City of La Porte
Planning and Zoning Commission Agenda

Notice is hereby given of a **Regular Meeting** of the La Porte Planning and Zoning Commission to be held on **Thursday, April 21, 2016 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. Open a public hearing to receive input on an application for Zone Change Request #16-92000001, a request by Sulzer Turbo Services Houston Inc. to rezone a 5.0185 acre tract of land located south of the existing Sulzer Campus at 11518 Old La Porte Road and legally described as Reserve A, Sulzer South Expansion Subdivision, from Large Lot Residential (LL) to Light Industrial (LI).
    a. Staff Presentation
    b. Applicant Presentation
    c. Public Comments (for, against, or questions)
    d. Question and Answer
4. Close public hearing.
5. Consider a recommendation to the La Porte City Council on Zone Change Request #16-92000001.
6. Consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Plan component of the La Porte Comprehensive Plan by amending the land use designation for a 5.0185 acre tract of land located south of the existing Sulzer Campus at 11518 Old La Porte Road and legally described as Reserve A, Sulzer South Expansion Subdivision, from "Large Lot Residential" use to "Light Industrial" use.
7. Consider a request by Liberty Property Trust for approval of a major development site plan for a proposed warehouse distribution facility at 1801 S. 16th Street (southeast corner of S. 16th Street and Export Drive).
8. Open public hearing to receive input on proposed modifications to Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances in connection with an annual review as required by Section 106-65 of the city's Code of Ordinances.
    a. Staff Presentation
    b. Applicant Presentation
    c. Public Comments (for, against, or questions)
    d. Question and Answer
9. Close public hearing.
10. Consider recommendation to City Council on proposed modifications to Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances in connection with the comprehensive review of Chapter 106 (Zoning) by the Chapter 106 (Zoning) Subcommittee of the La Porte Planning and Zoning Commission.

11. Administrative reports.
12. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
13. 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 Thursday, April 21, 2016, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2016.

_____ Title: _____

City of La Porte, Texas
Planning and Zoning Commission

April 21, 2016

AGENDA ITEMS 3-5

Consider approval of a Zone Change to rezone a 5.0185 acre tract of land further described as Reserve A, Sulzer South Expansion Subdivision, City of La Porte, Harris County, Texas, from LL, Large Lot Residential, to LI, Light Industrial

Applicant: Sulzer Turbo Services Houston, Inc.

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 the proposed rezoning of a 5.0185 acre tract of land further described as Reserve A, Sulzer South Expansion Subdivision, from LL, Large Lot Residential, to LI, Light Industrial?

RECOMMENDATION

Staff recognizes that a recommendation for approval of the proposed zone change could be considered based on the physical characteristics of the site, including the physical barriers to the site created by the existing pipeline easement to the west and F101 drainage channel to the south. If the Planning and Zoning Commission desires to recommend approval of the zone change request, staff recommends a condition be considered requiring the applicant to maintain a 30-foot buffer adjacent to the Harris County Flood Control District easement for the F101 drainage channel adjacent to the south property line. However, the city's Comprehensive Plan encourages maintaining the Large Lot residential district, which was a basis for denial of a recent and similar zone change request.

DISCUSSION

Applicant/Property Owner:
Sulzer Turbo Services Houston Inc. (11518 Old La Porte Road).

Applicant's Request:
The proposed zone change would allow the applicant to construct additional offices and shop area on the subject site. The attached Exhibit A is the application submitted to the city along with a project description letter, rezoning exhibit and conceptual site plan prepared by the applicant that explains their intended use of the property. The applicant is not proposing a zone change for Reserve B, which contains the detention pond for the Sulzer site and is located immediately east of Reserve A. Reserve B will continue to be zoned LL and will serve as a buffer to the existing R-1 (Low Density Residential) zoned lots on Lemon Lane adjacent to the site and to the east.

Background Information:
The subject site proposed to be rezoned is approximately 5.0185 acres and is located south of their current campus and north of the F-101 drainage channel and east of the Exxon Pipeline Corridor. The attached Exhibit B is an area map that identifies the subject site and those other tracts of land owned by Sulzer.

The legal description of the parcel is: Reserve A, Sulzer South Expansion Subdivision. Sulzer also owns the adjacent 1.7752 acre tract to the east legally described as Reserve B, Sulzer South Expansion Subdivision, which contains an existing detention pond.

The subject site, Reserve A, is currently zoned LL, Large Lot Residential, and is undeveloped. The F101 drainage channel runs adjacent to the subject site along the south property line of the subject site.

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

	Zoning	**Land Use**
North	LI, Light Industrial	Sulzer Turbo Services Existing Campus
South	LL, Large Lot Residential	Existing large lot residential lots at 11427 and 11431 N. P Street
West	LL, Large Lot Residential	Existing Exxon Pipeline Cooridor
East	LL, Large Lot Residential	Existing Sulzer Detention Pond

The site is currently identified as Large Lot Residential in the Future Land Use Map (see Exhibit D). As a result, in order to rezone the property the city's Future Land Use Map will need to be amended to identify this site as Large Lot Residential, which is Item 7 on tonight's agenda.

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

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

1. *Land Use*. The subject site is currently zoned LL, Large Lot Residential, and the City's adopted Future Land Use Map identifies it as Large Lot Residential. The

applicant seeks to have the subject property rezoned from LL (Large Lot Residential) to LI (Light Industrial) for the purpose of constructing additional office and shop buildings. There are a number of physical constraints associated with the site that warrant consideration for the proposed rezone. The location of the F101 drainage channel located along the south property line of the subject site and the Exxon Pipeline Corridor located adjacent along the west property line provide physical constraints that, in effect, limits access to the parcel to develop as a large lot residential use.

2. *Access*. The subject tract of land does not have frontage on a public right-of-way. However there is an access easement across the existing Sulzer tract to the north that provides private access to Old La Porte Road and ultimately Sens Road. Because of this, access to the site to develop as a large lot residential use would be unpractical. Staff finds that access to the adjacent industrial parcel to the north would be more reasonable. Additionally, Reserve B, which is the detention pond tract, has an emergency access easement to the south that ties into N. P Street and would provide access to the site in the event ability to access the Sulzer campus from the north was not possible.
3. *Utilities*. Water and sewer lines are not in the vicinity of the subject site, therefore requiring extensions of those lines in order for the site to develop residentially. Additionally, there are no rights-of-way or utility easements to get those utilities to the subject tract of land. Since the applicant has direct access to public water and sewer tied to the existing Sulzer campus, they could tie into their existing private systems to provide necessary utilities.
4. *Buffer*. The applicant has met with the surrounding property owners to discuss their proposal and address any of the neighbor's concerns. The applicant has agreed to maintain Reserve B, which is the existing detention pond as a buffer between the subject tract (Reserve A) and the adjacent residential development to the east of the pond. There is no proposal to rezone Reserve B, and as such it will remain zoned LL. However, staff is recommending that further consideration be given on an appropriate buffer to the Large Lot zoned property to the south across the F101 drainage channel. Staff is recommending consideration of a 30-foot buffer from the edge of the Harris County Flood Control District boundary. Additionally, Section 106-444(a) of the city's Code of Ordinances outlines buffer requirements that the applicant will need to adhere to as part of their development. As a result, the applicant will be required to provide an 8-foot high solid wood or masonry fence to minimize any potential impact to the existing residential or a solid hedge row with shade trees.
5. *Comprehensive Plan*. The City of La Porte Comprehensive Plan outlines a goal of maintaining the Large Lot residential district. On this premise, a similar zone change request by Qualawash Holdings LLC from LL to LI was denied in 2015.

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

Criterion:	**Staff Findings:**
Ability of infrastructure to support the permitted use.	As proposed, the subject site will tie into the existing industrial development to the north and will tie into utilities on those properties, if required.
Impact on the value and practicality of the surrounding land uses.	The applicant has indicated that they have met with the adjacent property owners in the vicinity. The applicant is not proposing to rezone Reserve B (the existing detention pond to the east of the subject site and between the existing residential development on Lemon Lane) and said site will retain its LL zoning designation as a buffer. At the time the staff report was prepared, two response letters were received in support of the zone change request (See Exhibit E).
Conformance of a zoning request with the land use plan.	A request to consider amending the city's land use map is being presented concurrently with this request. The proposed light industrial use is consistent with the existing uses of properties immediately adjacent to the north and east of the subject site. And the subject site is separated by significant physical barriers such as the F101 drainage channel to the south and the existing Exxon pipeline corridor to the west. These barriers separate the subject site from other Large Lot residentially zoned properties.
Character of the surrounding and adjacent areas.	Rezoning to LI is consistent with the existing LI zoned properties to the north and west. The proposed use will not negatively impact the character of the surrounding area, as the subject tract of land is separated from other LL zoned property by physical barriers of the drainage channel and pipeline corridor.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The proposed rezone would be consistent in terms of density with surrounding properties to the north and east. The proposed use is a suitable use for the site. The location of the F101 drainage channel adjacent to the south and the existing Exxon pipeline corridor make it difficult for the subject site to develop residentially.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed rezoning will not adversely impact the traffic in the vicinity as access to the site will be from Old La Porte Road and Highway 225 and through the Sulzer campus.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	Although the proposed use will bring truck traffic to the subject site and closer to some residential properties, staff is recommending a 30' buffer along the south property line to minimize pollution and other environmental harm to adjacent properties.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed rezone does not provide a gain to the public health, safety, and welfare of the City.

ATTACHMENTS

Exhibit A:	Zone Change Permit Application and Supplemental Information Provided by the Applicant
Exhibit B:	Area Map
Exhibit C:	Zoning Map
Exhibit D:	Land Use Map
Exhibit E:	Notice Repose Letters Received

EXHIBIT A

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

Planning & Development Department

ZONE CHANGE PERMIT APPLICATION

Phone: 281.470.5073
Fax: 281.470.5005
www.laportetx.gov

1. PROPERTY OWNER CONTACT INFORMATION:

OWNER'S NAME: Sulzer Turbo Services Houston, Inc. PHONE 1: 713-567-2700

PHONE 2: N/A FAX #: 713-567-2842

E-MAIL: tim.ferguson@sulzer.com

MAILING ADDRESS: 11518 Old La Porte Road, La Porte, TX 77571

2. AGENT REPRESENTING PROPERTY OWNER (If Applicable):

AGENT / CONTRACTOR COMPANY: Atkinson Engineers

PHONE 1: 281-872-7600 PHONE 2: N/A

E-MAIL: neil@atkinsonengineers.com FAX #: 281-872-7601

MAILING ADDRESS: 19575 Wied Road, Spring, TX 77388

CONTACT PERSON'S NAME: Neil Atkinson PHONE: 281-872-7600

3. PROPERTY DESCRIPTION:

HCAD PARCEL NO(s) 13-digit Tax ID(s): 1.) 023 138 000 0473
2.) 023 138 000 0470
3.) 023 138 000 0471

PROPERTY ADDRESS (If existing): 11518 Old La Porte Road, La Porte, TX 77571

PROPERTY LEGAL DESCRIPTION: 5.0185 Acres

4. ZONING INFORMATION OF PROPERTY:

CURRENT ZONING DESIGNATION: Large Lot Res REQUESTED ZONING DESIGNATION: Light Industrial

CURRENT SIC/NAICS USE NO.: 3569 / 33399904 PROPOSED USAGE: Light Industrial

5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION (Check applicable boxes):

- [x] COMPLETE ITEMS 1-5 OF PERMIT APPLICATION
- [ ] ATTACH CERTIFIED PLAN [check applicable box(es)]:
  - [x] GENERAL PLAN
  - [ ] MINOR DEV. SITE PLAN
  - [ ] MAJOR DEV. SITE PLAN
  - [ ] PRELIM. PLAT
- [x] SUBMIT NON-REFUNDABLE $300.00 APPLICATION FEE

PRINTED NAME: Neil Atkinson, PE RPLS SIGNATURE: DATE: 2-16-16

(STAFF USE ONLY): ***APPLICATION NO:***

DATE OF P&Z PUBLIC HEARING: *RECOMMENDATION:* ☐ *YES* ☐ *NO*

APPLICANT & ADJACENT OWNERS NOTIFIED: ☐ *YES* ☐ *NO* *DATE OF NOTIFICATION:*

DATE OF CITY COUNCIL AGENDA: *APPROVED:* ☐ *YES* ☐ *NO*

ADOPTED BY ORDINANCE NO.:

COMMENTS:

EXHIBIT A

Rotating Equipment Services
Sulzer Turbo Services Houston Inc.
11518 Old La Porte Rd
La Porte, TX 77571
Phone +1 713 567 2700
www.sulzer.com

March 22, 2016

Dear Ladies and Gentlemen of the La Porte Planning & Zoning Commission:

Sulzer Turbo Services is submitting the attached application for the rezoning of 5.0185 acres (the "*Rezone Parcel*") behind our existing industrial site at 11518 Old La Porte Road in order to accommodate additional production/storage buildings for its existing business. The new buildings are necessary in order to meet our continuously increasing workload. The activities performed in these new buildings (i.e., machining, welding and rotor storage) are very quiet and have no significant negative impacts on the environment or surrounding community.

The land parcel that comprises the Rezone Parcel was purchased by Sulzer over the past several years from the City of La Porte, Rockey Thaxton and Donna Rhea Tacy. The Rezone Parcel is part of a larger tract comprised of the 3 parcels acquired from the three sellers listed. The larger property Sulzer acquired from the three sellers is being legally subdivided into two reserves: one is the Rezone Parcel (Reserve A); and the other residual parcel (Reserve B) is not being requested to be rezoned. In purchasing the property that we acquired from the City, it seems certain that the City of La Porte understood that Sulzer anticipated using the property for future expansion of its immediately adjacent industrial business. The parcels bought from Mr. Thaxton and Ms. Tacy are the far rear portion of two large residential lots fronting on P Street. It is important to note that the back portions of the Thaxton and Tacy lots purchased by Sulzer were already effectively separated from the balance of those large lots by an easement and ditch that was acquired by Harris County Flood Control District in 1948, and so were considered largely unusable and inaccessible by the homeowners. We know that Mr. Thaxton anticipated Sulzer's change of use when he sold the back portion of his lot to Sulzer and has no objection to the requested zoning change. Sulzer is also confident that Ms. Barbara Gray, the current owner of remainder of the Tacy lot, does not find this proposed change of use to be objectionable.

Sulzer is an excellent corporate citizen and provides a material number of jobs to the community. These are not low-wage employment type jobs. Materials regarding the job creation by Sulzer in the community and anticipated to be created by the proposed facility expansion on the Rezone Parcel are shown on Appendix A attached to this letter.

Sulzer has worked diligently with the neighborhood to minimize the impact of its existing facility on nearby residential properties in many ways that were of significant expense to Sulzer and were not legally required. Some of these unilateral mitigation efforts (many coordinated with the neighbors) are described on Appendix B attached to this letter.

EXHIBIT A

The Rezone Parcel is more than 200 feet away from the small lot residential homes surrounding Lemon Lane to the east of the Rezone Parcel, due to the buffer that Sulzer is voluntarily creating by the replatting of Reserve B as a separate lot, which it is proposing to leave zoned Large Lot Residential. The un-rezoned buffer parcel contains a detention pond and surrounding land and will likely be improved with further landscaping in the future. Added to that 201 foot un-rezoned buffer distance will be a 50-foot required set-back from the parcel boundary (required by City ordinance), such that no building on the Rezone Parcel will be closer than 250+ feet from the nearest boundary of those Lemon Lane residential lots. Note also that the requested re-zoning does not result in the "takeover" of what was a residential streetscape to convert it to industrial purposes – the character of P Street as a residential street will not be impacted or impaired.

The remaining neighbors of the Rezone Parcel are either the City itself (to the south) or industrial users, such as Sulzer itself and the Exxon pipeline corridor. Therefore, any impact of development of the Rezone Parcel is extremely minimal, and a change in zoning for the Rezone Parcel as requested in our application would provide significant capital investment, tax base and jobs for the City without any corresponding detriment to neighbors or the public.

Lastly, Sulzer has an alternative plan for expansion and addition of buildings on its existing industrial site on Old La Porte Road, but has determined that the alternative expansion plan is both (i) less efficient in terms of utilization, access and crowding on the existing site (and loss of actual function), and (ii) MORE detrimental to the residential lot owners in the area of Lemon Lane from the proximity and height of new and expanded buildings which will further obscure views and natural light and generally be more intrusive to the nearby Lemon Lane homeowners. Consequently, Sulzer has acquired these land parcels at significant expense and proposes development of the Rezone Parcel as an actual <u>benefit</u> to nearby residential lot owners as compared to Sulzer's other options.

Sulzer has been a good corporate citizen that bought the Rezone Parcel land in the good faith belief that a rezoning for its future use for plant expansion would not be a significant issue. While of course we fully respect the process of the Commission and are here to answer any questions you may have, we are hopeful that you will recommend approval of this proposed rezoning to the City Council of the City of La Porte for the betterment and economic growth of the City.

Sincerely,
Sulzer Turbo Services Houston, Inc.

EXHIBIT A

SULZER

APPENDIX A

History & Future Plans

- Hickham Industries founded in 1972
- Sulzer purchased Hickham Industries in 1985
- Since the Sulzer purchase, company has experienced consistent growth with sales in 1985 of $3.7M to current sales of $160M
- Sulzer corporate has consistently invested capital to facilitate the growth and expansion of this facility in La Porte
- The Sulzer La Porte facility is the largest turbo machinery repair facility in the world!
- Sulzer values the community and wants to continue to be a good neighbor and also grow and offer further employment opportunities to the community

Creating Jobs for the Local Economy

Year		Total Employee Head Count
2013		475
2014		494
2015		522

Current Local residents employed - 380

EXHIBIT A

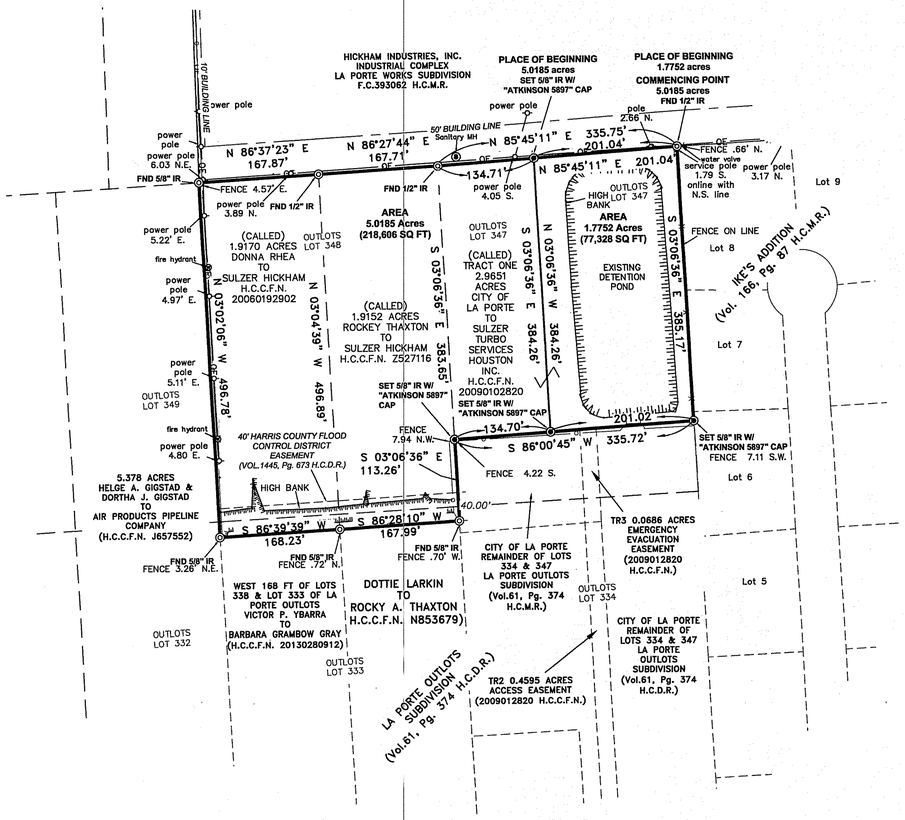
SULZER

APPENDIX B

Neighboring Improvements/Cooperation

- Trees **$82,000 (2014)**
- Trees **$65,800 (2015)**
- Sound and light inhibiting fences: **$170,000**
- Sound reducing door on steam clean bay: **$25,000**
- Compressor/equipment relocation: **$40,000**
- Retention pond – Designed to improve neighborhood watershed management
- Neighbor landscaping/tree trimming offers

EXHIBIT A



Legal Description
1.7752 Acres

BEING 1.7752 acres of land being out of a called 2.9651 acres of land described as Tract One in deed to Sulzer Turbo Services Houston INC. as recorded in Harris County Clerk's File Number 20090102820, in the Enoch Brinson Survey, Abstract Number 5, Harris County, Texas, said 1.7752 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marking the northwest corner of Ike's Addition Subdivision recorded in Volume 166, Page 87 of the Harris County Map Records, and being the northeast corner of said Tract One, also marking the northeast corner of the herein described tract;

THENCE S 03°06'36" E 385.17 feet along the west line of said Ike's Addition, and the east line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 86°00'45" W 201.02 feet along the south line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE N 03°06'36" W 384.26 feet along a line parallel to and 201 feet west of the east line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner in the south line of Hickham Industries, INC. Industrial Complex La Porte Works Subdivision as shown on plat thereof recorded under Film Code 393062 of the Harris County Map Records,;

THENCE N 85°45'11" E 201.04 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said Tract One to the **PLACE OF BEGINNING.**

Legal Description
5.0185 Acres

BEING 5.0185 acres of land being all of a called 1.9170 acre tract of land as described in deed to Sulzer Hickham recorded in Harris County Clerk's File Number 20060192902, and a called 1.9152 acre tract of land described in deed to Sulzer Hickham recorded in Harris County Clerk's File Number Z527116, and part of a called 2.9651 acres of land described as Tract One in deed to Sulzer Turbo Services Houston INC. as recorded in Harris County Clerk's File Number 20090102820, in the Enoch Brinson Survey, Abstract Number 5, Harris County, Texas, said 5.0185 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found marking the northwest corner of Ike's Addition Subdivision recorded in Volume 166, Page 87 of the Harris County Map Records, and being the northeast corner of said Tract One;

THENCE S 85°45'11" W 201.04 feet along the south line of Hickham Industries, INC. Industrial Complex La Porte Works Subdivision as shown on plat thereof recorded under Film Code 393062 of the Harris County Map Records, and the north line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set marking the **PLACE OF BEGINNING.**

THENCE S 03°06'36" E 384.26 feet along a line parallel to and 201 feet west of the east line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 86°00'45" W 134.70 feet along the south line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 03°06'36" E 113.26 feet to a 5/8 inch iron rod found marking the southeast corner of said 1.9152 acre tract, and the northeast corner of the remainder of a tract of land described in deed to Rocky Thaxton recorded in Harris County Clerk's File Number N853679;

THENCE S 86°28'10" W 167.99 feet along the common line between the said Rocky Thaxton remainder tract, and said 1.9152 acre tract, to a 5/8 inch iron rod found for the northeast corner of a tract of land described in deed to Barbara Grambow Gray recorded in Harris County Clerk's File Number 20130280912, and being the southeast corner of the said 1.9170 acre tract;

THENCE S 86°39'39" W 168.23 feet along the common line between the said Barbara Grambow Gray tract, and the said 1.9170 acre tract, to a 5/8 inch iron rod found marking the northwest corner of the said Barbara Grambow Gray tract, and the southwest corner of said 1.9170 acre tract, and being in the east line of a 5.378 acre tract of land described in deed to Air Products Pipeline Company, recorded in Harris County Clerk's File Number J657552;

THENCE N 03°02'06" W 496.78 feet along the west line of said 1.9170 acre tract, to a 5/8 inch iron rod found marking the northwest corner of said 1.9170 acre tract, and the herein described tract, also being the southwest corner of Hickham Industries, INC. Industrial Complex La Porte Works Subdivision as shown on plat thereof recorded under Film Code 393062 of the Harris County Map Records;

THENCE N 86°37'23" E 167.87 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said 1.9170 tract to a 1/2 inch iron rod found for corner;

THENCE N 86°27'44" E 167.71 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said 1.9152 acre tract to a 1/2 inch iron rod found for corner;

THENCE N 85°45'11" E 134.71 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said Tract One to the **PLACE OF BEGINNING.**

LEGEND

bc	denotes back of curb
conc	denotes concrete
cl	denotes center line
ep	denotes edge of pavement
g	denotes gutter
hb	denotes top or high bank
H.C.C.F.N.	denotes HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	denotes HARRIS COUNTY DEED RECORDS
H.C.M.R.	denotes HARRIS COUNTY MAP RECORDS
IP	denotes iron pipe
IR	denotes iron rod
PVC	denotes polyvinyl chloride pipe
RCP	denotes reinforced concrete pipe
HDPE	denotes high density polyethylene
TBM	denotes temporary benchmark
ue	denotes utility easement
◎	denotes monument found and held for boundary
◉	denotes set monument
○	denotes monument found for boundary
	denotes power pole
	denotes fire hydrant
	denotes temp. bench mark
	denotes light pole
	denotes guy wire
	denotes telephone pull box
	denotes cleanout
Ⓦ	denotes water valve
OE	denotes overhead elec.
UT	denotes underground telephone
G	denotes buried gas utility
X	denotes fence line
o	denotes chain link fence
//	denotes wood fence
	denotes pipeline

NOTE:
ACCORDING TO FEMA PANEL 48201C0935L DATED JUNE, 18. 2007 THIS TRACT OF LAND LIES IN THE FOLLOWING ZONE:

UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF A TITLE REPORTS LISTED BELOW:

OLD REPUBLIC NATIONAL TITLE COMPANY ORDER NO. HT075758 ISSUED DECEMBER 10,2015

OLD REPUBLIC NATIONAL TITLE COMPANY ORDER NO. HT075759 ISSUED DECEMBER 10,2015

OLD REPUBLIC NATIONAL TITLE COMPANY ORDER NO. HT075773 ISSUED JANUARY 07,2016
NOTE:
Vol. 1445, Pg. 676 DOES NOT APPLY TO SUBJECT TRACT.
Vol. 1873 Pg. 359 DOES NOT APPLY TO SUBJECT TRACT.
Vol. 741, Pg. 445 DOES NOT APPLY TO SUBJECT TRACT.
H.C.C.F.N. C123622 DOES NOT APPLY TO SUBJECT TRACT.

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAD 1983 DATUM

0' 100' 200'
SCALE: 1"=100'

DATE	REV.	REVISION
1/27/16	R.1	ADDED TITLE REPORTS

STATE OF TEXAS REGISTERED NEIL M. ATKINSON 5897 PROFESSIONAL LAND SURVEYOR
1-27-16

BOUNDARY SURVEY OF A 5.0185 ACRE TRACT AND A 1.7752 ACRE TRACT OF LAND IN THE ENOCH BRINSON SURVEY, ABSTRACT NO. 5, HARRIS COUNTY, TEXAS LAPORTE, TEXAS

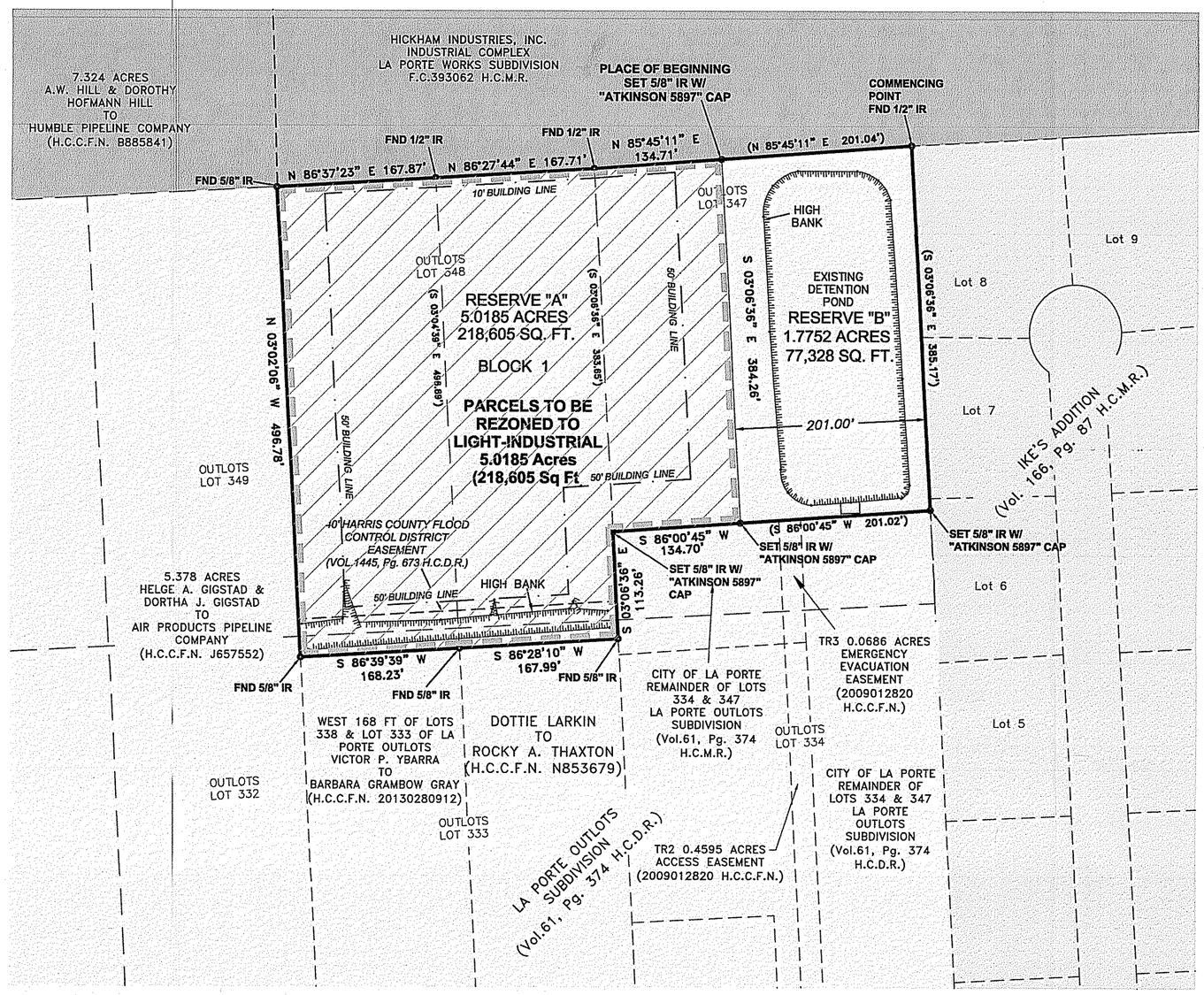
ATKINSON ENGINEERS
150 Years Improving Texas
19575 West Road
Spring, Texas 77388
Phone: 281.872.7600
Fax: 281.872.7601
© 2016 All Rights Reserved
Infringement punishable up to $150,000, per violation, according to United States Code Title 17, Section 504(c)(2)

Civil Engineers – Land Surveyors
BY: REGISTERED PROFESSIONAL LAND SURVEYOR
TBPLS Firm # 10045000
Residential Subdivisions | Commercial & Retail Projects | Boundary & Topographic Surveys | Drainage Reports

DATE: 01-13-2016	SCALE: 1"=100'	DRAWN BY: JB	DWG. NO. 2050

DWG Files\2050 – Sulzer Turbo\SURVEY\2050 Sulzer Turbo RE-ZONING SM.R.1

EXHIBIT A



Legal Description
6.7937 Acres

BEING 6.7937 acres of land being all of a called 1.9170 acre tract of land as described in deed to Sulzer Hickham recorded in Harris County Clerk's File Number 20060192902, and a called 1.9152 acre tract of land described in deed to Sulzer Hickham recorded in Harris County Clerk's File Number Z527116, and a called 2.9651 acres of land described as Tract One in deed to Sulzer Turbo Services Houston INC. as recorded in Harris County Clerk's File Number 20090102820, in the Enoch Brinson Survey, Abstract Number 5, Harris County, Texas, said 6.7937 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marking the northwest corner of Ike's Addition Subdivision recorded in Volume 166, Page 87 of the Harris County Map Records, and being the northeast corner of said Tract One, also marking the northeast corner of the herein described tract;

THENCE S 03°06'36" E 385.17 feet along the west line of said Ike's Addition, and the east line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 86°00'45" W 335.72 feet along the south line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 03°06'36" E 113.26 feet to a 5/8 inch iron rod found marking the southeast corner of said 1.9152 acre tract, and the northeast corner of the remainder of a tract of land described in deed to Rocky Thaxton recorded in Harris County Clerk's File Number N853679;

THENCE S 86°28'10" W 167.99 feet along the common line between the said Rocky Thaxton remainder tract, and said 1.9152 acre tract, to a 5/8 inch iron rod found for the northeast corner of a tract of land described in deed to Barbara Grambow Gray recorded in Harris County Clerk's File Number 20130280912, and being the southeast corner of the said 1.9170 acre tract;

THENCE S 86°39'39" W 168.23 feet along the common line between the said Barbara Grambow Gray tract, and the said 1.9170 acre tract, to a 5/8 inch iron rod found marking the northwest corner of the said Barbara Grambow Gray tract, and the southwest corner of said 1.9170 acre tract, and being in the east line of a 5.378 acre tract of land described in deed to Air Products Pipeline Company, recorded in Harris County Clerk's File Number J657552;

THENCE N 03°02'06" W 496.78 feet along the west line of said 1.9170 acre tract, to a 5/8 inch iron rod found marking the northwest corner of said 1.9170 acre tract, and the herein described tract, also being the southwest corner of Hickham Industries, INC. Industrial Complex La Porte Works Subdivision as shown on plat thereof recorded under Film Code 393062 of the Harris County Map Records;

THENCE N 86°37'23" E 167.87 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said 1.9170 tract to a 1/2 inch iron rod found for corner;

THENCE N 86°27'44" E 167.71 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said 1.9152 acre tract to a 1/2 inch iron rod found for corner;

THENCE N 85°45'11" E 335.75 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said Tract One to the **PLACE OF BEGINNING.**

LARGE-LOT RESIDENTIAL

LOW DENSITY RESIDENTIAL

LIGHT INDUSTRIAL

NOTE:
ACCORDING TO FEMA PANEL 48201C0935L DATED JUNE, 18. 2007 THIS TRACT OF LAND LIES IN THE FOLLOWING ZONE:

UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF A TITLE REPORT OLD REPUBLIC NATIONAL TITLE COMPANY ORDER NO. HT075758 ISSUED DECEMBER 10, 2015

LEGEND

bc	denotes back of curb
conc	denotes concrete
cl	denotes center line
ep	denotes edge of pavement
g	denotes gutter
hb	denotes top or high bank
H.C.C.F.N.	denotes HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	denotes HARRIS COUNTY DEED RECORDS
H.C.M.R.	denotes HARRIS COUNTY MAP RECORDS
IP	denotes iron pipe
IR	denotes iron rod
PVC	denotes polyvinyl chloride pipe
RCP	denotes reinforced concrete pipe
HDPE	denotes high density polyethylene
TBM	denotes temporary benchmark
ue	denotes utility easement

◎	denotes monument found and held for boundary
◉	denotes set monument
○	denotes monument found for boundary
	denotes power pole
	denotes fire hydrant
	denotes temp. bench mark
	denotes light pole
	denotes guy wire
T	denotes telephone pull box
	denotes cleanout
W	denotes water valve
	denotes overhead elec.
	denotes underground telephone
G	denotes buried gas utility
X	denotes fence line
o	denotes chain link fence
	denotes wood fence
	denotes pipeline

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAD 1983 DATUM

0' 100' 200'

SCALE: 1"=100'

REZONING EXHIBIT FOR 5.0185 ACRES OF LAND IN THE ENOCH BRINSON SURVEY, ABSTRACT NO. 5, CITY OF LA PORTE, HARRIS COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
NEIL M. ATKINSON
5897
PROFESSIONAL
LAND SURVEYOR
3-22-16

ATKINSON ENGINEERS
150 Years Improving Texas
16575 Wind Road
Spring, Texas 77388
Phone: 281.872.7600
Fax: 281.872.7601

© 2016 All Rights Reserved
Infringement punishable up to $150,000, per violation, according to United States Code Title 17, Section 504(c)(2)

Civil Engineers / Land Surveyors

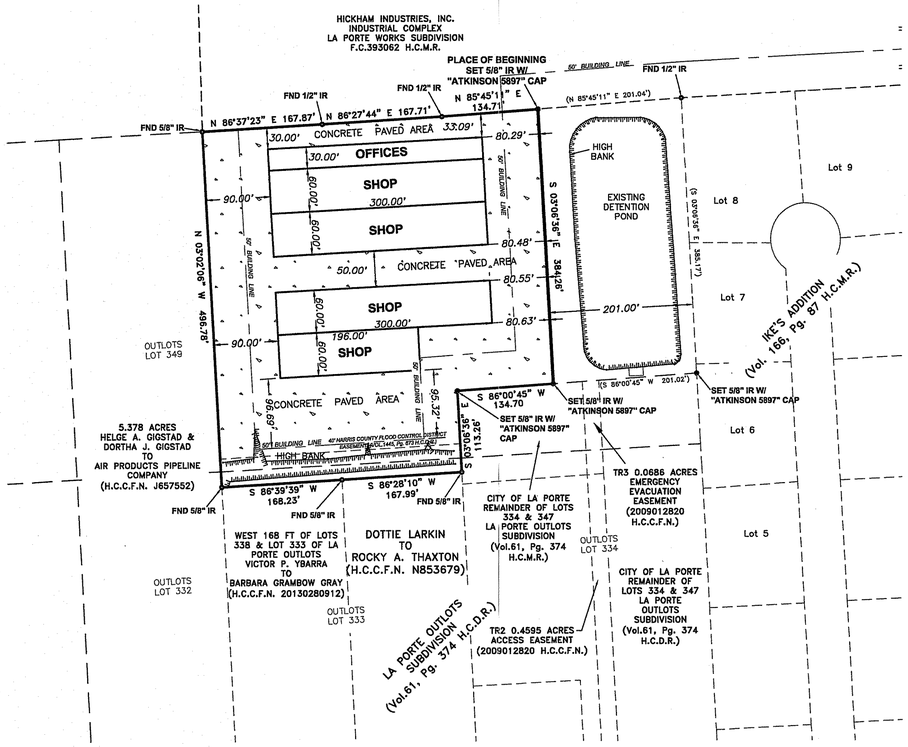
BY: _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TBPLS Firm# 10045000

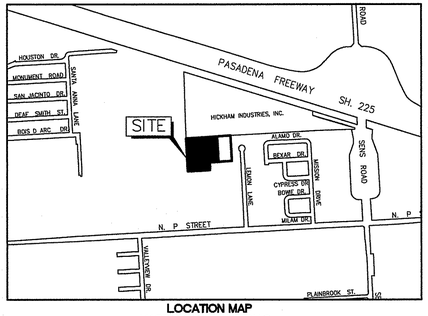
Residential Subdivisions | Commercial & Retail Projects | Boundary & Topographic Surveys | Drainage Reports

DATE: 03-21-2016	SCALE: 1"=100'	DRAWN BY: AL	2050 RE-ZONING

DWG Files\2050 – Sulzer Turbo\PLATTING\2050 Sulzer Turbo ZONING PLAN

EXHIBIT A





LOCATION MAP
HARRIS COUNTY, TEXAS
HARRIS CO. KEY MAP # 539 R

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAD 1983 DATUM

0' 100' 200'
SCALE: 1"=100'

DRAFT

NOTE:
ACCORDING TO FEMA PANEL 48201C0935L DATED JUNE, 18. 2007 THIS TRACT OF LAND LIES IN THE FOLLOWING ZONE:

UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF A TITLE REPORT OLD REPUBLIC NATIONAL TITLE COMPANY ORDER NO. HT075758 ISSUED DECEMBER 10, 2015

LEGEND

bc	denotes back of curb
conc	denotes concrete
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	denotes fire hydrant
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	denotes light pole
	denotes guy wire
	denotes telephone pull box
	denotes cleanout
	denotes water valve
	denotes overhead elec.
	denotes underground telephone
G	denotes buried gas utility
X	denotes fence line
o	denotes chain link fence
	denotes wood fence
	denotes pipeline

PRELIMINARY SITE PLAN FOR 5.0185 ACRES OF LAND IN THE ENOCH BRINSON SURVEY, ABSTRACT NO. 5, CITY OF LA PORTE, HARRIS COUNTY, TEXAS

DRAFT

ATKINSON ENGINEERS
150 Years Improving Texas
10575 West Road
Houston, Texas 77064
Phone: 281.872.7600
Fax: 281.872.7601

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Infringement punishable up to $150,000, per violation, according to United States Code Title 17, Section 504(c)(2)

Civil Engineers – Land Surveyors

DRAFT

BY: _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TBPLS Firm# 10045000
Residential Subdivisions | Commercial & Retail Projects | Boundary & Topographic Surveys | Drainage Reports

DATE: 03-22-2016	SCALE: 1"=100'	DRAWN BY: AL	2050 SITE PLAN

DWG File\2050 – Sulzer Turbo\PLAT\PREL PLAT

EXHIBIT A

STATE OF TEXAS
COUNTY OF HARRIS

WE, SULZER TURBO SERVICES HOUSTON INC., A DELAWARE CORPORATION, ACTING BY AND THROUGH, TIM FERGUSON, QUALITY / LEAN, ENVIRONMENTAL REGIONAL MANAGER, BEING AN OFFICER OF SULZER TURBO SERVICES HOUSTON INC., A DELAWARE CORPORATION, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 6.7937 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SULZER SOUTH EXPANSION SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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, OR PERMANENT ACCESS EASEMENTS), 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 ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL COMMON USE PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT WERE ORIGINALLY INTENDED FOR LARGE–LOT RESIDENTIAL. MOREOVER RESERVE "B" WILL RETAIN THE SAME LAND USE DESIGNATION AND RESERVE "A" WILL BE CONVERTED TO LIGHT INDUSTRIAL AND THEREON SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE HIGH BANK OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND DEPICTED UPON IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF LA PORTE, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE FOREGOING PLAT OF SULZER SOUTH EXPANSION SUBDIVISION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS, BY THE OWNER, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREMAN, FIREFIGHTING EQUIPMENT, POLICE AND THE OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR), HEIRS (OR) SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING HARRIS COUNTY ROAD LAW, SECTION 31– C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONER'S COURT OF HARRIS COUNTY.

FURTHER, THE OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PROPOSED AREA TO BE REPLATTED IS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

N TESTIMONY WHEREOF, SULZER TURBO SERVICES HOUSTON INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TIM FERGUSON, QUALITY / LEAN, ENVIRONMENTAL REGIONAL MANAGER, ON THIS_____ DAY OF _____, 2016.

SULZER TURBO SERVICES HOUSTON INC., A DELAWARE CORPORATION

BY: _____
TIM FERGUSON
QUALITY / LEAN, ENVIRONMENTAL REGIONAL MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

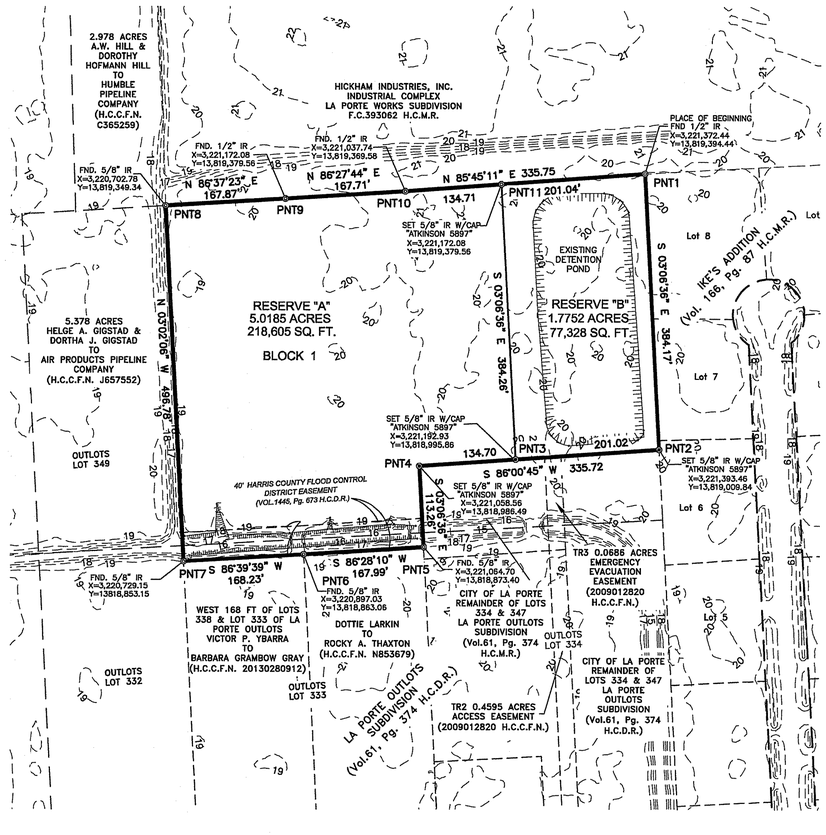
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM FERGUSON, KNOWN TO ME TO BE THE PERSON(s) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
(SIGN NAME)

_____
(PRINT NAME)

MY COMMISSION EXPIRES: _____



I, NEIL M. ATKINSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT; AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVES RADIUSES, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

NEIL M ATKINSON
TEXAS REGISTRATION NO. 5897

STATE OF TEXAS
REGISTERED
NEIL M. ATKINSON
5897
PROFESSIONAL
LAND SURVEYOR

3-22-16

I, NEIL M. ATKINSON, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE– EIGHTS INCH IRON RODS NOT LESS THAN THIRTY (30) INCHES IN LENGTH AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

_____
NEIL M ATKINSON
TEXAS REGISTRATION NO. 5897

THIS IS TO CERTIFY THAT THE CITY OF LA PORTE HAS APPROVED THIS PLAT AND DEVELOPMENT OF SULZER SOUTH EXPANSION SUBDIVISION IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE.

BY:_____
DIRECTOR, PLANNING DEPARTMENT

APPROVED: _____

Legal Description
6.7937 Acres

BEING 6.7937 acres of land being all of a called 1.9170 acre tract of land as described in deed to Sulzer Hickham recorded in Harris County Clerk's File Number 20060192902, and a called 1.9152 acre tract of land described in deed to Sulzer Hickham recorded in Harris County Clerk's File Number Z527116, and a called 2.9651 acres of land described as Tract One in deed to Sulzer Turbo Services Houston INC. as recorded in Harris County Clerk's File Number 20090102820, in the Enoch Brinson Survey, Abstract Number 5, Harris County, Texas, said 6.7937 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marking the northwest corner of Ike's Addition Subdivision recorded in Volume 166, Page 87 of the Harris County Map Records, and being the northeast corner of said Tract One, also marking the northeast corner of the herein described tract;

THENCE S 03°06'36" E 384.17 feet along the west line of said Ike's Addition, and the east line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 86°00'45" W 335.72 feet along the south line of said Tract One to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 03°06'36" E 113.26 feet to a 5/8 inch iron rod found marking the southeast corner of said 1.9152 acre tract, and the northeast corner of the remainder of a tract of land described in deed to Rocky Thaxton recorded in Harris County Clerk's File Number N853679;

THENCE S 86°28'10" W 167.99 feet along the common line between the said Rocky Thaxton remainder tract, and said 1.9152 acre tract, to a 5/8 inch iron rod found for the northeast corner of a tract of land described in deed to Barbara Grambow Gray recorded in Harris County Clerk's File Number 20130280912, and being the southeast corner of the said 1.9170 acre tract;

THENCE S 86°39'39" W 168.23 feet along the common line between the said Barbara Grambow Gray tract, and the said 1.9170 acre tract, to a 5/8 inch iron rod found marking the northwest corner of the said Barbara Grambow Gray tract, and the southwest corner of said 1.9170 acre tract, and being in the east line of a 5.378 acre tract of land described in deed to Air Products Pipeline Company, recorded in Harris County Clerk's File Number J657552;

THENCE N 03°02'06" W 496.78 feet along the west line of said 1.9170 acre tract, to a 5/8 inch iron rod found marking the northwest corner of said 1.9170 acre tract, and the herein described tract, also being the southwest corner of Hickham Industries, INC. Industrial Complex La Porte Works Subdivision as shown on plat thereof recorded under Film Code 393062 of the Harris County Map Records;

THENCE N 86°37'23" E 167.87 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said 1.9170 tract to a 1/2 inch iron rod found for corner;

THENCE N 86°27'44" E 167.71 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said 1.9152 acre tract to a 1/2 inch iron rod found for corner;

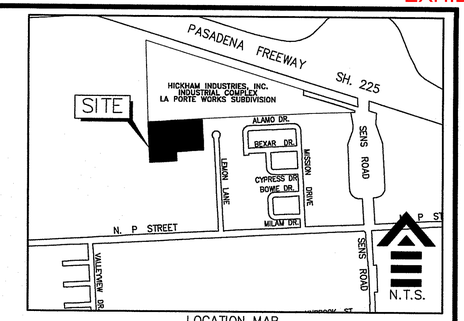
THENCE N 85°45'11" E 335.75 feet along the south line of said Hickham Industries, INC. Industrial Complex La Porte Works Subdivision, and the north line of said Tract One to the **PLACE OF BEGINNING.**

I, STAN STANART, COUNTY CLERK 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 AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY:_____
DEPUTY



LOCATION MAP
HARRIS COUNTY, TEXAS
HARRIS CO. KEY MAP # 539 R

NOTES:

1. FND INDICATES FOUND
2. IR INDICATES IRON ROD
3. H.C.C.F.N. INDICATES HARRIS COUNTY COUNTY CLERK'S FILE NUMBER.
4. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
5. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
6. R.O.W INDICATES RIGHT OF WAY
7. VOL. & PG. INDICATES VOLUME AND PAGE.
8. W/ INDICATES WITH
9. UNLESS OTHERWISE INDICATED, THE BUILDING SETBACK LINES, WHETHER ONE OR MORE, AND OR SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISED TO COMPLY WITH THE APPLICABLE PROVISIONS IN CITY OF LA PORTE CODE OF ORDINANCES, CITY OF LA PORTE, HARRIS COUNTY TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
10. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011387949999.
11. THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF CITY OF LA PORTE, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
12. THIS SITE CONTAINS A PRIVATE ONSITE DETENTION POND. THIS POND WILL BE OWNED AND MAINTAINED BY THE OWNERS, IN COMPLIANCE WITH THE STANDARDS OF THE CITY OF LA PORTE.
13. THIS PLAT REQUIRES COMPLIANCE WITH A CROSS–ACCESS EASEMENT AGREEMENT, BETWEEN THIS PLAT AND HICKHAM INDUSTRIES, INC. INDUSTRIAL COMPLEX LA PORTE WORKS SUBDIVISION, F.C. NO. 393062 H.C.M.R. THE PROPOSED AGREEMENT WILL ALLOW PUBLIC STREET ACCESS FOR THIS PLAT, TO AND FROM OLD LA PORTE – HOUSTON ROAD, 60' R.O.W.

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE U.S. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE. NAD 1983 DATUM

0' 100' 200' 300'

SCALE: 1" = 100'

SULZER SOUTH EXPANSION SUBDIVISION

A SUBDIVISION OF 6.7937 ACRES LOCATED IN THE ENOCH BRINSON SURVEY, ABSTRACT NO. 5, HARRIS COUNTY, TEXAS. ALSO BEING A REPLAT OF OUTLOTS LOT 348, AND A PARTIAL REPLAT OF OUTLOTS LOT 333 AND OUTLOTS LOT 347 AS RECORDED IN LA PORTE OUTLOTS SUBDIVISION, VOLUME 61, PAGE 374 H.C.D.R., IN THE CITY OF LA PORTE, HARRIS COUNTY, TEXAS.

REASON OF REPLAT: TO CREATE TWO RESERVES

2 RESERVES 1 BLOCK

OWNER:
SULZER TURBO SERVICES HOUSTON INC.
A DELAWARE CORPORATION
11518 OLD LA PORTE ROAD
LA PORTE, TEXAS 77571

DATE:
MARCH, 2016

SURVEYOR:
ATKINSON ENGINEERS
T.B.P.L.S. F–10045000
T.B.P.E. F–10587
19575 WIED ROAD
SPRING, TX 77388
281–872–7600

DWG. NO. 2050

EXHIBIT B

AREA MAP

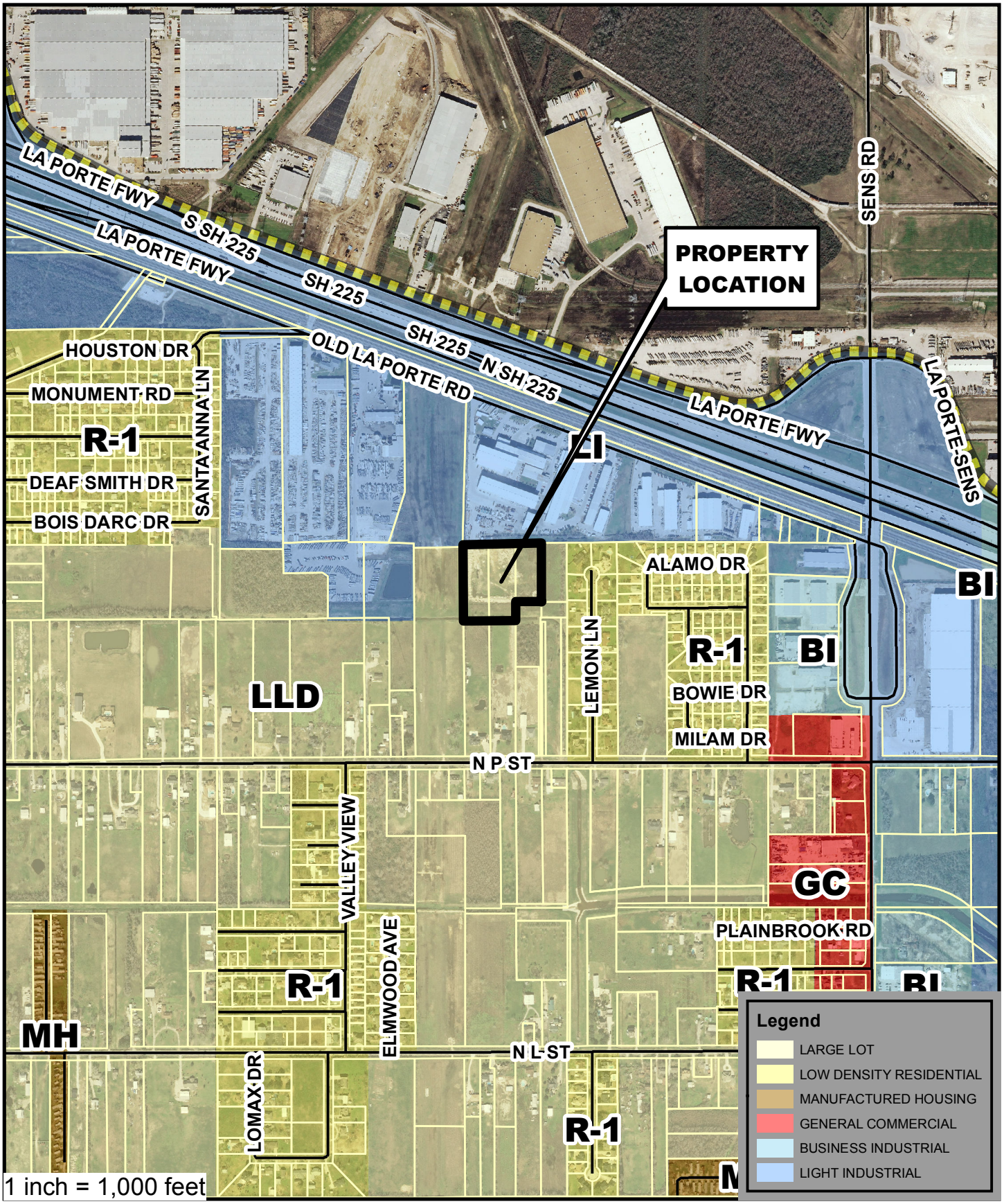


EXHIBIT C

ZONING MAP

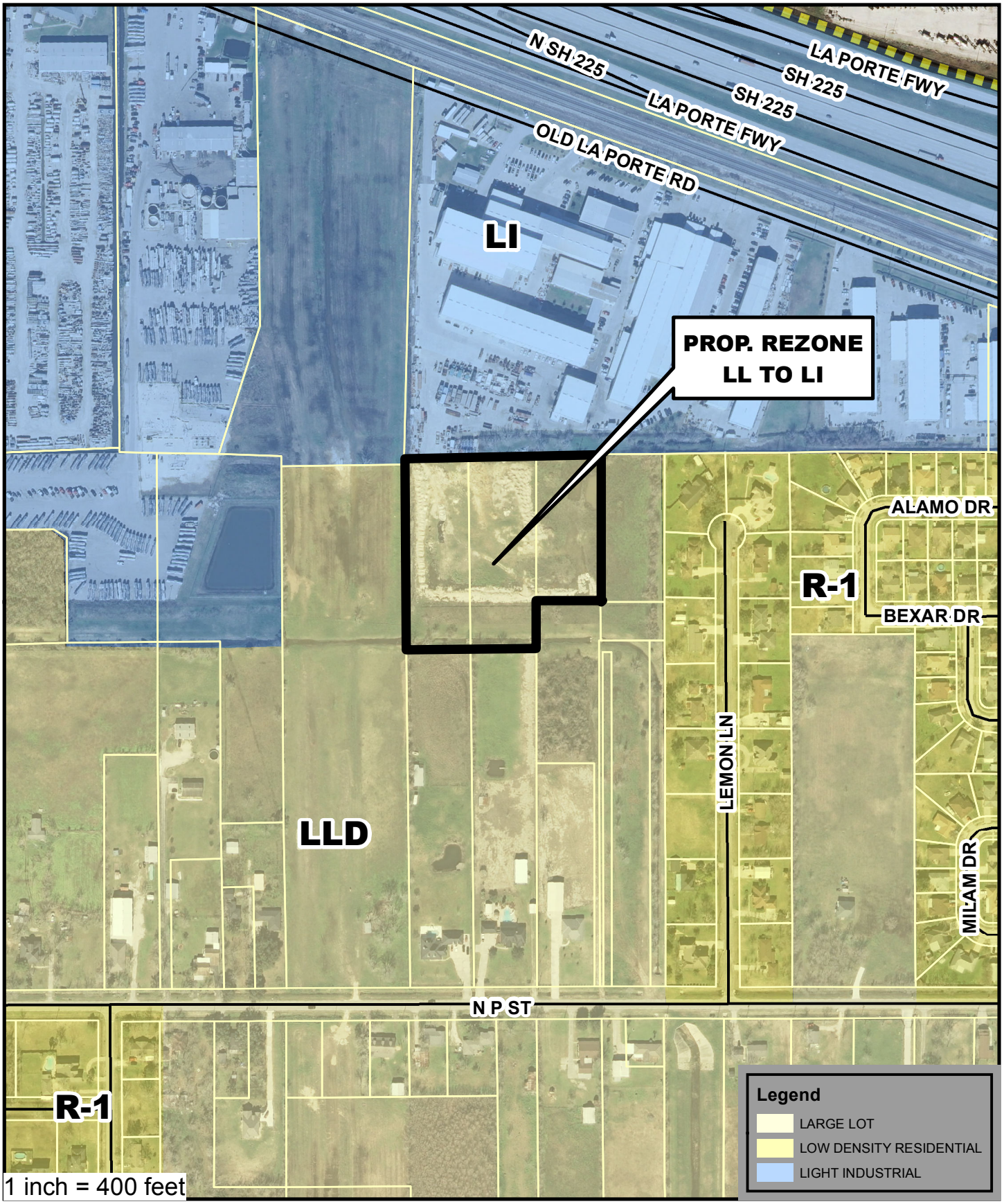
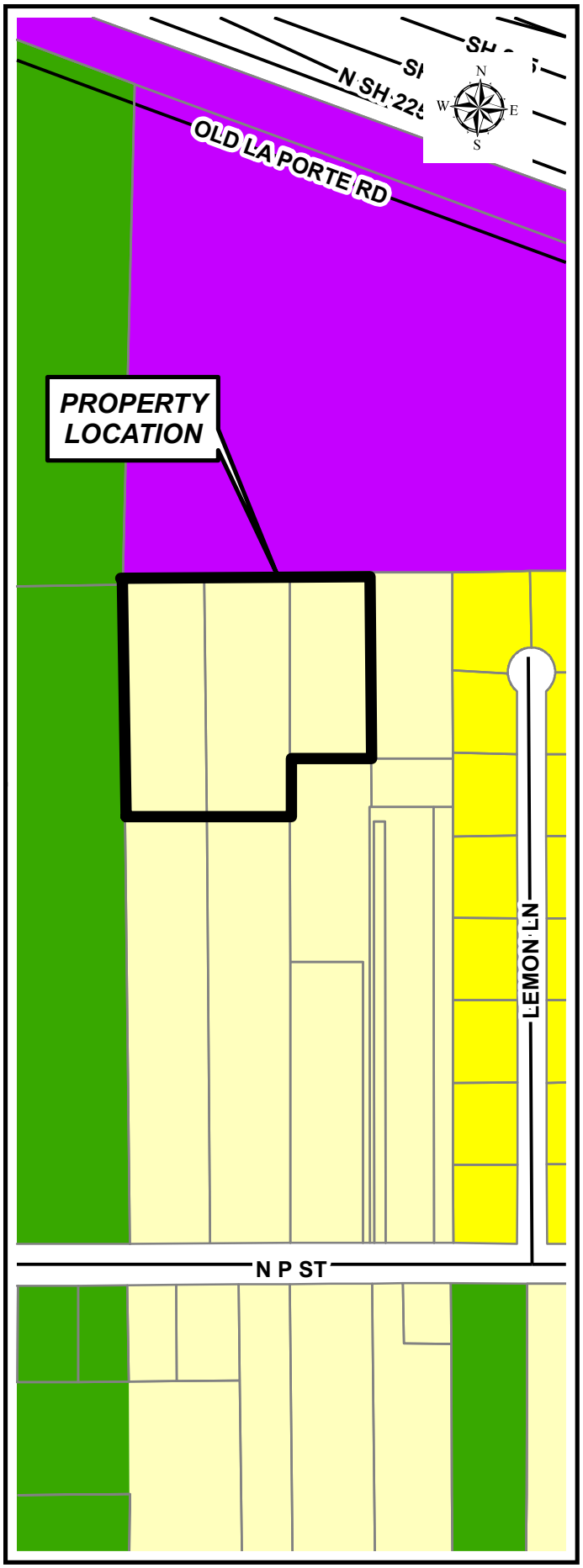


EXHIBIT D

EXISTING FUTURE LAND USE



PROPOSED FUTURE LAND USE

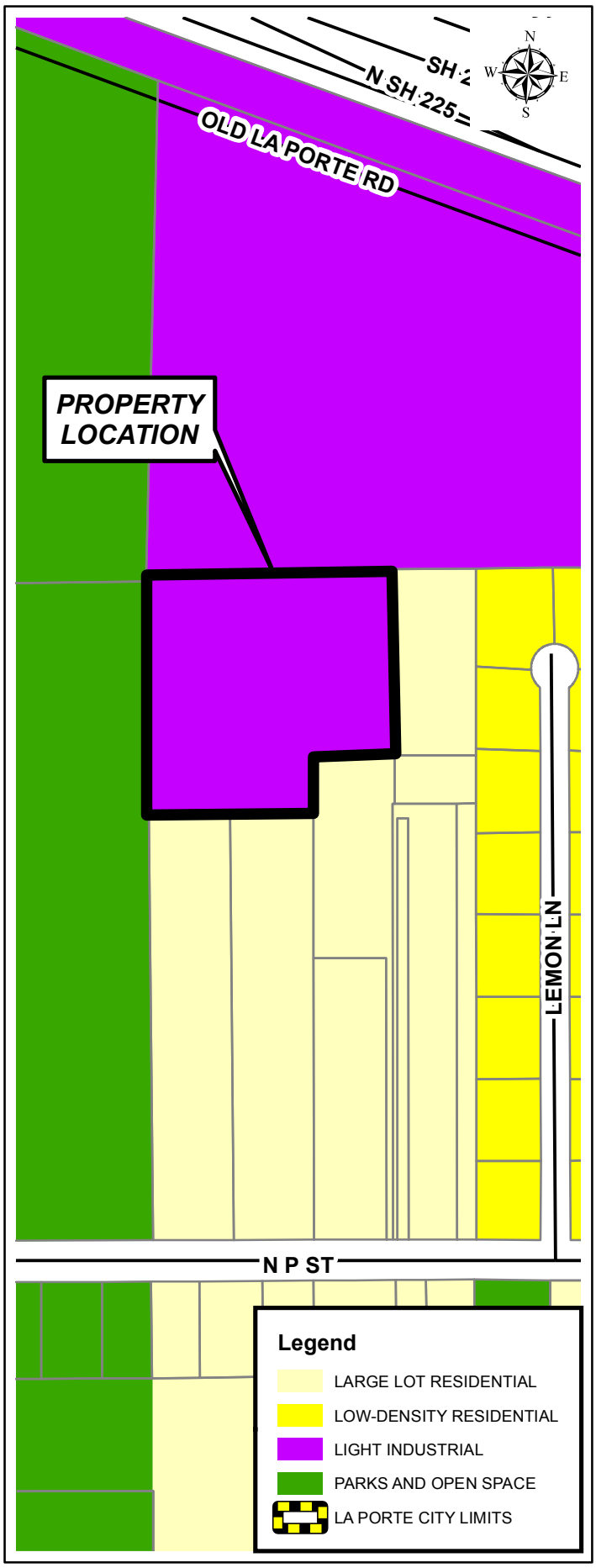


EXHIBIT E

RECEIVED
APR 11 2016
BY:

A Meeting of the La Porte

Planning & Zoning Commission

(Type of Meeting)

Scheduled for

April 25,2016

(Date of Meeting)

to Consider

Zone Change Request #16-92000001

(type of Request)

I have received of the above referenced public hearing.

I am in **FAVOR** of granting this request for the following reasons:

Sulzer has been very conscientious of its impact on the neighborhoods that adjoin its property and has worked with the home owners to reduce noise and sight pollution that is a normal part of a manufacturing business near residential areas. The company contacted the residence on Lemon lane some time back and explained its expansion alternatives. Its proposal to build on the land requested to be rezoned is the best alternative as it keeps the expansion farthest from the residences that adjoin it. From past and current experience, I feel confident that Sulzer will take the steps necessary to have the least negative impact on the residence of the area if it is allowed to expand as proposed. As an example: my residence backs up to the retention pond the company built last year. Although the company built a concrete wall between our properties, I know it keep the area maintained as I hear the mowers and I can see the property from my upstairs windows. This lawn care around the retention pond is not noticeable to the average citizens yet the company performs it as often as I do my own. The business is a good neighbor that keeps its grounds and work areas clean and uncluttered and I believe it will continue this practice.

I also believe the expansion will give more jobs to local residence and more tax revenue to the city and LPISD. It is for these reasons that I have no objections to Sulzer's proposal and believe that granting the request would be beneficial to all parties involved.

I am **OPPOSED** to granting this request for the following reasons: **N/A**

Michael C Reiss

Name (please print)

Michael C Reiss

Signature

1410 Lemon Lane

Address

La Porte Tx 77571

City, State, Zip

EXHIBIT E

A Meeting of the La Porte

Planning & Zoning Commission
(Type of Meeting)

Scheduled for

April 25, 2016
(Date of Meeting)

to Consider

Zone Change Request #16-92000001
(Type of Request)

I have received notice of the above referenced public hearing.

I am in **FAVOR** of granting this request for the following reasons:

I am **OPPOSED** to granting this request for the following reasons:

Gregory DiBello
Name (please print)

Gregory DiBello
Signature

11439 N. P. STREET
Address

La Porte, TX 77571
City, State, Zip

City of La Porte, Texas
Planning and Zoning Commission

April 21, 2016

AGENDA ITEM 6

Consider approval of an amendment to
the City of La Porte's Future Land Use Plan
by amending the land use designation for
Reserve A, Sulzer South Expansion Subdivision
from "Large Lot Residential" use to "Light Industrial" use.

Eric J. Ensey, City Planner

Planning and Development Department

City of La Porte, Texas

Planning and Development Department
Staff Report

ISSUE

Consider a recommendation of approval to the City Council for an amendment to the city's Future Land Use Plan from "Large Lot Residential" use to "Light Industrial" use for Reserve A, Sulzer South Expansion Subdivision, as demonstrated in the attached Exhibit A.

RECOMMENDATION

Should the Planning and Zoning Commission desire to recommend approval of Agenda Items 4-6 pertaining to zone change request #16-92000001 from Large Lot Residential (LL) to Light Industrial (LI) then the city's Future Land Use Plan should be amended from "Large Lot Residential" use to "Light Industrial" use for said tract.

DISCUSSION

Staff is presenting for consideration an amendment to the city's Future Land Use Plan in conjunction with a request by Sulzer Turbo Services Houston Inc. for the rezoning of Reserve A, Sulzer South Expansion Subdivision, from LL to LI. The proposal would allow for the subject site to be developed as office/shop expansion for the Sulzer campus.

The city's Future Land Use Plan (FLUP) identifies this property as "Large Lot Residential" land use. In order to accommodate the proposed rezoning, the FLUP would need to be amended to allow for "Light Industrial" use. The FLUP may be amended from time to time, if approved by the City Council, upon recommendation by the Planning and Zoning Commission. The attached Exhibit A demonstrates the existing land use versus what is being proposed.

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

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

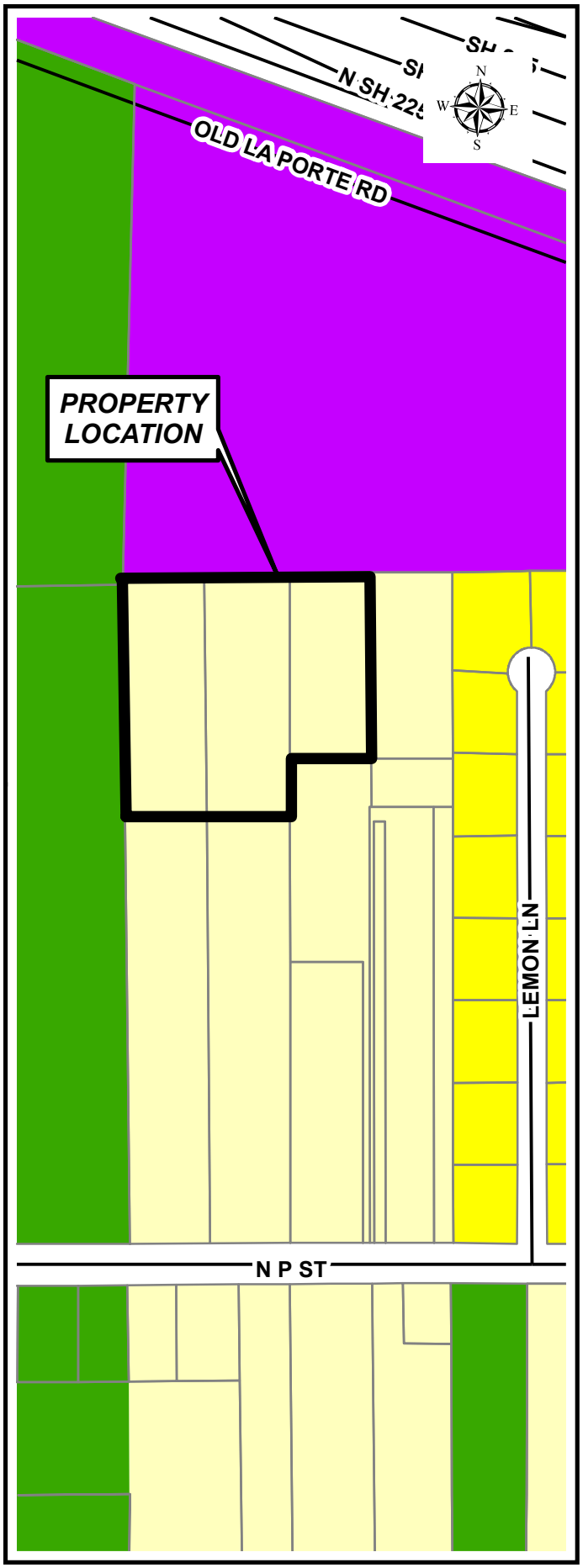
	Land Use	**Development**
North	Light Industrial	Existing Sulzer Campus
South	Large Lot Residential	Existing large lot residential homes
West	Large Lot Residential	Exxon Pipeline Corridor
East	Large Lot Residential	Reserve A, Sulzer South Expansion Subdivision Plat; existing Sulzer detention pond.

ATTACHMENTS

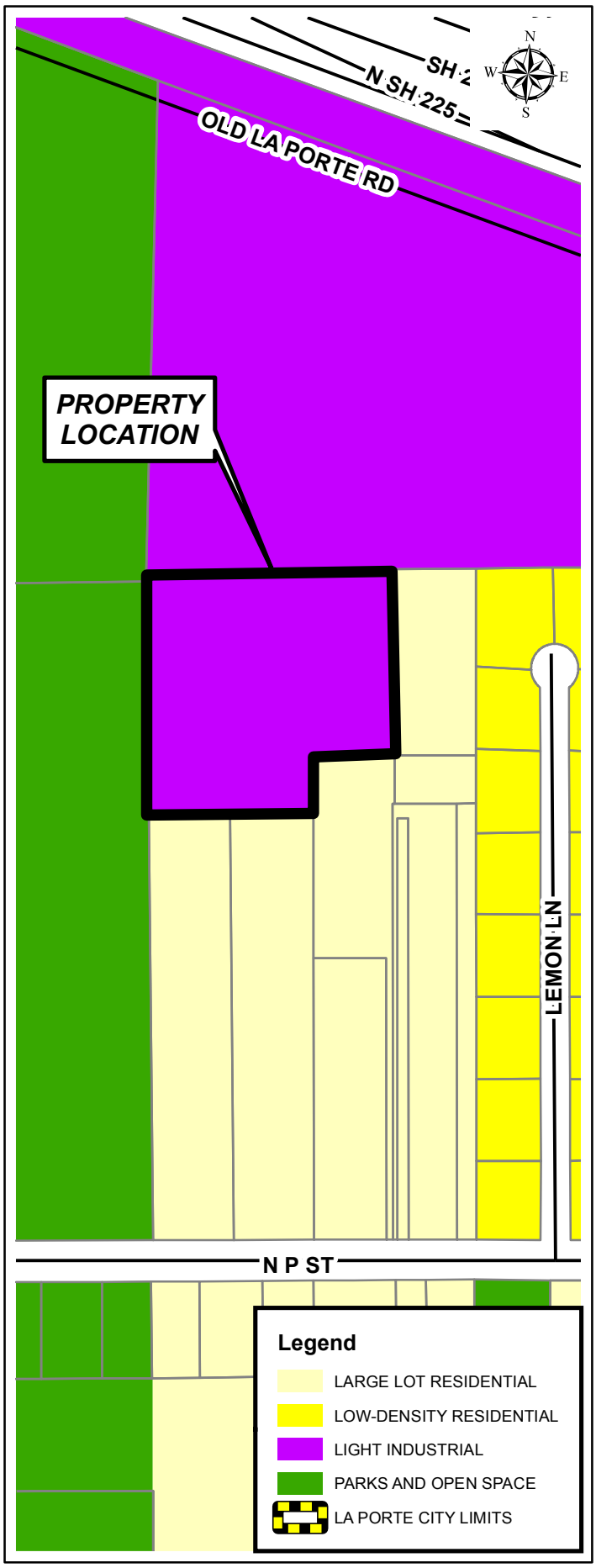
Exhibit A: Existing and Proposed Future Land Use Plan

EXHIBIT A

EXISTING FUTURE LAND USE



PROPOSED FUTURE LAND USE



City of La Porte, Texas
Planning and Zoning Commission

April 21, 2016

AGENDA ITEM 7

Consider approval of a Major Development Site Plan (#15-83000002)
to allow for construction of a new Flex Office/Warehouse Facility
for the property located at the northwest corner of
State Highway 146 Feeder Road and Export Drive (1702 Highway 146 South)
in the Port Crossing Business Park.

Applicant: Liberty Property Trust

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 Liberty Property Trust for a Major Development Site Plan to allow construction of the proposed Port Crossing C6 Building, which is a new flex office/warehouse facility located at 1702 Highway 146 South?

RECOMMENDATION

Staff recommends approval of the proposed Major Development Site Plan subject to the following condition:

1. Before the site plan is executed, the applicant shall resolve any concerns related to fire hydrant location with the Fire Marshal.

DISCUSSION

Applicant/Property Owner:
Liberty Property Trust

Applicant's Request:
The applicant is seeking to construct a new flex office/warehouse facility, which is referred to as Port Crossing C6 Building. The proposed facility will be a 109,433 square foot building on a 7.97acre portion of Reserve "L", Block 2, Port Crossing Amending Plat. The subject site is currently undeveloped. The attached Exhibit A is the proposed site development plan.

Background Information:
The subject site is a 7.97 acre portion of Reserve "L", Block 2, Port Crossing Amending Plat. The overall Reserve "L" parcel is 14.9138 acres in size. The subject site is located at the northwest corner of State Highway 146 and Export Drive in the Port Crossing Business Park. The attached Exhibit B is an Area Map showing the location of the subject property.

The site is zoned PUD, Planned Unit Development, and is undeveloped land in the Port Crossing Business Park. Because the Port Crossing Business Park is zoned PUD, development is subject to the Special Conditional Use Permit (SCUP) approved by the

City Council on August 24, 2015. The attached Exhibit C is the Zoning Map for the site. Additionally the attached Exhibit D is the approved SCUP.

The proposed use, warehouse/distribution, is permitted in the approved SCUP. The City of La Porte's Land Use Plan identifies this parcel as "Business Industrial" use. The following table summarizes the surrounding zoning and land uses:

	Zoning	**Land Use**
North	PUD, Planned Unit Development	Undeveloped site in the Port Crossing Business Park; "Business Industrial" Land Use
South	PUD, Planned Unit Development	Undeveloped site in the Port Crossing Business Park; "Business Industrial" Land Use
West	PUD, Planned Unit Development	Existing warehouse/distribution facility in the Port Crossing Business Park; "Light Industrial" Land Use
East		State Highway 146 right-of-way

Analysis:
This site development plan was reviewed according to the provisions of Appendix E of the city's Development Ordinance (No. 1444). Because the overall 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) and all applicable requirements of the Port Crossing SCUP approved for this site. Planning staff has reviewed the proposed site development plan and concluded that the application complies with all applicable code requirements. The following is a description of staff's analysis of various considerations:

Site Improvements.
The site will include a 109,433 square foot building, new parking lots with a total of 156 automobile parking spaces, truck loading docks on the west side of the building, site circulation, utility connections, landscaping, and drainage improvements.

Landscaping.
The site development plan includes proposed landscaping in accordance with the provisions of Section 106-800 of the Code of Ordinances. There are street trees existing along the Export Drive right-of-way. The proposed development will utilize those existing trees to meet the street tree requirements in the code for the Export Drive frontage. Additional street trees have been required along the Highway 146 frontage in compliance with city requirements. Additionally, the proposed development will include the planting of the required shrubs between the parking area and adjacent public right-of-way at 3 feet on center. The applicant is proposing trees and shrubs in planters within the parking lot areas in order to visually break up the parking lot as well as provide future shade relief. Staff has reviewed the landscaping proposed and finds that the

proposed development is consistent with the landscaping required in Section 106-800 of the Code of Ordinances.

The proposal maintains the existing Port Crossing entrance feature located at the northwest corner of Highway 146 and Export Drive that was constructed with the original public improvement for the business park.

Parking and circulation.
Section 106-839 of the Code of Ordinances outlines the city's parking requirements for warehouse/distribution uses. The requirements are as follows for this development:

1. Office – 3 per 1,000 sq. ft. (105 spaces required)
2. Warehouse – 1.5 per non-office employee (49 spaces required)

In this case a total of 154 parking spaces are required by code. The applicant is proposing a total of 156 parking spaces with the development. The applicant is also providing the necessary ADA parking spaces required.

The proposed driveways comply with all separation, width, radius and other dimensions. The applicant will be required to provide any necessary access permits from TXDOT prior to issuance of a building permit. This is a standard practice for all development in the city.

Sidewalks.
The applicant is including sidewalks as required in the city's Public Improvement Criteria Manual (PICM). The site plan includes sidewalks along both Highway 146 and Export Drive.

Fire Hydrant Locations.
The Fire Marshal has reviewed the proposed site plan and one item remains a potential concern: the location of the proposed fire hydrants off of the driveway are a long distance from the curb; further clarification of this must be provided to the Fire Marshal before the site plan is executed and signed. Staff is recommending that the applicant resolve this issue with the Fire Marshal as a condition of approval of this site plan.

Drainage and detention.
The proposed development is part of the drainage system developed by the Port Crossing Property Owner Association. Regional detention ponds were provided in the Port Crossing Business Park that were sized to detain the development of this site as well as all other development within the boundaries of the Port Crossing development. As a result, additional on-site detention is not required.

The proposed development is consistent with the city's PICM requirements for drainage purposes.

Utilities.
There are sufficient public utility facilities in proximity of this site to meet the needs of the proposed development. Much of the infrastructure required for the Port Crossing Business Park was installed in 2006 and 2007. The site will tap into an existing 12-inch sanitary sewer line on the west side of the subject parcel within the drainage channel. The proposed development will tap into the existing 8-inch water line south of the subject parcel in the Export Drive right-of-way. The Utilities Division of the city's Public Works Department has reviewed the site plan and has no objection to connection to the city's water and sewer lines as proposed.

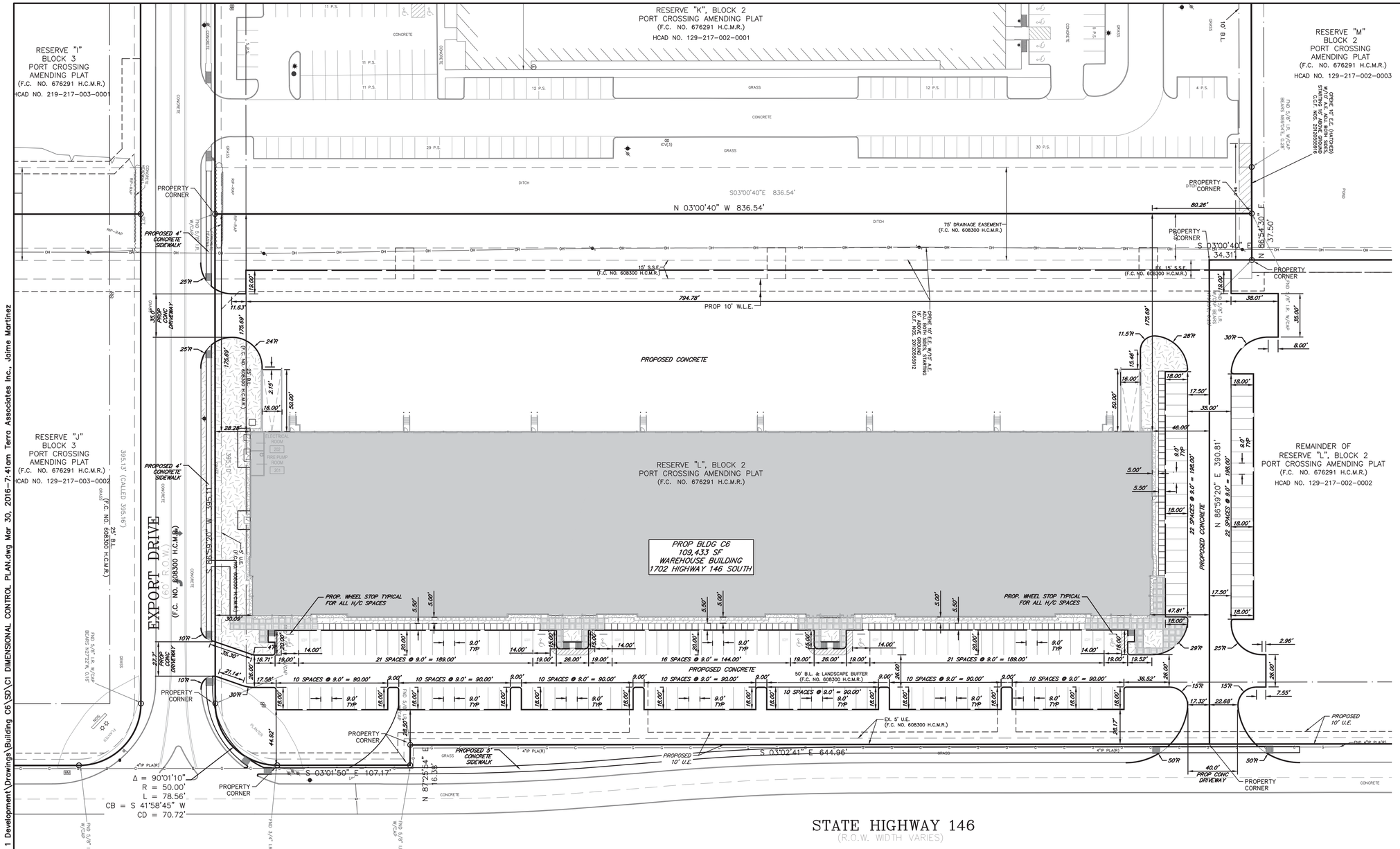
Architectural Façade Requirements.
Because stone and brick requirements were not included as part of the last update to the city's zoning ordinance revisions, the subject site cannot be required to comply with those requirements. However the applicant has indicated that they intend to provide stone on the façade of the building, even though the city's zoning ordinance does not require it. The proposed building is to be constructed of colored tilt-wall with glass store front at all the entrances to the building along Highway 146 in compliance with the approved SCUP.

Conclusion:
Based on the analysis above, staff finds that the proposed Major Development Site Plan for the Port Crossing C6 Building complies with the various applicable code requirements and should be considered for approval subject to resolution of any issues related to fire hydrant location by the Fire Marshal.

ATTACHMENTS

Exhibit A: Proposed Port Crossing C6 Site Plan
Exhibit B: Area Map
Exhibit C: Zoning Map
Exhibit D: Port Crossing SCUP

EXHIBIT A



FLOODPLAIN INFORMATION

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN SHADED 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"), EXCEPT AREAS LABELED AS BEING IN ZONE "AE" ("SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT; BASE FLOOD ELEVATIONS DETERMINED") PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48201C0945M (CITY OF LA PORTE); PRELIMINARY MAP DATED MARCH 29, 2013. LOCATIONS OF ZONE BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND WERE TRACED FROM SAID FIRM.

BENCHMARK INFORMATION

All elevations shown hereon are based on U.S. Survey Foot; NAVD 88 (2001 Adjustment).

H.C.F.R.M. NO. 010290: Elevation=6.06'
Brass disk located From Highway 146 and Choate Road, travel west on Choate Road 0.2 miles. Monument is at the center of headwall between the east and west bound lanes of Choate Road.

PROJECT TBM-1: Elevation=13.52'
Box cut on Type C-2 Inlet on north side of Wharton Weems Boulevard approximately 275 feet east of intersection of Wharton Weems Boulevard and South 16th Street.

PROJECT TBM-2: Elevation=16.04'
Box cut on Type C-1 Inlet on east side of South 16th Street approximately 900 feet south of intersection of Wharton Weems Boulevard and South 16th Street.

PROJECT TBM-3: Elevation=9.98'
Box cut on Type C-1 Inlet on west side of State Highway 146 feeder road approximately 250 feet north of intersection of McCabe Road and State Highway 146 feeder road.

PROJECT TBM-4: Elevation=12.81'
Box cut on Type C-1 Inlet on north side of Wharton Weems Boulevard approximately 90 feet west of intersection of Wharton Weems Boulevard and State Highway 146 feeder road.

PROJECT TBM-5: Elevation=12.52'
Box cut on Type C-1 Inlet on south side of Export Drive at intersection of Export Drive and State Highway 146 feeder road.

PROJECT TBM-6: ELEVATION=16.18'
Box cut on Type C-1 Inlet on south side of Export Drive at intersection of Export Drive and South 16th Street.

40 0 40

OWNER:	LIBERTY PROPERTY, L.P. 8827 NORTH SAM HOUSTON PARKING WEST HOUSTON, TX 77064
OWNER CONTACT:	KEN CHANG, P.E.
SITE ADDRESS:	1702 HIGHWAY 146 SOUTH LA PORTE, TX 77571
DEVELOPMENT:	PORT CROSSING
DEVELOPMENT TYPE:	INDUSTRIAL
ZONING TYPE:	PUD – PLANNED UNIT DEVELOPMENT
LEGAL DESCRIPTION:	PORTION OF RESTRICTED RESERVE "L", BLOCK 2 OF PORT CROSSING AMENDING PLAT, AS RECORDED IN FILM CODE NO. 676291 OF THE MAP RECORDS, HARRIS COUNTY, TEXAS
HCAD NO.	129-217-002-0002
LOT COVERAGE:	2.51 AC. = 32% 7.97 AC.
SITE ACREAGE:	7.97 AC.

Kevin Polasek, P.E.

STATE OF TEXAS
KEVIN B. POLASEK
96632
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEVIN POLASEK, P.E. 96632
ON MARCH 30, 2016

CITY APPROVING AUTHORITY CERTIFICATE

This is to certify that on __ day of _____, 20__ the City Planning and Zoning Commission of the City of La Porte, Texas has approved this site plan and development of **PORT CROSSING BUILDING C6** in conformance with the laws of the State of Texas and the ordinances of the City of La Porte.

By: _____
Chair, Planning and Zoning Commission

ATTEST:
By: _____
Secretary, Planning and Zoning Commission

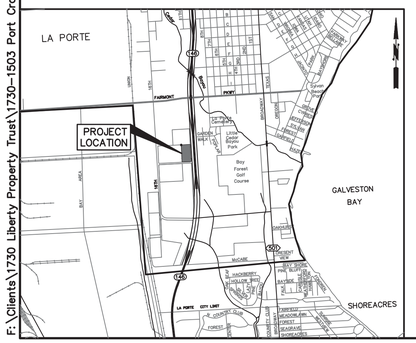
By: _____
Director, Planning and Development

_____
City Planner

SITE PLAN ACCURACY CERTIFICATE

I, KEVIN B. POLASEK, P.E., AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING (OR SURVEYING) AND HEREBY CERTIFY THAT ABOVE PLAT OR SITE PLAN IS TRUE AND CORRECT; AND THATALL BEARINGS, DISTANCES, ANGLES, CURVE RADIUSES, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

_____
KEVIN B. POLASEK, P.E.
TEXAS REGISTRATION NO. 96632



NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTS PLANS FOR DETAILS OF HANDICAP PARKING, SIGNAGE, RAMPS, STRIPING, ETC.
3. ALL CURB RETURN RADII SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE NORTH PROPERTY LINE BEARING N86°59'20"E, UNLESS OTHERWISE NOTED.
5. ALL DRIVEWAYS, DRIVE AISLES AND PARKING WILL BE CONCRETE W/THICKNESS SPECIFIED IN THE CONSTRUCTION SET.
6. ALL STANDARD PARKING IS 9' X 18'.
7. ANY DUMPSTER LOCATED ON THIS SITE MUST BE FULLY SCREENED WITH A SOLID WOOD OR MASONRY FENCE AND SOLID GATE.
8. USES PERMITTED IN ACCORDANDE WITH THE PORT CROSSING GENERAL PLAN AND APPROVED DEVELOPMENT AGREEMENT.

* THIS DISTANCE SHALL BE MEASURED FROM THE INTERSECTION OF PROPERTY LINES COMMON WITH STREET RIGHT-OF-WAY LINES.

FIGURE 10-3
CURB AND DRIVEWAY CRITERIA INDUSTRIAL DISTRICTS (MU, MS, NC, GC, BI, LI, HI)

DRIVE WIDTH –	30' MINIMUM TO 50' MAXIMUM
CURB RETURN RADIUS –	10' MINIMUM TO 30' MAXIMUM (CURB RETURN CANNOT CROSS PROPERTY LINE.)
DISTANCE FROM INTERSECTION –	40' MIN.*
SPACING BETWEEN DRIVEWAYS –	40' MIN.

PARKING TABLE

35,000 SF FUTURE OFFICE: 3 PER 1,000 SF
105 SPACES REQUIRED
74,200 SF WAREHOUSE: 1 PER 1,500 SF
49 SPACES REQUIRED

154 TOTAL SPACES REQUIRED
156 TOTAL SPACES PROVIDED. 47 POSSIBLE NON-OFFICE EMPLOYEES

6 ADA SPACES REQ'D
6 ADA SPACES PROVIDED
LEED CREDIT PREFERRED PARKING FOR
LOW-EMITTING AND FUEL EFFICIENT VEHICLES (5% TOTAL)
8 SPACES REQ'D AND 8 PROVIDED

REV.NO.	DESCRIPTION	DATE	APP.

LIBERTY PROPERTY TRUST
PORT CROSSING BLDG C6

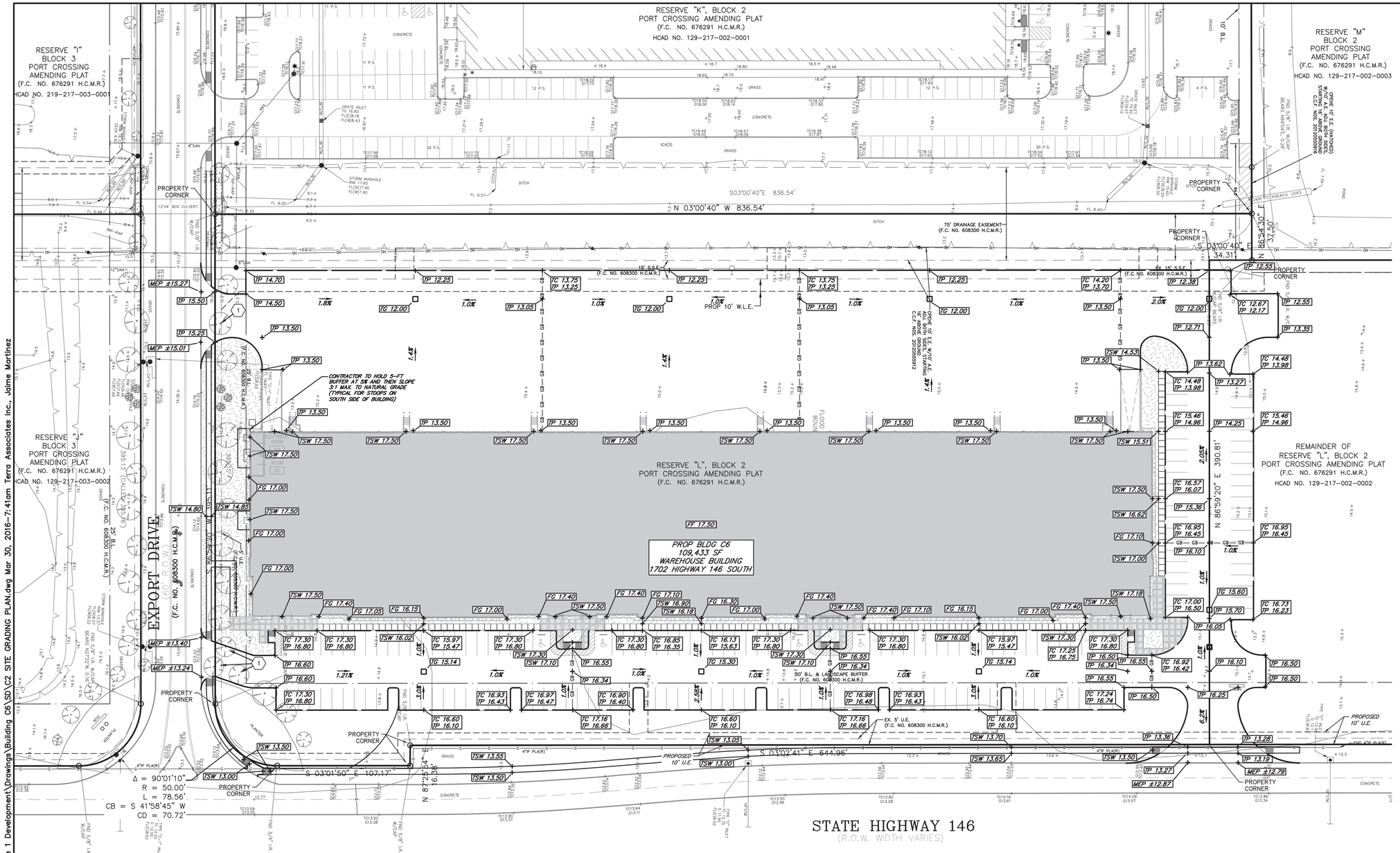
DIMENSIONAL CONTROL PLAN

TERRA ASSOCIATES, INC.
CONSULTING ENGINEERS
1445 N. LOOP WEST – SUITE 450
HOUSTON, TEXAS 77008
713-993-0333
TBPE Registration No.: F-003832

DRAWN BY: CAH/JMZ	SCALE: 1" = 40'	PROJECT No. 1730-1503 CONTRACT:
CHECKED BY: KBP	DATE: MARCH 30, 2016	SHEET C1 OF C3

F:\Clients\1730 Liberty Property Trust\1730-1503 Port Crossing – Phase 1 Development\Drawings\Building C6\SD\C1 DIMENSIONAL CONTROL PLAN.dwg Mar 30, 2016-7:41am Terra Associates Inc., Jaime Martinez

EXHIBIT A



F:\Clients\1730 Liberty Property Trust\1730-1503 Port Crossing - Phase 1 Development\Drawings\Building C6\SD\C2 SITE GRADING PLAN.dwg Mar 30, 2016-7:41am Terra Associates Inc., Jaime Martinez

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40 0 40

LEGEND

FF 17.50	FINISHED FLOOR
TG 12.00	TOP OF GRATE
TC 15.96	TOP OF CURB
TP 15.46	TOP OF PAVEMENT
TSW 17.10	TOP OF SIDEWALK
017.53 / TC18.06	EXISTING TOP OF PAVEMENT / EXISTING TOP OF CURB
■	EXISTING INLET
●	EXISTING MANHOLE
□	PROPOSED INLET
○	PROPOSED MANHOLE

NOTES

1. EXISTING TREES TO BE RELOCATED SEE SHEET L1.1 FOR LANDSCAPE PLANS

Kevin Polasek, P.E.

STATE OF TEXAS
KEVIN B. POLASEK
96632
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEVIN POLASEK, P.E. 96632
ON MARCH 30, 2016

REV.NO.	DESCRIPTION	DATE	APP.

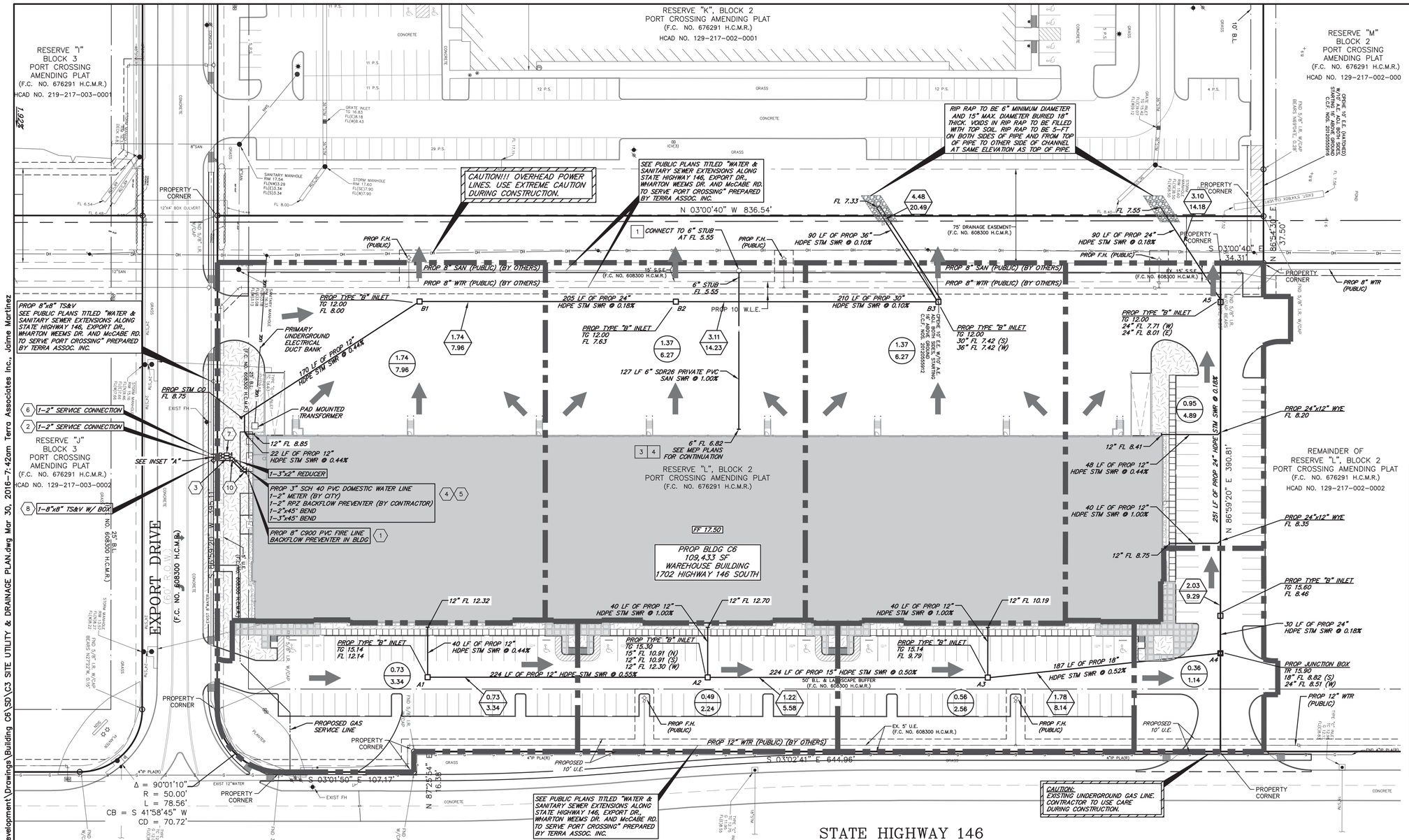
LIBERTY PROPERTY TRUST
PORT CROSSING BLDG C6

SITE GRADING PLAN

TERRA ASSOCIATES, INC.
CONSULTING ENGINEERS
1445 N. LOOP WEST – SUITE 450
HOUSTON, TEXAS 77008
713-993-0333
TBPE Registration No.: F-003832

DRAWN BY: CAH/JMZ	SCALE: 1" = 40'	PROJECT No. 1730-1503 CONTRACT:
CHECKED BY: KBP	DATE: MARCH 30, 2016	SHEET C2 OF C3

EXHIBIT A



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Box cut on Type C-1 Inlet on north side of Wharton Weems Boulevard approximately 90 feet west of intersection of Wharton Weems Boulevard and State Highway 146 feeder road.

PROJECT TBM-5: Elevation=12.52'
Box cut on Type C-1 Inlet on south side of Export Drive at intersection of Export Drive and State Highway 146 feeder road.

PROJECT TBM-6: ELEVATION=16.18'
Box cut on Type C-1 Inlet on south side of Export Drive at intersection of Export Drive and South 16th Street.

40 0 40

LEGEND

- EXISTING INLET
- EXISTING MANHOLE
- PROPOSED INLET
- PROPOSED MANHOLE
- PROPOSED MANHOLE w/ GRATE TOP
- PROPOSED CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED DRAINAGE AREA DIVIDE
- 1.03 / 2.80 — INCREMENTAL DRAINAGE AREA ACRES 3 YR. INCREMENTAL FLOW, CFS
- 8.74 / 21.82 — CUMULATIVE AREA, ACRES 3-YR CUMULATIVE FLOW, CFS
- EXTREME SHEET FLOW

NOTE:

SEE SHEET C2 FOR GENERAL NOTES AND UTILITY NOTES

WATER NOTES:

1. CONTRACTOR TO EXTEND PROPOSED 8" C900 PVC AND STUB 5' FROM BUILDING WITH TEMPORARY PLUG AND CLAMP FOR FIRE PURPOSES. SEE FIRE PROTECTION PLANS FOR CONTINUATION AND BACKFLOW PREVENTER LOCATED INSIDE BUILDING.
2. CITY OF La PORTE TO INSTALL PROPOSED 2" SERVICE CONNECTION AND 2" WATER METER FOR DOMESTIC USE. METER TO BE LOCATED WITHIN THE PUBLIC R.O.W. OR 5' UTIL. ESMT. IN THE LANDSCAPED AREA.
3. CONTRACTOR TO CONNECT AFTER METER AND INSTALL 2" R.P.Z. BACKFLOW PREVENTION DEVICE, 2"x3" REDUCER AND 3" SCH 40 PVC DOMESTIC WATERLINE TO BUILDING. BACKFLOW PREVENTION DEVICE TO BE IN FREEZE AND THEFT PROOF ENCLOSURE. BACKFLOW PREVENTOR TO BE LOCATED IN LANDSCAPE ON PRIVATE PROPERTY.
4. STUB 5' FROM BUILDING WITH 3" DOMESTIC SCH 40 PVC WATERLINE AND TEMPORARY PLUG & CLAMP.
5. SEE PLUMBING PLANS FOR CONTINUATION, VERIFY EXACT LOCATION.
6. CITY OF La PORTE TO INSTALL PROPOSED 2" SERVICE CONNECTION AND 2" WATER METER FOR IRRIGATION PURPOSES. METER TO BE LOCATED WITHIN PUBLIC R.O.W. OR 5' UTIL. ESMT. IN THE LANDSCAPED AREA.
7. CONTRACTOR TO CONNECT AFTER METER AND INSTALL 2" BACKFLOW PREVENTOR (P.V.B.), AND 2" SCH 40 PVC IRRIGATION LINE AND TEMPORARY PLUG & CLAMP FOR IRRIGATION PURPOSES. BACKFLOW PREVENTOR TO BE IN FREEZE AND THEFT PROOF ENCLOSURE LOCATED WITHIN LANDSCAPE ON PRIVATE PROPERTY OUTSIDE OF 5 FT UTILITY EASEMENT. SEE LANDSCAPE PLANS FOR COORDINATION AND CONTINUATION.
8. CONTRACTOR TO CONNECT TO EXISTING 8" WATERLINE WITH 8" C900 PVC WATERLINE AT DEVELOPER'S EXPENSE.
9. ALL UTILITY CROSSING TO MEET TCEQ REQUIREMENTS.
10. 1-8"x45° BEND

SEWER NOTES:

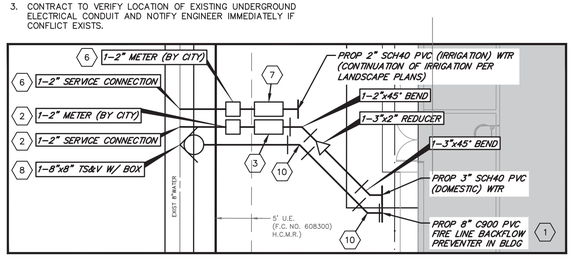
1. CONTRACTOR TO CONNECT TO 6" TEMP PLUG WITH PROPOSED 6" SANITARY SEWER. CONTRACTOR TO NOTIFY CITY OF La PORTE PUBLIC WORKS DEPT. PRIOR TO MAKING CONNECTION. CONTRACTOR TO VERIFY FLOWLINE ELEVATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
   (PROP 6" FL 5.55±)
   (EXIST 6" FL 5.55±)
2. INSTALL 6" CLEANOUT TO GRADE AT ALL BENDS. SEE DETAIL ON SHEET C11 FOR CLEANOUT. ALL CLEANOUTS IN PAVEMENT AREA TO HAVE TRAFFIC DUTY LIDS.
3. STUB 6" LINE AS SHOWN AND INSTALL 6" TEMPORARY PLUG.
4. SEE PLUMBING PLANS FOR CONTINUATION. VERIFY EXACT LOCATION.

GENERAL UTILITY NOTES:

1. CONTRACTOR RESPONSIBLE FOR COST ASSOCIATED WITH INSTALLATION OF PRIMARY & SECONDARY POWER (INCLUDING TRANSFORMER). CONTRACTOR RESPONSIBLE FOR COORDINATION WITH POWER COMPANY FOR EXACT LOCATION OF TRANSFORMER & PRIMARY SERVICE.
2. CONTRACTOR TO REMOVE AND REPLACE EXISTING PAVING AS REQUIRED TO INSTALL NEW UTILITIES.
3. CONTRACT TO VERIFY LOCATION OF EXISTING UNDERGROUND ELECTRICAL CONDUIT AND NOTIFY ENGINEER IMMEDIATELY IF CONFLICT EXISTS.

DRY UTILITY NOTES:

1. COORDINATE WITH M.E.P. PLANS FOR LOCATION OF PROPOSED DRY UTILITIES, ELECTRICAL, GAS AND TELEPHONE.
2. CONTRACTOR TO INSTALL ALL NECESSARY CONDUITS PRIOR TO PAVING.



INSET "A"
1" = 10'

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES THAT HAVE OR MAY HAVE ANY EFFECT ON THE PROPOSED IMPROVEMENTS BEFORE ANY WORK COMMENCES. THE INSTALLATION OF ALL GRAVITY FLOW PIPES SHALL BEGIN AT THE OUTFALL OR CONNECTION TO THE EXISTING SYSTEM AND PROCEED UPSTREAM. IF ANY DISCREPANCY FROM THE PLAN IS FOUND, THE CONTRACTOR IS TO NOTIFY TERRA ASSOCIATES, INC. BEFORE PROCEEDING FURTHER.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF ALL UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES. EXACT ELEVATION AND FIELD LOCATION OF UTILITIES MAY VARY BASED UPON INSTALLATION OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

ALL MATERIALS AND METHODS SHALL MEET CITY OF La PORTE STANDARDS.

CONTRACTOR TO INCLUDE ALL FEES ASSOCIATED WITH WATER AND SEWER TAPPING, CONNECTION, AND INSPECTIONS IN HIS BID PRICE.

THE CITY OF La PORTE MUST BE NOTIFIED PRIOR TO BACKFILL OF ALL SEWER LINE FOR INSPECTION. THE CITY OF La PORTE MUST BE NOTIFIED PRIOR TO SEWER CONNECTION. AFTER CONNECTION, THE CITY OF La PORTE SHALL AGAIN BE NOTIFIED AND SHALL INSPECT THE CONNECTION AND APPROVE PRIOR TO THE CITIES COMMENCEMENT OF SANITARY SEWER SERVICE.

ALL METERS AND TAPS 2" AND LESS IN RIGHT OF WAY OR EASEMENTS SHALL BE INSTALLED BY THE CITY OF La PORTE PUBLIC WORKS. CONTRACTOR SHALL COORDINATE WITH THE CITY. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT 281-471-9650, AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

TEXAS ONE CALL SYSTEM 1-800-245-4545 STOP-CALL BEFORE YOU DIG!

SANITARY SEWER GRADES	
PIPE SIZE	MIN. GRADE
4"	1.00%
6"	1.00%
8"	0.50%

ALL SANITARY SEWER PIPE TO BE SDR26 PVC AT GRADES IN THE ABOVE TABLE UNLESS OTHERWISE NOTED.

STATE OF TEXAS
KEVIN B. POLASEK
96632
LICENSED
PROFESSIONAL ENGINEER

Kevin Polasek, P.E.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEVIN POLASEK, P.E. 96632
ON MARCH 30, 2016

REV.NO.	DESCRIPTION	DATE	APP.

LIBERTY PROPERTY TRUST
PORT CROSSING BLDG C6

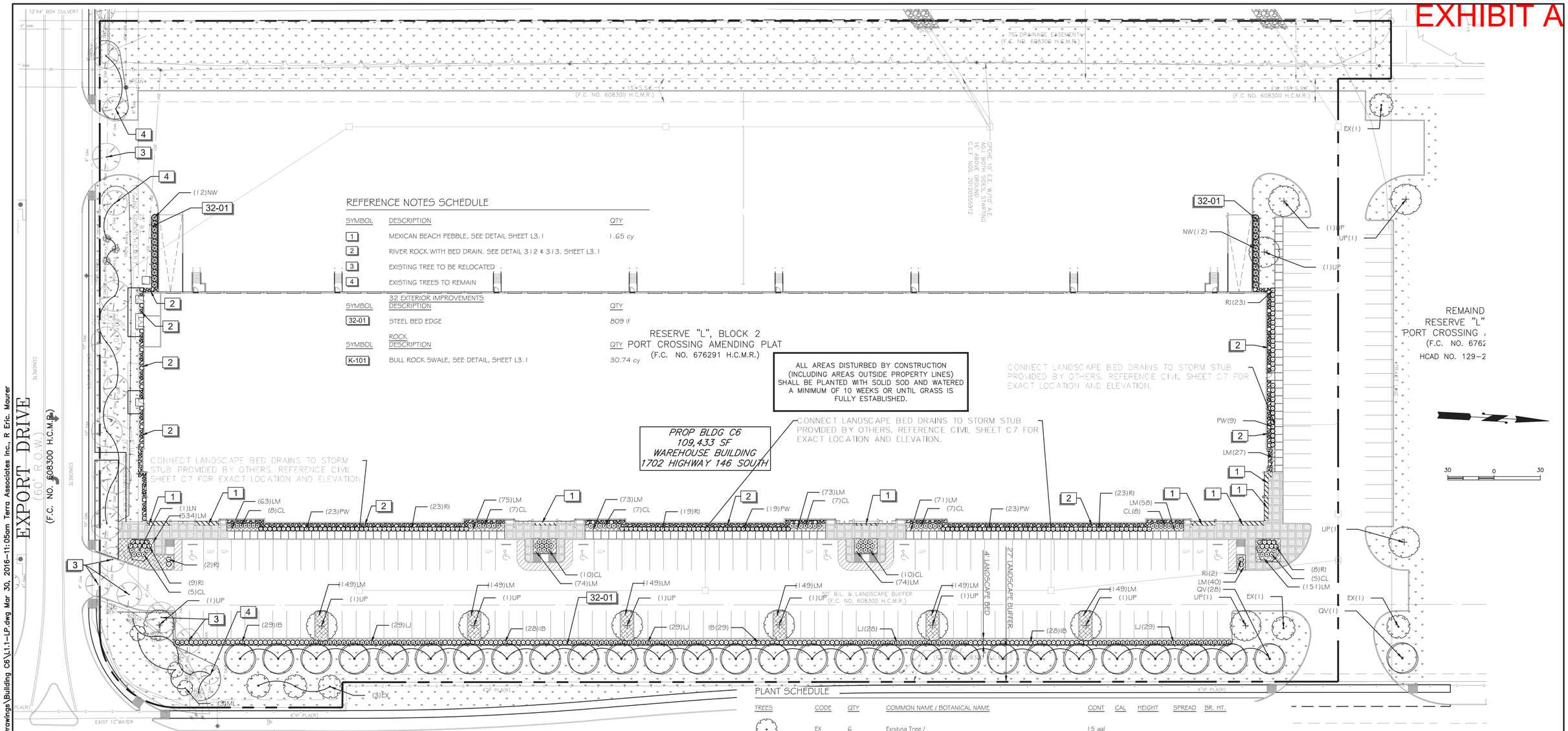
SITE UTILITY & DRAINAGE PLAN

TERRA ASSOCIATES, INC.
CONSULTING ENGINEERS
1445 N. LOOP WEST – SUITE 450
HOUSTON, TEXAS 77008
713-993-0333
TBPE Registration No.: F-003832

DRAWN BY: CAH/JMZ	SCALE: 1" = 40'	PROJECT No. 1730-1503 CONTRACT:
CHECKED BY: KBP	DATE: MARCH 30, 2016	SHEET C3 OF C3

F:\Clients\1730 Liberty Property Trust\1730-1503 Port Crossing - Phase 1 Development\Drawings\Building C6\SD\C3 SITE UTILITY & DRAINAGE PLAN.dwg Mar 30, 2016-7:42am Terra Associates Inc., Jaime Martinez

EXHIBIT A



LANDSCAPE NOTES

1. PLANT MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
2. CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND OR IRRIGATION INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
4. ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
5. LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
6. OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
8. PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. PLANTINGS INSTALLED SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.
10. LANDSCAPE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

From: Division 4 - Fencing and Landscaping Requirements
Sec. 106-800 - Landscaping

(a) Landscaping is required along the front property line and along the side property lines in a minimum 4' wide planting strip. Corner lots shall be treated as having two front property lines.

(c) (1) (a) The required planting strip shall be located adjacent to the front and side property lines up to the front of the primary structure of the site or the building setback line, whichever is greater.

(b) There shall be at least one shade tree for every 30 linear feet of front property.

Street Name	Length	Divisor	Trees Required	Provided
Export Drive	445'	30	15	17 (Existing)
S.H. 146	838'	30	28	29

(c) When a parking lot is located between the building and any adjacent right-of-way, shrubs are required in the planting strip adjacent to the right-of-way and shall be spaced at three feet on center.

(e) i. Parking lot with minimum 20 spaces shall provide a planter at the ratio of one for every ten parking spaces.

Parking Spaces	Multiplier	Planters Required	Area Required	Provided
156	10	16 x 135 SF	2,160 SF	5,977 SF

ii. Planters (minimum 135 square feet) shall not abut on more than two sides of required perimeter landscape area. Each required planter shall have one shade tree.

16 Planters Required = 16 Parking Lot Trees Provided

(2) a. Shade trees shall be a minimum of two-inch caliper and shall be selected from city's recommended native/protected trees and plants list.

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

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	HEIGHT	SPREAD	BR. HT.
	EX	6	Existing Tree /	15 gal				
	LN	2	Crape Myrtle / Lagerstroemia x `Natchez`	15 gal				
	ML	3	Dwarf Southern Magnolia / Magnolia grandiflora `Little Gem` If other ornamental trees are not `Little Gem`, match existing ornamental tree variety existing in this bed area.	45 gal	2"Cal	8-10` H	5`-6`	FULL TO GROUND
	QV	29	Southern Live Oak / Quercus virginiana	95 gal	4"Cal	14-16` H	7`-8`	5`+
	UP	12	Chinese Elm / Ulmus parvifolia	15 gal				

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	HT	O.C.
	CL	74	Dwarf Bottle Brush / Callistemon citrinus `Little John`	5 gal	24"	36"
	IB	114	Dwarf Burford Holly / Ilex cornuta `Burfordii Nana`	5 gal		
	LJ	115	Japanese Privet / Ligustrum japonicum	5 gal		
	NW	24	White Oleander / Nerium oleander `White`	5 gal		
	PW	74	Wheeler`s Dwarf Mock Orange / Pittosporum tobira `Wheelers Dwarf` Pruned to min. 3` height at maturity	5 gal	24"	36"
	RI	109	Snow White Indian Hawthorn / Rhaphiolepis indica `Snow White` Min. 24" height at time of planting.	3 gal		

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	HT	O.C.
	CT SEED	80,370 sf	Bermuda Grass / Cynodon dactylon Hydromulch with 2.5 lbs of seed/1,000 sf, wood mulch @ 2,000 lb/ac, Sticky Sticky tackifyer @ 15 lbs/ac (or approved equal), 13-13-13 fertilizer @ 600 lbs/ac. Contractor to submit product information for approval prior to install.	seed		
	LM	2,200	Lily Turf / Liriope muscari	1 gal	12"	12"

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2632

MARCH 30, 2016

REV.NO.	DESCRIPTION	DATE	APP.

LIBERTY PROPERTY TRUST
PORT CROSSING BLDG C6

LANDSCAPE PLAN

TERRA ASSOCIATES, INC. CONSULTING ENGINEERS
1445 N. LOOP WEST – SUITE 450
HOUSTON, TEXAS 77008
713-993-0333
TBPE Registration No.: F-003832

DRAWN BY: CAH/JMZ	SCALE: 1" = 30'	PROJECT No. 1730-1503 CONTRACT:
CHECKED BY: KBP	DATE: MARCH 30, 2016	SHEET L1.1 OF C17

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EXHIBIT A

FIRE FLOW TESTS

AMERICAN FIRE SYSTEMS
5726 TEAGUE HOUSTON, TEXAS 77041
PHONE: (713) 466-9898 FAX: (713) 466-9899
SCR-0723 ACR-3155 ECR-1755

FIRE HYDRANT FLOW TEST REPORT

PROPERTY NAME :	PORT CROSSING	JOB #	56680
PROPERTY ADDRESS :	TX 146 LA PORT TX 77571		

DATE :	7/31/2015	TIME :	10:30AM	KEY MAP:	

FIRE HYDRANT #:	LOCATION OF HYDRANT :	MANUFACTURER MODEL :	YEAR	STATIC PSI	RESIDUAL PSI	PITOT PSI	GPM
1 AND 2	SEE MAP	MUELLER	N/A	56	44	27	1720
3 AND 4	SEE MAP	MUELLER	N/A	56	45	25	1680
5 AND 6	SEE MAP	MUELLER	N/A	56	58	54	1640

Hydrant Flow Test Report

Test Date 7/31/15 **Test Time** 10:00 AM

Location
Port Crossing
Hwy 146
La Porte, Texas 77571

Tested by
American Fire Systems, Inc.
5726 Teague Road
Houston, Texas 77041

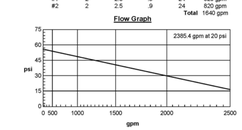
Notes
Graph below based on flow test results from hydrants #5/#6 on Export Drive (see flow test report diagram). Results based on gauging one hydrant while flowing two 2½" outlets at adjacent fire hydrant.

Read Hydrant
56 psi **static pressure**
38 psi **residual pressure**
2 ft **hydrant elevation**

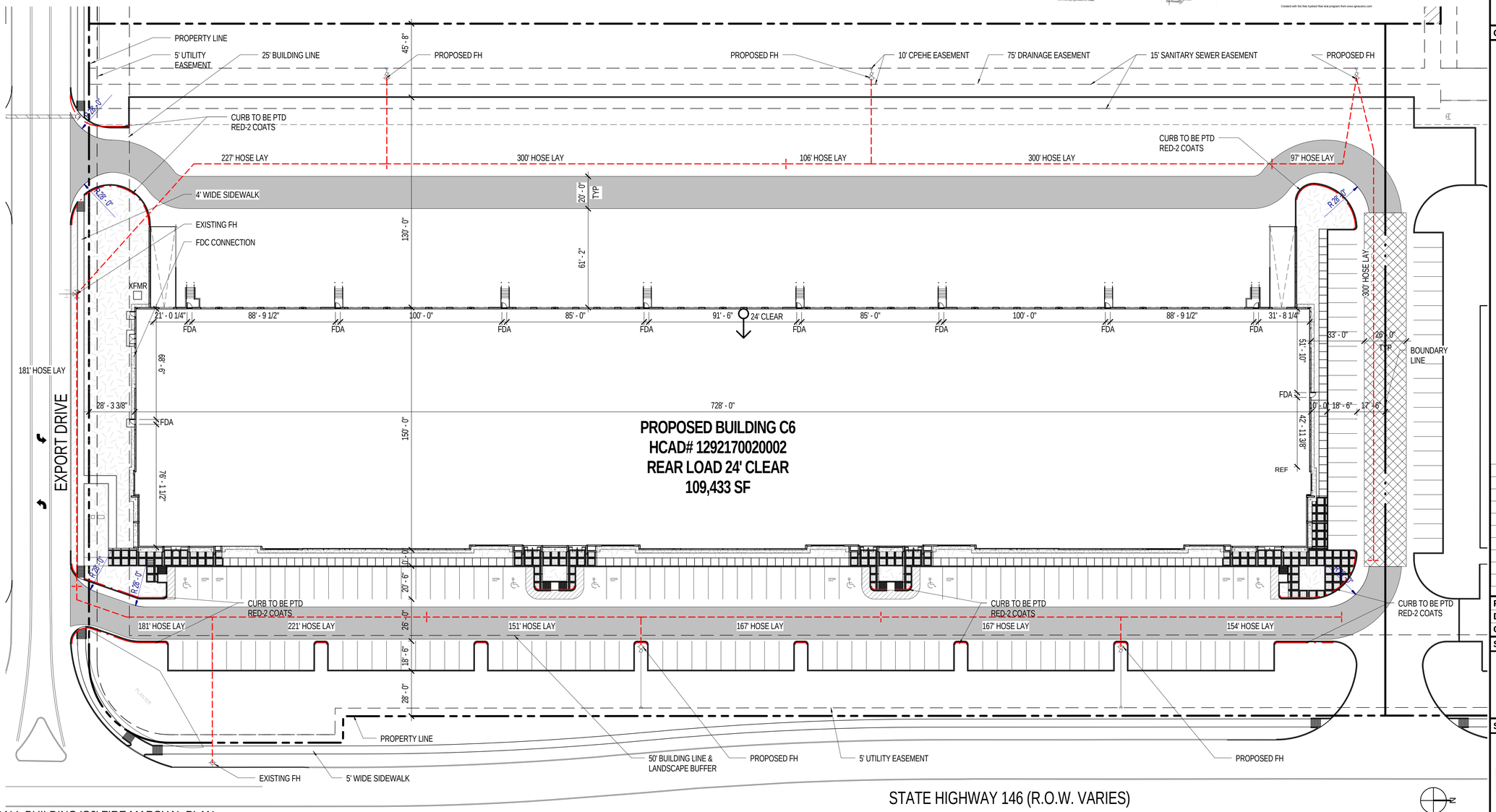
Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	2	2.5	.9	24	820 gpm
#2	2	2.5	.9	24	820 gpm
				Total	1640 gpm

Flow Graph



Created with the free hydrant flow test program from www.sprwater.com



OVERALL BUILDING 'C6' FIRE MARSHAL PLAN
SCALE: 1/32" = 1'-0"

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powers brown architecture
1314 Texas Ave., 2nd Floor
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

Liberty Port Crossing - Phase 1
1702 Hwy 146 S.
La Porte, TX 77571

A PROJECT FOR
Liberty Property Trust

GENERAL NOTES

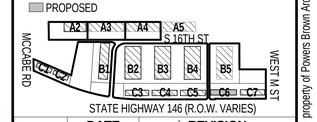
LEGEND
AERIAL APPARATUS ACCESS LANE 26'-0" TYPICAL, 28' RADIUS
FIRE APPARATUS ACCESS LANE 20'-0" TYPICAL, 28' RADIUS
HOSE LAY
FDA = FIRE DEPARTMENT ACCESS DOOR

A FIRE DEPARTMENT ACCESS SITE CONCRETE PAVING TO BE CAPABLE OF WITHSTANDING 90,000 LBS UNDER ALL WEATHER CONDITIONS
B PROVIDE FIRE LANE STRIPING PER LOCAL JURISDICATION
C PROVIDE (2) COATS OF PAINT FOR PERIMETER STRIPING AND CURBS
D BUILDING IS FULLY SPRINKLERED WITH ESFR SYSTEM; WILL BE PERMITTED SEPARATELY.

PARKING CALCULATIONS:
35,000 SF FUTURE OFFICE: 3 PER 1,000SF
105 SPACES
74,200 SF WAREHOUSE: 1 PER 1,500SF
49 SPACES
154 TOTAL SPACES REQUIRED
156 TOTAL SPACES PROVIDED, 47 POSSIBLE NON-OFFICE EMPLOYEES

6 ADA SPACES REQ'D & PROVIDED
LEED CREDIT PREFERRED PARKING FOR LOW-EMITTING AND FUEL EFFICIENT VEHICLES (5% TOTAL)
8 SPACES REQ'D AND PROVIDED

MASTER SITE KEY MAP
NOT IN SCOPE
PROPOSED



DATE	△ REVISION
2016-03-30	Site Submission

PROJECT NO: 151257
DRAWN BY: KRS
CHECKED BY: NK

SHEET TITLE

OVERALL BUILDING 'C6' FIRE MARSHAL PLAN

SEAL

REGISTERED ARCHITECT NAZIR KHALFEE 25000 STATE OF TEXAS
03-30-2016

SHEET NUMBER

FM102-2

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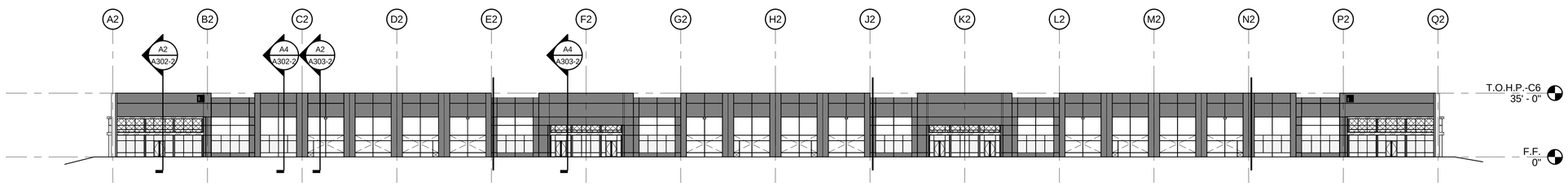
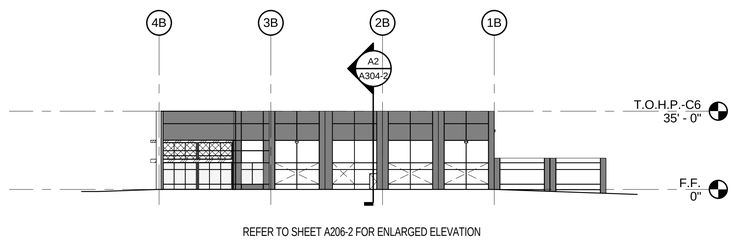
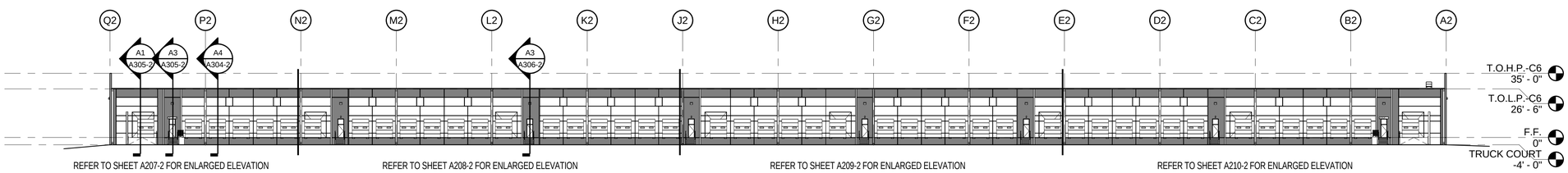
EXHIBIT A



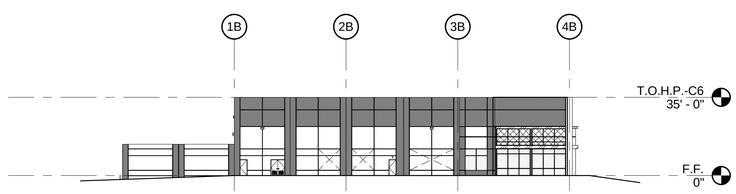
D1 OVERALL EAST ELEVATION
SCALE: 1/32" = 1'-0"



C2 OVERALL NORTH ELEVATION
SCALE: 1/32" = 1'-0"



B1 OVERALL WEST ELEVATION - C6
SCALE: 1/32" = 1'-0"



A2 OVERALL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

powers brown architecture

1314 Texas Ave., 2nd Floor
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

Liberty Port Crossing - Phase 1
1702 Hwy 146 S.
La Porte, TX 77571

A PROJECT FOR
Liberty Property Trust

GENERAL NOTES

EXTERIOR MATERIALS

- CONCRETE TILTWALL, FIELD PAINT
- CONCRETE TILTWALL, ACCENT PAINT
- PREFINISHED METAL CANOPY/SUNSHADE CLEAR ANODIZED FINISH
- 1" INSULATED VISION GLAZING SOLARGRAY WITH SOLARBAN 70XL COATING
- 1" INSULATED SPANDREL GLAZING SOLARGRAY WITH SOLARBAN 70XL COATING
- SOD; RE: LANDSCAPE SHEETS
- ROCK; RE: LANDSCAPE SHEETS

LEGEND

TS TOP OF SIDEWALK
TC TOP OF CURB
TP TOP OF PAVEMENT

A PER CITY OF LA PORTE DESIGN GUIDELINES, SECTION 106-926, PROPOSED BUILDING IS CLASSIFIED AS "TIER 3." PROPOSED BUILDING COMPLIES WITH SECTION 106-928 d.(1) WITH PROPOSED CANOPIES. PROPOSED BUILDING COMPLIES WITH SECTION 106-928 e. (1) VIA PAINTED CONCRETE TILTWALL AND PREFINISHED METAL CANOPIES.

B PER SCUP, BUILDING IS NOT REQUIRED TO COMPLY WITH BUILDING ARTICULATIONS SINCE BUILDING IS UNDER 200,000 SF.

	DATE	△ REVISION
	2016-03-30	Site Submission

PROJECT NO: 151257
DRAWN BY: KRS
CHECKED BY: NK

SHEET TITLE

OVERALL BUILDING 'C6' ELEVATIONS

SEAL

REGISTERED ARCHITECT NAZIR KHALFE 25000 STATE OF TEXAS
03-30-2016

SHEET NUMBER

A201-2

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EXHIBIT A

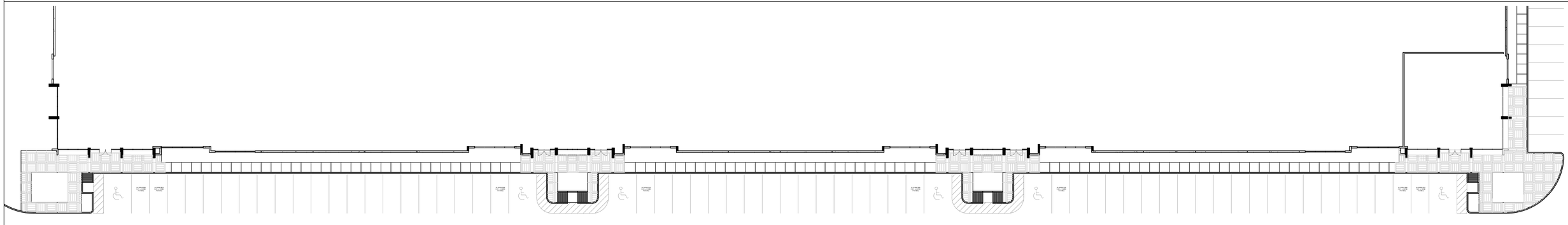
BUILDING C6 - IMAGE

CORNER ENTRY

MIDDLE ENTRY

EAST ELEVATION

CORNER ENTRY



Rendering is representative of design intent only. It is not a photorealistic representation of actual materials proposed and as such should be considered preliminary at all stages.

PORT CROSSING
a project for
LIBERTY PROPERTY TRUST

powers brown architecture

HOUSTON 19 NOVEMBER 2015 TEXAS 151257

EXHIBIT B

AREA MAP

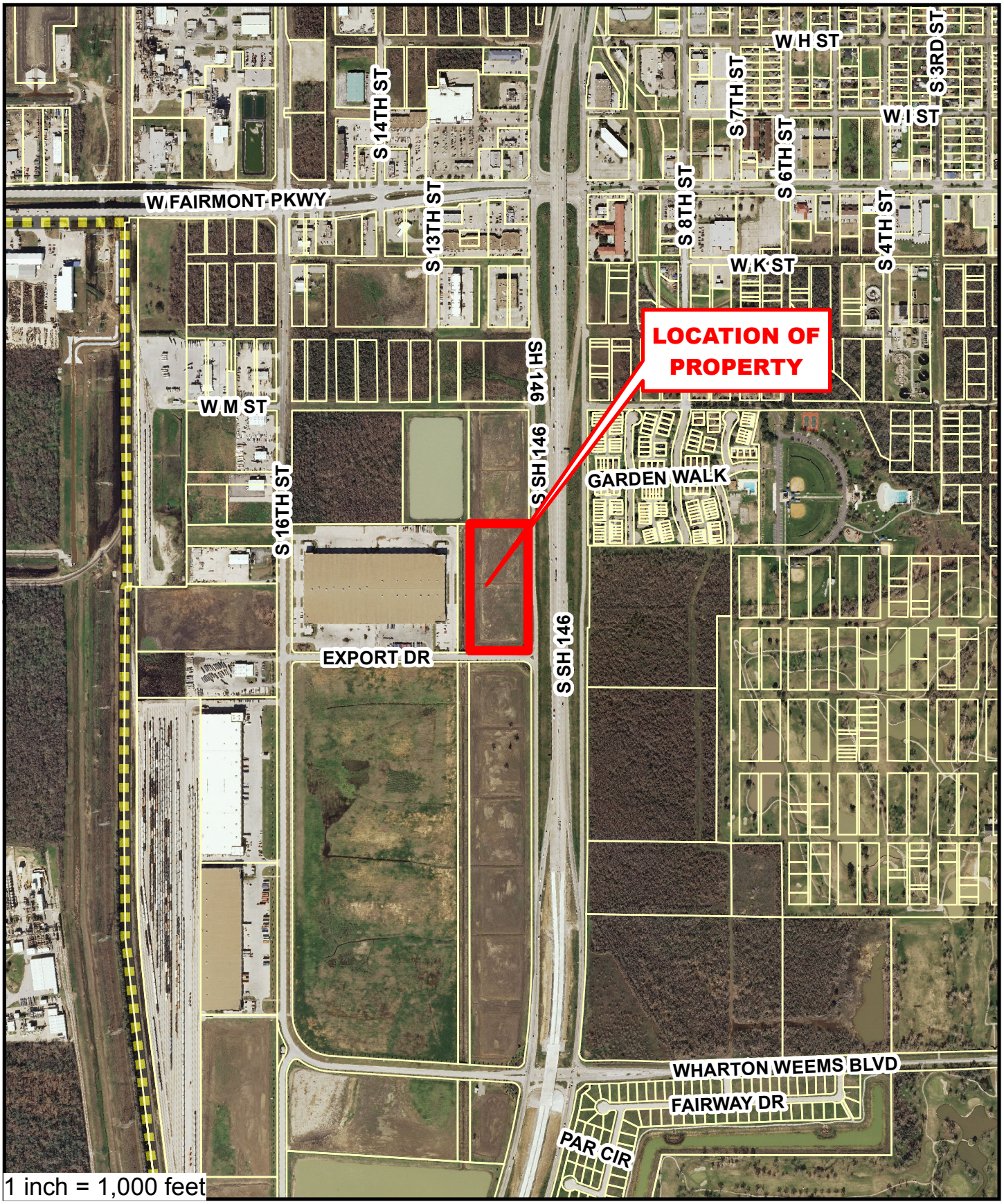


EXHIBIT C

ZONING MAP

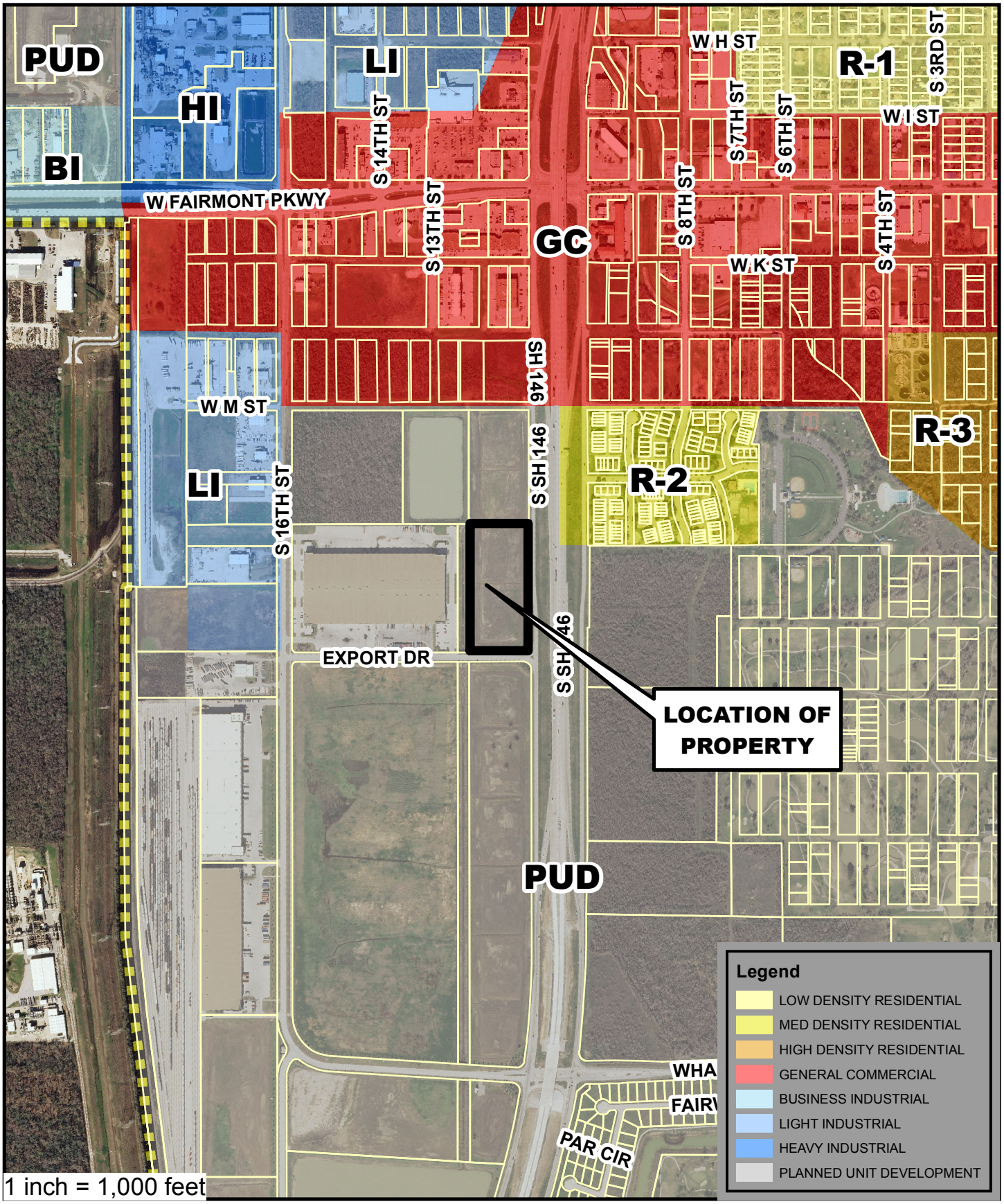


EXHIBIT D

EXHIBIT A

City of La Porte
Special Conditional Use Permit #15-91000004

This permit is issued to: Port Crossing, L.P.; Port Crossing A3, L.P.; Port Crossing A4, L.P.; Port Crossing B5, L.P.
Owner or Agent

3330 S. Sam Houston Parkway E.; Houston, Texas 77047
Address

For Development of: Port Crossing Business Park: Approximately 300 acre mixed use development (formerly Texas Import Export).
Development Name

Legal Description: 300 acres of land out of the George B. McKinstry League, A 47; William Harris Survey, A-30; Johnson Hunter Survey, A-35; and more particularly described in the Development Agreement, as further described in "Attachment 1" of this document

Zoning: PUD, Planned Unit Development

Permit Conditions:

This Special Conditional Use Permit is applicable for the subject property. A copy of which shall be maintained in the files of the City's Planning and Development Department upon approval. Project development shall be in accordance with the following conditions:

1. This Special Conditional Use Permit-(SCUP) would be applicable to specific development anticipated or proposed by the General Plan.
2. Uses are as described in the Land Use Exceptions (Exhibit C of the Amended Development Agreement).
3. This SCUP outlines in general terms the proposed Planned Unit Development. The developer recognizes and understands that any future construction or development of the private or public improvements anticipated by this SCUP and the General Plan shall require further submittal and approval of plats, site plans, construction drawings, and building plans, etc. In addition, this SCUP supersedes SCUP #06-006.
4. This SCUP, the General Plan, Restrictive Covenants, and Land Use Exceptions are exhibits to and are a part of the Amended Development Agreement.
5. Submittals for site plan approval shall be in accordance with this SCUP, General Plan, Development Agreement, Restrictive Covenants, and Land Use Exceptions approved by the City of La Porte. For uses not authorized by this SCUP, approval pursuant to Section 106-216 & 106-217 of the City of La Porte Code of Ordinances, as it now exists or may be amended from time to time, shall be required.
6. The business park identification and entry features shall remain and be maintained as constructed unless approved by the City Council.
7. Truck parking on any lot fronting State Highway 146 will be prohibited on the east side of any structure.
8. Truck stops as defined in Chapter 106 of the La Porte Code of Ordinances shall be prohibited within any part of the 300 acre Port Crossing business park. Any gas station that provides any two (2) of the following: truck parking, more than one diesel dispenser for every ten (10)

EXHIBIT D

EXHIBIT A

gasoline dispensers, or has a canopy over the dispensers that is greater than sixteen (16) feet in height shall also be deemed a truck stop.

9. Within reserves E, J1, and L fronting State Highway 146, warehouses are prohibited if the warehouse has a 36 foot clear or higher space; has more than 250,000 feet of storage area; has truck docks on more than two sides or any facing Highway 146; or contains any trailer storage other than necessary for loading and unloading operations. Additionally, each building located thereon must have grade-level store-front entries with windows facing Highway 146. Where warehouses exceed 200,000 square feet in size, building articulation will be required in accordance with Section 106-928 (b)(1) a and b of the La Porte Code of Ordinances. Additionally in the event of truck-bay parking on the north or south side any allowed building screening shall be required to screen such trucks. Screening may consist of a masonry wall or landscaping, or a combination thereof, at a sufficient height to screen such trucks.

10. The Developer shall comply with all other applicable laws and ordinances of the City of La Porte and the State of Texas. To the extent there is a conflict between those laws and ordinances and this SCUP, the SCUP controls.

11. This SCUP is binding on all owners of property included in the Legal description and their successors and assigns.

If contract or agreement is terminated after completion of any stage and there is ample evidence that further development has been abandoned, 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: 8-24-15

Director of Planning and Development

Patrice Fogarty
City Secretary

City of La Porte, Texas
Planning and Zoning Commission

April 21, 2016

AGENDA ITEMS 8-10

Consider proposed modifications to Chapter 106 (Zoning)

Eric J. Ensey, City Planner

Planning and Development Department

City of La Porte, Texas

Planning and Development Department
Staff Report

ISSUE

Following the public hearing, should the Planning and Zoning Commission consider recommending approval to the City Council the proposed modifications to Chapter 106 (Zoning) as presented in the attached Exhibit A?

RECOMMENDATION

Staff recommends the Planning and Zoning Commission recommend approval to the City Council of the proposed modifications to Chapter 106 (Zoning) as presented in the attached Exhibit A.

DISCUSSION

Section 106-65 of the city's Code of Ordinances indicates that the Planning and Zoning Commission is to conduct a regular comprehensive review of Chapter 106 (Zoning). Unfortunately, staff was unable to assist in last year's review of this chapter due to focus on the revisions to the Development Ordinance. However, the Chapter 106 (Zoning) Subcommittee did get together and is presenting to the Planning and Zoning Commission their proposed recommendations for modifications to the city's Zoning Ordinance. As you may recall, the City Council approved and adopted a comprehensive review of Chapter 106 (Zoning) in November 2014. The current review will address some modifications that may have been omitted or corrections to those comprehensive modifications.

The attached Exhibit A is the draft version of the proposed modifications to Chapter 106 (Zoning) as presented by the Subcommittee. The Subcommittee is presenting this document to the Commission for discussion purposes at this point and to present the major modifications being proposed.

Section 106-171 of the city's Code of Ordinances outlines the applicable requirements for notification of a public hearing. Notification was provided in accordance with applicable requirements, including notification of the public hearing in the Bay Area Observer 15 days prior to the scheduled public hearing. Additionally, the public hearing was posted at City Hall and on the city's website.

The following includes a description of the modifications being proposed. Staff attempted to provide in the description where the proposed modifications occurred that correspond with the "Section" number of the ordinance in Exhibit A.

Those areas in the attached Exhibit A highlighted in yellow indicate new language as part of the proposed modification to Chapter 106 (Zoning). The ~~strike-through's~~ indicate where language is proposed to be removed.

Section 1 (106-145):

1. The modifications here are to allow the city's Enforcement Officer the ability and process for revoking a zoning permit, as currently none exists.

Section 2(106-171):

2. The provisions of subparagraph (4) revise the submittal of the P&Z's findings on a zoning amendment to be forwarded to the City Council within 30 days as opposed to 15 days. Unfortunately, with publication notice requirements, 15 days is not sufficient to present the Commission's findings to the City Council.

Section 3 (106-191):

3. A minor modification was made to the city's requirements for a Special Exception request clarifying that any building, whether *primary or accessory*, is required to see approval of a Special Exception to reconstruct or add to a nonconforming structure. Previously the language was not clear as to what buildings are addressed.

Section 4 (106-264):

4. Clarification of the NAICS code as opposed to the SIC code.

Section 5 (106-301):

5. The modifications here are proposed to bring the requirement to update the city's Official Zoning Map more in-line with current practices. Language is now standard in rezoning ordinances approved by the City Council that states the approval of the ordinance hereby authorizes the city staff to modify the Official Zoning Map in accordance with said action by Council. Official copies of the Official Zoning Map are still signed by the Mayor and City Secretary following each zone change or map amendment.

Section 6 (106-310):

6. There are a number of different modifications to different land use categories:
    a. NAICS category 4884 currently allows for "tow/wrecker yards" in GC zone districts as a permitted use. The recommendation here is to only allow such use in the GC district if approved as a Special Conditional Use Permit (SCUP).
    b. NAICS category 4885 is an industry category defined as "Freight Transportation Arrangement." There are instances where this category has been identified by a business in hopes of circumventing the city's requirements pertaining to warehouse/distribution facilities (NAICS 493), which are only permitted in the LI and HI zone districts and only when immediately adjacent to a high frequency

truck road. The recommendation is to allow NAICS 4885 uses in GC, BI, LI and HI if they are office-only and to limit facilities that function more like warehouses to LI and HI and only on a high frequency truck road.

c. NAICS category 624410 for only child care services has been added allowing them in all commercial and industrial districts, except the Mixed Use District.
d. Automotive repair facilities under NAICS category 8111 has been revised to restrict truck repair to only industrial zone districts.
e. NAICS category 814 for private households has been removed as they are permitted in the MS district under the MS provisions.

Section 7 (106-308):

7. A clarification has been made to the way zone district boundaries are interpreted when a property is bisected by a boundary line. Clarification has been added to this section to indicated that this means of interpreting the boundary lines only applies to existing scenarios and not in circumstances where a property owner consolidates lots.

Section 8 (106-699):

8. Minor clarification made to require PUD development to buffer and screen LL zoned properties, which was previously omitted.

Section 9 (106-746):

9. Clarification proposed here to allow overnight parking of heavy trucks in the city's industrial districts, as they are already doing so. This was a new section in the most recent modifications of the code, but industrial districts were left out of the requirements.

Section 10 (106-771):

10. Minor clarification to certain encroachments that can be made for residential structures. The code previously only allowed encroachments into the yard, which is defined as that portion from the wall of the structure to the property line. This is more restrictive in many instances than allowing those encroachments into the setback line. Setbacks are established to separate uses/structures. However, in some cases where stairways or patios do not encroach into the front setback but are within the front yard, they will not encroach on adjacent properties.

Section 11 (106-835):

11. Clarification was provided that requires accessible parking stalls to be in accordance with ADA and Texas Accessibility Standards.

Section 12 (106-892):

12. Clarified HI, LI and BI zone districts instead of H-1, B-1, and L-1.

Section 13 (106-928):

13. Masonry standards were not included in the ordinance that was approved by the City Council. This section requires Tier 2 buildings to include 50% of the masonry material as brick or stone and Tier 3 buildings are required to include 20% brick or stone.

14. Language was added to require gas stations in all tiers to include brick or stone on the canopy columns, with Tier 1 requiring 100% and Tier 2 and 3 a 4' high covering.

ATTACHMENTS

Exhibit A: Proposed Chapter 106 (Zoning)

EXHIBIT A

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 106 "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF LA PORTE BY AMENDING PROVISIONS RELATED TO ZONING PERMITS; AMENDMENT PROCEDURES; SPECIAL EXCEPTIONS; NOTIFICATION OF CONFORMING STATUS; OFFICIAL ZONING MAP; COMMERICAL AND INDUSTRIAL USES; LOCATION OF HEAVY TRUCK USES; INTERPREATION OF ZONING DISTRICT BOUNDARIES; YARD REQUIREMENTS; PARKING DESIGN STANDARDS; DEVELOPMENT OF TOWERS; AND BUILDING EXTERIOR DESIGN STANDARDS; PROVIDING THAT ANY PERSON VIOLATING THE TERMS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND UPON CONVICTION SHALL BE FINED IN A SUM NOT TO EXCEED TWO THOUSAND DOLLARS; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE HEREOF.

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

Section 1: That Chapter 106, "Zoning," Article I. "In General", Section 106-145 "Zoning Permit and Building Permit", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-145. - Zoning permit and building permit.

A zoning permit authorizing a proposed use shall be applied for coincident with the application for a building permit or a proposed change to the use of a building; it shall be issued within ten (10) days after the erection, addition, or alteration of such building or use has been completed in conformity with the provisions hereof, as determined by a final inspection. The enforcement officer shall not issue a zoning permit for any use or structure not in conformance with this chapter or any other ordinance of the city in accordance with state law.

The enforcement officer may revoke a zoning permit if the actual use of the property covered by the zoning permit ~~permitted~~ is inconsistent with the use authorized by ~~said~~ the zoning permit ~~is not what was approved~~. The enforcement officer shall notify the permit holder in writing and provide thirty (30) days from the date of the letter for ~~which said~~ the improper use shall be eliminated and brought into compliance with the terms of the zoning permit, or the permit shall be revoked."

Section 2: That Chapter 106, "Zoning," Article I. "In General", Section 106-171 "Amendment Procedures", subparagraph "4", "Submission of findings and recommendations to city council", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-171. - Amendment procedures.

(4) *Submission of findings and recommendations to city council*. The city planning and zoning commission shall forward its final report consisting of written findings of fact and recommendations to city council within ~~15~~ thirty (30) days of the close of the public ~~hearings~~ hearing held in accordance with this section."

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Section 3: That Chapter 106, "Zoning," Article I. "In General", Section 106-191 "Special Exceptions", subparagraph "b", "Special exceptions to be reviewed; findings of facts", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-191. - Special exceptions.

(b) *Special exceptions to be reviewed; finding of facts.* The term "special exception" shall mean a deviation from the requirements of this chapter, specifically enumerated herein, which shall be granted only in the following instances, and then only when the board finds that such special exception will not adversely affect the value and use of adjacent or neighboring property or be contrary to the best public interest:

(1) To reconstruct, enlarge or extend any building (whether a primary or accessory structure) occupied by a nonconforming use on the lot or tract occupied by such building, provided that the reconstruction, extension, or enlargement does not prevent the return of the property to a conforming use.

(2) To deviate yard requirements in the following circumstances:

a. Any exception from the front yard requirements where the actual front yard setback of any abutting lot does not meet the front yard requirement.

b. A rear yard exception where the actual rear yard setback of any four or more lots in the same block does not meet the rear yard requirements of these regulations.

c. A yard exception on corner lots.

d. An exception where the existing front yard setbacks of the various lots in the same block are not uniform, so that any one of the existing front yard setbacks shall, for buildings hereafter constructed or extended, be the required minimum front yard depth."

Section 4: That Chapter 106, "Zoning," Article I. "In General", Section 106-264 "Notification of nonconforming status", subparagraph "b", "Changing a Non-Conforming use", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-264. - Notification of nonconforming status.

(b) *Changing a nonconforming use.* Any nonconforming use or structure may be changed to a use conforming to the regulations established in this chapter for the district in which the nonconforming use or structure is located, or the nonconforming use or structure may be changed to a use or structure more conforming to the zoning district in which the nonconforming use or structure is located. For purposes of this section, the term "more conforming to the zoning district in which the nonconforming use or structure is located" shall mean a less intense use (per the ~~Standard Industrial Classification Code~~ -North American Industry Classification System). Whether or not a use is more conforming to the zoning district in which the nonconforming use or structure is located is a question to be determined by the planning director, subject to appeal as provided within this article. A nonconforming use or structure so changed shall not thereafter be returned to a nonconforming use or structure."

Section 5: That Chapter 106, "Zoning," Article I. "In General", Section 106-301 "Official Zoning Map Provisions", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

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"Sec. 106-301. - Official zoning map provisions.

~~(a) The city is hereby divided into zones, or districts, as shown on the zoning maps described in sections 106-301 (Official zoning map provisions) through 106-308 (Interpretation of zoning district boundaries) which, together with all explanatory matter thereon, are as passed and amended adopted by reference and declared to be part of this chapter. Three original and identical copies of the zoning district map shall be identified by the signature of the mayor, attested by the city secretary and bearing the seal of the city under the following words:~~

~~"This is to certify that this is the Original Zoning Map/Official Zoning Map referenced to in Article 2 of Ordinance No. _____/_____/_____ of the City of La Porte, Texas."~~

(a) The city is hereby divided into the land use development districts, or zones, established in Section 106-309 of this chapter, as designated on the official zoning map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this chapter. The official zoning map shall be identified by the signature of the mayor attested by the city secretary and bearing the seal of the City of La Porte under the following words:

"This is to certify that this is the official zoning map referred to in Section 106-301 of the Code of Ordinances, City of La Porte, Texas."

(b) One copy, hereafter called the original zoning map, shall be filed with the city secretary and retained as the original record and shall not be changed in any manner.

(c) Two copies, hereafter called the official zoning map shall be filed with the enforcing officer and city secretary and shall be maintained up-to-date by the department of planning and development."

Section 6: That Chapter 106, "Zoning," Article I. "In General", Section 106-310 "Table A, Commercial & Industrial Uses", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to add and delete certain designated use categories, to be inserted within "Table A, Commercial & Industrial Uses" in proper numerical sequence, as follows:

"Sec. 106-310. - Table A, Commercial & Industrial Uses.

2012 NAICS Code	2012 NAICS Title	**	NC	MS	GC	MU	BI	LI	HI
4884	Support Services for Road Transportation				~~P~~C		P	P	P
4885	Freight Transportation Arrangement (Office Only)				P		P	P	P
4885	Freight Transportation Arrangement							P[6]	P[6]
624410	Child Day Care Services		P	P	P		P	P	P
8111	Automotive Repair and Maintenance (except Truck Repair)			P[15]	P[15]		P[15]	P[15]	P[15]
8111	Automotive Repair and Maintenance (Truck Repair)						P[15]	P[15]	P[15]
~~814~~	~~Private Households~~	~~**~~							

Section 7: That Chapter 106, "Zoning," Article I. "In General", Section 106-308 "Interpretation of zoning district boundaries", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-308. - Interpretation of zoning district boundaries.

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In determining the location of zoning district boundaries on the official zoning map accompanying and made a part of these regulations, the following rules shall apply:

(1) Where boundaries are shown to follow streets or alleys, the centerline of such streets or alleys as they exist at the time of adoption of these regulations shall be the zoning boundary.

(2) Where boundaries are shown to enter on cross platted blocks, property lines of lots, as they exist at the time of adoption of these regulations, shall be the zoning boundary.

(3) In case of a district boundary line dividing a tract of property into two parts, the district boundary line shall be construed to be the property line nearest the district boundary line as shown. However, if the owner and/or developer of two or more contiguous tracts of property replats or combines such tracts in a manner to consolidate the tracts into one parcel resulting in the consolidated tract being divided by a district boundary into two parts, then in such cases the district boundary line shall be enforced at the location shown on the zoning map.

(4) Where boundaries are shown on unsubdivided property, the location shall be determined by use of the scale shown on the zoning map unless dimensions are given on the zoning map."

Section 8: That Chapter 106, "Zoning," Article I. "In General", Section 106-699 "Commercial and Industrial", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-699. - Commercial and industrial.

(a) *Purpose*. The intent of this section is to establish provisions for the granting of a conditional use permit to erect planned unit development - commercial and industrial projects which are in compliance with the permitted and conditional uses allowed in a specific district in one or more buildings in relation to an overall design, an integrated physical plan and in accordance with the provisions and procedures in this chapter.

(b) *Minimum project size.* The tract of land for which a planned unit development - commercial or industrial project is proposed and permit is requested, shall contain not less than five acres for commercial and industrial projects.

(c) *Frontage.* The tract of land for which a project is proposed and a permit requested shall not have less than 200 feet of frontage on a public right-of-way.

(d) *Yard.* No building shall be nearer than 50 feet to the side or rear property line when such line abuts an R-1, R-2, R-3, LL or MH use district.

(e) *Landscaping, screening and surfacing.*

(1) The entire site other than that taken up by structures or landscaping shall be surfaced with a material to control dust and drainage.

(2) A drainage system subject to the approval of the planning director shall be installed.

(3) Developments abutting an R-1, R-2, R-3, LL or MH district shall be screened and landscaped in compliance with required screening and landscaping for the specific use involved as required in

EXHIBIT A

section 106-443, (Table B, commercial area requirements) and, section 106-552 (Industrial area requirements).

(4) Required landscaping must be maintained by the property owner and/or occupant."

Section 9: That Chapter 106, "Zoning," Article I. "In General", Section 106-746 "Location of heavy truck uses", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-746. - Location of heavy truck uses.

(1) Heavy truck uses generated from NAICS uses 484110, 484121, 484220, 484230 and 493 shall only be located within properties directly adjacent to the right-of-way of designated High Frequency Truck Roads, provided those uses comply with the underlying zoning classification applicable to the property.

(2) Overnight parking of heavy trucks shall only be permitted on properties within the GC, MU, MSD and NC zoning districts adjacent to High Frequency Truck Roads or in any BI, LI or HI zoning district."

Section 10: That Chapter 106, "Zoning," Article I. "In General", Section 106-771 "Yard Requirements", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-771. - Yard requirements.

The following shall not be considered as encroachments on yard setback requirements:

(1) *Chimneys, flues, belt courses, etc.* Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters, steps, stoops, and similar features ~~the like~~, provided they do not project more than four feet into any front or rear ~~yard~~ setback line, and two feet into any side ~~yard~~ setback line.

(2) *Terraces, decks, patios, etc.* Terraces, decks, patios, or similar features, provided they do not extend more than one foot above the height of the exterior finish grade elevation, or to a distance less than two feet from any lot line, or encroach upon any utility easement. Further, pools shall not be considered as an encroachment on or in a front yard ~~setback~~, provided that such pools are located in a front yard adjacent to Galveston Bay, and provided further that such pool does not extend more than one foot above the exterior finish grade elevation, or to a distance less than two feet from any lot line or encroach upon any utility easement.

(3) *Rear yards only.* An unenclosed, attached patio cover, awning, or canopy, provided that no portion of such patio covers, awnings, or canopies shall encroach into any utility easements, or any vertical projection thereof, and provided further that no portion of such patio covers, awnings, or canopies shall be located at a distance less than five feet from the side property line or three feet from the rear property line, or any vertical projection thereof.

EXHIBIT A

(4) *Front and side yard carports.* Front and side yard carports shall be permitted for single-family detached homes subject to the following requirements:

a. Carports in a required front or side yard shall not be located closer than five feet from any front or side property line.

b. Carports located on corner lots shall not be located closer than 25 feet from an intersection. This distance shall be measured from the intersection of property lines common with street right-of-way lines.

c. The maximum width of a carport located in a required front or side yard shall be 25 feet.

(5) *Recreational areas, facilities and open space.* Trails, playgrounds, and detention areas located within multi-family residential developments are permitted provided they do not encroach into any utility easement."

Section 11: That Chapter 106, "Zoning," Article I. "In General", Section 106-835 "Design standards (also see Figures 10-1, 10-2 and 10-3)", subparagraph "a", "Parking space size", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-835. - Design standards (also see Figures 10-1, 10-2 and 10-3).

(a) *Parking space size.* Each standard parking space shall not be less than nine (9) feet wide and eighteen (18) feet in length, and each accessible parking space shall be designed in accordance with ADA/Texas Accessibility Standards (TAS) ~~accessible parking space shall not be less than 14 feet wide and 20 feet in length, exclusive of access aisles, and each space shall be served adequately by access aisles~~."

Section 12: That Chapter 106, "Zoning," Article I. "In General", Section 106-892 "Development of towers", of the Code of Ordinances of the City of La Porte, Texas, subparagraph "a", "A tower shall be a permitted use in zoning district H-1", and subparagraph "b", "A tower shall be a conditional use of land in zoning districts B-1 and L-1", are hereby amended to read as follows:

"Sec. 106-892. - Development of towers.

(a) *A tower shall be a permitted use of land in zoning district ~~H-1~~ HI.* No person shall build, erect, or construct a tower upon any parcel of land within a zoning district designated ~~H-1~~ HI unless a development permit shall have been issued by the site plan review committee of the city. Application shall be made to the site plan review committee in the manner provided in this chapter.

(b) *A tower shall be a conditional use of land in zoning districts ~~B-1 and L-~~1 BI and LI.* No person shall build, erect, or construct a tower upon any parcel of land within any zoning district set forth above unless a development permit shall have been issued by the site plan review committee of the city and approval of the city planning and zoning commission is obtained."

Section 13: That Chapter 106, "Zoning," Article I. "In General", Section 106-928 "Architectural design guidelines", subparagraph "e", "Exterior Façade Materials", of the Code of Ordinances of the City of La Porte, Texas, is hereby amended to read as follows:

"Sec. 106-928. - Architectural design guidelines.

EXHIBIT A

(e) Exterior Façade Materials

(1) Allowed exterior materials are categorized into the following three groups, of which at least two materials from different groups shall be used in all exterior facades in Tier 1, Tier 2, and Tier 3:

a. Group A: Brick and stone

b. Group B: Stucco, architectural concrete block with integrated color (split face CMU), factory primed cementitious fiberboard in the form of lap siding or board and batten, EIFS (above 14 feet from grade only), and painted, colored or stamped tilt-wall

c. Group C: Metal, tile, wood

(2) Prohibited exterior materials include cinder block, vinyl, plastic, aggregate pea-gravel finished surfaces, and pre-engineered metal building siding.

(3) Primary façade treatment standards ~~are~~ applicable to Tier 1 buildings. The following shall apply to all exterior walls of Tier 1 buildings which are clearly visible from a public street or along an active storefront:

a. Primary Façades, excluding windows, doors, and other openings, shall be constructed of at least 80% Group A materials and up to 20% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the director of planning and development or designee.

b. Buildings over 50,000 square feet may use Split-Face CMU (architectural block) for up to 20% of the primary façade, in addition to the 20% of Group B materials.

(4) Primary façade treatment standards ~~are~~ applicable to Tier 2 buildings. The following shall apply to all exterior walls of Tier 2 buildings which are clearly visible from a public street or along an active storefront:

Primary Facades, excluding windows, doors, and other openings, shall be constructed of at least 50% Group A materials and up to 50% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the Director of Planning and Development or designee.

(5) Primary façade treatments standards ~~are~~ applicable to Tier 3 buildings. The following shall apply to all exterior walls of Tier 3 buildings which are clearly visible from a public street or along an active storefront:

Primary Facades, excluding windows, doors, and other openings, shall be constructed of at least 20% Group A materials and up to 80% Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features as approved by the Director of Planning and Development or designee.

(~~4~~6) Building color requirements are applicable to buildings in all tiers. The dominant color of all buildings shall be muted shades of color. Black and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that florescent colors are prohibited.

EXHIBIT A

(7) All gas station development categorized as Tier 1 buildings is required to wrap each of the canopy support columns over the service islands entirely from the ground to the bottom of the canopy. All gas station developments categorized as Tier 2 or Tier 3 buildings shall be required to to wrap the base of any support posts up to a height of 4 feet from the ground in stone or masonry to match that required on the primary façade of the building."

Section 14. Any person, as defined in Section 1.07 (27), Texas Penal Code, who shall violate any provision of the ordinance, shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed TWO THOUSAND DOLLARS ($2,000.00).

Section 15. Each and every provision, paragraph, sentence and clause of this Ordinance has been separately considered and passed by the City Council of the City of La Porte, Texas, and each said provision would have been separately passed without any other provision, and if any provision hereof shall be ineffective, invalid or unconstitutional, for any cause, it shall not impair or affect the remaining portion, or any part thereof, but the valid portion shall be in force just as if it had been passed alone.

Section 16. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

Section 17. 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 18. This Ordinance shall be effective fourteen (14) days after its passage and approval. The City Secretary shall give notice of the passage of this ordinance by causing the caption hereof to be published in the official newspaper of the City of La Porte at least once within ten (10) days after the passage of this ordinance.

EXHIBIT A

PASSED AND APPROVED this the_____ day of _____, 2016.

CITY OF LA PORTE, TEXAS

By:_____
Louis R. Rigby, Mayor

ATTEST:

_____

Patrice Fogarty, City Secretary

APPROVED:

_____

Clark T. Askins, Assist. City Attorney