



## **PLANNING AND ZONING COMMISSION MEETING AGENDA**

Notice is hereby given of a **Regular Meeting** of the La Porte **Planning and Zoning Commission** to be held on **Thursday, May 18, 2017** at 6:00 p.m. at City Hall Council Chambers, 604 W. 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 THE MEETING MINUTES:**
  - a. February 16, 2017 Meeting
  - b. March 16, 2017 Meeting
- 4. DISCUSSION ITEMS:**
  - a. Discussion on proposed Ordinance language for Chapter 106 amendments regarding Carports
- 5. SUBCOMMITTEES**
  - a. Formation of Mobile Food Vendor subcommittee
- 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, May 18, 2017, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_

Title: \_\_\_\_\_

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



**May 18, 2017**

## **AGENDA ITEM 3a**

Consider approval of the Meeting Minutes from  
February 16, 2017

*Ryan Cramer, Planning Technician  
Planning and Development Department  
City of La Porte, Texas*

**Planning and Zoning Commission  
Minutes of February 16, 2017**

**Commissioners Present:** Lou Ann Martin, Richard Warren, Trey Kendrick, Larry Stockham, Wyatt Smith, and Chairman Hal Lawler

**Commissioners Absent:** Nick Barrera, Mark Follis, and Helen LaCour

**City Staff Present:** Assistant City Attorney Clark Askins, City Planner Ian Clowes, and Planning Technician Ryan Cramer

**1. Call to Order.**

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

**2. Roll call of members.**

Commissioners Nick Barrera, Mark Follis, and Helen LaCour were not present for roll call.

**3. Consider approval of the meeting minutes: October 10, 2016 Meeting**

**Motion** by Commissioner Kendrick to approve

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

**Ayes:** Commissioners Smith, Kendrick, Martin, Warren, Stockham, and Chairman Lawler

**Nays:**

**4. Open a public hearing to receive input on an application for Zone Change #16-92000007 a request by Rodney Slaton of Trinity Bay Engineering, applicant, on behalf of WH Casserly, owner to rezone the property known as a 6.69 acre parcel legally described as Tract 19C, Abstract 482 W Jones Subdivision, City of La Porte, Harris County, Texas from Mid Density Residential (R-2) to General Commercial (GC).**

Chairman Lawler opened the public hearing at 6:02 p.m.

**a. Staff Presentation**

City Planner Clowes gave staff's presentation. City Planner Clowes noted the purposed use of the future site would be a storage facility.

The Commission expressed concern over possible future issues, drainage and traffic.

**b. Applicant Presentation**

There was no applicant presentation.

**c. Public Comments**

Doyle Black expressed concern of an increased level of noise and light coming from the property.

Daniel Dunst was against the request as he was concerned about how the property might drain.

Robert Mcivene was against the request because when the zone is changed, any allowed use in the GC zone could move in. He was also concerned about light pollution and impact of property values.

Loretta Dunst was worried about the amount of oxygen in the air.

**d. Question and Answer**

There were no questions.

**5. Close public hearing**

The public hearing was closed at 6:31

**6. Consider a recommendation to the City Council or other action on Zone Change #16-9200004.**

**Motion** by Commissioner Kendrick to recommend denial.

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

**Ayes:** Commissioners Stockham, Smith, Kendrick, Warren, Martin and Chairman Lawler.

**Nays:**

**7. Consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 6.69 acre tract of land known as Tract 19C, Abstract 482 W Jones Subdivision, from "Mid Density Residential" to "Commercial."**

**Motion** by Commissioner Kendrick to recommend denial of a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 6.69 acre tract of land known as Tract 19C, Abstract 482 W Jones Subdivision, from "Mid Density Residential" to "Commercial."

Second by Commissioner Warren. **Motion Carried.**

**Ayes:** Commissioners Warren, Kendrick, Stockham, Martin, Smith and Chairman Lawler

**Nays:** None

**8. Discussion on proposed Truck Parking Ordinance**

City Planner Clowes told the Commission about the background of changes to the Truck Parking Ordinance written by staff.

**9. Administrative reports.**

City Planner Clowes brought the Commission’s attention to a training session located at HGAC.

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

Commissioner Smith asked the status of electing a new P&Z secretary, he was told that would have to be a public hearing

**11. Adjourn**

**Motion** by Commissioner Warren to adjourn.

**Second** by Commissioner Smith. **Motion Carried.**

**Ayes:** Commissioners Warren, Kendrick, Stockham, Smith, Martin and Chairman Hal Lawler

**Nays:** None

Chairman Lawler adjourned the meeting at 7:00 p.m.

Respectfully submitted,

\_\_\_\_\_  
Trey Kendrick  
Secretary, Planning and Zoning Commission

Passed and Approved on \_\_\_\_\_, 2017.

\_\_\_\_\_  
Hal Lawler  
Chairman, Planning and Zoning Commission

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



**May 18, 2017**

## **AGENDA ITEM 3b**

Consider approval of the Meeting Minutes from  
March 16, 2017

*Ryan Cramer, Planning Technician  
Planning and Development Department  
City of La Porte, Texas*

**Planning and Zoning Commission  
Minutes of March 16, 2017**

**Commissioners Present:** Richard Warren, Trey Kendrick, Larry Stockham, Wyatt Smith, Nick Barrera, Helen LaCour, Mark Follis and Chairman Hal Lawler

**Commissioners Absent:** Lou Ann Martin

**City Staff Present:** City Manager Corby Alexander, City Attorney Knox Askins, City Planner Ian Clowes, and Planning Technician Ryan Cramer

**1. Call to Order.**

Chairman Hal Lawler called the meeting to order at 6:05 p.m.

**2. Roll call of members.**

Commissioner Lou Ann Martin was not present for roll call.

**3. Consider approval of the meeting minutes: January 19, 2017 Meeting**

**Motion** by Commissioner Kendrick to approve

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

**Ayes:** Commissioners Smith, Barrera, Kendrick, Follis, LaCour, Warren, Stockham, and Chairman Lawler

**Nays:**

**4. Open Public Hearing to receive input on an ordinance amending Chapter 106 “Zoning” of the Code of Ordinances of the City of La Porte, amending the definition of “Commercial motor vehicle” and restricting Commercial motor vehicle parking in certain land uses.**

Chairman Lawler opened the public hearing at 6:06 p.m.

**a. Staff Presentation**

City Planner Clowes gave staff’s presentation. City Planner Clowes provided the Commission background on the proposed zoning ordinance changes.

**b. Applicant Presentation**

There was no applicant presentation.

**c. Public Comments**

There were no public comments

**d. Question and Answer**

There were no questions.

**5. Close public hearing**

The public hearing was closed at 6:22

**6. Consider a recommendation to the City Council on ordinance amending Chapter 106 "Zoning"**

**Motion** by Commissioner Kendrick to recommend approval.

Second by Commissioner Warren. **Motion carried.**

**Ayes:** Commissioners Smith, Barrera, Kendrick, Follis, LaCour, Warren, Stockham, and  
Chairman Lawler

**Nays:**

**7. Open public hearing to receive input on a request by Andrew Allemand of Windrose for approval of a Partial Replat #17-97000001, for a replat of an 81.21 acre tract legally described as Reserve "C", Block 1 and Reserve "A", Block 5, Port Crossing Amending Plat and Reserve "A", Block 1, Boncosky Trucking Terminal.**

Chairman Lawler opened the public hearing at 6:23 p.m.

**a. Staff Presentation**

City Planner Clowes gave staff's presentation.

**b. Applicant Presentation**

There was no applicant presentation.

**c. Public Comments**

There were no public comments

**d. Question and Answer**

Commissioner Smith asked why they are replatting. Planning Technician Cramer said it was so the applicant can extend rail into the backside of the development.

The Commission spoke about the railyard use versus the extension of rail spurs.

**8. Close public hearing**

The public hearing was closed at 6:43

**9. Consider approval or other action on Final Plat request #17-9700001**

**Motion** by Commissioner LaCour to recommend approval.

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

**Ayes:** Commissioners Stockham, Follis, LaCour, Kendrick, Warren, Barrera and Chairman Lawler.

**Nays:** Commissioner Smith

**10. Election of Planning and Zoning Commission Secretary**

Commissioner Smith nominated Commissioner Kendrick.

**Motion** by Commissioner Stockham to close the nomination period.

Second by Commissioner LaCour. **Motion Carried.**

**Ayes:** Commissioners Smith, Barrera, Kendrick, Follis, LaCour, Warren, Stockham, and Chairman Lawler

**Nays:**

Commissioner Kendrick was elected Secretary.

**11. Administrative reports.**

City Planner Clowes announced the City has hired a new Planning Director.

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

Commissioner Kendrick thanked the Commission for the nomination.

Commissioner Smith asked if all SCUPs had to come before them, it was confirmed that they did.

**13. Adjourn**

**Motion** by Commissioner Warren to adjourn.

**Second** by Commissioner LaCour. **Motion Carried.**

**Ayes:** Commissioners Warren, Kendrick, Stockham, Smith, LaCour, Follis, Martin and Chairman Hal Lawler

**Nays:** None

Chairman Lawler adjourned the meeting at 7:00 p.m.

Respectfully submitted,

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Trey Kendrick  
Secretary, Planning and Zoning Commission

Passed and Approved on \_\_\_\_\_, 2017.

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Hal Lawler  
Chairman, Planning and Zoning Commission

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



**May 18, 2017**

## **AGENDA ITEM 4a**

Proposed Ordinance language for Chapter 106 regarding Carports

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*

## Planning and Development Department Staff Report

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### BACKGROUND

Staff was asked to look into possible amendments to Chapter 106 that would further regulate when and where carports could be constructed within the city. At the April 20, 2017 meeting of the Planning and Zoning Commission, staff presented a number of different options regarding proposed language for amendments. From the discussion that resulted, staff has crafted language for the proposed amendment. The draft version can be found below.

#### Sec. 106-741. - General provisions

(a) No accessory buildings, uses or structures shall be erected or located in any required yard other than the rear yard except:

(1) A detached private garage as defined, may be permitted in side yards, provided:

- a. It complies with all the requirements of this section;
- b. It shall be five feet or more from side lot lines; and
- c. The side yard does not abut a street right-of-way.

(2) Carports as defined, may be permitted in side yards on property less than one (1) acre in size and zoned or utilized for residential use as long as the carport is located entirely behind the front most face of the principal building, but in no case may a carport encroach the required front yard building line. All carports located within a side yard shall comply with the side setback requirements applicable to the principal building.

(3) Accessory structures, including carports, shall be permitted anywhere on property one (1) acre or greater in size and zoned or utilized for residential use, so long as such accessory structures: (1) are set back at least one hundred (100) feet from the front property line; (2) are no closer than five feet (5') to a common property line; and (3) do not encroach on any dedicated easements.

~~(2 4)~~ Accessory buildings built on a skid foundation, no larger than 120 square feet and no more than one story in height may be located in utility easements in required rear yards, except that they may not be located closer than three feet from a side or rear property line or closer than six feet from any other structure.

#### Sec. 106-771. - Yard requirements

~~(4) Front and Side yard carports.~~ Front and Side yard carports shall be permitted for single-family detached homes subject to the following requirements of Sec. 106-741 of this Chapter.

- ~~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.~~

**REQUESTED ACTION**

Direct staff to move forward with proposed language as is, or suggest possible amendments.

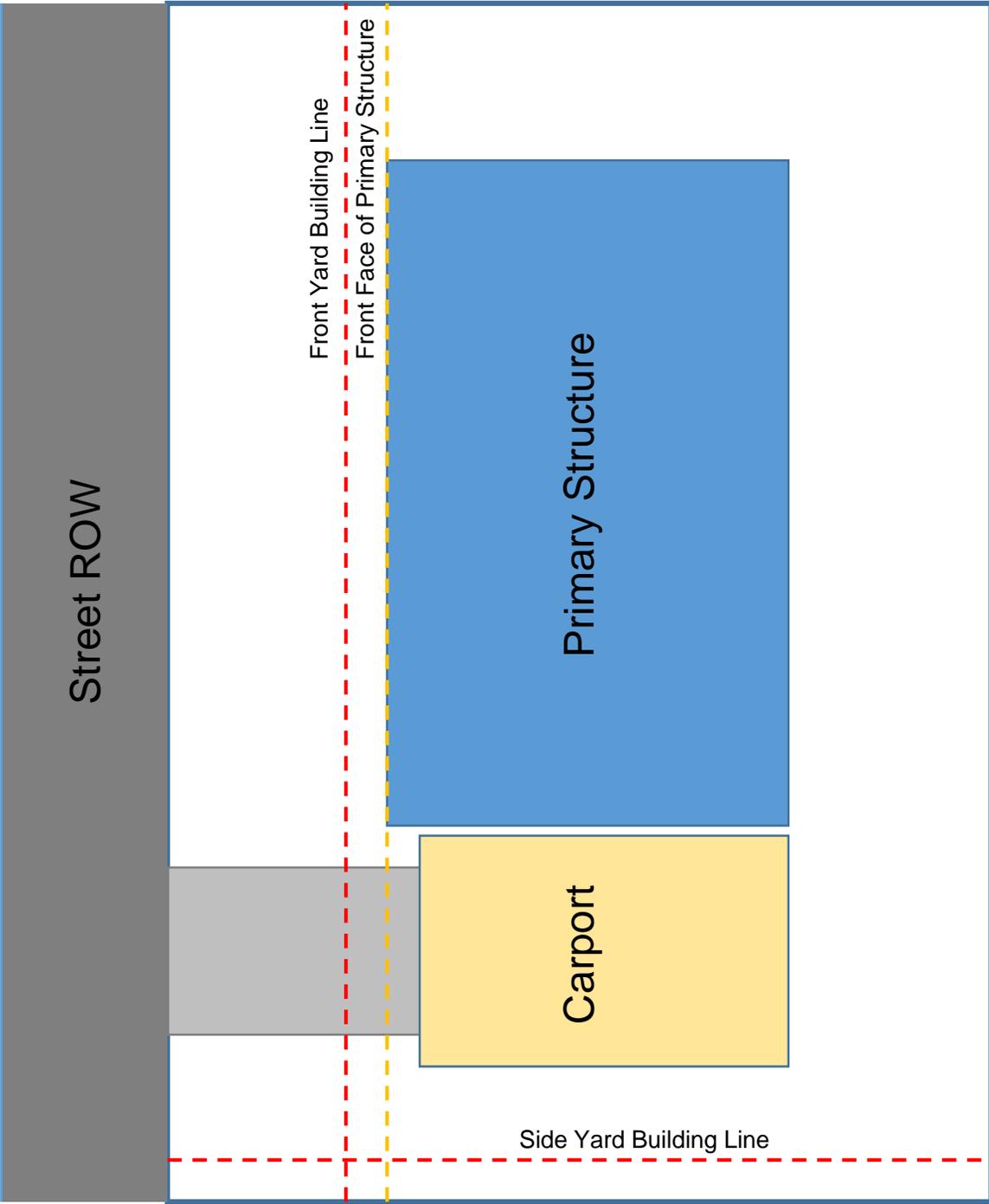
**ATTACHMENTS**

Exhibit A: Diagram illustrating proposed changes

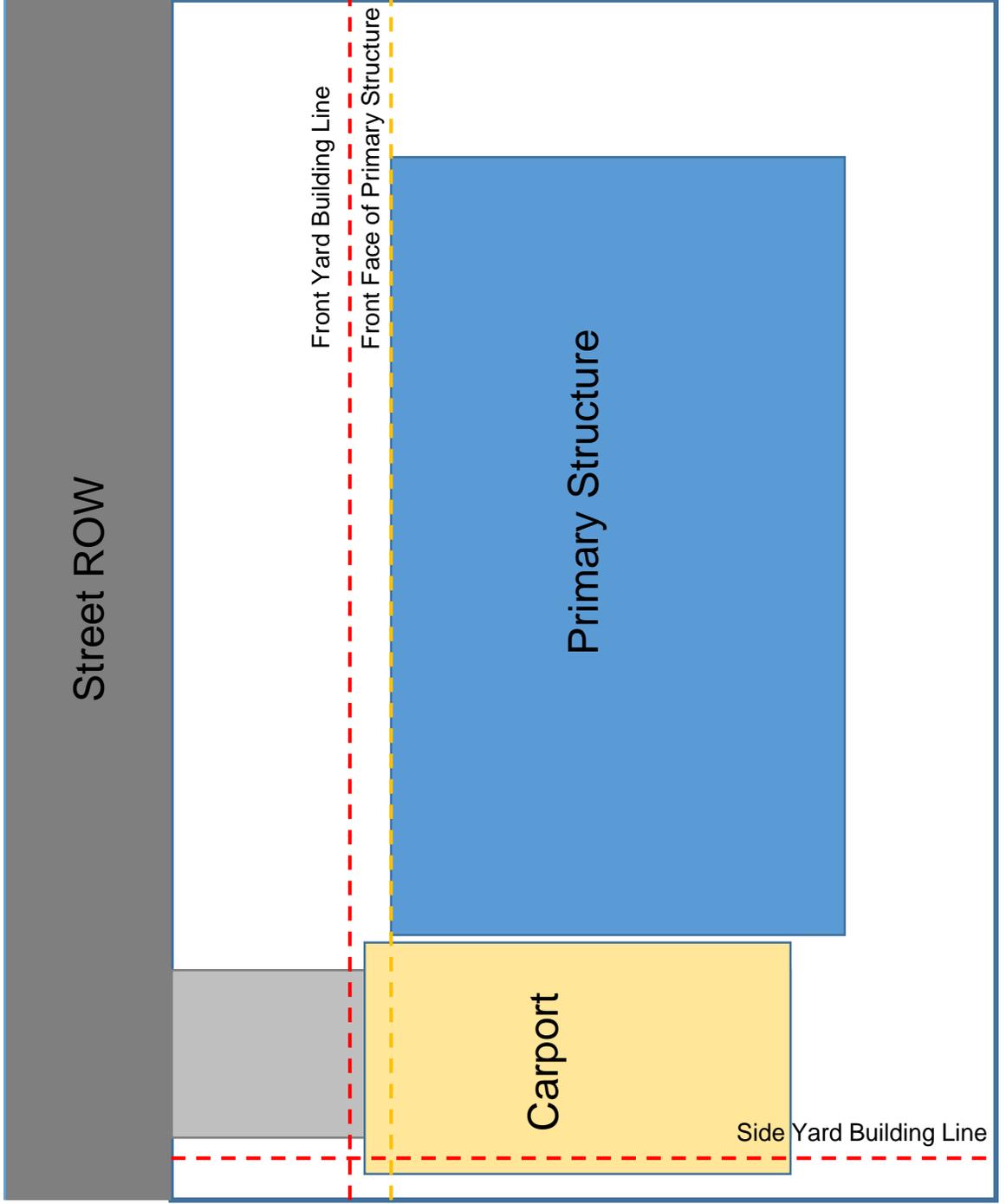
# PERMITTED



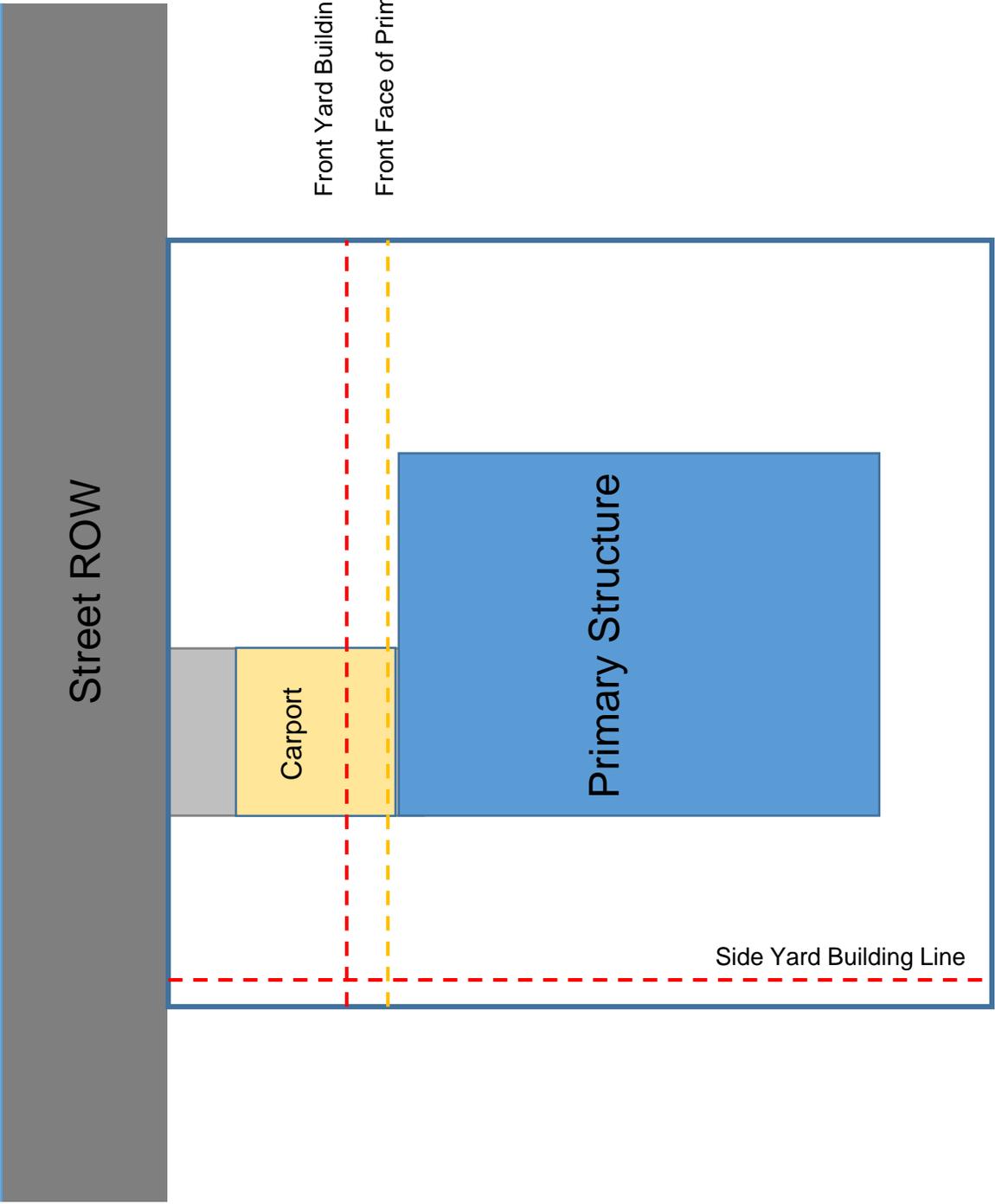
## EXHIBIT A



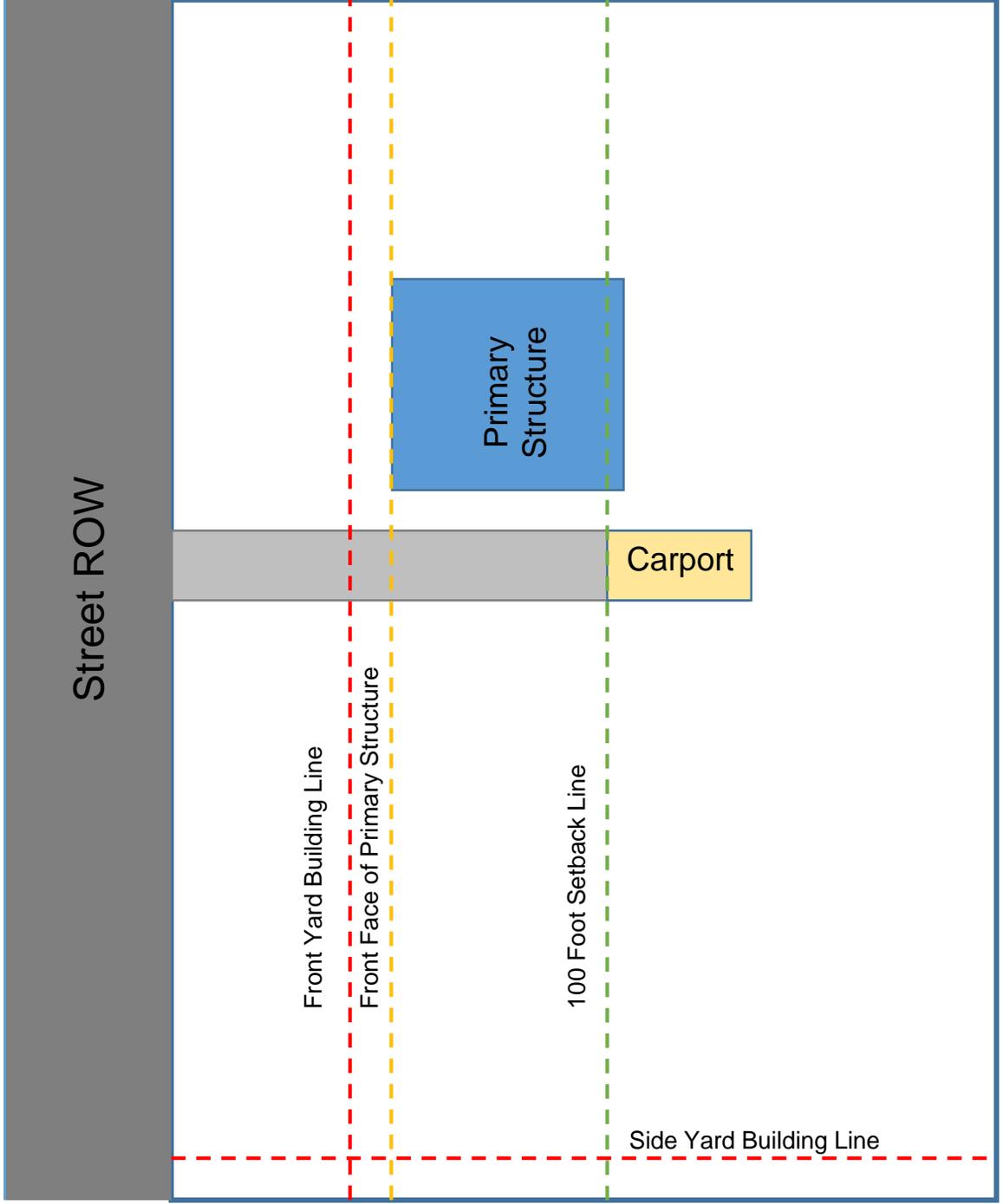
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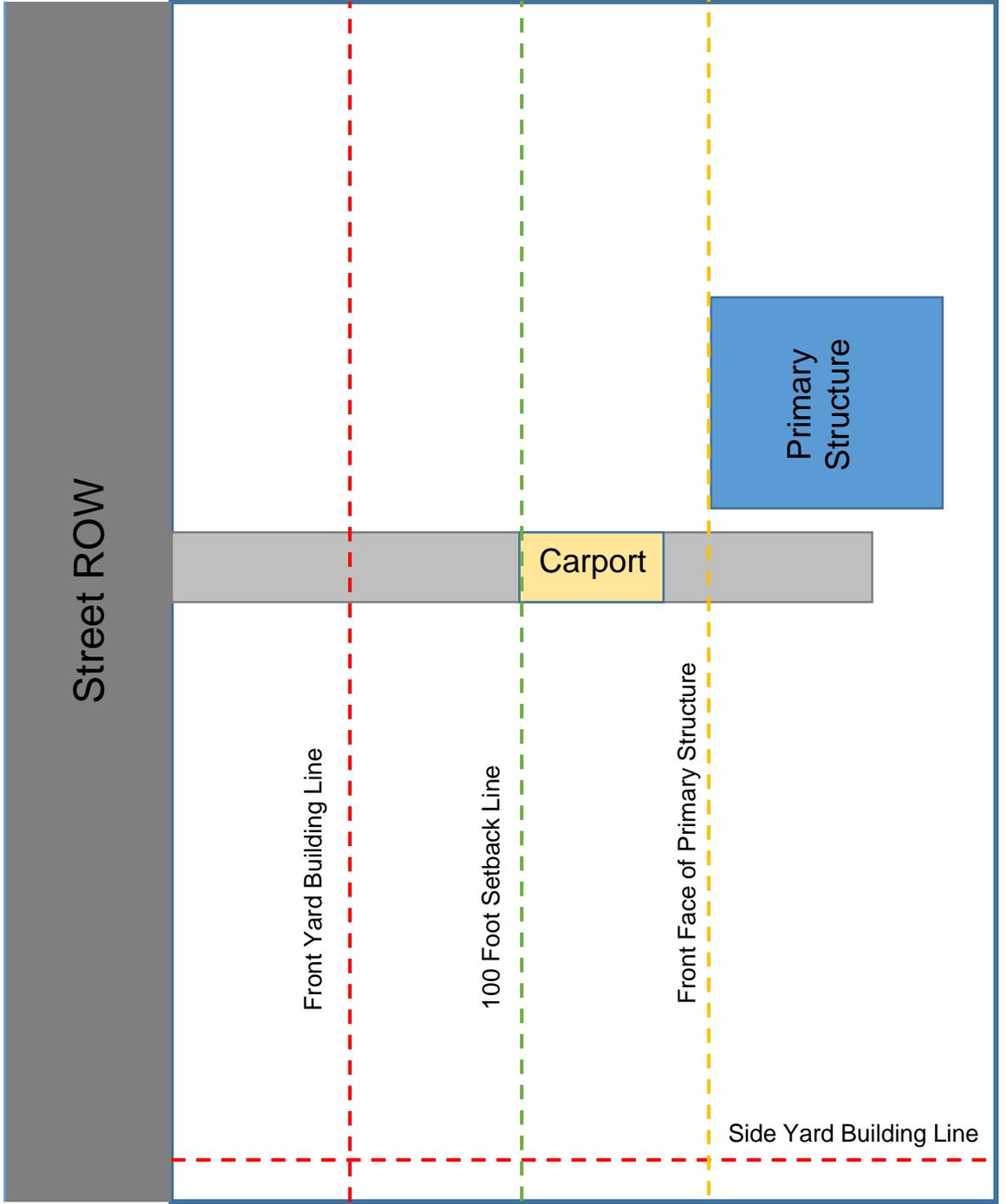
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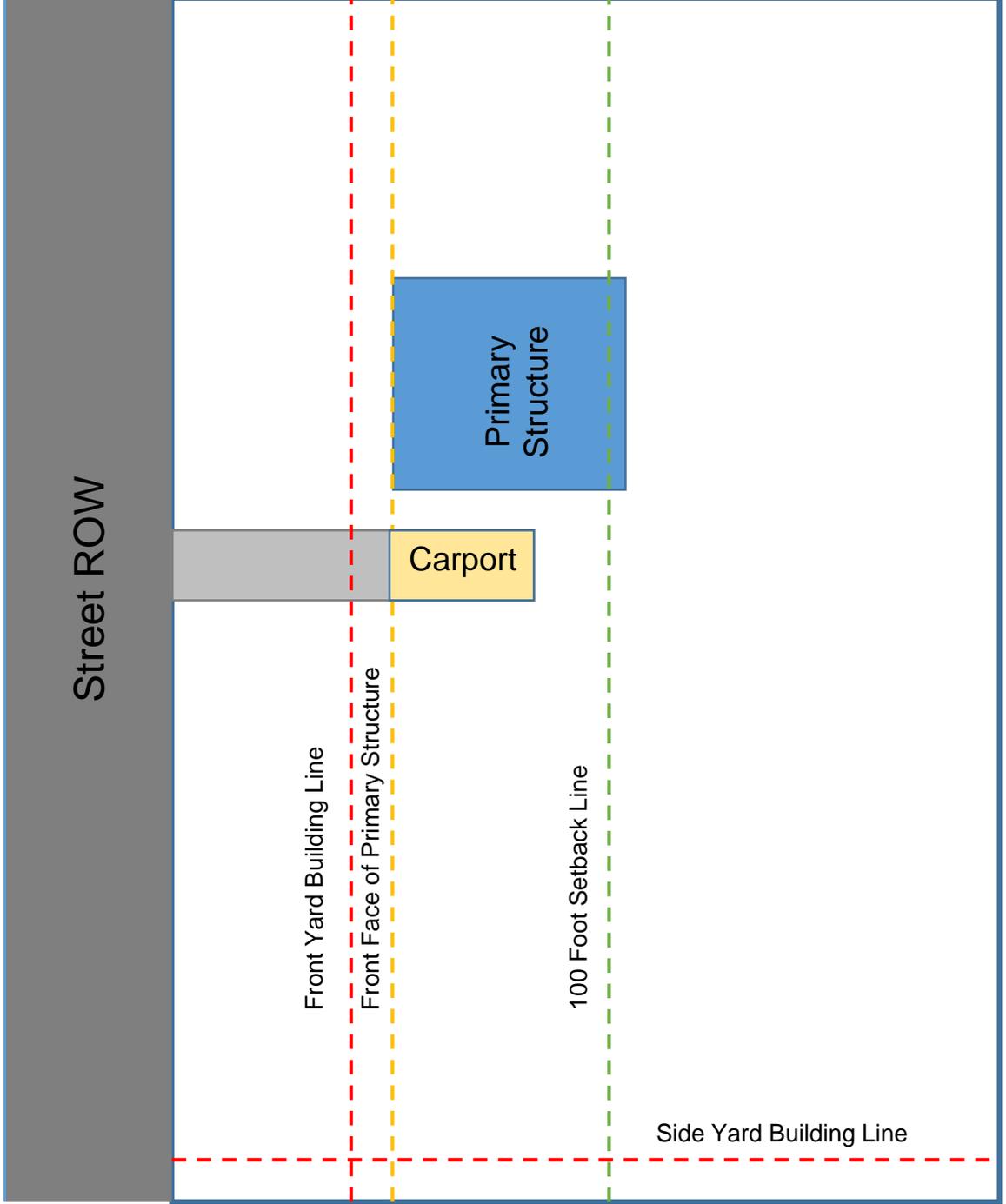
# PERMITTED – Large Lot



# PERMITTED – Large Lot



# NOT PERMITTED – Large Lot



Street ROW

Front Yard Building Line

Front Face of Primary Structure

100 Foot Setback Line

Side Yard Building Line

Carport

Primary Structure

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



**May 18, 2017**

## **AGENDA ITEM 5a**

Formation of Mobile Food Vendor Subcommittee

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*