Registration No. 102128
DEVELOPMENT TYPE	SCHOOL	
ZONING	R2-MEDIUM DENSITY RESIDENTIAL	
OWNER	LA PORTE INDEPENDENT SCHOOL DISTRICT	
DEVELOPER	LA PORTE INDEPENDENT SCHOOL DISTRICT	
LEGAL DESCRIPTION	BEING A 53.3544 ACRE SUBDIVISION OUT BLOCKS 273-275, 295-299, 301-304, 319-322, TOWN OF LA PORTE, VOL. 60 PG. 113, H.C.D.R., AND BLOCK 51, VOL. 3 PG. 72, H.C.M.R., SYLVAN BEACH FIRST SUBDIVISION, OF THE J. HUNTER SURVEY, A-35, LA PORTE, HARRIS COUNTY, TEXAS	
ADDRESS	301 E FAIRMONT PARKWAY LA PORTE, TX 77571	
ENGINEER	ARBORLEAF ENGINEERING & SURVEYING, INC.	
KEY MAP	580 C	
EXISTING BLDG		
FLOOD ZONE	AE	
HCAD	119-697-000-0001 024-035-019-0001	024-029-096-0001 024-022-074-0001
	024-032-001-0016	024-022-073-0011

IRRIGATION PLAN PROVIDED. LANDSCAPING SHALL BE IRRIGATED WITH AN APPROVED IRRIGATION SYSTEM. A SEPARATE PERMIT WILL BE REQUIRED FOR PROPOSED SYSTEM.

PROPOSED DUMPSTERS AND GREASE TRAP ARE LOCATED ON THE WEST SIDE OF PROPERTY.

BUILDING SQUARE FOOTAGE: 571,464 SF.

LANDSCAPING PLAN WILL BE PROVIDED.

20' FIRE LANE WILL BE PROVIDED AROUND THE NORTH AND EAST SIDES OF THE PROPERTY, AND WILL CONNECT WITH PARKING LOTS ON THE WEST AND SOUTH SIDES OF THE PROPERTY.

TYPICAL PARKING SPACE WILL BE 9' WIDE BY 18' LONG.

PROPOSED ROOF DRAINS WILL DRAIN TO EXISTING DITCH OUTFALL AT EAST SIDE OF THE PROPERTY. EXISTING DITCH WILL BE REPLACED WITH 2'-4'X6" BOX CULVERTS.

ALL OTHER GRASS AND PARKING AREAS WILL DRAIN TO THE FRONT OF THE PROPERTY, AND WILL REMAIN CONSISTANT WITH THE CURRENTLY EXISTING LA PORTE HIGH SCHOOL SITE PLAN.

THE SANITARY SEWER SERVICE WILL BE CONNECTED AT THE WEST SIDE OF THE PROPERTY AND WILL RUN NORTH TO THE EXISTING SANITARY LINE LOCATED NEAR "G" STREET.

PER ADA "100 TO 150 SPACES SHALL REQUIRE 5 ACCESSIBLE SPACES".

ALL PAVING WILL BE CONCRETE.

OVERHEAD ELECTRICITY WILL BE PROVIDED.

EXISTING SANITARY SEWER TO BE CUT AND PLUGGED BY CONTRACTOR.

ALL WATER AND SANITARY CONNECTIONS TO BE MADE BY CONTRACTOR. ALL DOMESTIC WATER METERS 3" AND LARGER WILL BE MADE BY CONTRACTOR. ANY WATER METERS 2" AND SMALLER WILL BE INSTALLED BY THE CITY OF LA PORTE.

THIS TRACT IS IN FLOOD ZONE AE, BFE=14.0 ACCORDING TO FEMA MAP #48201C0945M, DATED MARCH 29, 2013.

CALL BEFORE YOU DIG
Texas One Call participants request 48 hours notice before you dig, drill, or blast—STOP, call Texas One Call System @ 1-800-245-4545.

CAUTION:
The location of SBC Telephone Company Utilities are shown in an approximate way only. The contractor shall determine the exact location before commencing work. He agrees to be fully responsible for any and all damages which might occur by his failure to exactly locate and preserve these underground utilities.
1-800-344-8377 a minimum of 48 hours prior to construction to have underground lines field located. When excavating within eighteen inches of the indicated location of telephone facilities, all excavation must be accomplished using non-mechanized excavation procedures. Upon starting the contractor shall expose the SBC telephone facilities.

When telephone facilities are exposed, the contractor should provide support to prevent damage to the conduit ducts or cables. When excavating near telephone poles, the contractor shall brace the pole for support.

CAUTION:
Underground gas facilities. Locations of Centerpoint Energy main lines (to include unit gas transmission and/or industrial gas supply corp. where applicable) are shown in an approximate location only. Service lines are usually not shown. The contractor shall contact the Utility Coordinating Committee at (713)-223-4567 or 1-800-669-8344 a minimum of 48 hours prior to construction to have main and service lines field located.

When Centerpoint Energy pipe line markings are not visible call (713)-967-8037 (7:00 AM to 4:30 PM) for status of line location request before excavation begins.
When excavating within 18" of the indicated location of Centerpoint Energy facilities, all excavation must be accomplished using non-mechanized excavation procedures.
When Centerpoint Energy facilities are exposed, sufficient support must be provided to the facilities to prevent excessive stress on the piping.

CAUTION:
Overhead Electric lines may exist on the property. We have not attempted to mark these lines since they are clearly visible, but the Contractor should locate them prior to beginning any construction. Texas Law, Section 752, Health and Safety Code, forbids all activities in which persons or things may come within six feet of live overhead high voltage lines. Parties responsible for the work, including contractors, are legally responsible for safety of construction workers under this law. This law carries both criminal and civil liability. To arrange for lines to be turned off or moved, call Centerpoint Energy @ 713-207-2222.

The Contractor shall be liable for all legal actions resulting from construction activity in the vicinity of this project and by accepting these plans, agrees to hold the Owner and Engineer harmless from any claims or damages resulting from this work.

SAFETY SYSTEMS

"These plans, and any attendant drawings, including shop drawings, 'As Built' drawings, or record drawings, addenda, change orders and specifications, prepared by this engineer do not extend to or include designs or systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of the Registered Professional Engineer hereon does not extend to any such safety systems that may now or hereafter be incorporated in these plans. The construction contractor shall prepare or obtain the appropriate safety systems, including the plans and specifications required by House Bills 662 and 665 enacted by the Texas Legislature in the 70th Legislature—Regular Session."

All work shall conform to OSHA Safety Regulations.



FILING DATE	12/18/14

Arborleaf Engineering & Surveying, Inc.
TBPE 7705 TBPLS 100543-00
1002 Village Square Drive, Ste B
Tomball, Texas 77375
281-655-0634

LA PORTE HIGH SCHOOL SITE PLAN

SITE PLAN

La Porte, Texas

Submitted:	Designed by: AMH
Scale:	Drawn by: AMH
Date:	Sheet 1 of 3 Sheets
FB No.:	ALES PROJECT #
Survey by:	14-431

PROPOSED SITE LAYOUT



Proposed Trees

Qty*	Symbol	Common Name	Plant Size
13		Oak, Shumard Quercus shumardi	2" caliper min. 6' Height
35		Crape Myrtle Lagerstroemia indica	min. 6' Height
11		Blueberry, Japanese Elaeagnus decipiens	-30 Gal.
16		Magnolia, Little Gem Magnolia grandiflora 'Little Gem'	min. 6' Height

Proposed Shrubs

Qty*	Symbol	Common Name	Plant Size
118		Waxleaf Ligustrum Ligustrum japonicum	5 Gal.

*Landscape Contractor to verify all plant quantities

Common Bermuda Solid Sod & Hydromulch

- Solid Sod Stripping along all curbs and walks in hydromulch areas receiving irrigation
- All disturbed areas not shown as solid sod to receive hydromulch
- All new landscaping shall be irrigated with an approved irrigation system

Existing Trees

Qty	Symbol	Common Name	Plant Size
8		Pine Tree Pinus spp.	8" caliper
9		Crape Myrtle Lagerstroemia indica	Multi Trunk 2" caliper
11		Live Oak Quercus virginiana	3" caliper

NOTE: ALL DRIVES ARE EXISTING EXCEPT FOR ONE PROPOSED DRIVE ALONG SAN JACINTO AVENUE, JUST NORTH OF THE ADMINISTRATIVE BUILDING.

THE NEW CONCRETE DRIVE WILL COMPLY WITH SECTION 106-835 CRITERIA

NO NEW DUMPSTERS OR GREASE TRAPS WILL BE INSTALLED.

ALL NEW PAVEMENT WILL BE CONSTRUCTED OF CONCRETE.

THE SITE IMPROVEMENTS WILL CONSIST OF RE-BUILD OF A SIGNIFICANT PART OF THE EXISTING LA PORTE HIGH SCHOOL. THE EXISTING PARKING LOT TO THE SOUTH AND THE STADIUM TO THE WEST ALONG WITH ITS SURROUNDING PAVING WILL NOT CHANGE. THE SOUTHERN SCHOOL ENTRANCE WILL REMAIN THE SAME ALONG WITH THE ADMINISTRATIVE BUILDING TO THE EAST. A PORTION OF THE EXISTING SCHOOL TO THE EAST OF THE STADIUM WILL BE DEMOLISHED AND RECONSTRUCTED. NEW CONCRETE DRIVES AND PARKING LOTS WILL BE ADDED THROUGH THE CENTRAL PORTION OF THE PROPERTY AND TO THE EAST. NEW SPORT FIELDS WILL BE CONSTRUCTED AT THE NORTHERN PART OF THE PROPERTY.

A NEW 20' FIRE LANE WILL BE PROVIDED AROUND THE NORTH AND EAST SIDES OF THE PROPERTY, AND WILL CONNECT WITH PARKING LOTS ON THE WEST AND SOUTH SIDES OF THE PROPERTY.

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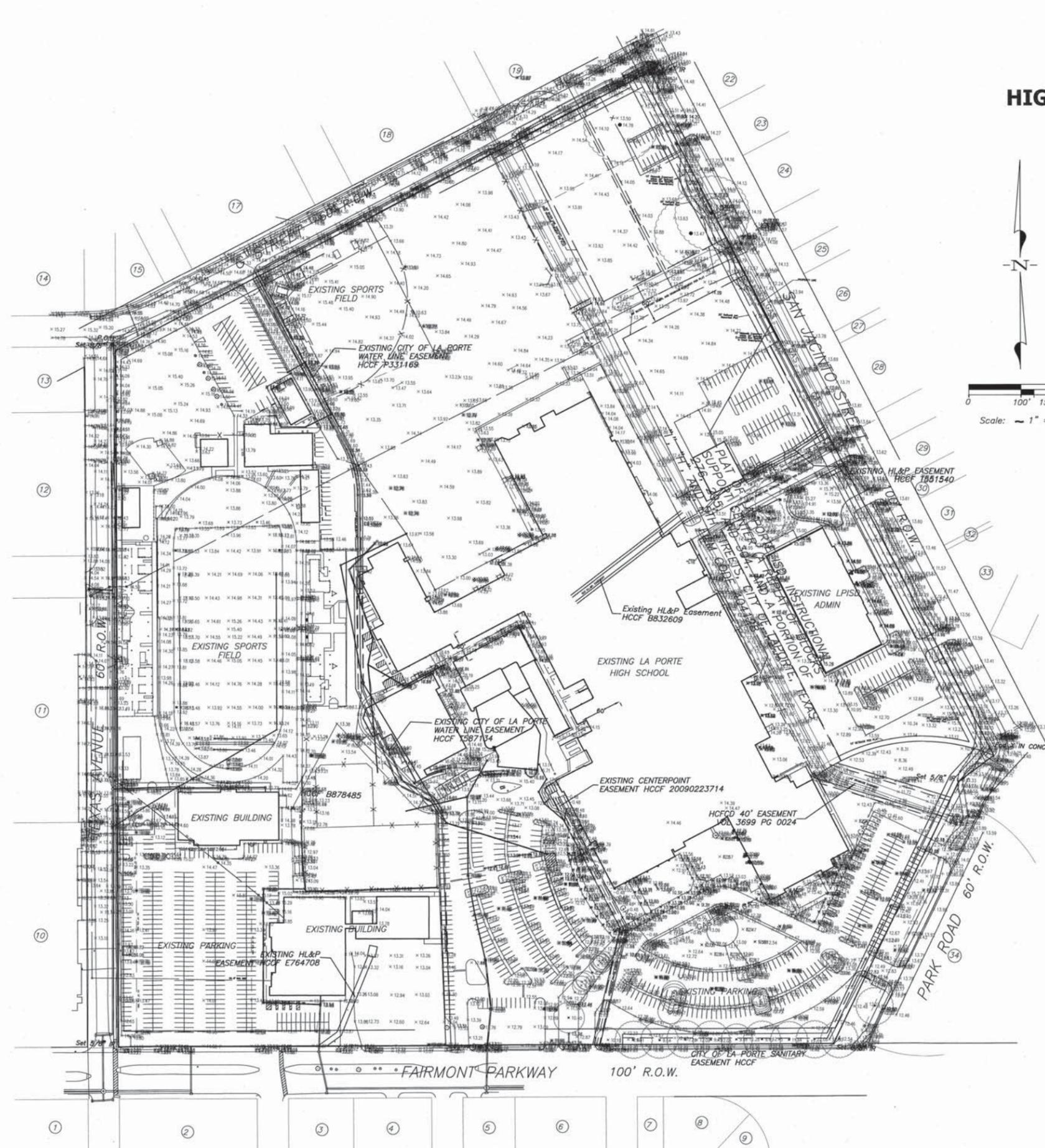
LA PORTE HIGH SCHOOL SITE PLAN

SITE PLAN/LANDSCAPE

La Porte, Texas

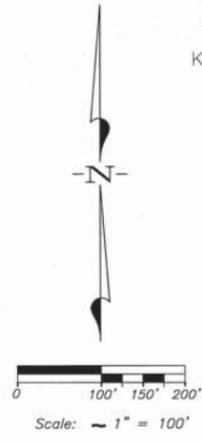
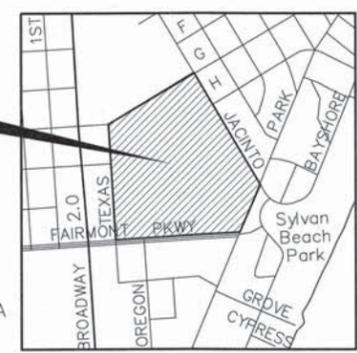
Submitted:	Designed by: AMH
Scale:	Drawn by: AMH
Date:	Sheet 2 of 3 Sheets
FB No:	ALES PROJECT #
Survey by:	14-431

PROPOSED SITE LAYOUT



LA PORTE HIGH SCHOOL

Location Plan
1"=2000'
KEY MAP 579 A



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All work shall conform to OSHA Safety Regulations.



FILING DATE	12/18/14
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Parcel	HCAD Tax ID	Property Owner	Legal Description
1	024-189-010-0001	La Porte Retail LLC	Lots 1-31 Block 1110 La Porte Outlots
2	024-189-011-0001	Fairmont Investments Co LLC	Lots 1-31 Block 1111 La Porte Outlots
3	024-190-012-0001	First Assembly of God	Lots 1-5 Block 1112 La Porte Outlots
4	024-190-012-0006	La Porte Assembly of God Church	Lots 6-11 Block 1112 La Porte Outlots
5	024-190-013-0001	LP Assembly of God Church	Lots 1-4 Block 1113 La Porte Outlots
6	024-190-013-0005	Shaterra Properties LLC	Lots 5-11 Block 1113 La Porte Outlots
7	024-191-000-0001	Gonzalez Gerardo	Lots 1-2 Block 1114 La Porte Outlots
8	024-191-000-0003	Texan Land and Cattle Co	Lots 3-8 Block 1114 La Porte Outlots
9	024-191-000-0009	La Porte ISD	Lot 9 Block 1114 La Porte Outlots
10	024-035-018-0001	BCC Interests LLC	Lots 1-31 Block 318 La Porte Outlots
11	024-031-000-0004	Ganim Abraham	Lots 4-32 Block 300 La Porte Outlots
12	024-021-072-0017	Protestant Episcopal Church	Lots 17-27 Block 272 La Porte Outlots
13	024-021-072-0031	St Johns Episcopal Church	Lots 1-5, 28-32 Block 272 La Porte Outlots
14	024-021-071-0041	La Porte ISD	Lots 1-20, 23-30 Block 271 La Porte Outlots
15	024-020-007-0001	La Porte ISD	Lot 1 Block 270 La Porte Outlots
16	024-020-069-0001	La Porte ISD	Lots 1-16, 23-24 Block 269 La Porte Outlots
17	024-019-068-0001	La Porte ISD	Lots 1-28 Block 268 La Porte Outlots
18	024-019-067-0001	City of La Porte	Lots 1-28 Block 267 La Porte Outlots
19	024-024-000-0027	Raymond & Sherry Bourque	Lots 1-3 Block 277 La Porte Outlots
20	024-024-000-0018	Texan Land and Cattle Co	Lots 4-5, Block 277 La Porte Outlots
21	024-024-000-0028	Elias & Susana Raymundo	Lots 6-9 Block 277 La Porte Outlots
22	024-028-094-0005	Angelica & Juan Camtra	Lots 10-14 Block 277 La Porte Outlots
23	024-028-094-0001	Hector & Mary Raymundo	Lots 1-2 Block 294 La Porte Outlots
24	024-028-094-0003	Hector & Mary Raymundo	Lots 3-7 Block 294 La Porte Outlots
25	024-028-094-0008	Timothy & Patricia Holmes	Lot 8 Block 294 La Porte Outlots
26	024-028-094-0009	Timothy & Patricia Holmes	Lots 9-14 Block 294 La Porte Outlots
27	024-034-000-0001	Jerrri Duncan	Lots 1-3 Block 305 La Porte Outlots
28	024-034-000-0004	Groda Enterprises Inc	Lots 4-5 Block 305 La Porte Outlots
29	024-034-000-0005	Groda Enterprises Inc	Lots 6-9 Block 305 La Porte Outlots
30	024-034-000-0036	Gary Groda	Tract 10 Block 305 La Porte Outlots
31	024-034-000-0036	Johana & Israel Martinez	Lots 11-15, 10A Block 305 La Porte Outlots
32	035-216-050-0007	City of La Porte	Lots 7-14 Block 50 La Porte Outlots

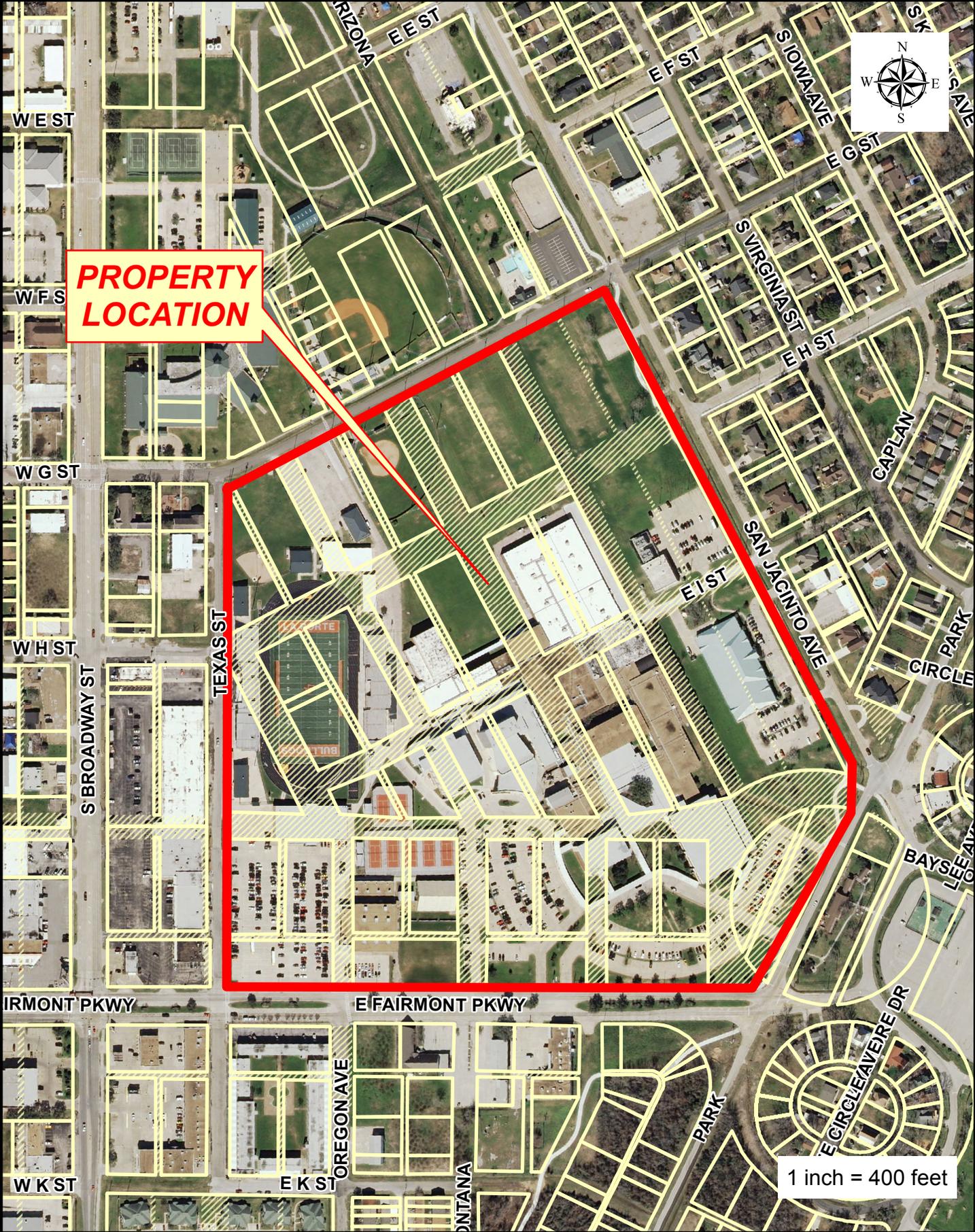
Arborleaf Engineering & Surveying, Inc.
TBPE 7705 TBPLS 100543-00
1002 Village Square Drive, Ste B
Tomball, Texas 77375
281-655-0634

LA PORTE HIGH SCHOOL SITE PLAN
EXISTING SURVEY
La Porte, Texas

Submitted:	Designed by: AMH
Scale:	Drawn by: AMH
Date:	Sheet 3 of 3 Sheets
FB No:	ALES PROJECT #
Survey by:	14-431

AREA MAP

EXHIBIT B





January 16, 2015

Adam Hutchinson
Arborleaf Engineering & Surveying
1002 Village Square Drive, Suite B
Tomball, Texas 77375

RE: Major Development Site Plan Application #14-83000003 (*Review of Submittal #3*)
La Porte High School – 10615 N. “L” Street

Dear Mr. Hutchinson,

The City of La Porte received your resubmittal and conducted our review of the documentation submitted. This letter includes all comments and questions related to your plan submittal by the various city agencies.

Planning:

(*Eric Ensey, City Planner, 281-470-5063, enseye@laportetx.gov*)

1. The plan included a note regarding the location of dumpsters, but this note will also need to include screening materials used for the dumpster.
2. The street trees need to be shade trees not ornamental trees.
3. Near the new entrance on San Jacinto, there is a reference to “8 Waxleaf Ligustrum” but I do not see where those plants are located. Please identify on the site plan.

Building:

(*Mark Huber, Chief Building Official, 281-470-5067, huberm@laportetx.gov*)

4. No additional comments.

Utilities:

(*Curtis Herrod, Utilities Superintendent, 281-470-5107, herrodc@laportetx.gov*)

5. Call out size of the domestic water service and meter for the proposed baseball field facility.
6. Indicate if the existing sanitary sewer running through proposed baseball field will be abandoned or remain.
7. Shown and call out a U.E. for the existing 6” water line.
8. Call out proposed 4” water meter for proposed not labeled.
9. Possible conflict between existing fire line (size not known) and the proposed 2-4 x6 box culverts near the outfall to the detention pond.
10. Label proposed Baseball field.
11. The utility easement is shown but not called out for proposed water line to be relocated.
12. Show and call out existing water service and meter for existing Mechanical bldg.

Mr. Adam Hutchinson
January 16, 2014
Page 2

13. Show and call out existing fire line and domestic water service for Administration Bldg.
14. Clarify and call out if sanitary sewer or manholes will be abandoned in place.
15. Contact Public Works for specifications regarding the proposed 3" and 4" domestic water meters and other meter installation requirements.

Engineering:

(Bob Eng, City Engineer, 281-470-5058, engb@laportetx.gov)

16. No additional comments. I would suggest submitting application for your fill dirt permit and stormwater quality permits at this time so they can be ready at the time the building permit is ready to be issued.

Fire:

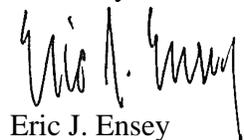
(Clif Meekins, Fire Marshal, 281-470-5175, meekinsc@laportetx.gov)

17. Contact Donald Ladd, Deputy Fire Chief, to discuss fire hydrant locations at 281-470-5182.

After you have addressed the comments from the various city agencies as specified in this letter, please provide me with a revised submittal. Your submittal may be submitted electronically or via one copy of the revised site plan and any additional information requested. I have this case scheduled for the January 29, 2015 meeting agenda for the Planning and Zoning Commission.

If you have any further questions, please don't hesitate to contact me directly at 281-470-5063 or via email at enseye@laportetx.gov.

Sincerely,



Eric J. Ensey
City Planner

DRAINAGE ANALYSIS REPORT

La Porte High School Drainage Channel

La Porte, Texas

Prepared for:

ArborLeaf Engineering and Surveying

Prepared by:

LJA Engineering, Inc. 

Firm Registration No. F-1386
2929 Briarpark, Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

LJA Job Number 2265-1401

DECEMBER 2014

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DECEMBER 2014

1.0 INTRODUCTION

1.1. Project Background

LJA Engineering, Inc. (LJA) was contacted by ArborLeaf Engineering and Surveying (ArborLeaf) to determine the size of a box storm drain system to enclose the existing earthen open channel for future development of the site. The project area is shown on **Exhibit 1**. **Exhibits 2** and **3** show the study drainage areas based on topographic survey provided to LJA and discussions with ArborLeaf. The existing open channel and existing crossing culverts are shown on Exhibit 4.

For the study limits, the downstream end of the existing open channel outfalls into existing 48-inch pipes just upstream of Park Street. The Park Street storm sewer system was not modeled as part of the analysis.

The Base Flood Elevation (BFE) for the site is at Elevation 14 based on the preliminary Flood Insurance Rate Map (FIRM) dated March 29, 2013. The BFE of 14 was used as it is higher value than the current effective value. Both FIRM panels are shown in **Appendix A**.

1.2. Purpose

The purpose of this study is to analyze the size of proposed box system to enclose an existing earthen open channel located on the high school campus. Drainage areas were determined and flows calculated for use in hydraulic modeling of the box system. In addition, the south ditch running east and west along G Street was sized for pipe to enclose that ditch system. Flows were calculated for the G Street ditch and capacity checked but no detail hydraulic modeling was completed for it.

1.3. Scope of Work

The scope of work consists of performing a hydrology and hydraulic (H&H) analysis and providing supporting documentation for planning the enclosing of the existing channel between G Street and Park Street. The tasks outlined below were performed as part of the drainage analysis:

- Previously collected topographic survey information for the high school campus was provided by ArborLeaf.
- Existing condition hydrologic analysis to establish the base conditions. Drainage areas were analyzed using topographic information. Peak runoff rates were calculated and existing condition runoff hydrographs were computed.
- Hydraulic analysis of existing drainage structures was conducted. Water surface elevations were determined using XP-Storm.
- Hydraulic analysis of proposed conveyance improvement alternatives was conducted. Water surface elevations were determined using XP-Storm and compared to the existing condition.
- The methods, assumptions, conclusions, and recommendations of the computations performed are documented in this drainage analysis report.

1.4. Additional Project Information

The proposed project horizontal datum is Texas Coordinate System South Central Zone NAD83. The vertical datum is based on NAVD 88 (Harris County Reference Mark System) as provided by ArborLeaf.

The FEMA FIRM panel for the La Porte High School campus is covered on panel 48201C0954L and is shown in **Appendix A**.

2.0 HYDROLOGY

The existing topography in the project area is relatively flat. The general fall of the land northwest to southeast.

2.1. Hydrologic Methodology

For this analysis, no hydrologic modeling was created. As a way to develop flow values, Malcolm’s Small Hydrograph Method (or Small Watershed Method) was used to determine a storage volume for the 100-year storm event. Malcolm’s Small Watershed Method evaluates single peak discharge values and creates hydrographs for comparison based on drainage area characteristics. The Small Watershed is technique for hydrograph development, which is useful in hydrologic studies for relatively small watersheds (up to approximately 640 acres) and was developed by H.R. Malcolm. The Small Watershed method is discussed in detail the Harris County Flood Control Criteria Manual and can be used in conjunction with the drainage area-discharge curves (site runoff curves) or the Rational Method. The methodology utilizes a pattern hydrograph to obtain a curvilinear hydrograph that peaks at the peak flow rate, determined by use of site runoff curves or the Rational Method and which contains a runoff volume consistent with desired rainfall amount. Method for this analysis, the existing and proposed flow values were created and used as the hydrographs for comparison. For this analysis, the HCFCD site runoff curves were used for the 100-year event. **Table 2.1** shows the HCFCD Site Runoff Curve values.

Table 2.1 Site Runoff Curves

Impervious Cover	10 Year Prob		100 Year Prob	
	< 20 acres	>20 acres	< 20 acres	>20 acres
0%	1.2	2.1	2.0	3.4
10%	1.5	2.6	2.5	4.3
20%	1.8	3.1	3.1	5.3
30%	2.3	3.9	3.8	6.4
40%	2.7	4.6	4.3	7.3
85%	3.5	5.9	5.1	8.7

The equation for the Site Runoff Curves is:

$$Q = bA^m$$

Where: Q = peak discharge (cfs)

A = drainage area (acres)

m = 1.0 for 1 to 20 acres and 0.823 for more than 20 acres up to 640 acres

Table 2.2 shows the drainage areas and the corresponding area used in the peak flow calculation from the site runoff curves.

Table 2.2 Drainage Areas

DA ID	Area (ac)
DA-1	20.9
DA-2	5.5
DA-3	8.6
DA-4	3.9
DA-5	2.8
DA-6	3.6

Appendix B contains the spreadsheets that show the determination of the hydrographs from the peak flow values calculated from each drainage areas. These hydrographs were entered in the XP-Storm models.

3.0 Hydraulic Analysis

This section presents the hydraulic analysis performed for the enclosing of the existing open channel on the La Porte High School Campus. The hydraulic analysis was performed using XP-Storm program.

3.1. XP-Storm Procedures

XP-Storm is a dynamic rainfall-runoff-subsurface-runoff simulation model used for single-event to continuous simulation of flow quantity and quality from primarily urban/suburban areas. While the program has both hydrology and hydraulic components, for the purposes of this analysis only the hydraulic components were utilized. XP-Storm utilizes the EPA SWMM 5 engine for calculations.

The hydraulic portion of XP-Storm routes water flow through a user-defined storm water network that can include components such as closed pipes, open channels, storages, ponds, diversion structures, pumps, orifices, weirs, outlets, outfalls, and other regulators. XP-Storm tracks the quantity of flow as it progresses through the system to the outlet. The program also tracks flow rate and depth of water in each pipe and channel during the simulation time period.

To build the XP-Storm hydraulic model, the system is defined by establishing a network representation of the physical components of the study area. The first step in building the XP-Storm models for this analysis was to establish junction locations within the model. The junctions physically represent the confluence of natural channels, manholes in a storm sewer system, or pipe connections. The primary input parameters at the junctions were invert elevation and external inflow data (hydrographs). Once, the junction nodes were defined, the outfall node(s) were established. In an XP-Storm model, outfalls are terminal nodes of a drainage system used to define final downstream boundary conditions in dynamic flow routing. Outfalls operate as a junction node in other types of flow routing. The primary input parameters at the outfalls for this analysis are invert elevations and boundary condition type and stage description. The next step in the model development was to connect junction nodes and outfalls with conduit links such as pipes or channels to conveyance water through the system. The primary input parameters used for conduits in this analysis were offset elevation above inverts, conduit length, manning's roughness, cross-sectional geometry, and entrance/exit losses.

Once the network was linked, flow was routed through the network using Dynamic wave routing which solves the complete one-dimensional Saint Venant flow equations and therefore produces the most theoretically accurate results. These equations consist of the continuity and momentum equations for conduits and a volume continuity equation at nodes. Model runs were conducted for the existing hydraulic condition using the 100-year flows.

3.2. Hydraulic Analysis

3.2.1. Existing

The model for the existing conveyance system was run using the 100-year flows. The existing system was modeled using cross sections cut from the existing topographic survey information from the open ditch section. The two double 48-inch culvert crossing were modeled as well in the existing conditions. **Table 3.1** below shows the existing flows and maximum water surfaces for existing conditions from the XP-Storm model. **Appendix C** contains the XP-Storm output for the existing conditions.

Table 3.1 Existing Conditions Results

Link Name	Shape	Max Flow cfs	Maximum Water Elevation (ft)
Link8	Natural	73.00	11.70
Link7	2-48-in	73.48	11.59
Link6	Natural	96.03	11.59
Link5	2-48-in	96.14	11.37
Link4	Natural	103.06	11.37
Link3	Natural	109.30	11.21
Link2	Natural	109.33	11.13
Link1	Natural	117.57	11.06
Link0	2-48-in	117.54	10.83

3.2.2. Proposed with Restrictors

The first proposed scenario consists of enclosing the upstream end of the existing channel with 2-6'x4' RBC for approximately 1300 linear feet downstream of G Street. The downstream end of the existing channel will be expanded for a proposed detention facility. **Exhibit 5** shows this configuration layout. The proposed school plan was provided by ArborLeaf and proposed flows developed for the increased impervious areas. Link 1 was changed to a storage area based on the proposed detention basin at the downstream end of the study area. This alternative does have an increase in water surface elevation but no increase in flows for the 100-year event. For control purposes at the detention basin, the existing 48 inch pipes are both restricted down to 36 inch pipes. This restrictor increases the water surface elevation but all increases are well below the BFE value of elevation 14 and within the school property. The water surface elevations are increased to 0.9 feet above the existing values in the model. The flows and water surface elevations are based on the 100-year storm event. **Table 3.2** below shows the proposed flows and maximum water surfaces for proposed conditions from the XP-Storm model. **Appendix C** contains the XP-Storm output for the proposed system.

For enclosing 1300 linear feet of existing channel below the BFE with 2-6x4 RBC will require providing approximately 0.7 acre-feet of floodplain fill mitigation and 0.1 acre-feet of lost storage for filling in the south ditch along G Street. Based on a technical memorandum by ArborLeaf, the proposed detention mitigation volume for the improvements to the school site will require 1.22 acre-feet of storage. As designed, the proposed storage area at the downstream end of the system will provide 5 acre-feet of storage. This volume will provide the required volume for both the impervious increase and the lost floodplain storage.

Table 3.2 Proposed Results with Restrictors

Link Name	Shape	Max Flow cfs	Maximum Water Elevation (ft)
Link8	2-6x4 RCB	80.00	12.45
Link7	2-6x4 RCB	79.79	12.40
Link6	2-6x4 RCB	110.99	12.40
Link5	2-6x4 RCB	110.58	12.28
Link4	2-6x4 RCB	120.25	12.26
Link3	2-6x4 RCB	128.87	12.17
Link2	2-6x4 RCB	128.87	12.13
Link0	2-36 in	116.24	12.09

3.2.3. Proposed without Restrictors

The second proposed scenario consists of enclosing the same existing channel with 2-6'x4' RCB for approximately 1300 linear feet downstream of G Street. The downstream end of the existing channel will be expanded for a proposed detention facility. **Exhibit 5** shows this configuration layout. The proposed school plan was provided by ArborLeaf and proposed flows developed for the increased impervious areas. Link 1 was changed to a storage area based on the proposed detention basin at the downstream end of the study area. This alternative does not restrict the existing 48 inch pipes. This alternative does have a slight increase in water surface but it is all within the downstream storage area for the models. Without restricting down the existing 48 inch pipes at the outfall, there is an 8 cfs increase in 100-year discharge from the site. With the school site less than 1500 feet from Galveston Bay, this slight increase in the 100-year discharge from the project site is not an adverse impact to the receiving stream. All modeled water surface elevations are well below the BFE for this area. The flows and water surface elevations are based on the 100-year storm event. **Table 3.3** below shows the proposed flows and maximum water surfaces for proposed conditions from the XP-Storm model. **Appendix C** contains the XP-Storm output for the proposed system.

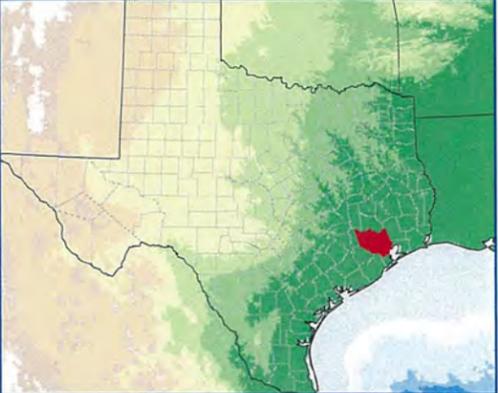
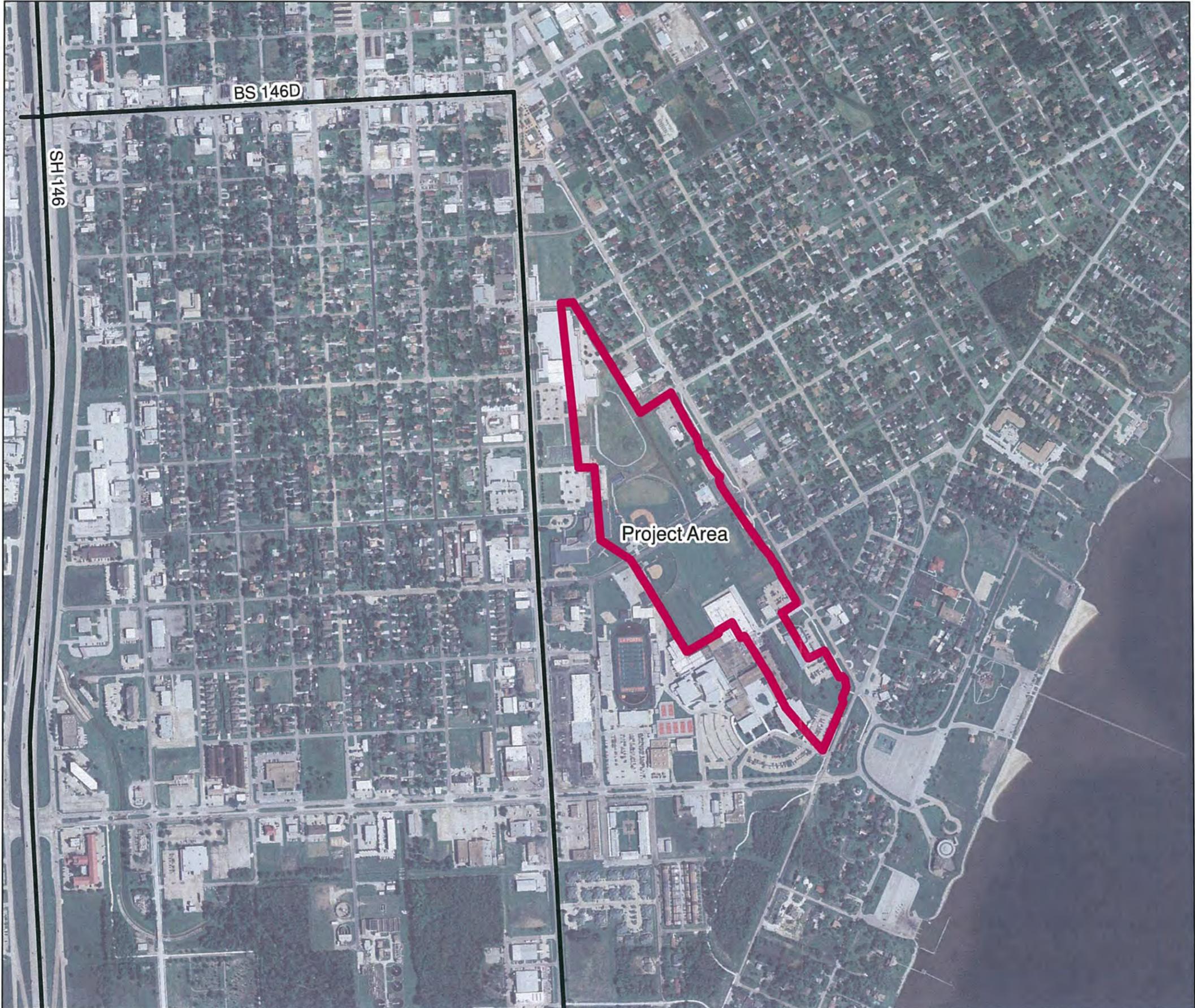
The same floodplain fill discussion is applicable to this proposed scenario.

Table 3.3 Proposed Results without Restrictors

Link Name	Shape	Max Flow cfs	Maximum Water Elevation (ft)
Link8	2-6x4 RCB	80.15	11.45
Link7	2-6x4 RCB	80.22	11.38
Link6	2-6x4 RCB	112.85	11.38
Link5	2-6x4 RCB	112.36	11.24
Link4	2-6x4 RCB	122.16	11.22
Link3	2-6x4 RCB	130.60	11.12
Link2	2-6x4 RCB	130.32	11.08
Link0	2-36 in	125.97	11.04

4.0 CONCLUSION

The drainage analysis modeled the existing earthen open channel using XP-SWMM to develop baseline conditions for flow and water surface elevations for the 100-year storm event. Using the provide proposed development plan for the school site, proposed flow values were developed for the increased impervious cover. The proposed 2-6'x4' box culvert system was modeled in XP-SWMM from G Street to approximately 1300 feet downstream. At this location, a detention basin was modeled using a storage node. Two proposed scenarios were modeled with the storage area. The first restricted the existing double 48 inch pipes down to double 36 inch to reduce the proposed flows down to or below existing 100-year flow values. This does increase the existing water surfaces within the school site but well below the BFE for this area. The second scenario modeled the same box culverts and storage area but did not restrict the existing double 48 inch pipes. This only slightly increased the water surface elevation within the proposed storage node and no other areas on the school site. This non-restricted scenario does allow an increase of 8 cfs over the existing 100-year flow value at the downstream end. While this is an impact to the 100-year flow, it is not considered an adverse impact as the receiving stream is Galveston Bay and is less than 1500 feet from the site. Based on the better water surface elevations within the school site and the close proximity to Galveston Bay, the non-restricted proposed scenario is the recommended scenario. The recommended scenario will not have an adverse impact to the school site or to Galveston Bay for the 100-year storm event. Approximately 0.7 acre feet of storage is required below the BFE which is offset by the excavation of the detention basin.



Scale: 1 Inch equals 800 feet.

Note:
 This exhibit shows pertinent items necessary to illustrate the information described in the text and is not intended to include all physical characteristics of the area.

Data Source:
 Roads-Stratmap
 Aerial imagery- USDA Aerials (2012)

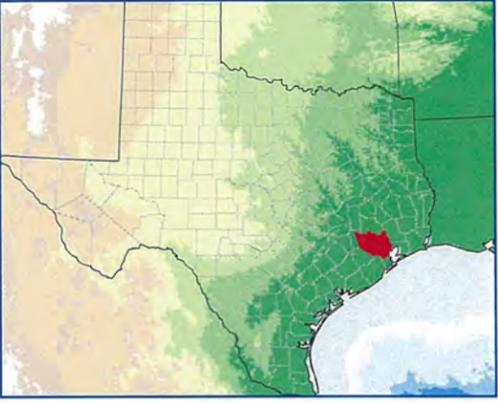
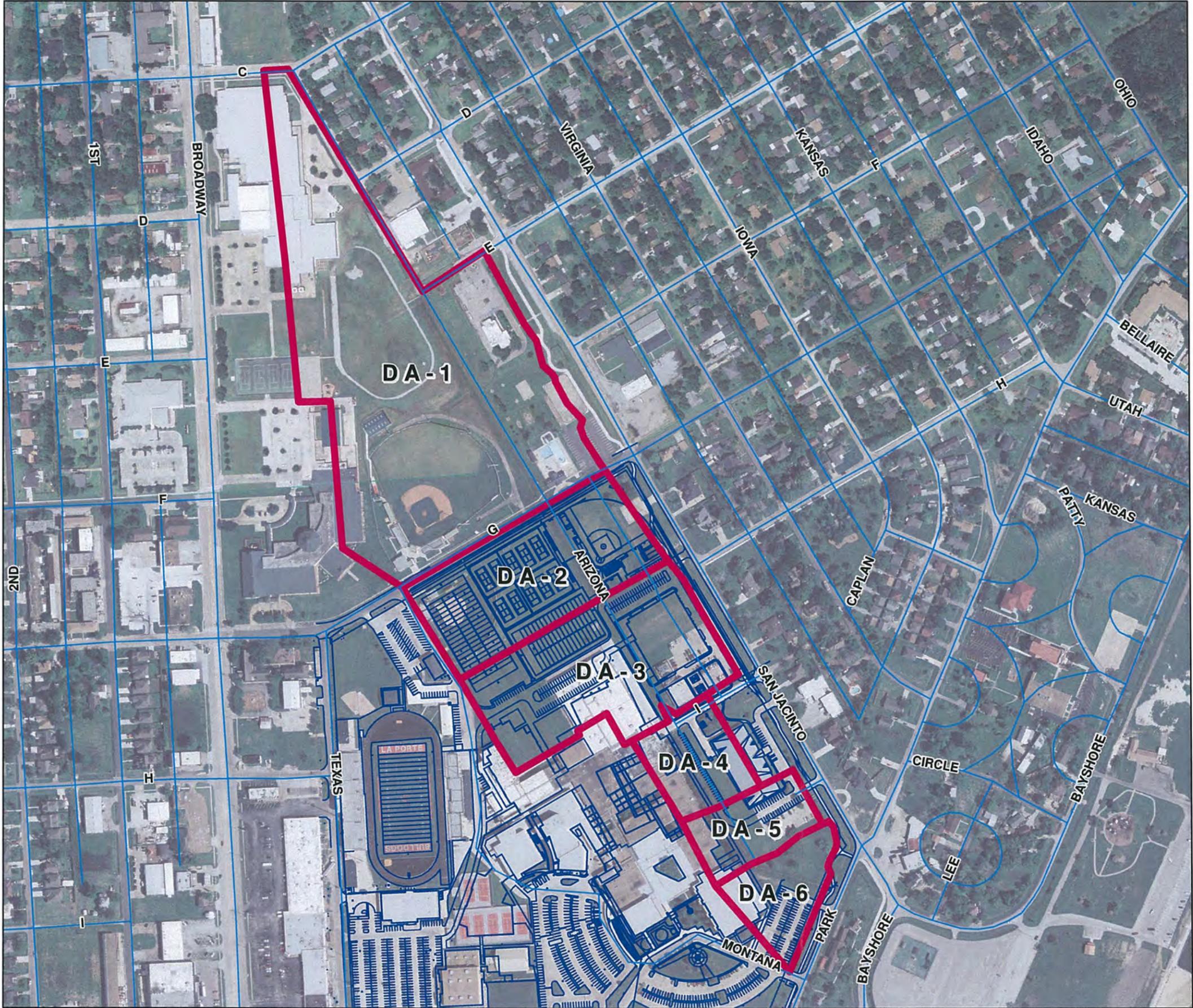
Legend

- Roads
- Drainage Boundary

EXHIBIT 1
LA PORTE HIGH SCHOOL
DRAINAGE CHANNEL
VACINITY MAP

Date: November, 2014 Job No. 2265-1401

LJA Engineering, Inc.




 Scale: 1 Inch equals 350 feet.



Note:
 This exhibit shows pertinent items necessary to illustrate the information described in the text and is not intended to include all physical characteristics of the area.

Data Source:
 Roads-Stratmap
 Aerial imagery- USDA Aerials (2012)
 LPHS NAD83 NAVD 88

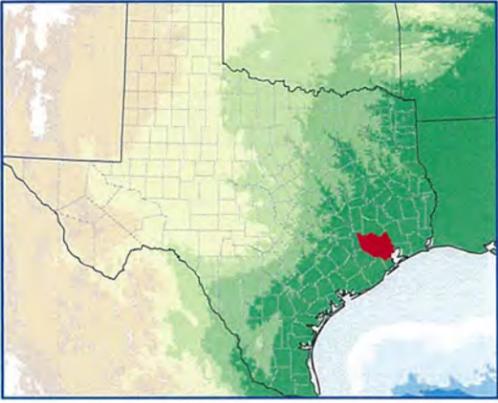
Legend

-  Star Roads (HGAC)
-  Drainage Boundaries
-  Proposed Development

EXHIBIT 2
LA PORTE HIGH SCHOOL
DRAINAGE CHANNEL
OVERALL DRAINAGE AREA MAP
WITH ARIAL OVERLAY

Date: November, 2014 Job No. 2265-1401

LJA Engineering, Inc. 




 Scale: 1 inch equals 350 feet.


Note:
 This exhibit shows pertinent items necessary to illustrate the information described in the text and is not intended to include all physical characteristics of the area.

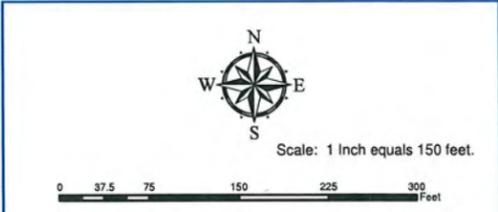
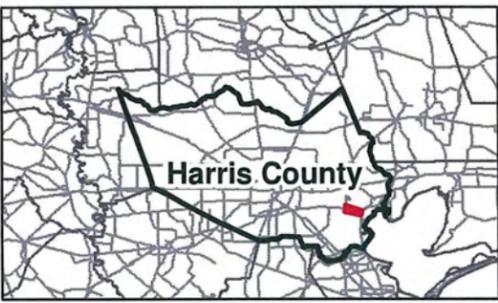
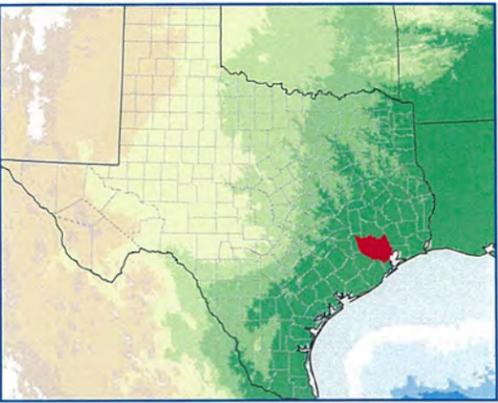
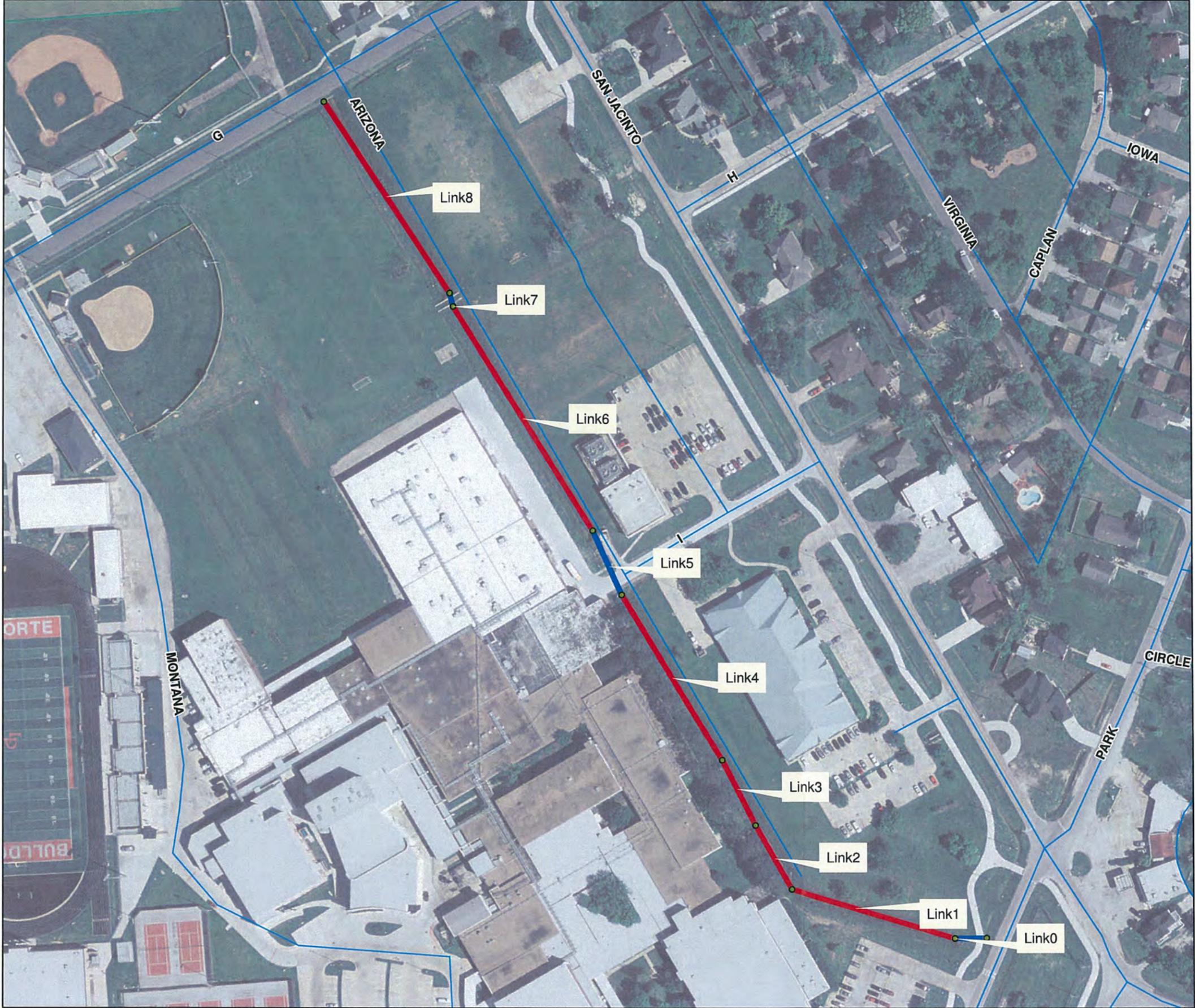
Data Source:
 Roads-Stratmap
 Aerial imagery- USDA Aerials (2012)

Legend	Contours
 Drainage Boundaries	q29095f141
 Star Roads (HGAC)	Value
	High : 64
	Low : -32

EXHIBIT 3
LA PORTE HIGH SCHOOL
DRAINAGE CHANNEL
OVERALL DRAINAGE AREA MAP
WITH TOPOGRAPHIC OVERLAY

Date: November, 2014 Job No. 2265-1401

LJA Engineering, Inc. 



Note:
This exhibit shows pertinent items necessary to illustrate the information described in the text and is not intended to include all physical characteristics of the area.

Data Source:
Roads-Stratmap
Aerial imagery- USDA Aerials (2012)

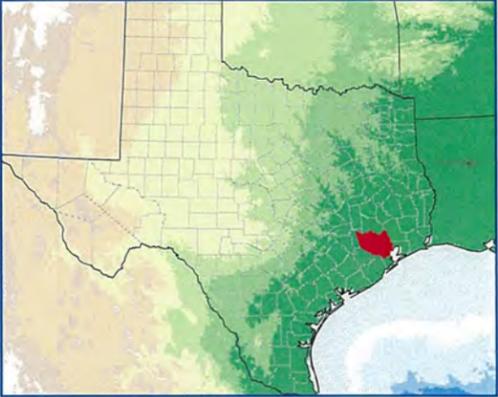
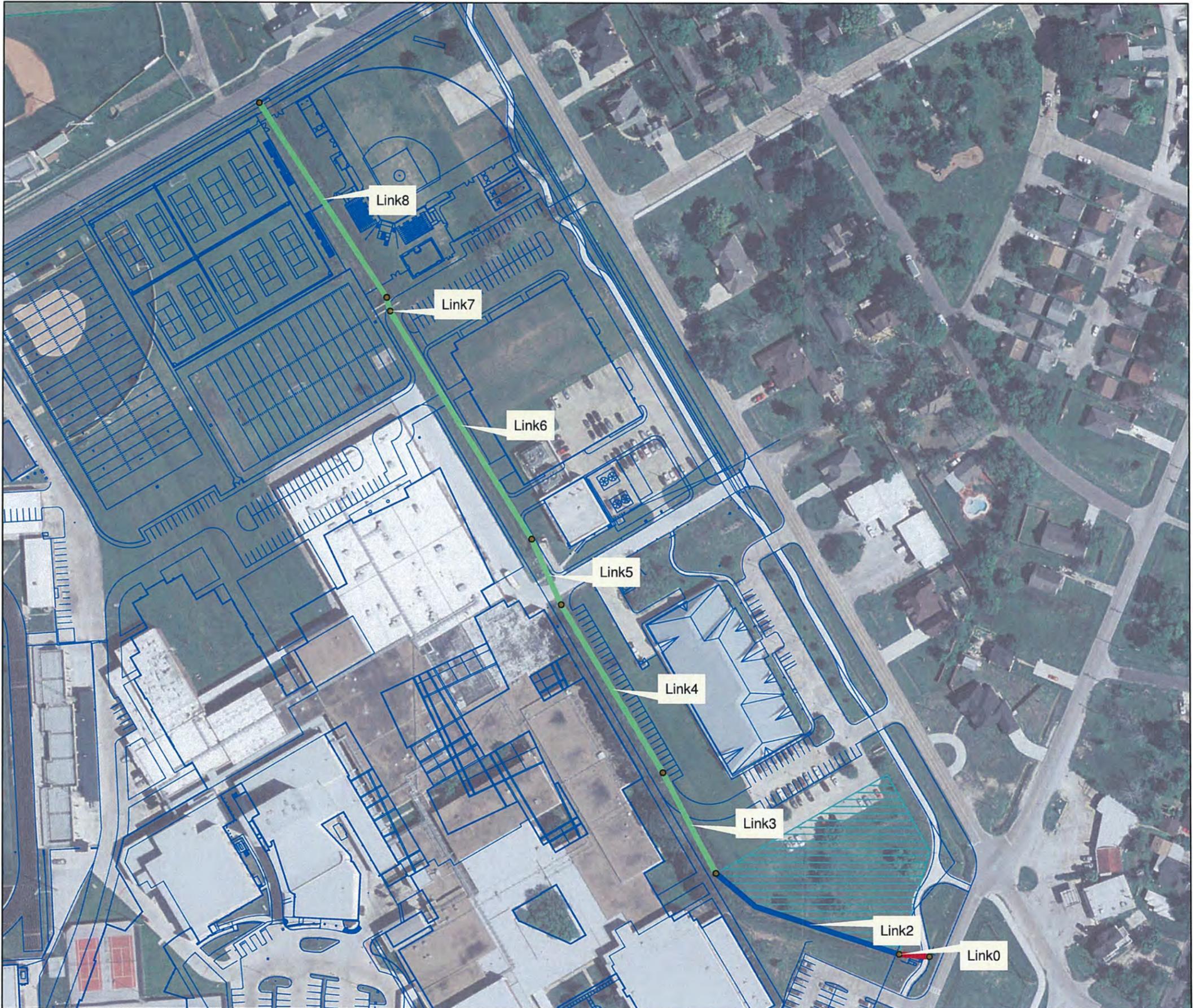
Legend

- Existing Node
- 2-48" RCP
- Channel
- Star Roads (HGAC)

EXHIBIT 4
LA PORTE HIGH SCHOOL
DRAINAGE CHANNEL
EXISTING PLAN VIEW LAYOUT

Date: November, 2014 Job No. 2265-1401

LJA Engineering, Inc.




 Scale: 1 inch equals 150 feet.



Note:
 This exhibit shows pertinent items necessary to illustrate the information described in the text and is not intended to include all physical characteristics of the area.

Data Source:
 Roads-Stralmap
 Aerial imagery- USDA Aerials (2012)
 LPHS NAD83 NAVD 88

Legend

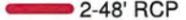
-  Node_Proposed
-  2-48" RCP
-  2-6'x4' RCB
-  Channel
-  Proposed Development
-  Detention

EXHIBIT 5
LA PORTE HIGH SCHOOL
DRAINAGE CHANNEL
PROPOSED PLAN VIEW LAYOUT

Date: November, 2014 Job No. 2265-1401

LJA Engineering, Inc. 

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 15. The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones in the production of FIRMs of adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NWS12
National Geodetic Survey
SSMC-3, #5202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by the Harris Galveston Area Council and was revised and enhanced by Harris County.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydrologic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview showing the layout of map panels for this jurisdiction.

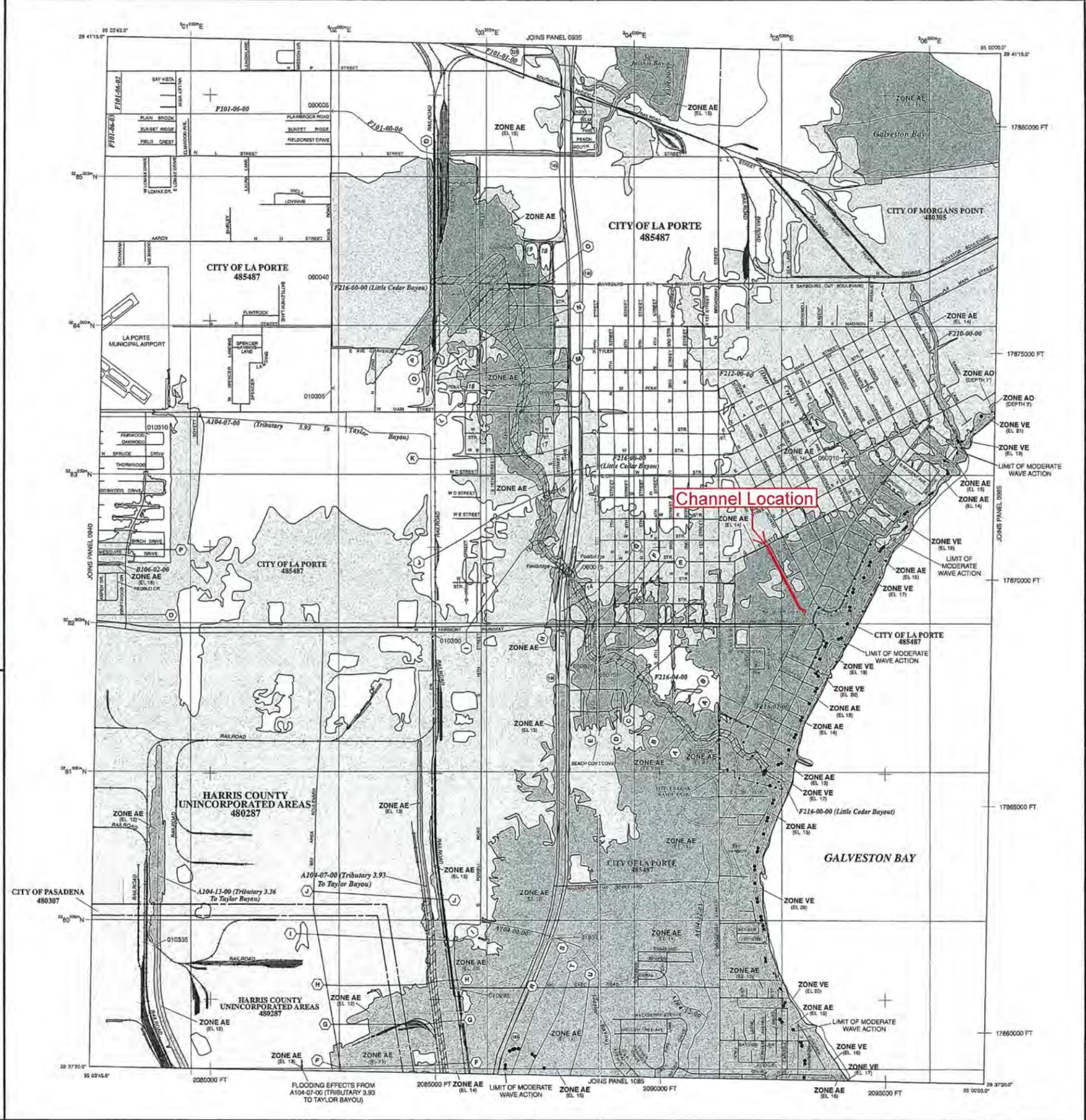
The AE Zone category has been divided by a Limit of Moderate Wave Action (LMWA). The LMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LMWA (or between the shoreline and the LMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-352-6637) or visit the FEMA Map Service Center website at <http://mex.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Vertical Datum Adjustment due to subsidence is the 2001 adjustment.

Benchmarks shown on this map were provided by either Harris County or the National Geodetic Survey. To obtain elevation, description, and location information for benchmarks provided by Harris County, please contact the Permits Office of the Public Infrastructure Department at (713) 555-3000 or visit their website at <http://www.eng.texas.net/permits>. For information regarding the benchmarks provided by the National Geodetic Survey, please see note above.

Some bridges and other structures shown on the detailed studied streams are not labeled. See corresponding flood profile for appropriate name.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AP, AR, AV, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently discarded. Zone AR indicates that the former flood control system is being removed to provide protection from the 1% annual chance or greater flood.

ZONE AP Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE AV Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
Limit of Moderate Wave Action
5/3 Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988 (NAVD 88)
Cross section line
Transect line
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
1000-meter Universal Transverse Mercator grid lines, zone 15
5000-foot grid values: Texas State Plane coordinate system, south central zone (FIPS/ZONE 4205), Lambert Conformal Conic
DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 River mile
MAP REPOSITORIES Refer to Map Repository list on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP September 28, 1979
EFFECTIVE DATE(S) OF PREVIOUS(ED) TO THIS PANEL September 26, 1992, November 6, 1996, April 20, 2007
* To reflect updated topographic information, to change Special Flood Hazard Areas, to add Special Flood Hazard Areas, to change floodway, to change Base Flood Elevations, and to change zone designations.
For community map relation history prior to countywide mappings, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6626.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
1500 0 3000 6000 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0945M

FIRM FLOOD INSURANCE RATE MAP HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 945 OF 1150 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

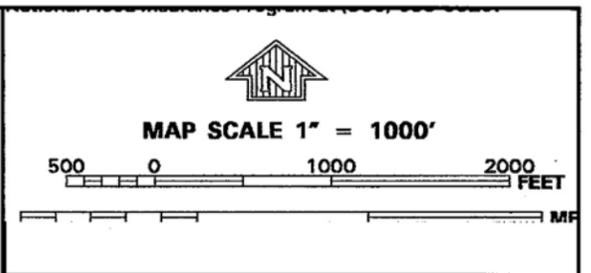
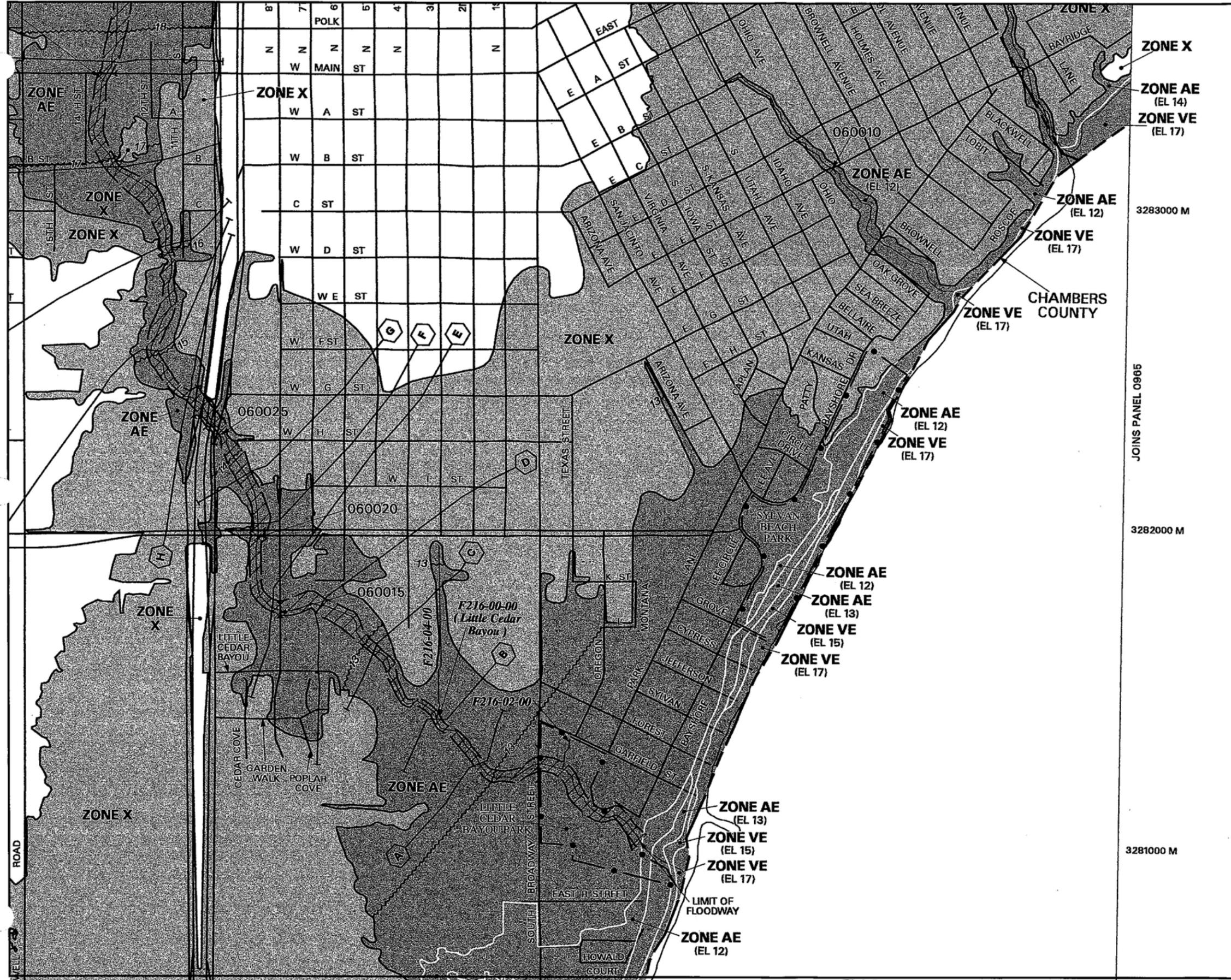
CONTAINS:	NUMBER	PANEL	SUFFIX
HARRIS COUNTY	48287	0945	1A
LA PORTE, CITY OF	48547	0945	1A
MORGANS POINT, CITY OF	48223	0945	1A

PRELIMINARY
MAR 29 2013

Notes to User: The Map Number shown below should be used when packing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 48201C0945M
MAP REVISED

Federal Emergency Management Agency



ZONE X
 ZONE AE (EL 14)
 ZONE VE (EL 17)

3283000 M

JOINS PANEL 0965

3282000 M

3281000 M

PANEL 0945L

FIRM
FLOOD INSURANCE RATE MAP
 HARRIS COUNTY,
 TEXAS
 AND INCORPORATED AREAS

PANEL 945 OF 1150
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MORAUSS POINT, CITY OF	480205	0945	L
LA PORTE, CITY OF	480487	0945	L
HARRIS COUNTY, UNINCORPORATED AREAS	480287	0945	L
PASADENA, CITY OF	480307	0945	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48201C0945L

MAP REVISED:
JUNE 18, 2007

 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov