



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, October 20, 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. Consider approval of meeting minutes: July 21, 2016.
4. Consider approval of meeting minutes: September 15, 2016
5. Consider approval or other action of a Major Development Site Plan #16-83000002; a request by the Port of Houston for the proposed warehouse/railyard, at 400 N. L, legally described as a 55.106 acre tract legally described as Lots 22, 23, 25, 26, 27 and a portion of North "L" Street, 4th Street and 6th Street all closed by order of the Commissioners Court of Harris County, save and except GH&SA Railway ROW and save and except 1-1/2 acres of the northwest side of Lot 27, Nebraska Syndicate an addition to the City of La Porte.
6. Administrative reports.
7. Commission comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
8. 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, October 20th, 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: _____

**Planning and Zoning Commission
Minutes of July 21, 2016**

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

Commissioners Absent: Larry Stockham, Helen LaCour

City Staff Present: Director of Planning and Development Tim Tietjens, City Planner Eric Ensey, Assistant City Attorney Clark Askins, and Planning Technician Ryan Cramer

1. Call to order.

Chairman Hal Lawler called the meeting to order at 6:03 pm.

2. Roll call of members.

Commissioners Warren, Barrera, Martin, Kendrick and Chairman Lawler were present for roll call. Commissioner Follis arrived at 6:27 pm.

3. Consider approval of meeting minutes: June 16, 2016, Meeting.

Motion by Commissioner Kendrick to approve the meeting minutes of June 16, 2016.

Second by Commissioner Barrera. **Motion carried.**

Ayes: Warren, Barrera, Lawler, Martin, Smith, Kendrick

Nays:

4. Open a public hearing to receive input on a request for approval of Replat #16-97000004 by the Port of Houston for the proposed Barbours Cut Industrial Park Subdivision, a replat of a 55.106 acre tract legally described as Lots 22, 23, 25, 26, 27 and a portion of North "L" Street, 4th Street and 6th Street all closed by order of the Commissioners Court of Harris County, save and except GH&SA Railway ROW and save and except 1-1/2 acres of the northwest side of Lot 27, Nebraska Syndicate an addition to the City of La Porte.

Chairman Lawler opened the public hearing at 6:05 pm.

a. Staff Presentation

City Planner Eric Ensey gave staff's report for replat #16-97000004. Staff recommended approval of the plat with the condition the applicant be required to add a driveway for emergency access.

b. Applicant Presentation

Karen Rogers of M2L Associates noted that the Port of Houston Authority was ready to comply with any requirements placed upon them by the City.

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

There were no public comments.

d. Question and Answer

The Commission did not have any questions.

5. Close public hearing

Chairman Lawler closed the public hearing at 6:15 pm.

6. Consider approval or other action on replat request #16-97000004.

Motion by Commissioner Warren to approve Replat #16-97000004 by the Port of Houston for the proposed Barbours Cut Industrial Park Subdivision, a replat of a 55.106 acre tract legally described as Lots 22, 23, 25, 26, 27 and a portion of North "L" Street, 4th Street and 6th Street all closed by order of the Commissioners Court of Harris County, save and except GH&SA Railway ROW and save and except 1-1/2 acres of the northwest side of Lot 27, Nebraska Syndicate an addition to the City of La Porte.

Second by Commissioner Kendrick. **Motion carried.**

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

Nays:

7. Consider approval or other action on an amendment to the city's High Frequency Truck Road Map removing Spencer Highway from 16th Street to Underwood Road.

City Planner Ensey noted the City's Code of Ordinances required a High Frequency Truck Road Map be adopted and City Council had just approved an amendment to the map. Commissioner Kendrick asked if City Council had approved it unanimously and City Planner Ensey confirmed that it had.

Motion by Commissioner Kendrick to approve an amendment to the city's High Frequency Truck Road Map removing Spencer Highway from 16th Street to Underwood Road.

Second by Commissioner Barrera. **Motion carried.**

Ayes: Warren, Lawler, Barrera, Kendrick, Martin, and Smith
Nays:

8. Consider approval or other action on a recommendation to the La Porte City Council on Bylaws for the Planning and Zoning Commission.

City Planner Ensey gave a description of the Bylaws proposed by a subcommittee staffed by Commissioners Smith and Kendrick.

Commissioner Follis suggested changing wording in Section 6.9 from “shall” to “should” related the use of Robert’s Rules of Order. Commissioners discussed the use of parliamentary procedure in meetings.

Commissioner Smith asked what he was and was not allowed to discuss with an applicant outside of a P&Z meeting. It was determined that a Commissioner could talk about the agenda item but could not indicate which way they were going to vote. Due to this conversation the Commission decided to replace the word “opinion” with “decision” in Section 6.13.

Motion by Commissioner Stockham to recommend to City Council approval of the proposed Bylaws for the Planning and Zoning Commission.

Second by Commissioner Follis. **Motion carried.**

Ayes: Warren, LaCour, Barrera, Follis, Stockham, and Lawler
Nays:

9. Administrative reports.

Planning Director Tim Tietjens notified the Commission that their recommendation on the Warwick Homes rezone did not pass with City Council.

Commissioner Follis said that they need to look into some of the NAICS codes that are allowed in certain zones, possibly even splitting car repair shops, veterinarians and the like by type so 18 wheeler repair shops cannot locate in General Commercial zones.

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

Commissioner Follis said that it may be time to look at the Future Land Use Map and discuss the usefulness of the Neighborhood Commercial zone.

11. Adjourn.

Motion by Commissioner Martin to adjourn.

Second by Commissioner Smith. **Motion carried.**

Ayes: Warren, LaCour, Barrera, Follis, Stockham, and Lawler
Nays:

Chairman Lawler closed the meeting at 7:14 PM.

Respectfully submitted,

Ryan Cramer
Secretary, Planning and Zoning Commission

Passed and Approved on _____, 2016.

Hal Lawler
Chairman, Planning and Zoning Commission

**Planning and Zoning Commission
Minutes of September 15, 2016**

Commissioners Present: Richard Warren, Nick Barrera, Hal Lawler, Lou Ann Martin, Larry Stockham, Helen LaCour

Commissioners Absent: Wyatt Smith, Mark Follis, Trey Kendrick

City Staff Present: Director of Planning and Development Tim Tietjens, City Planner Eric Ensey, Assistant City Attorney Clark Askins, and Planning Technician Ryan Cramer

1. Call to order.

Chairman Hal Lawler called the meeting to order at 5:59 PM.

2. Roll call of members.

Commissioners Warren, Martin, Barrera, Stockham and Chairman Lawler were present for roll call. Commissioner LaCour arrived after roll call.

3. Open a public hearing to receive input on an application for a Special Conditional Use Permit #16-91000003, a request by Kenneth and Joanne Humphries to allow for construction of a secondary dwelling unit on the property located at 2711 Crescent Drive, legally described as Tract 1, Crescent View Subdivision.

Chairman Lawler opened the public hearing at 6:00

a. Staff Presentation

Planning Technician Ryan Cramer gave staff's report of SCUP #16-91000003. Staff recommended approval of the SCUP with conditions that the applicant must produce all documents necessary to receive a building permit, the building must meet all applicable laws and the building must be used strictly for residential purposes.

Commissioner Warren asked if the water heater in the unit would be electric or gas, Commissioner Martin and Planning Technician Cramer agreed the Building Department would make sure all applicable codes would be followed.

b. Applicant Presentation

Kenneth Humphries confirmed that the house would be used as a place for family and friends to gather on the weekends and holidays. He also affirmed there were no plans for it to be used as a rental property.

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

There were no public comments.

d. Question and Answer

The Commission did not have any questions.

4. Close public hearing

Chairman Lawler closed the public hearing at 6:09

5. Consider approval or other action on Special Conditional Use Permit request #16-91000003.

Motion by Commissioner Barrera to recommend approval of Special Conditional Use Permit #16-91000003, to allow for construction of a secondary dwelling unit on the property located at 2711 Crescent Drive, legally described as Tract 1, Crescent View Subdivision.

Second by Commissioner Martin. **Motion carried.**

Ayes: Warren, Lawler, Barrera, Martin, Stockham, LaCour

Nays:

6. Administrative reports.

Planning Director Tim Tietjens and City Planner Eric Ensey bid farewell to the Commission as both are leaving their positions with the City.

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

Commissioner Warren asked if the City of La Porte was still sending a group to the APA Conference in San Antonio, City Planner Ensey confirmed the City would.

All the Commissioners gave their farewells to Planning Director Tietjens and City Planner Ensey

8. Adjourn.

Motion by Commissioner Warren to adjourn.

Second by Commissioner LaCour. **Motion carried.**

Ayes: Warren, LaCour, Barrera, Martin, Stockham, and Lawler

Nays:

Chairman Lawler closed the meeting at 7:20 PM.

Respectfully submitted,

Ryan Cramer
Secretary, Planning and Zoning Commission

Passed and Approved on _____, 2016.

Hal Lawler
Chairman, Planning and Zoning Commission

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



October 20, 2016

AGENDA ITEM 5

Consider approval of a Major Development Site Plan (#16-83000002)
to allow for construction of a new Warehouse/Rail Yard Facility
for the property located between N. L Street and the rail yard to the east of Highway 146 (400 N. L
Street).

Applicant: Port of Houston Authority

***Ryan Cramer, Planning Technician
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 Port of Houston Authority for a Major Development Site Plan for a new warehouse/rail yard facility located at 400 North L Street?

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 the remaining review comments by the Chief Building Official and Utilities Superintendent.
2. Before the site plan is executed, the applicant shall record the approved plat for “Barbours Cut Industrial Park.”

DISCUSSION

Applicant/Property Owner:
Port of Houston Authority

Applicant’s Request:

The applicant is seeking to construct a new warehouse/rail yard facility, which is referred to as “Barbours Cut Industrial Park.” The proposed facility will be a 457,833 square foot building with associated development, including a rail yard, parking, drainage, utilities, landscaping, etc. The subject site currently has a one story building that will be removed. The attached Exhibit A is the proposed site development plan and other information provided by the applicant.

Background Information:

The subject site is 55.106 acres in size, and is proposed to be platted as Unrestricted Reserve A, Barbours Cut Industrial Park plat. This plat has been approved by the City, but at the time this staff report was written, it has yet to be recorded with Harris County. The site is north on N. J; east of State Highway 146. The attached Exhibit C is an Area Map showing the location of the subject property.

The site is split zoned LI and HI, Light Industrial and Heavy Industrial, and is partially developed with one building in the LI portion and one with a container yard in the HI. The attached Exhibit D is the Zoning Map for the site.

The proposed use, warehouse/rail yard distribution, is permitted in the LI zone. The City of La Porte’s Land Use Plan identifies the part of the parcel in which the building will sit as LI. Exhibit E is a Land Use Map exhibit showing the subject site and surrounding properties. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	LI, Light Industrial	Southern Pacific Railroad Company
South	LI, Light Industrial & HI, Heavy Industrial	Undeveloped property
West	BI, Business Industrial & PUD, Planned Unit Development	Existing warehouse building and storage yard (1400 & 910 Hwy. 146 N.)
East	HI, Heavy Industrial	Existing building (300 N. J St. #32)

Analysis:

This site development plan was reviewed according to the provisions of Chapter 86-7 (c). Because the overall site is greater than 10 acres in size, it requires consideration by the Planning and Zoning Commission. The site plan is also subject to all applicable requirements of the city’s Zoning Ordinance (Chapter 106 of the city’s Code of Ordinances). 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 457,833 square foot building, new parking lots with a total of 64 automobile parking spaces, truck loading docks on the south side of the building, site circulation, utility connections, landscaping, and drainage improvements for lease by the Port of Houston Authority.

Landscaping.

The site development plan includes proposed landscaping in accordance with the provisions of Section 106-800 of the Code of Ordinances. The applicant is proposing planting shade trees and shrubs along N. J Street, which serves as the property’s frontage. 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 it is consistent with the landscaping required in Section 106-800 of the Code of Ordinances.

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: 4 minimum, plus 3 per 1,000 S.F. of office space plus 1 per non-office employee. In this case a total of 56 parking spaces are required by code. The applicant is proposing a total of 64 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 outlined in Section 106-835, Figure 10-3. This is a standard practice for all development in the city.

Clearing.

The applicant received a clearing permit on 11/9/15. It was determined they would have to replace 240 trees, whether through planting new trees or paying \$250 per tree to the tree fund. The most recent site plan shows the applicant planting 26 trees, in turn this means that they will have to pay \$53,500 to the tree fund before a building permit can be issued.

Easement Dedication.

The applicant has granted an emergency access easement for the asphalt strip that circles the building as well as a public utilities easement going up the former N. 6th and in the N. L St. R.O.W. These rights-of-way were vacated many years ago.

Drainage and detention.

Harris County Flood Control District has reviewed and approved the drainage plan for this site.

Utilities.

There are sufficient public utility facilities in proximity of this site to meet the needs of the proposed development. The site will tap into an existing 8-inch sanitary sewer and water lines in the N. L St. R.O.W. 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.

Conclusion:

Based on the analysis above, staff finds that the proposed Major Development Site Plan for the Port of Houston railyard building complies with the various applicable code requirements and should be considered for approval subject to resolution of any building and utilities comments resulting from the latest review of the site plan which is included as Exhibit B.

ATTACHMENTS

- Exhibit A: Application Form
- Exhibit B: Port of Houston Authority Railyard Site Plan
- Exhibit C: Area Map
- Exhibit D: Zoning Map
- Exhibit E: Land Use Map

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

Planning & Development Department
MAJOR DEVELOPMENT SITE PLAN APPLICATION
(= or > 10 Acres)

Phone: 281.470.5073
Fax: 281.470.5005
www.laportetx.gov

1. PROPERTY OWNER CONTACT INFORMATION:

OWNER NAME: Frontier Logistics, LP/ POHA PHONE 1: 713.501.3166
PHONE 2: 800.610.6808 FAX #: 281.307.2383
E-MAIL: jjamison@ftlg.net
MAILING ADDRESS: 1806 South 16th Street, La Porte, TX 77571

2. AGENT/CONTRACTOR REPRESENTING PROPERTY OWNER:

AGENT/CONTRACTOR NAME: RITD/ Lawrence Blasch, Jr. PHONE 1: 281.392.4850
PHONE 2: 713.906.2797 FAX #: 281.934.3530
E-MAIL: lblasch@ritd-llc.com
MAILING ADDRESS: 4621 Hwy 90, PO Box 1087, Brookshire, TX 77423

3. PROPERTY DESCRIPTION:

PARCEL NO(s) (13-digit HCAD Tax ID #): 027-088-000-0042
SITE ADDRESS (If existing): 401 North L Street, La Porte, TX 77
SITE LEGAL DESCRIPTION: A 55.106 Acre Tract of Land located in the Johnson-Hunter Survey (A-35), Harris County TX

4. INFORMATION SPECIFIC TO APPLICATION:



NEW PROJECT



ADDITION TO EXISTING

PROJECT DESCRIPTION: Warehouse and Rail Yard PROJECT ACREAGE: 55.106 Acres
DEVELOPER NAME: Frontier Logistics, LP DEVELOPER PHONE: 281.307.2060
DEVELOPER E-MAIL: pheard@ftlg.net
AUTHORIZED SIGNATURE: Paul D. Heard DATE: 05/02/2016

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



- COMPLETE ITEMS 1 THRU 4 OF APPLICATION
- ATTACH REQUIRED PROJECT PLAN(S)
- ATTACH COPY OF DRIVEWAY PERMIT(S) FROM HARRIS COUNTY and/or TXDOT
- SUBMIT CORRECT APPLICATION FEE PAYMENT (10 ACS. = \$150 + \$5/EACH ADDITIONAL ACRE)

(STAFF USE ONLY):

DATE RECEIVED: _____ RECEIVED BY: _____

PROJECT NUMBER: _____ - _____ SIC or NAICS CODE: _____



OWNERSHIP VERIFIED

FLOOD ZONE _____, BFE _____

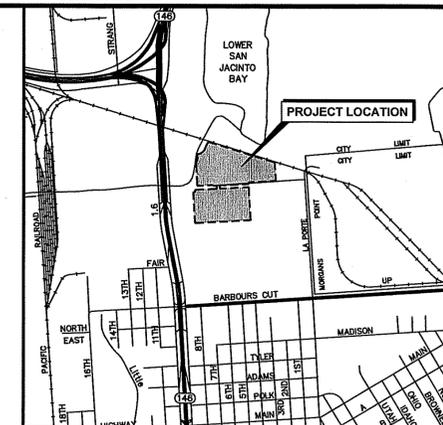


SURVEY ATTACHED

CONDITIONS OF APPROVAL: _____



ENTIRE TRACT LIES IN UNSHADED ZONE "X"
PER FEMA MAP NO. 48201C0845L, REVISED
DATE JUNE 18, 2007.



VICINITY MAP
KEY MAP 540 T, U
SCALE 1"=2000'

BENCHMARK:

HARRIS COUNTY FLOODPLAIN RM NO. 060035: A BRASS DISK STAMPED RM 060035, FROM HWY. 225 AND HWY. 146; TRAVEL SOUTH ON HWY. 146 FOR 1 MILE TO BARBOUR'S CUT BLVD., THEN WEST ON BARBOUR'S CUT BLVD. 0.3 MILES TO BRIDGE; MONUMENT IS ON THE SOUTHEAST CORNER OF THE BRIDGE, IN KEY MAP NO. 540W, NEAR STREAM F216-00-00, IN THE GALVESTON BAY WATERSHED.
ELEVATION: 20.06' (NAVD88)(2001 ADJUSTMENT)

T.B.M.

BOX CUT AT THE EAST END OF A CONCRETE HEADWALL IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH "L" STREET (AN 80.0' CLOSED ROAD RIGHT-OF-WAY) AND AT THE CENTERLINE OF 8TH STREET (AN 80.0' UNDEVELOPED RIGHT-OF-WAY).
ELEVATION: 14.59'

SITE DATA TABLE

BARBOUR'S CUT INDUSTRIAL PARK NORTH L STREET WAREHOUSE 400 NORTH L STREET
PORT OF HOUSTON AUTHORITY (OWNER) 111 EAST LOOP NORTH HOUSTON, TX 77029
FRONTIER LOGISTICS (DEVELOPER) 1806 S. 16TH STREET LA PORTE, TX 77571
55.106 ACRE TRACT OF LAND, BEING COMPRISED OF LOTS 22, 23, 25, 26, 27 AND A PORTION OF NORTH "L" STREET, 4TH STREET, AND 6TH STREET, ALL CLOSED BY ORDER OF THE COMMISSIONERS COURT OF HARRIS COUNTY, SAVE & EXCEPT GH&SA RAILWAY R.O.W., AND SAVE & EXCEPT 1-1/2 ACRES OFF THE NORTHWEST SIDE OF LOT 27 OF NEBRASKA SYNDICATE, AN ADDITION TO THE CITY OF LA PORTE, HARRIS COUNTY, TEXAS, AS RECORDED IN VOLUME 83, PAGE 345 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
HCAD NO. 027-088-000-0042
ZONING: LIGHT INDUSTRIAL & HEAVY INDUSTRIAL
PROPERTY USE: PACKING & CRATING (NAICS #488991)
PRODUCT: PLASTIC PELLETS (MICRO BEADS)

NOTE: NO DETENTION IS REQUIRED PER H.C.F.C.D. APPROVED DRAINAGE STUDY PREPARED BY FREESE AND NICHOLS, INC., DATED 2/18/2016.

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS SITE PLAN AND DEVELOPMENT OF BARBOUR'S CUT INDUSTRIAL PARK, NORTH L STREET WAREHOUSE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LA PORTE.

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

BY: _____
CITY PLANNER

BY: _____
DIRECTOR OF PLANNING & DEVELOPMENT

L.A. Blasch, Jr.
L.A. BLASCH, JR.

TEXAS REGISTRATION NO. 104555
FIRM REGISTRATION NO. F-16264



LINE	BEARING	DISTANCE
L-1	S 03°09'46" E	40.00'
L-2	S 03°09'46" E	75.00'
L-3	N 03°09'46" W	75.00'
L-4	S 86°57'04" W	70.00'
L-5	N 03°09'46" W	20.00'
L-6	N 21°42'56" E	50.86'
L-7	N 03°02'11" W	68.71'
L-8	N 21°42'56" E	85.58'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	25.00'	24°45'07"	N 09°20'22" E	10.72'	10.80'
C-2	131.06'	24°45'07"	N 09°20'22" E	56.18'	56.62'
C-3	25.27'	88°30'00"	N 41°12'49" E	35.27'	39.03'
C-4	180.96'	63°44'53"	N 53°35'22" E	191.11'	201.34'
C-5	177.49'	16°17'34"	N 29°51'44" E	50.30'	50.47'
C-6	197.49'	16°31'17"	N 29°44'52" E	56.75'	56.95'

REV	DATE	DESCRIPTION	BY

RITD

RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC
4621 HIGHWAY 90 - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM F-16264

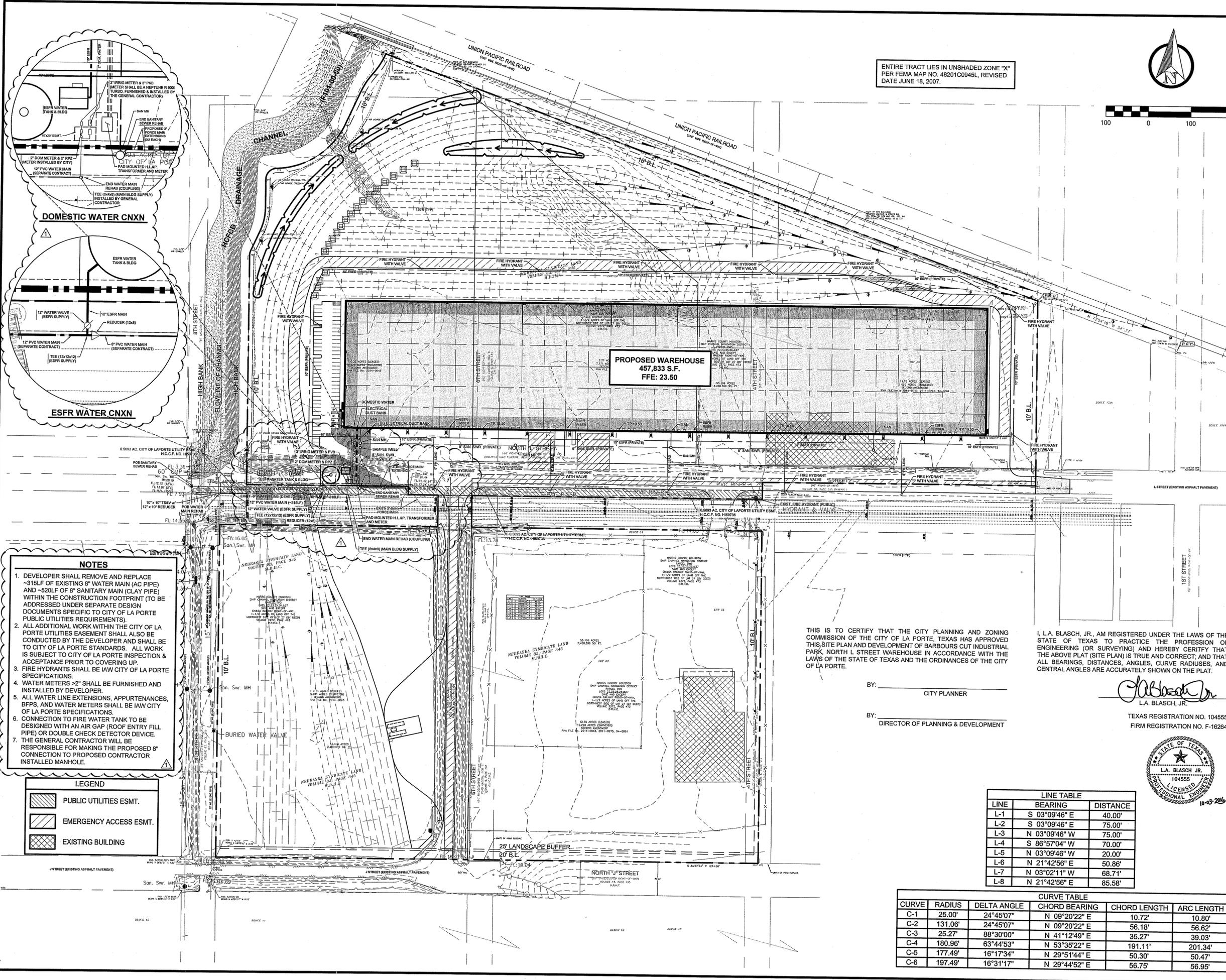
**BARBOUR'S CUT INDUSTRIAL PARK
NORTH L STREET WAREHOUSE
400 NORTH L STREET**

**LIGHT & HEAVY INDUSTRIAL
DEVELOPMENT SITE PLAN**

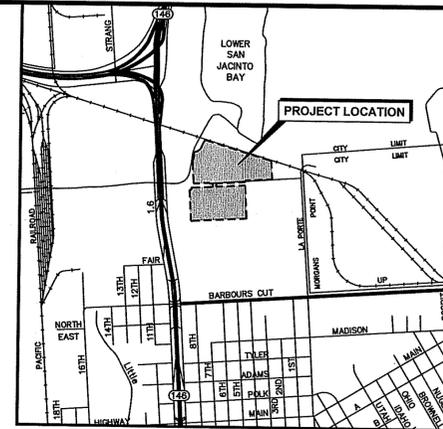
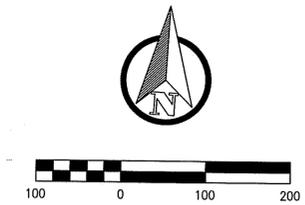
Date: Oct. 3, 2016
Scale: 1" = 100'
Project No.: 290-3
File Name: La Porte Site Plan.dwg
Dwn. By: SP

SHEET NO.
2.0
Ck. By: LB

T:\01-Projects\290-3 Barbour's Cut 450k Warehouse\02 Civil\01-Design\04-Exhibits\La Porte Site Plan.dwg * 10/4/2016 11:08 AM * Plotted by Scott Probert



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DATE JUNE 16, 2007.



VICINITY MAP
KEY MAP 540 T,U
SCALE 1"=200'

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BY: _____ CITY PLANNER
BY: _____ DIRECTOR OF PLANNING & DEVELOPMENT

L.A. Blasch, Jr.
L.A. BLASCH, JR.
TEXAS REGISTRATION NO. 104555
FIRM REGISTRATION NO. F-16264



- NOTES**
- DEVELOPER SHALL REMOVE AND REPLACE ~315LF OF EXISTING 8" WATER MAIN (AC PIPE) AND ~520LF OF 8" SANITARY MAIN (CLAY PIPE) WITHIN THE CONSTRUCTION FOOTPRINT (TO BE ADDRESSED UNDER SEPARATE DESIGN DOCUMENTS SPECIFIC TO CITY OF LA PORTE PUBLIC UTILITIES REQUIREMENTS).
 - ALL ADDITIONAL WORK WITHIN THE CITY OF LA PORTE UTILITIES EASEMENT SHALL ALSO BE CONDUCTED BY THE DEVELOPER AND SHALL BE TO CITY OF LA PORTE STANDARDS. ALL WORK IS SUBJECT TO CITY OF LA PORTE INSPECTION & ACCEPTANCE PRIOR TO COVERING UP.
 - FIRE HYDRANTS SHALL BE IAW CITY OF LA PORTE SPECIFICATIONS.
 - WATER METERS >2" SHALL BE FURNISHED AND INSTALLED BY DEVELOPER.
 - ALL WATER LINE EXTENSIONS, APPURTENANCES, BFPS, AND WATER METERS SHALL BE IAW CITY OF LA PORTE SPECIFICATIONS.
 - CONNECTION TO FIRE WATER TANK TO BE DESIGNED WITH AN AIR GAP (ROOF ENTRY FILL PIPE) OR DOUBLE CHECK DETECTOR DEVICE.
 - THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR MAKING THE PROPOSED 8" CONNECTION TO PROPOSED CONTRACTOR INSTALLED MANHOLE.

LEGEND

	PUBLIC UTILITIES ESMT.
	EMERGENCY ACCESS ESMT.
	EXISTING BUILDING

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 03°09'46" E	40.00'
L-2	S 03°09'46" E	75.00'
L-3	N 03°09'46" W	75.00'
L-4	S 86°57'04" W	70.00'
L-5	N 03°09'46" W	20.00'
L-6	N 21°42'56" E	50.86'
L-7	N 03°02'11" W	68.71'
L-8	N 21°42'56" E	85.58'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	25.00'	24°45'07"	N 09°20'22" E	10.72'	10.80'
C-2	131.06'	24°45'07"	N 09°20'22" E	56.18'	56.62'
C-3	25.27'	88°30'00"	N 41°12'49" E	35.27'	39.03'
C-4	180.96'	63°44'53"	N 53°35'22" E	191.11'	201.34'
C-5	177.49'	16°17'34"	N 29°51'44" E	50.30'	50.47'
C-6	197.49'	16°31'17"	N 29°44'52" E	56.75'	56.95'

REV	DATE	DESCRIPTION	BY
1	10-3-16	UPDATED UTILITIES & NOTES	LAB

RITD
RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC
4621 HIGHWAY 90 - P.O. BOX 1087
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(281) 392-4850 WWW.RITD-LLC.COM FIRM F-16264

**BARBOURS CUT INDUSTRIAL PARK
NORTH L STREET WAREHOUSE
400 NORTH L STREET**

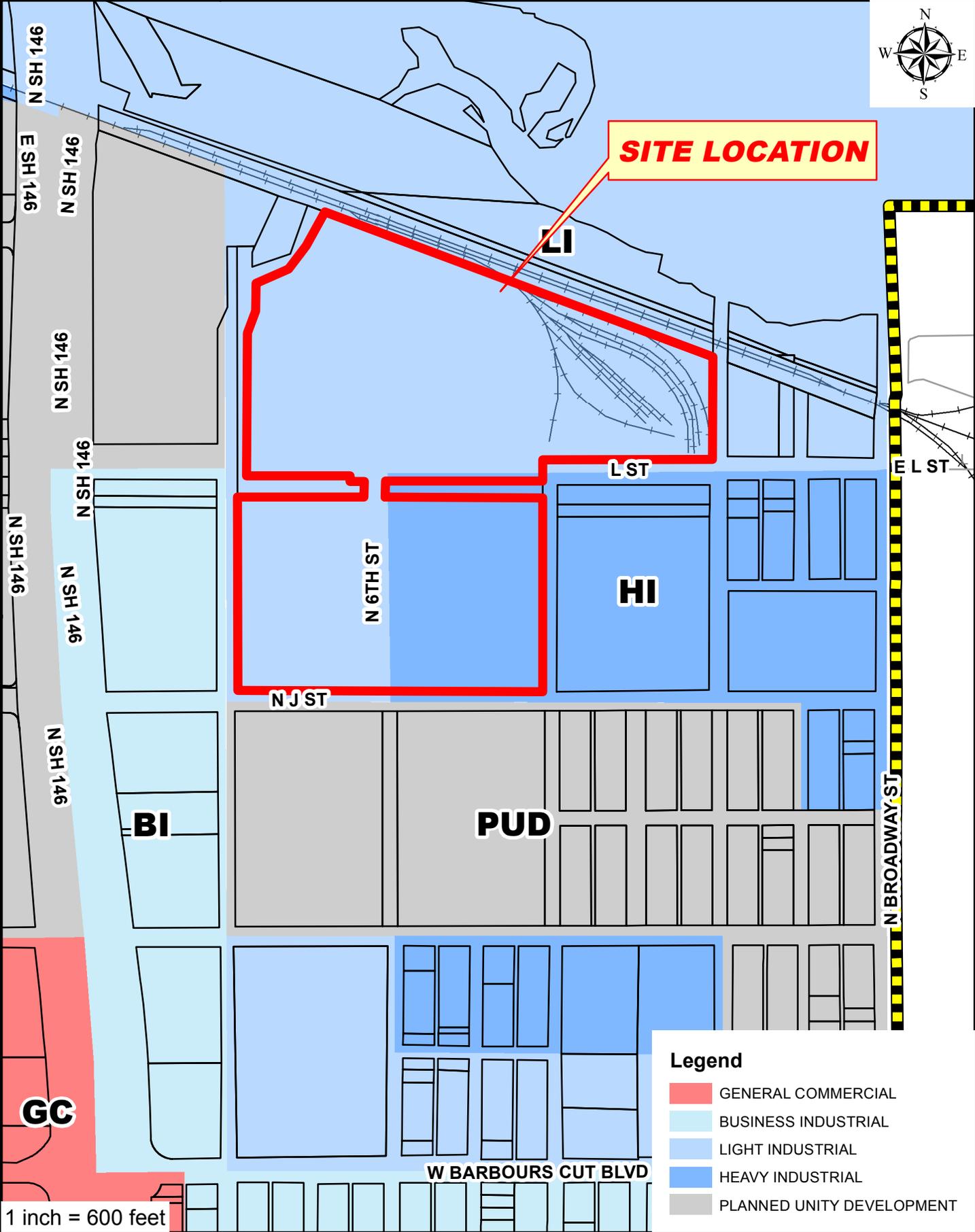
**LIGHT & HEAVY INDUSTRIAL
DEVELOPMENT SITE PLAN**

Date: Oct. 3, 2016
Scale: 1" = 100'
Project No.: 290-3
File Name: La Porte Site Plan.dwg
Dwn. By: SP

**SHEET NO.
3.0**

T:\01-Projects\290-3 Barbour's Cut 450k Warehouse\02 Civil\01-Design\04-Exhibits\La Porte Site Plan.dwg * 10/4/2016 11:09 AM * Plotted by Scott Protorius

ZONING EXHIBIT



SITE LOCATION

LI

L ST

N 6TH ST

HI

NJ ST

PUD

BI

GC

W BARBOURS CUT BLVD

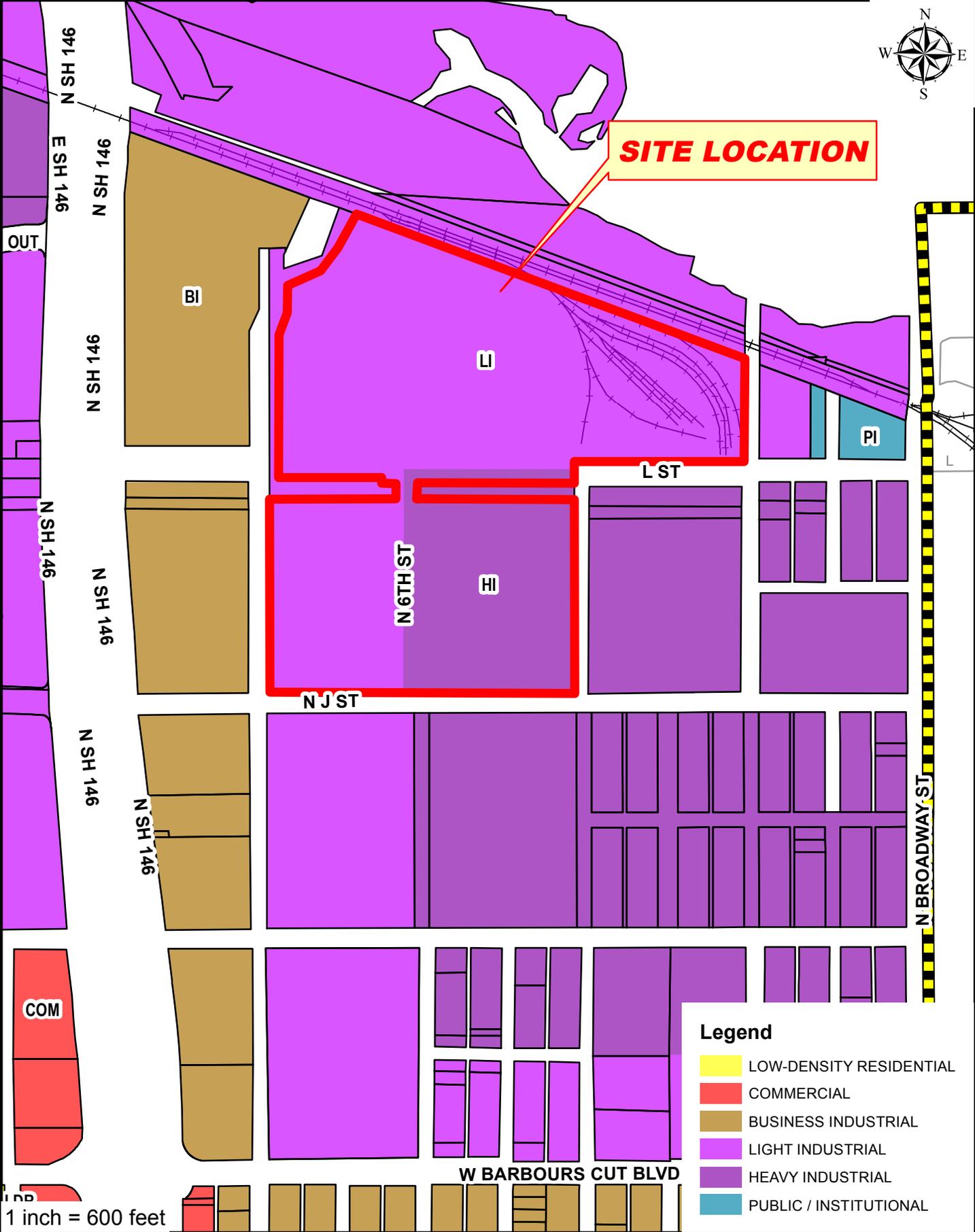
N BROADWAY ST

1 inch = 600 feet

Legend

- GENERAL COMMERCIAL
- BUSINESS INDUSTRIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED UNITY DEVELOPMENT

FUTURE LAND USE EXHIBIT



SITE LOCATION

Legend

- LOW-DENSITY RESIDENTIAL
- COMMERCIAL
- BUSINESS INDUSTRIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC / INSTITUTIONAL

1 inch = 600 feet