



## **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, March 15, 2018** 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 15, 2018 Meeting
- 4. PUBLIC HEARING:** Open Public Hearing to receive input on an application for Zone Change #18-92000003, a request by Raj Shafaii, applicant and owner; for approval of a zone change from Low Density Single Family (R-1) to Mid Density Single Family Residential (R-2), for a 3.01 acre tract of land legally described as Lots 1 thru 29, Block 29 and Lots 19 thru 30, Block 203, La Porte Subdivision.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments (for, against, or question)
  - d. Question and Answer
- 5. ADJOURN PUBLIC HEARING**
- 6. CONSIDERATION:** Consider recommendation to City Council on Zone Change #18-92000003
- 7. FUTURE LAND USE MAP AMENDMENT:** 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 3.01 acre tract of land legally described as Lots 1 thru 29, Block 29 and Lots 19 thru 30, Block 203, La Porte Subdivision, from "Low Density Residential" to "Mid-High Density Residential."
- 8. GENERAL PLAN:** Consider approval or other action regarding a request by Doak Brown of Brownstone Ventures, LLC, applicant, on behalf of 92 Fairmont Lakes, Inc., owner; to amend a previously approved General Plan for a patio home development, located on a 19.17 acre tract of land legally described as Tract 1, Abstract 35, J Hunter Survey.
- 9. GENERAL PLAN:** Consider approval or other action regarding a request by Doak Brown of Brownstone Ventures, LLC, applicant, on behalf of Bayforest Ranch, Ltd, owner; to amend a previously approved General Plan for a multi-family apartment complex, located on a 20 acre tract of land legally described as Tract 1L, Abstract 35, J Hunter Survey.

**10. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for the Morgan’s Landing Phase 1 Section 1; a single family residential development consisting of 10 lots on 4.6 acres located on Bay Area Blvd.

**11. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for the Morgan’s Landing Phase 1 Section 2; a single family residential development consisting of 24 lots on 6.9 acres located on Bay Area Blvd.

**12. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for the Morgan’s Landing Phase 1 Section 3; a single family residential development consisting of 52 lots on 16.2 acres located on Bay Area Blvd.

**13. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for the Morgan’s Landing Phase 1 Section 4; a single family residential development consisting of 43 lots on 11.0 acres located on Bay Area Blvd.

**14. PRELIMINARY PLAT:** Consider approval of a Preliminary Plat for the Morgan’s Landing Phase 1 Recreation Center/Detention; a single family residential development consisting of 2 reserves on 26.0 acres located on Bay Area Blvd.

**15. DISCUSSION ITEMS:**

- a. Possible amendments to Section 106-803, Tree Fund
- b. Update from subcommittee regarding 106 annual review.
- c. Comprehensive Plan Update Workshop – March 22, 2018

**16. ADMINISTRATIVE REPORTS**

**17. COMMISSION COMMENTS** on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

**18. 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, March 15, 2018, agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2018.

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

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



**March 15, 2018**

## **AGENDA ITEM 3**

Consider approval of the Meeting Minutes:

- a. February 15, 2018

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*

**Planning and Zoning Commission  
Minutes of February 15, 2018**

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

**Commissioners Absent:** Helen LaCour

**City Staff Present:** Assistant City Manager Jason Weeks, Assistant City Attorney Clark Askins, Planning and Development Director Richard Mancilla, City Planner Ian Clowes, City Engineer Lorenzo Wingate, and Office Coordinator Peggy Lee

**1. CALL TO ORDER.**

Chairman Hal Lawler called the meeting to order at 6:04 p.m.

**2. ROLL CALL OF MEMBERS.**

Commissioner LaCour was not present for the meeting.

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

**a. January 18, 2018 Meeting**

**Motion** by Commissioner Kendrick to approve the meeting minutes of January 18, 2018.

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

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

**Nays:** None

**4. PUBLIC HEARING:** Open public hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000002, a request by Doak Brown of Brownstone Ventures, LLC, applicant, on behalf of Bayforest Ranch, Ltd, owner, to allow for a multi-family apartment complex to locate on a 20 acre tract of land legally described as Tract 1L, Abstract 35, J Hunter Survey.

Chairman Lawler opened the public hearing at 6:05 p.m.

**a. Staff Presentation**

Ian Clowes, City Planner, presented staff's report on a request by Doak Brown for a Special Conditional Use Permit to allow a multi-family apartment complex on 20 acres on the east side of SH 146, north of Wharton Weems Blvd.

**b. Applicant Presentation**

Doak Brown, 6517 Maple Ridge, Houston TX 77081, with Brownstone Ventures, addressed the Commission. The proposed development, to be known as The Legacy at La Porte, will consist of 294 Class-A one to three bedroom units with monthly rental rates ranging from \$1150 to \$1700.

**c. Public Comments (for, against, or question)**

Maggie Anderson, 909 Garden Walk, La Porte TX expressed concern about mosquitos and inquired as to whether the detention pond would have circulation. Mr. Brown stated there would be fountain water features.

**d. Question and Answer**

Lorenzo Wingate, City Engineer, responded to questions from the Commission regarding detention requirements.

**5. ADJOURN PUBLIC HEARING**

Chairman Lawler closed the public hearing at 6:44 p.m.

**6. CONSIDERATION:** Consider recommendation to City Council on SCUP #18-91000002.

**Motion** by Commissioner Kendrick to recommend to City Council, approval of SCUP #18-91000002 with the 8 conditions proposed by staff; inserting the verbiage “apartment complex” after “Multi-family” in condition #2; and adding two additional conditions 9 and 10 as follows:

- 9. Drainage requirements must meet Harris County Flood Control District standards.
- 10. Property will be developed as a Class A facility based upon rates and amenities proposed by the Developer.

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

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

**Nays:** None

**7. GENERAL PLAN:** Consider approval or other action regarding a request by Doak Brown of Brownstone Ventures, LLC, applicant, on behalf of Bayforest Ranch, Ltd, owner, to allow for a multi-family apartment complex, to locate on a 20 acre tract of land legally described as Tract 1L, Abstract 35, J Hunter Survey.

Mr. Clowes presented staff’s report for a General Plan requested by Doak Brown for a multi-family apartment complex proposed along the east side of SH 146, north of Wharton Weems Blvd to be known as The Legacy at La Porte.

**Motion** by Commissioner Kendrick to approve the General Plan for a multi-family apartment complex proposed for the east side of SH 146, north of Wharton Weems Blvd. with the following conditions:

- Wrought iron fence shall be installed along the east property line.
- Setback from buildings along the east side of the property shall be 50’.
- Detention pond shall be wet bottom.

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

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

**Nays:** None

8. **FUTURE LAND USE MAP AMENDMENT:** 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 20 acre tract of land legally described as Tract 1L, Abstract 35, J Hunter Survey, from “Commercial” and “Mixed Use” to “Mid-High Density Residential.”

Mr. Clowes presented staff’s report on an amendment to the Future Land Use Plan from Commercial and Mixed Use to Mid-High Density Residential in conjunction with SCUP #18-91-000002 for property located along the east side of SH 146, north of Wharton Weems Blvd.

**Motion** by Commissioner Follis to approve an amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 20 acre tract of land legally described as Tract 1L, Abstract 35, J Hunter Survey, from “Commercial” and “Mixed Use” to “Mid-High Density Residential.”

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

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

**Nays:** None

Chairman Lawler called for a 10 minute recess, prior to moving to Agenda Item #9. The meeting reconvened at 7:27 p.m.

9. **PUBLIC HEARING:** Open public hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000003, a request by Doak Brown of Brownstone Ventures, LLC, applicant, on behalf of 92 Fairmont Lakes, Inc., owner, to allow for a patio

home development to locate on a 19.17 acre tract of land legally described as Tract 1, Abstract 35, J Hunter Survey.

Chairman Lawler opened the public hearing at 7:28 p.m.

**a. Staff Presentation**

Mr. Clowes presented staff's report on a request by Doak Brown for a Special Conditional Use Permit to allow a single-family patio home development consisting of 86 individual residential lots along the east side of SH 146, south of Baypoint Townhomes.

**b. Applicant Presentation**

Doak Brown, explained that in the future Patrick Duggan, with History Maker Homes, would be developing the patio homes, if approved. Mr. Duggan spoke about the project and responded to questions from the Commission.

**c. Public Comments (for, against, or question)**

At the request of Chairman Lawler, Commissioner Kendrick read aloud the public responses received by mail. One response was received in favor of the SCUP and five were received in opposition.

Maggie Anderson, 909 Garden Walk, requested the Commission consider incorporating changes to the plan that would protect the existing Baypoint Townhomes.

**d. Question and Answer**

Staff and the Commission discussed SCUP #18-91000003.

**10. ADJOURN PUBLIC HEARING**

Chairman Lawler closed the public hearing at 8:15 p.m.

**11. CONSIDERATION:** Consider recommendation to City Council on SCUP #18-91000003.

**Motion** by Commissioner Smith to recommend to City Council, approval of SCUP 18-91000003 with the eight permit conditions presented by staff.

**Second** by Commissioner Barrera. **Motion Carried.**

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

**Nays:** None

**12. GENERAL PLAN:** Consider approval or other action regarding a request by Doak Brown of Brownstone Ventures, LLC, applicant, on behalf of 92 Fairmont Lakes, Inc., owner, to allow

for a patio home development to locate on a 19.17 acre tract of land legally described as Tract 1, Abstract 35, J Hunter Survey.

Mr. Clowes presented staff's report for the General Plan of a patio home development proposed for the east side of SH 146 south of Baypoint Townhomes.

**Motion** by Commissioner Kendrick to approve the General Plan for a patio home development on a 19.17 acre tract of land located along the east side of SH 146 south of Baypoint Townhomes, with the condition that a wrought iron fence be installed the entire length of the eastern property line.

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

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

**Nays:** None

- 13. FUTURE LAND USE MAP AMENDMENT:** 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 19.17 acre tract of land legally described as Tract 1, Abstract 35, J Hunter Survey, from "Commercial" and "Mixed Use" to "Mid-High Density Residential."

Mr. Clowes presented staff's report for an amendment to the Future Land Use Map in conjunction with Special Conditional Use Permit request #18-91000003 for property located along the east side of SH 146 south of Baypoint Townhomes.

**Motion** by Commissioner Kendrick to recommend to City Council, approval of an amendment to the Future Land Use Map component of the Comprehensive Plan by amending the land use designation of a 19.17 acre tract of land legally described as Tract 1, Abstract 35, J Hunter Survey, from "Commercial" and "Mixed Use" to "Mid-High Density Residential."

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

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

**Nays:** None

- 14. PUBLIC HEARING:** 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 section 106-310 regarding NAICS code 721110, Hotels (except Casino Hotels) and Motels.

Chairman Lawler opened the public hearing at 8:24 p.m.

**a. Staff Presentation**

Mr. Clowes presented staff's report on an amendment to Chapter 106 of the Code of Ordinances, which would require a special conditional use permit for development of hotels/motels within all zoning districts.

**b. Applicant Presentation**

Presented under *Staff Presentation*.

**c. Public Comments (for, against, or question)**

There were no public comments.

**15. ADJOURN PUBLIC HEARING**

Chairman Lawler adjourned the public hearing at 8:26 p.m.

**16. CONSIDERATION:** Consider recommendation to City Council on changes to Chapter 106 "Zoning" of the Code of Ordinances.

**Motion** by Commissioner Barrera to recommend to City Council, approval of an amendment to Chapter 106 of the Code of Ordinances requiring a special conditional use permit for development of hotels/motels within all zoning districts.

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

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

**Nays:**

**17. DISCUSSION ITEMS:**

**a. Development Agreement amendments for Port Crossing**

Mr. Clowes described proposed changes to Exhibit C – Land Use Exceptions of the Development Agreement with Port Crossing, to add additional permitted uses within Reserves E1 and E2 as follows:

*Uses permitted under North American Industry Classification (NAICS) use codes 484110, 484121, and 484122 (and any functionally equivalent uses upon any modification of or replacement of the NAICS system).*

Hans Brindley, with Liberty Property Trust, 8905 Crescent (sp) Dr., Houston, TX spoke about plans to sell Reserves E1 and E2 to Core Trucking for development of an administrative/office facility and trans-loading facility.

The Commission discussed the proposed changes and requested staff prepare and bring forward an amended Special Conditional Use Permit for Port Crossing, which would place the Development Agreement as an exhibit to the SCUP rather than the SCUP being an exhibit to the Development Agreement.

**18. ADMINISTRATIVE REPORTS**

Mr. Clowes reported the Planning Technician position has been filled with the hiring of Chase Stewart, who begins employment with the City on March 5<sup>th</sup>.

**19. COMMISSION COMMENTS**

Commissioners spoke positively about the new developments coming in. Commissioner Follis spoke briefly about the review committee for Chapter 106.

**20. ADJOURN**

**Motion** by Commissioner Kendrick to adjourn.

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

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

**Nays:**

Chairman Lawler adjourned the meeting at 8:52 p.m.

Respectfully submitted,

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Trey Kendrick  
Secretary, Planning and Zoning Commission

Passed and Approved on \_\_\_\_\_, 2018.

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Hal Lawler  
Chairman, Planning and Zoning Commission

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



**March 15, 2018**

## **AGENDA ITEMS 4-6**

### **Zone Change Request #18-92000003**

A request by Raj Shafaii, applicant and owner; for approval of a zone change from Low Density Single Family (R-1) to Mid Density Single Family Residential (R-2), for a 3.01 acre tract of land legally described as Lots 1 thru 29, Block 29 and Lots 19 thru 30, Block 203, La Porte Subdivision

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

## Planning and Development Department Staff Report

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### ISSUE

Should the Planning and Zoning Commission recommend approval of a change in zoning from Low Density Residential (R-1) to Mid Density Residential (R-2) zoning district; on approximately 3.01 acre tract of land legally described as Lots 1 thru 29, Block 29 and Lots 19 thru 30, Block 203, La Porte Subdivision?

### DISCUSSION

Location:

Northwest corner of S. Utah St, and E. B St. The site is currently undeveloped.

Background Information:

The property is currently undeveloped and has a strip of former ROW running down the center. That ROW is now currently owned by Union Pacific Railroad. The applicant would like to rezone the property from R-1 to R-2 in order to construct 14 duplex structures for a total of 28 units. The units will be centrally owned and rented out as a senior living type complex.

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

	Zoning	Land Use
<b>North</b>	GC, General Commercial R-1, Low Density Residential	Apple Towing Vacant/La Porte Health Care Center
<b>South</b>	R-1, Low Density Residential	Single Family Homes
<b>West</b>	R-3, High Density Residential	Single Family Homes, Electrical Substation
<b>East</b>	R-1, Low Density Residential	Single Family Homes

The site is currently identified as Low Density Residential in the Future Land Use Map. As a result, in order to rezone the property, the city's Future Land Use Map should be amended to identify this site as Mid-High Density Residential.

**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 and in this case notice was sent to all property owners and residents within the rezoning area; 4 signs were posted in the area of the rezoning 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.* Staff finds that mid density residential is an ideal fit for the existing site. The current size and configuration, with Kansas Ave. ROW no longer in play would not easily lend itself to new low density residential projects.
2. *Access.* There is sufficient existing right-of-way access from E. B St. and E. A S.
3. *Utilities.* Water and sewer services are available along E. B St., S. Utah Ave, and within easements on the existing property.

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:

<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed development would be consistent with adjacent properties and would act as a buffer/transitional project from existing commercial to the north and east.
Conformance of a zoning request with the land use plan.	The proposed zone change will be in conformance with the future land use plan once amended to reflect the change to mid density residential.
Character of the surrounding and adjacent areas.	The proposed zone change would be consistent with the development pattern in the area.
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 use will be consistent with other mid density residential throughout the area and city.
The extent to which the proposed use designation would adversely affect the	The proposed zone change will have minimal impact on the traffic in the vicinity. The existing R-1 zone could accommodate at least 20 single family homes. The proposed

Planning and Zoning Commission Regular Meeting  
March 15, 2018  
Zone Change #18-9200003

capacity or safety of that portion of the road.	R-2 development will only increase that allowance by 8 units to a total of 28.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed zone change will not create excessive air pollution or other negative environmental issues.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed zone change will allow a vacant parcel to develop in a manner consistent with other properties in the area.

**RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission recommend approval of the proposed zone change from Low Density Residential (R-1) to Mid Density Residential (R-2).

**ATTACHMENTS**

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use (FLUP) Map



**EXHIBIT A**

**AERIAL MAP**

**Zone Change  
18-92000003**

**S. Utah St and  
E. B St.**

**Legend**

 Subject Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 176 feet



**MARCH 2018  
PLANNING DEPARTMENT**

**MSD**

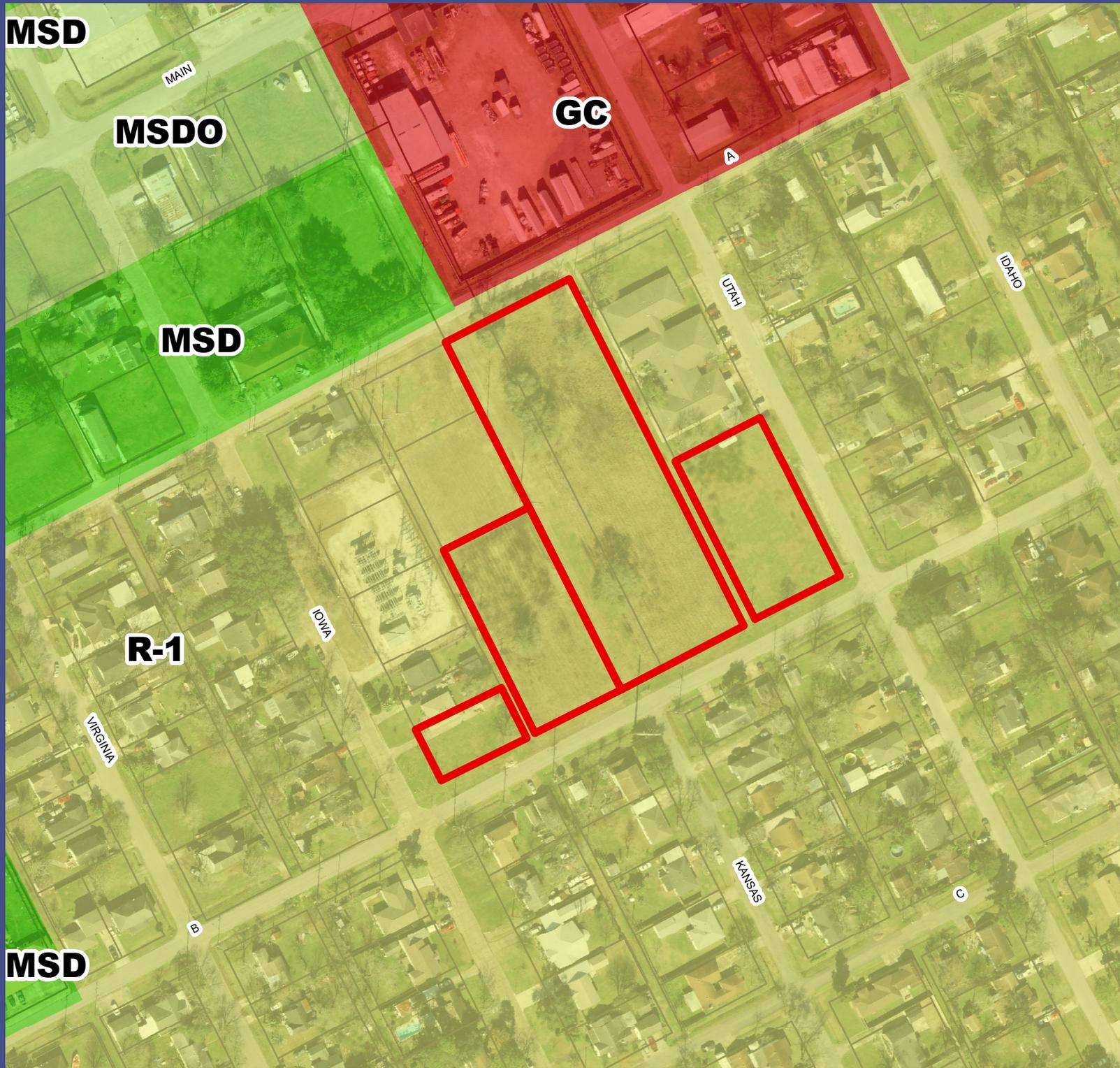
**MSDO**

**GC**

**MSD**

**R-1**

**MSD**



**EXHIBIT B**

**ZONING MAP**

**Zone Change  
18-92000003**

**S. Utah St and  
E. B St.**

**Legend**

 Subject Parcel

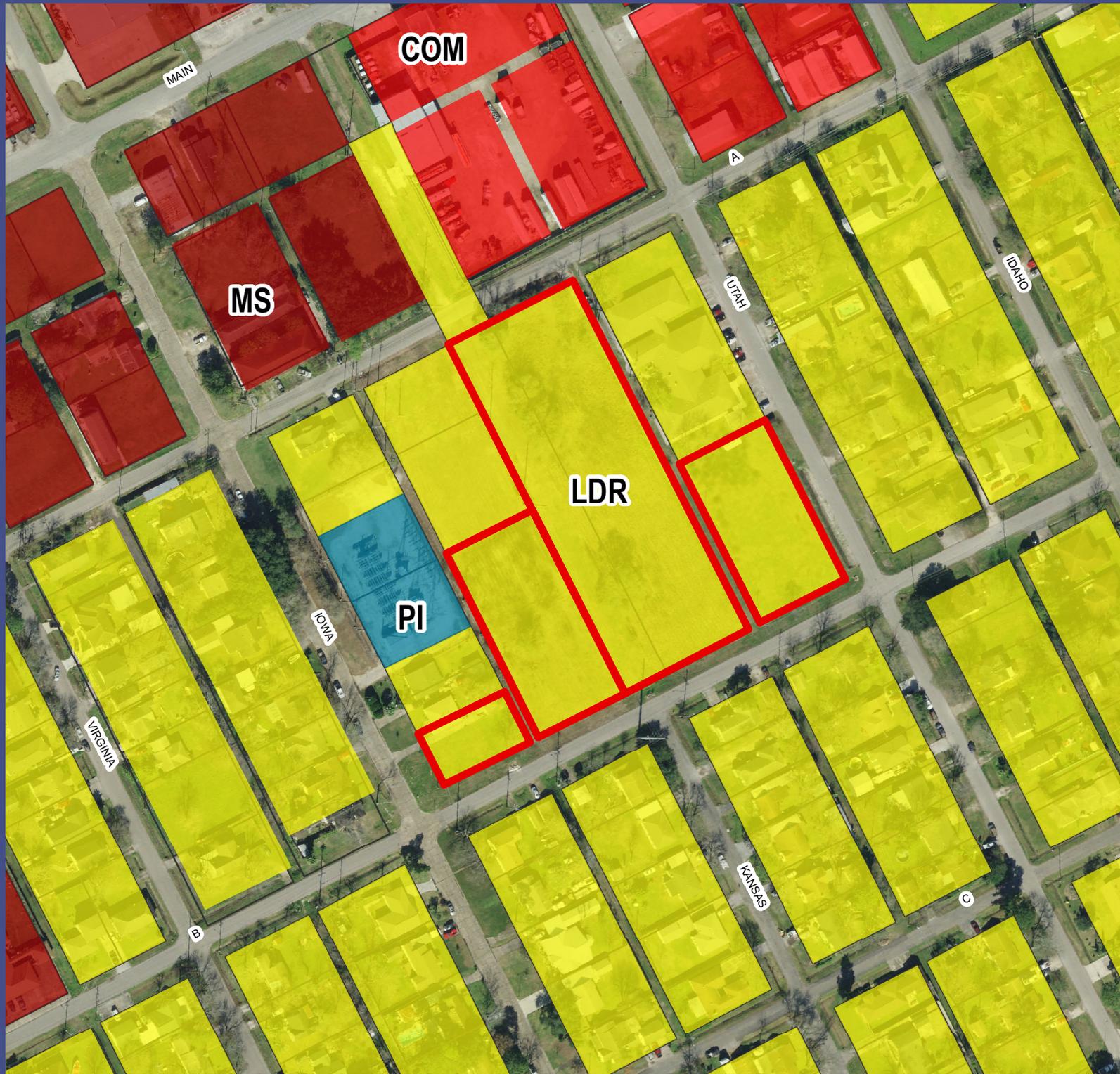


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**MARCH 2018  
PLANNING DEPARTMENT**



**EXHIBIT C**

**FLUP MAP**

**Zone Change  
18-92000003**

**S. Utah St and  
E. B St.**

**Legend**

 Subject Parcel



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**MARCH 2018  
PLANNING DEPARTMENT**

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



**March 15, 2018**

## **AGENDA ITEM 7**

### **Future Land Use Map Amendment #18-9200003**

A request by Raj Shafaii, applicant and owner, for an amendment to the City of La Porte's Future Land Use Plan by amending the land use designation for 3.01 acre tract of land legally described as Lots 1 thru 29, Block 29 and Lots 19 thru 30, Block 203, La Porte Subdivision from "Low Density Residential" use to "Mid-High Density Residential" use.

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*

## Planning and Development Department Staff Report

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### ISSUE

Consider a recommendation of approval to the City Council for an amendment to the city's Future Land Use Plan as demonstrated in the attached Exhibits A and B.

### DISCUSSION

Staff is presenting for consideration an amendment to the city's Future Land Use Plan in conjunction with a zone change request on a 3.01 acre tract of land legally described as Lots 1 thru 29, Block 29 and Lots 19 thru 30, Block 203, La Porte Subdivision.

The city's Future Land Use Plan (FLUP) identifies this property as "Low Density Residential" land use. In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Mid-High Density Residential" 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 while Exhibit B shows the proposed future land use plan.

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):

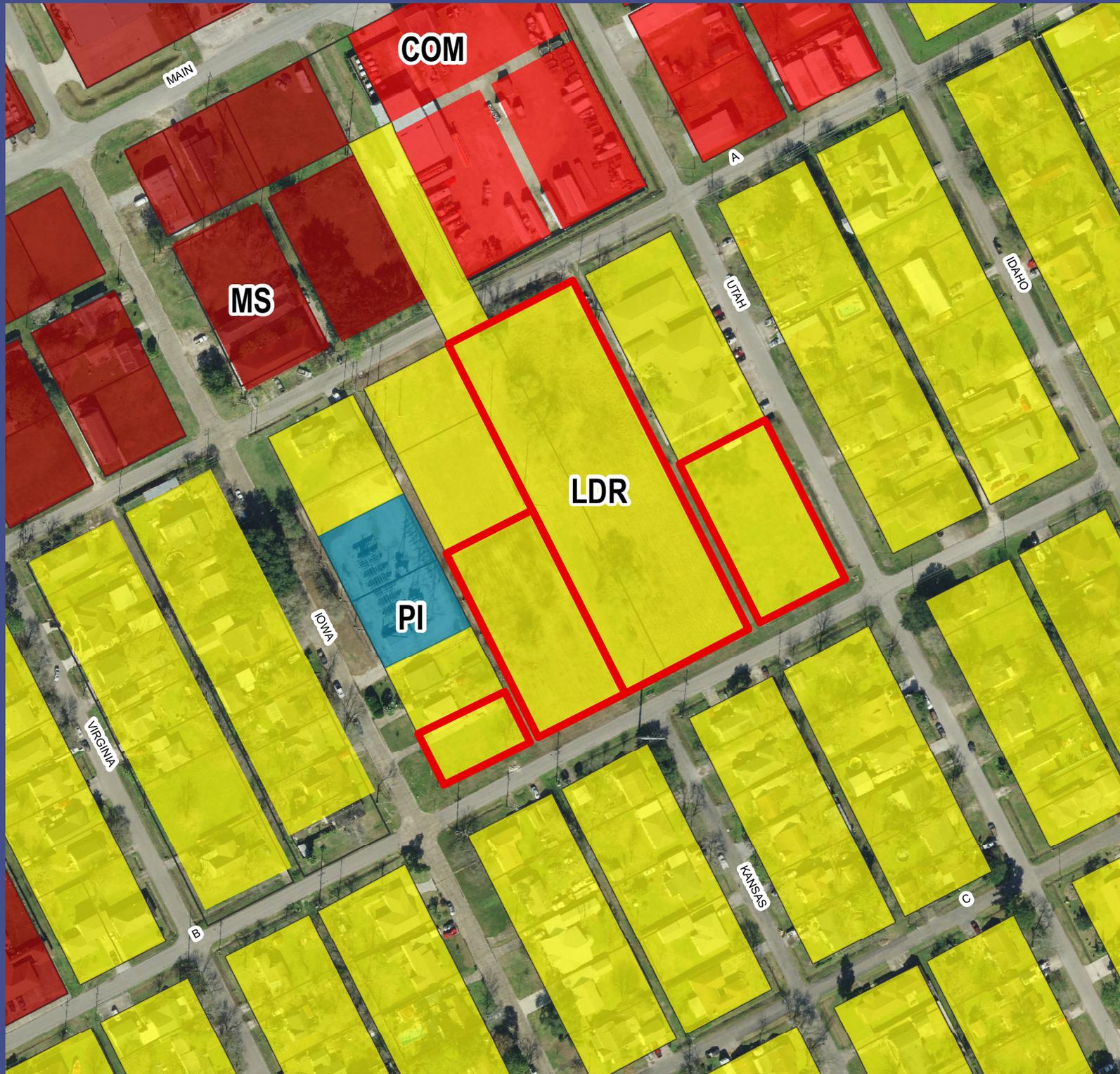
	Land Use	Development
<b>North</b>	Commercial, Low Density Residential	Apple Towing, La Porte Health Care Center
<b>South</b>	Low Density Residential	Single Family Homes
<b>West</b>	Low Density Residential, Public	Single Family Homes, Electric Substation
<b>East</b>	Low Density Residential	Single Family Homes

**RECOMMENDATION**

Should the Planning and Zoning Commission desire to recommend approval for zone change 18-92000003, then the city's Future Land Use Plan should be amended as described in this item.

**ATTACHMENTS**

- Exhibit A: Current Future Land Use Plan
- Exhibit B: Proposed Future Land Use Plan



**EXHIBIT A**

**CCURRENT  
FLUP MAP**

**Zone Change  
18-92000003**

**S. Utah St and  
E. B St.**

**Legend**

 Subject Parcel

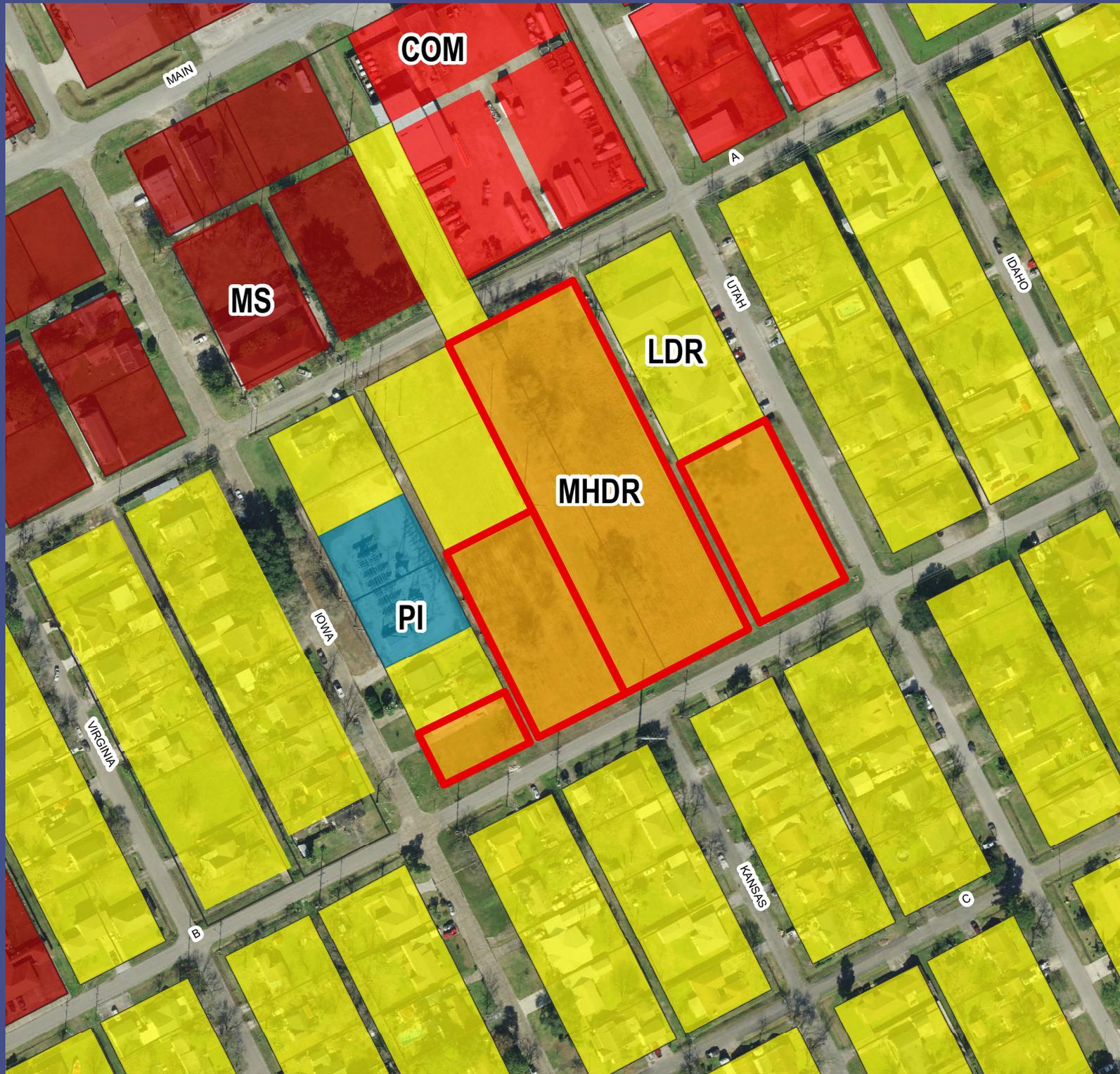


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**MARCH 2018  
PLANNING DEPARTMENT**



**EXHIBIT B**

**PROPOSED  
FLUP MAP**

**Zone Change  
18-92000003**

**S. Utah St and  
E. B St.**

**Legend**

 Subject Parcel



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**MARCH 2018  
PLANNING DEPARTMENT**

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



**March 15, 2018**

## **AGENDA ITEM 8-9**

SCUP #18-91000002 - General Plan Amendments

SCUP #18-91000003 - General Plan Amendments

-Secondary Access in Patio Home Development is moving from the north (through Baypoint Townhomes) to the south (through newly proposed multi-family development)

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*



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BROWNSTONE  
ARCHITECTS AND PLANNERS, INC.  
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HOUSTON, TEXAS 77081  
713.432.7727

PROGRESS PRINT  
03/08/2018

NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.

REGISTERANT'S NAME: WILLIAM L. BROWN  
TEXAS REGISTRATION NUMBER: 4886

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Architects and Planners, Inc.

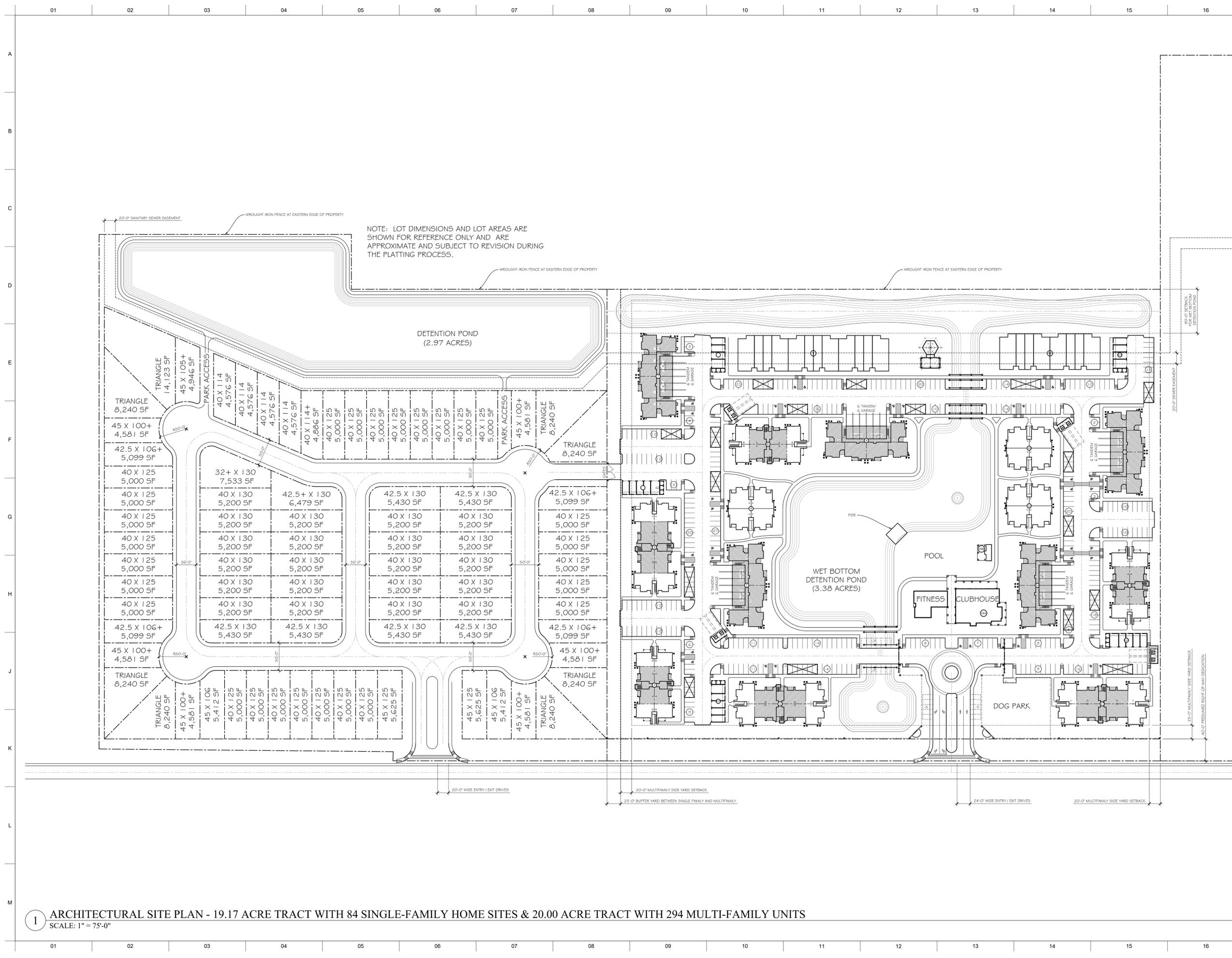
This sheet is only one component of the total  
document package which consists of all sheets of  
drawings and the project manual.

**FAIRMONT LAKES NORTH**  
84 Single Family Homes  
**LEGACY AT LA PORTE**  
294 Multi Family Units  
Highway 146, La Porte, Texas

DRAWING ISSUE:      DATE:

PROJECT NUMBER:  
**ARCHITECTURAL  
SITE PLAN -  
SINGLE FAMILY &  
MULTI FAMILY**

**A1-1**



NOTE: LOT DIMENSIONS AND LOT AREAS ARE  
SHOWN FOR REFERENCE ONLY AND ARE  
APPROXIMATE AND SUBJECT TO REVISION DURING  
THE PLATTING PROCESS.

**1** ARCHITECTURAL SITE PLAN - 19.17 ACRE TRACT WITH 84 SINGLE-FAMILY HOME SITES & 20.00 ACRE TRACT WITH 294 MULTI-FAMILY UNITS  
SCALE: 1" = 75'-0"

**NOTES (MULTIFAMILY):**

**DEVELOPMENT SIZE:**

GROSS SIZE: 20.00 ACRES  
 NET SIZE: 19.06 ACRES (DUE TO R.O.W. LOSS)

NUMBER OF UNITS: 294 UNITS

UNIT MIX:  
 1-BEDROOM: 140 UNITS  
 2-BEDROOMS: 130 UNITS  
 3-BEDROOMS: 24 UNITS

**SEC. 106-333, TABLE B, RESIDENTIAL REQUIREMENTS**

USE: MULTI-FAMILY

MIN. LOT AREA/D.U. S.F.:  
 REQUIRED: 20,000 S.F.  
 PROVIDED: 20 ACRES

MIN. LOT WIDTH:  
 REQUIRED: 100 FEET  
 PROVIDED: 1,012 FEET

MIN. YARD SETBACKS:  
 @ FRONT YARD: 25 FEET (CANNOT OVERLAP W/ BUFFER)  
 @ SIDE YARDS: 20 FEET  
 @ REAR YARD: 20 FEET  
 @ UTILITY EASEMENT: 3 FEET

MAX. HEIGHT: 45 FEET

MIN. SITE AREA/UNIT S.F.:  
 REQUIRED: 1,600 / 14.0 DU/A  
 PROVIDED: 15.5 DU/A

MIN. DEV. OPEN SPACE REQUIREMENT:  
 PROVIDED: 5+ ACRES (25% OF DEVELOPMENT) (INCLUDES AREA OF PONDS)

MAX. LOT COVERAGE: 60%/25%

**BUFFER ZONES:**  
 @ SINGLE FAMILY (NORTH): 25 FEET (CANNOT OVERLAP W/ SETBACK)  
 @ GOLF COURSE (EAST): 0 FEET  
 @ PUD (SOUTH): 0 FEET  
 @ FRONTAGE ROAD (WEST): 0 FEET

**PARKING:**  
 REQUIREMENT:  
 1-BED UNIT: 210 SPACES (140 UNITS \* 1.5 SPACES)  
 2-BED UNIT: 260 SPACES (130 UNITS \* 2.0 SPACES)  
 3-BED UNIT: 60 SPACES (24 UNITS \* 2.5 SPACES)

TOTAL SPACES: 530 SPACES\*  
 \* ZONING ALLOWS 8% OF REQUIRED SPACES TO BE DEVELOPED AS LANDSCAPE ISLANDS (UP TO 48 SPACES MAY BE SUBSTITUTED)

PROVIDED:  
 ATTACHED GARAGE: 30 SPACES  
 DETACHED GARAGE: 23 SPACES  
 SURFACE PARKING:  
 UNCOVERED: 329 SPACES  
 TANDEM @ GARAGE: 30 SPACES  
 CARPORT: 76 SPACES

ACTUAL PARKING: 488 SPACES

LANDSCAPE ISLANDS: 42 SPACES EQUIVALENCY

PARKING W/ LANDSCAPE: 530 SPACES



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BROWNSTONE ARCHITECTS AND PLANNERS, INC.  
 WILLIAM L. BROWN, ARCHITECT  
 6517 MAPLERIDGE  
 HOUSTON, TEXAS 77081  
 713.432.7727

**PROGRESS PRINT**  
 03/08/2018

NOT FOR REGULATORY APPROVAL,  
 PERMITTING, OR CONSTRUCTION.

REGISTRANT'S NAME: WILLIAM L. BROWN  
 TEXAS REGISTRATION NUMBER: 4886

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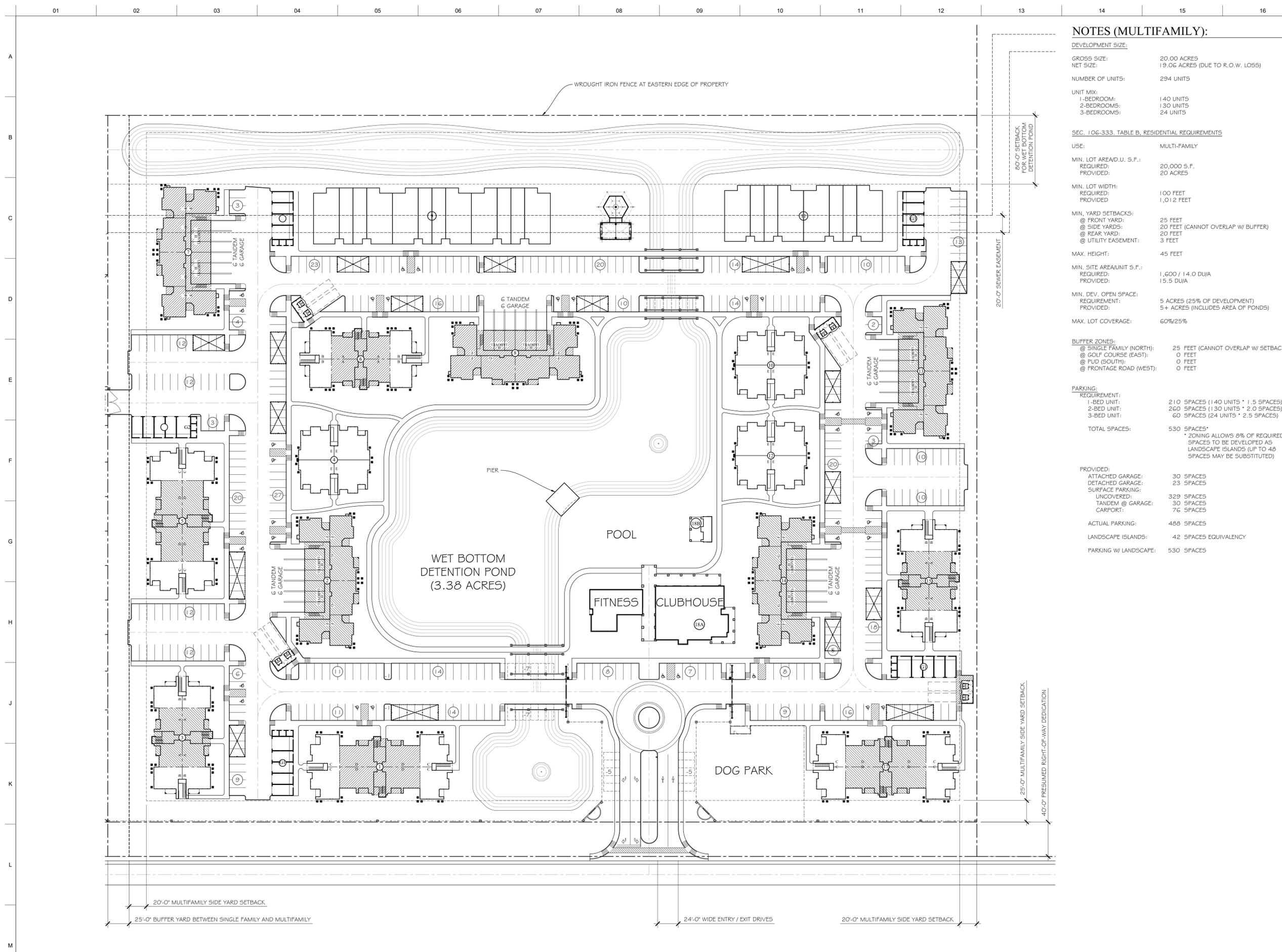
This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.

**LEGACY AT LA PORTE**  
 294 Multi Family Units  
 Highway 146, La Porte, Texas

△ DRAWING ISSUE: DATE:  
 ○

PROJECT NUMBER:  
**ARCHITECTURAL SITE PLAN - MULTI-FAMILY**

**A1-3**



**1 ARCHITECTURAL SITE PLAN - 20.00 ACRE TRACT WITH 294 MULTI-FAMILY UNITS**  
 SCALE: 1" = 50'-0"

**NOTES (SINGLE FAMILY):**

ZONING FOLLOWED = R-2

**DEVELOPMENT SIZE:**

GROSS SIZE: 19.17 ACRES  
 NET SIZE: 18.36 ACRES (DUE TO R.O.W. LOSS)  
 NUMBER OF LOTS: 84 LOTS

**SEC. 106-333, TABLE B, RESIDENTIAL REQUIREMENTS**

USE: SINGLE-FAMILY SPECIAL LOT LINE, 0 LOT LINE "PATIO HOMES"

MIN. LOT AREA/D.U. S.F.:  
 REQUIRED: 4,500 S.F.  
 PROVIDED: SMALLEST LOT IS 4,576 S.F.

MIN. LOT WIDTH:  
 REQUIRED: 40 FEET  
 PROVIDED: SMALL RECTANGULAR LOT WIDTH IS 40 FEET  
 NOTE: CORNER TRIANGLE LOTS HAVE 40' WIDTH DIMENSION AT THE 20' FRONT SETBACK LINE

MIN. YARD SETBACKS:  
 FRONT: 20 FEET  
 REAR: 10 FEET  
 SIDE 1: 0 FEET (0 LOT LINE)  
 SIDE 2: 10 FEET (PER TABLE B, FOOTNOTE G)

MAX. HEIGHT: 35 FEET

MIN. SITE AREA/UNIT S.F.:  
 REQUIRED: 7,300 / 6.0 DU/A  
 PROVIDED: 4.4 DU/A

MIN. DEV. OPEN SPACE:  
 REQUIRED: 1 ACRE (MIN. 1/2 PER 80 UNITS OR FRACTION THEREOF)  
 PROVIDED: 4.3 ACRES (THE AREA NORTH OF THE LOTS WHERE THE DETENTION POND IS LOCATED)

MAX. LOT COVERAGE: 50% (PER TABLE B, FOOTNOTE I 9)



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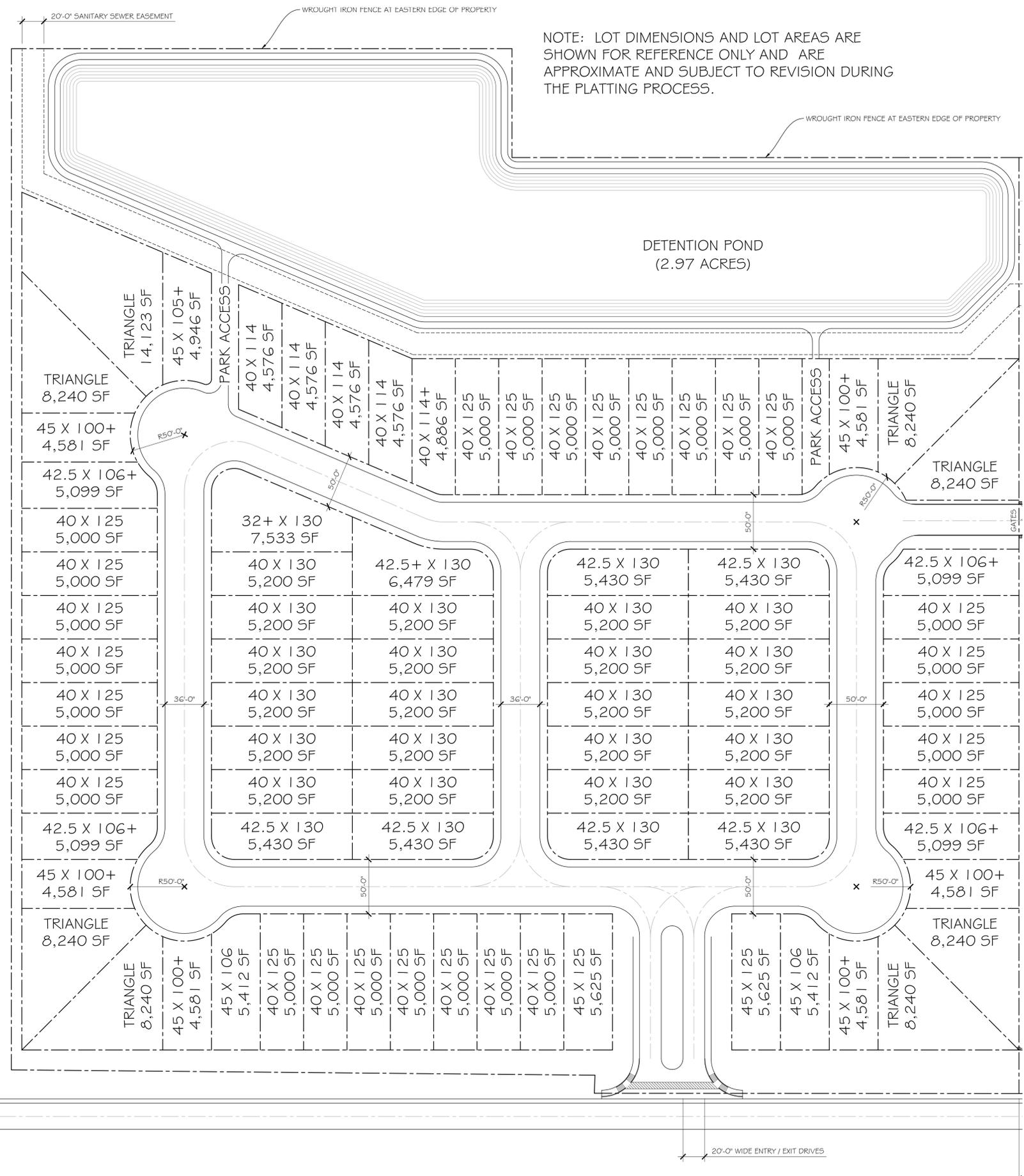
**FAIRMONT LAKES NORTH**  
 84 Single Family Homes  
 Highway 146, La Porte, Texas

△ DRAWING ISSUE: DATE:

PROJECT NUMBER:  
**ARCHITECTURAL SITE PLAN - SINGLE-FAMILY**

**A1-2**

NOTE: LOT DIMENSIONS AND LOT AREAS ARE SHOWN FOR REFERENCE ONLY AND ARE APPROXIMATE AND SUBJECT TO REVISION DURING THE PLATTING PROCESS.



**1 ARCHITECTURAL SITE PLAN - 19.17 ACRE TRACT WITH 84 SINGLE-FAMILY HOME SITES**  
 SCALE: 1" = 50'-0"

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



**March 15, 2018**

## **AGENDA ITEM 10-14**

Consider approval of Preliminary Plats for the Morgan's Landing subdivision; 5 sections of a single family residential development consisting of 129 lots and 2 reserves on 64.7 acres located on Bay Area Blvd. between Fairmont Pkwy and Spencer Hwy.

*Ian Clowes, 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 the Phase 1 Preliminary Plats for Morgan's Landing?

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the Phase 1 Preliminary Plats for Morgan's Landing with the condition that any and all outstanding staff comments be addressed prior to submittal of Final Plats.

### DISCUSSION

#### Applicant's Request:

The applicant, Beazer Homes, is requesting approval of Phase 1 Preliminary Plats for the Morgan's Landing subdivision. The attached exhibits are the proposed preliminary plats. The 64.7 acre site will consist of 129 low density single family residential lots ranging in size from 5,625 square feet to 7,800 square feet. Additionally, the applicant is proposing two (2) reserve/restricted lots. These reserves will be restricted to a 22.5 acre lake/detention pond and a 3.46 acre recreation center.

#### Background Information:

The subject site is 17.2135 acres and is situated north and west of the intersection of Sens Road and Spencer Highway. The subdivision will be accessed from Sens Road. The attached Exhibit A is an Aerial Vicinity Map showing the location of the proposed subdivision.

The site is currently zoned R-1 and is vacant. The following table summarizes the surrounding zoning and land uses:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	GC, General Commercial	Shell Credit Union, Spencer Mini Storage.
<b>South</b>	BI, Business Industrial	Industrial Buildings
<b>West</b>	R-1, Low Density Residential	Fairmont Park East Subdivision
<b>East</b>	PUD, Planned Unit Development	Vacant Undeveloped Land

Analysis:

*Residential requirements.*

Section 106-333(a) includes the various zoning requirements for residential development (see the attached Exhibit C).

1. Single family detached development requires a minimum lot area of 6,000 square feet. The proposed Morgan's Landing Preliminary Plat complies with the approved SCUP which permits lots with lot areas less than 6,000 square feet.
2. The code requires a minimum 50 foot lot width. The proposed Morgan's Landing Preliminary Plat complies with the approved SCUP which permits lot widths with a minimum of 45 feet.
3. Yard setbacks are as follows: front-25 feet, sides-5 feet, rear-15 feet. Front setbacks have been called out on the preliminary plat document. All setbacks will be verified at the time building permits are issued for each house.
4. The maximum height allowed for a single family detached structure is 35 feet and will be verified with the issuance a of building permit for each house.
5. The minimum site area per unit for single family detached development is 9,100 square feet. The proposed Morgan's Landing subdivision is proposed at 21,847.5 square feet per unit. The maximum dwelling units per acre is 4.8 while the proposed subdivision is at 1.99 D.U./acre, which is less dense than the code allows. The proposed subdivision is in compliance with these code requirements.
6. The maximum lot coverage is 40% and will be verified at the time building permits are issued for each house.

Staff finds that the proposed preliminary plat is in compliance with the residential requirements set forth in Section 106-33(a) of the City's Code of Ordinances.

*Detention.*

The applicant has provided the required drainage for the subdivision. There will be two ponds, the first being an amenitized wet bottom lake in the center of the development, and the second being a dry detention basin at the southern edge of the property. The functionality of these dentition facilities have been detailed in a drainage report submitted to city staff and reviewed by the City Engineer.

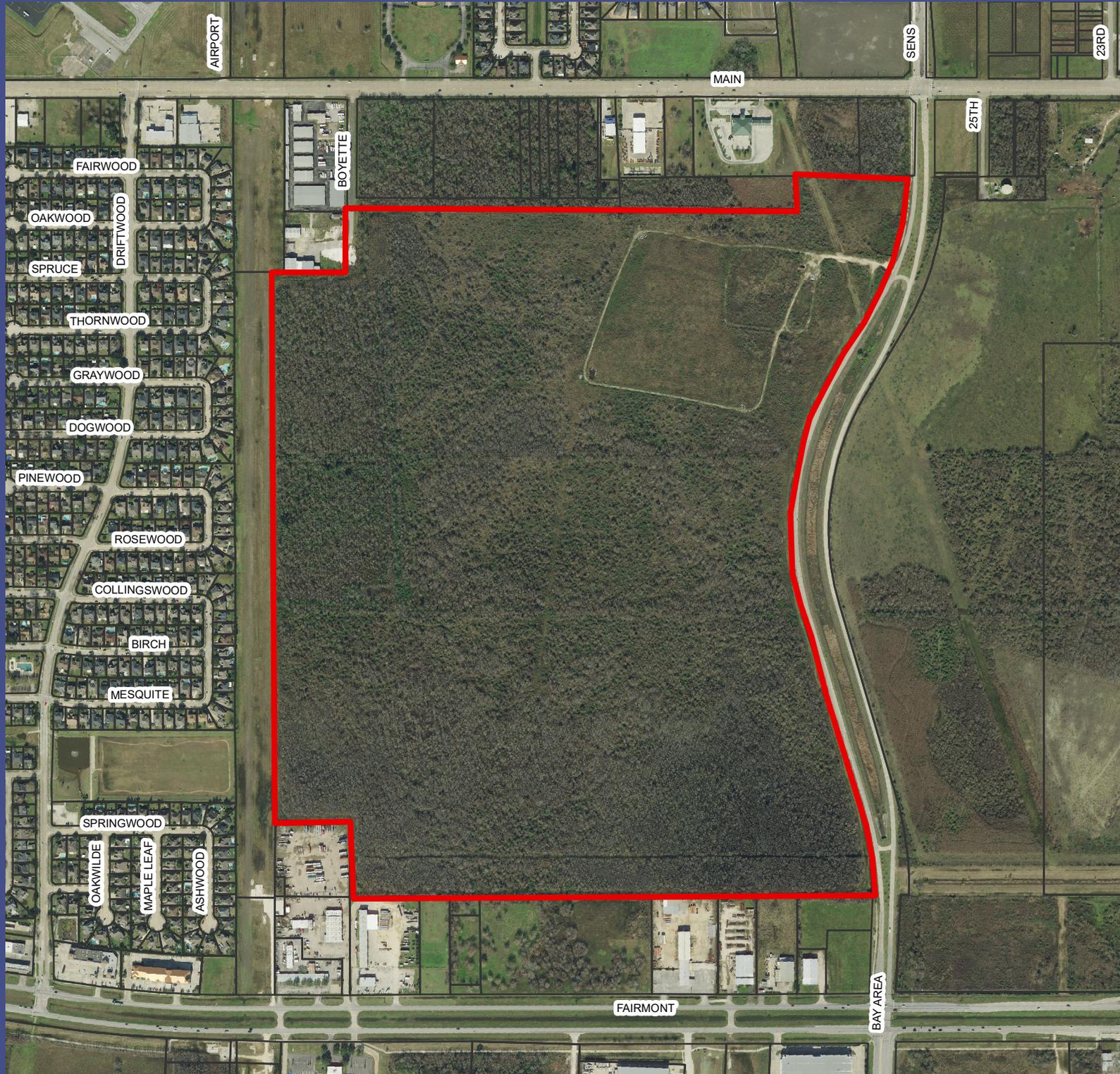
*Park Land Dedication and Park Development Fees.*

Section 86.25 of the City's Land Development Ordinance (see the attached Exhibit D) requires one acre of park land be dedicated for every 93 proposed dwelling units. In this case, the applicant is not proposing to dedicate any parkland to the city. The ordinance also allows for a cash payment in lieu of that dedication. The ordinance requires payment of \$490 per dwelling unit to satisfy the cash payment in lieu of land dedication. This payment is due at the time of building permit for each individual dwelling unit.

In addition to the cash payment in lieu of land dedication, the applicant is responsible for payment of a park development fee at the time of building permit. Section 86.25 of the Land Development Ordinance requires payment of a \$318 fee per dwelling unit. As a result, at the time of building permit issuance for each lot the applicant will be responsible for payment of  $\$482 + \$318 = \$800$  to cover the cash payment in lieu of land dedication and park development fee.

### **ATTACHMENTS**

- Exhibit A: Aerial Map
- Exhibit B: Morgan's Landing Phasing Plan
- Exhibit C: Morgan's Landing Preliminary Plats
- Exhibit D: Section 106-333(a) of the City's Code of Ordinances
- Exhibit E: Section 86.25 of the City's Land Development Ordinance



**EXHIBIT A**  
**AERIAL MAP**

**Morgan's Landing  
Phase 1**

**West Side of  
Bay Area Blvd.**

 Subject Parcel

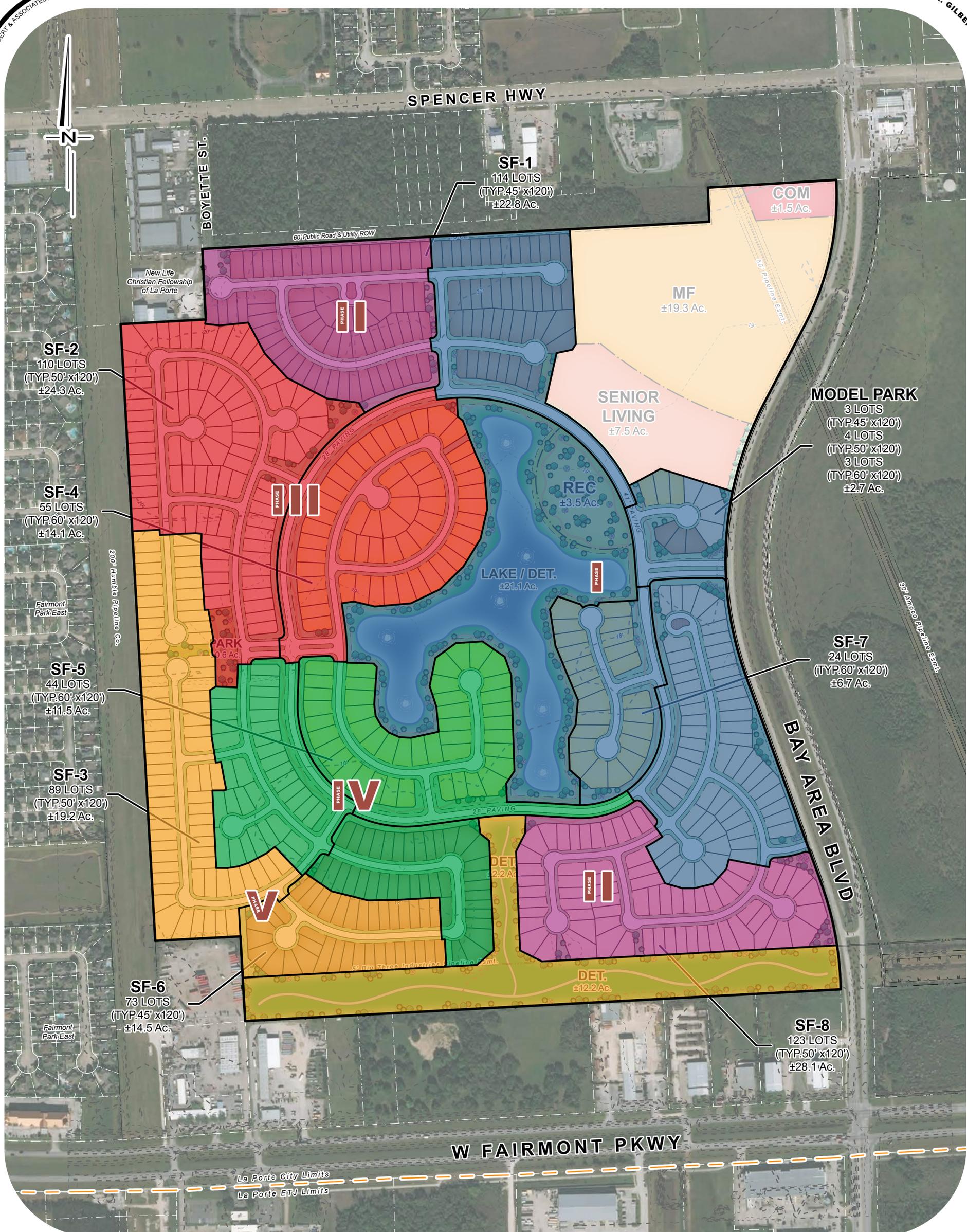


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 702 feet

NOVEMBER 2017  
PLANNING DEPARTMENT





**PHASING PLAN**

Lot Size	I	II	III	IV	V	Total
45' x 120'	48	69	-	37	36	190
50' x 120'	61	66	89	34	76	326
60' x 120'	27	-	55	44	-	126
<b>TOTALS</b>	<b>136</b>	<b>135</b>	<b>144</b>	<b>115</b>	<b>112</b>	<b>642</b>

a phasing exhibit for

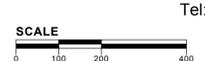
**LA PORTE 234**  
± 234.6 ACRES OF LAND

prepared for

**BEAZER HOMES**

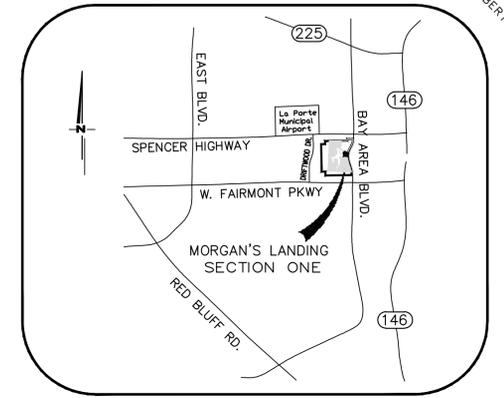
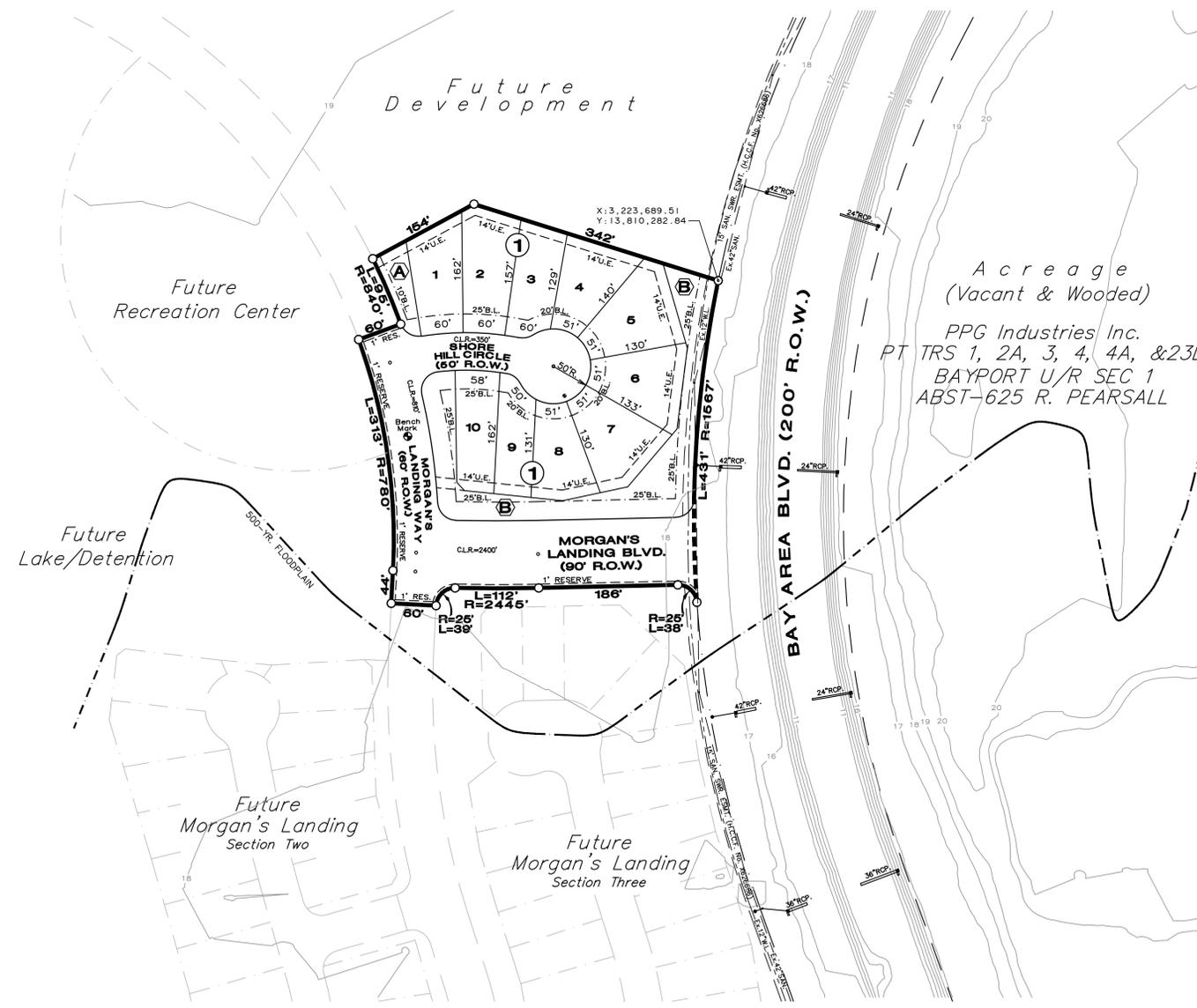


— Land Planning Consultants —  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340



JANUARY 31, 2018  
KGA #0433

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Vicinity Map

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - LOTS BACKING OR SIDING BAY AREA BLVD. OR MORGAN'S LANDING BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
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  - \* indicates PROPOSED BENCH MARK
  - FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "X1243NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF TOP OF BARRIER WALL IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N89°04'41"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT. ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
  - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.  
N = 13,810,129.22  
E = 3,223,483.83  
ELEV. =
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
  - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
  - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 49021C0945M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.) ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
  - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
  - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.



A PRELIMINARY PLAT OF  
**MORGAN'S LANDING**  
 SECTION ONE

BEING 4.6± ACRES OF LAND  
 CONTAINING 10 LOTS (45'/50'/60' X 125' TYP.) AND  
 TWO RESERVES IN ONE BLOCK.

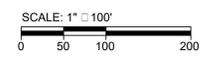
OUT OF THE  
**RICHARD PEARSALL SURVEY, A-625**  
 LA PORTE, HARRIS COUNTY, TEXAS

OWNER:  
**BEAZER HOMES**  
 ATTN: GREG COLEMAN  
 LAND DEVELOPMENT DIRECTOR

ENGINEER:  
**COBB-FENDLEY**  
 ATTN: BILL ODLE

PLANNER:  
 **KERRY R. GILBERT & ASSOCIATES**

- Land Planning Consultants -  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494  
 Tel: 281-579-0340  
 ATTN: JENNIFER CURTIS



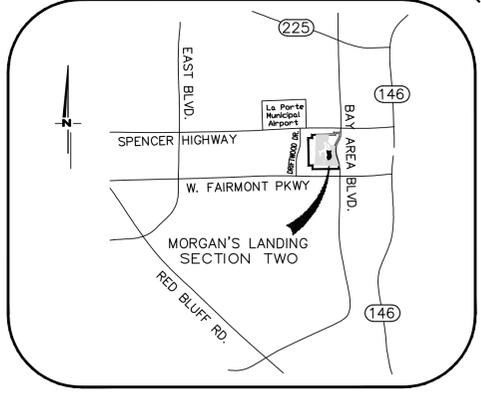
MARCH 07, 2018  
 KGA-0433

**STREET NAME LIST**

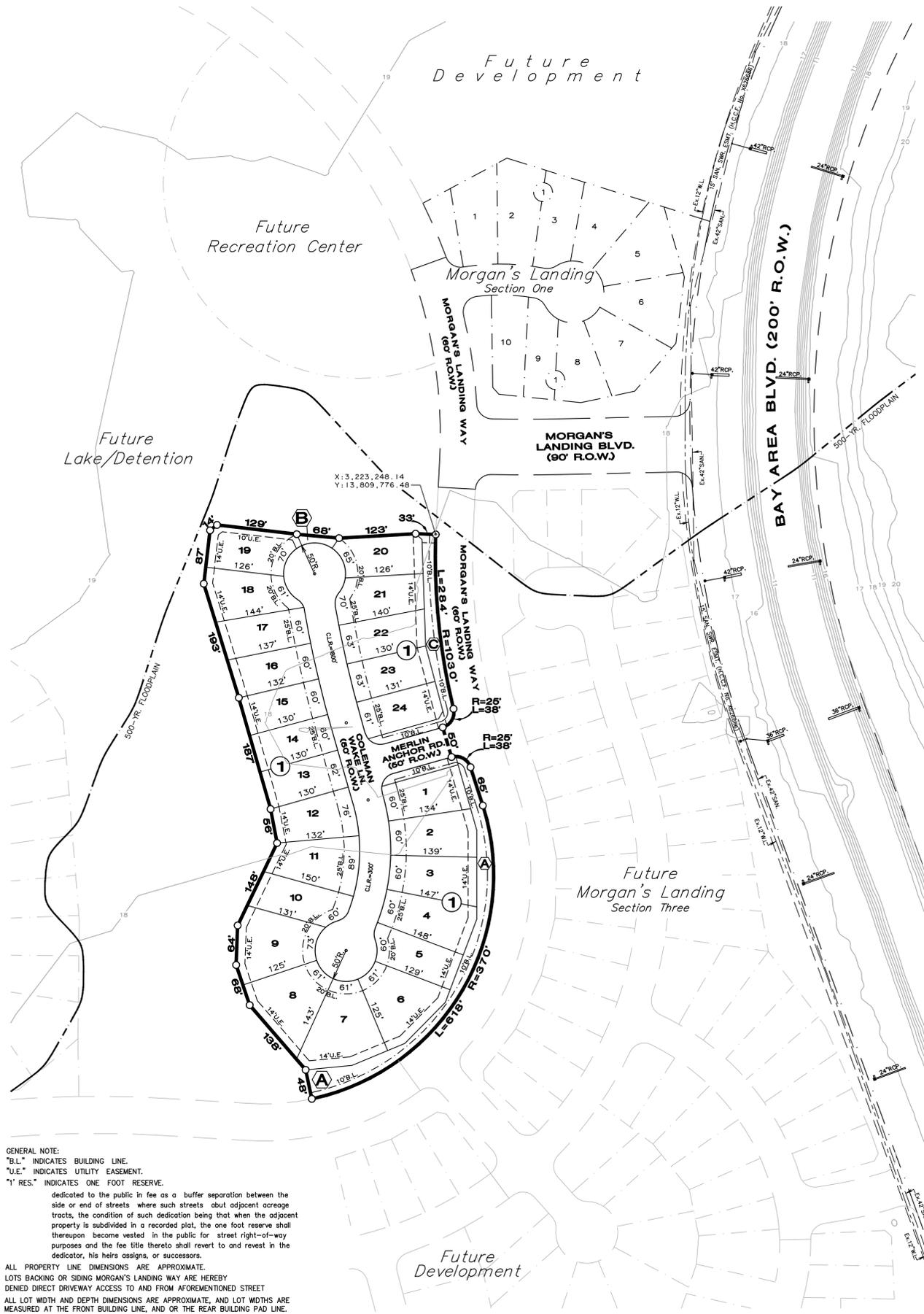
BASE NAME	SUFFIX
MORGAN'S LANDING	BLVD.
MORGAN'S LANDING	WAY
SHORE HILL	CIRCLE

- NOTE:
- A** RESTRICTED RESERVE "A"  
 LANDSCAPE/OPEN SPACE  
 ±0.09 ACRE  
 ±3,920 SQ. FT.
  - B** RESTRICTED RESERVE "B"  
 LANDSCAPE/OPEN SPACE  
 ±0.69 ACRE  
 ±30,056 SQ. FT.

DISCLAIMER AND LIMITED WARRANTY  
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE INTERIM REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



Vicinity Map



Acres  
(Vacant & Wooded)  
PPG Industries Inc.  
PT TRS 1, 2A, 3, 4, 4A, & 23D  
BAYPORT U/R SEC 1  
ABST-625 R. PEARSALL

- GENERAL NOTE:
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  - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.  
N = 13,810,129.22  
E = 3,223,483.83  
ELEV. = \_\_\_\_\_
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
  - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
  - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4802IC0945M, WITH THE EFFECTIVE DATE OF JANUARY 8, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.) ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
  - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
  - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.

STREET NAME LIST

BASE NAME	SUFFIX
COLEMAN WAKE	LANE
MERLIN ANCHOR	ROAD

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE  
±0.41 ACRE  
±17,897 SQ. FT.
  - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE  
±0.02 ACRE  
±871 SQ. FT.
  - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE  
±0.19 ACRE  
±8,276 SQ. FT.

A PRELIMINARY PLAT OF  
**MORGAN'S LANDING SECTION TWO**  
BEING 6.9± ACRES OF LAND CONTAINING 24 LOTS (60' X 125' TYP) AND THREE RESERVES IN ONE BLOCK.

OUT OF THE RICHARD PEARSALL SURVEY, A-625 LA PORTE, HARRIS COUNTY, TEXAS

OWNER:  
**BEAZER HOMES**  
ATTN: GREG COLEMAN  
LAND DEVELOPMENT DIRECTOR

ENGINEER:  
**COBB-FENDLEY**  
ATTN: BILL ODLE

PLANNER:

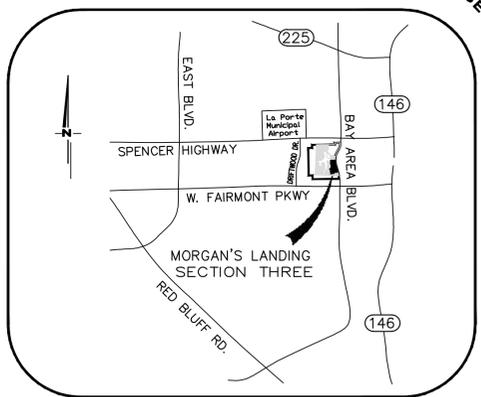


- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
ATTN: JENNIFER CURTIS

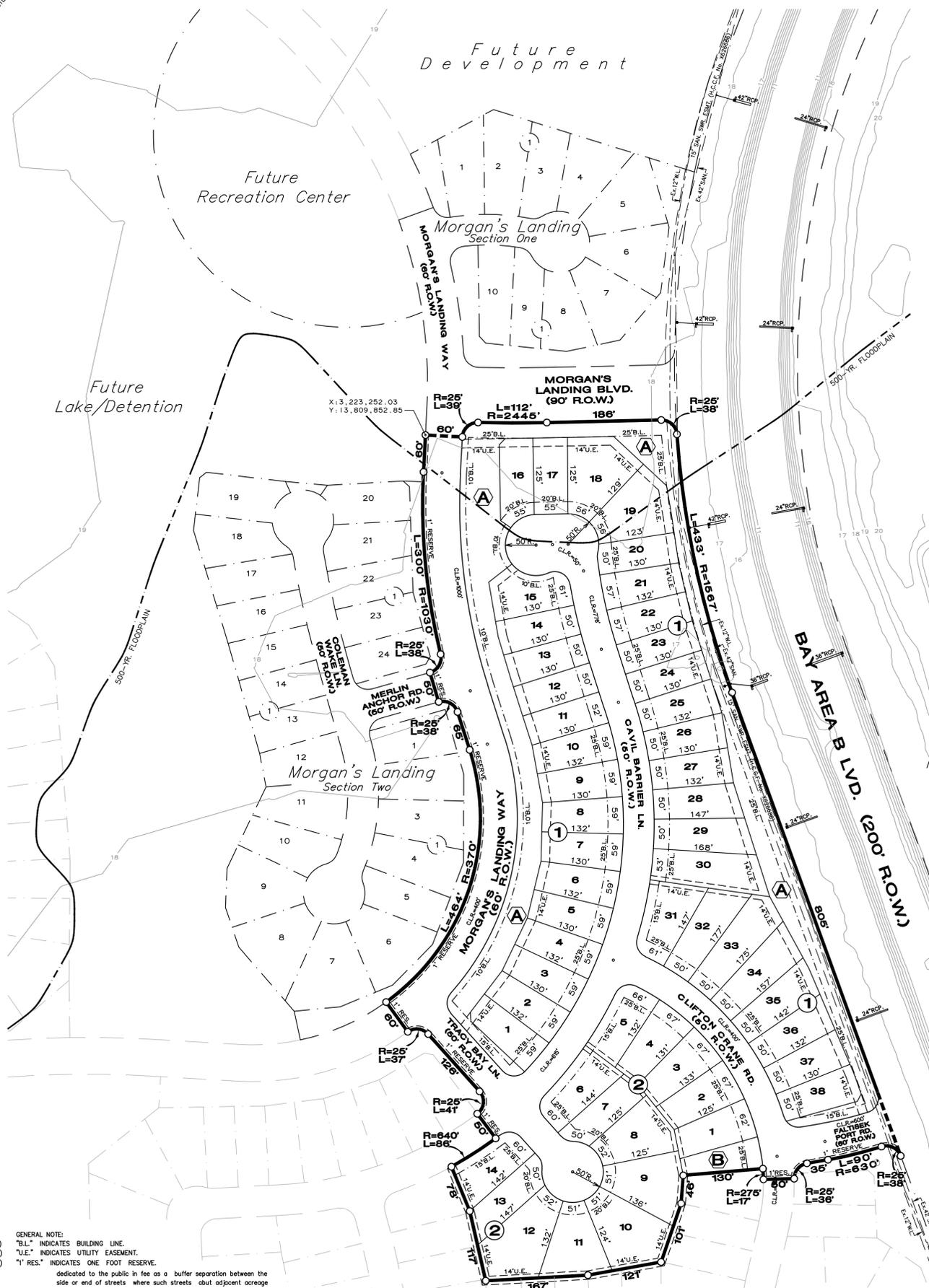
SCALE: 1" = 100'  
0 50 100 200  
MARCH 07, 2018  
KGA 0433

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE INTERIM REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN OR, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



Vicinity Map



Acreage  
(Vacant & Wooded)  
PPG Industries Inc.  
PT TRS 1, 2A, 3, 4, 4A, & 23D  
BAYPORT U/R SEC 1  
ABST-625 R. PEARSALL

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "1" RES." INDICATES ONE FOOT RESERVE.
- dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee thereto shall revert to and rest in the dedicator, his heirs, assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - LOTS BACKING OR SIDING BAY AREA BLVD. OR MORGAN'S LANDING WAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND THE REAR BUILDING PAD LINE.
  - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAN ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAN WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
  - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
  - ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
  - "S" INDICATES PROPOSED BENCH MARK.
  - FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "12143NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL IN KEY MAP NO. 539-N, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 6,338.04' (FEET) AT BEARING N8940054°W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT. ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT.
  - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185. N = 13,810,129.22  
E = 3,223,483.83  
ELEV. =
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
  - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
  - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480210384M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.) ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
  - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
  - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.

STREET NAME LIST

BASE NAME	SUFFIX
CAVIL BARRIER	LANE
CLIFTON CRANE	ROAD
FALTISEK PORT	ROAD
MORGAN'S LANDING	WAY
TRACY BAY	LANE

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE  
±2.36 ACRES  
±102,853 SQ. FT.
  - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE  
±0.12 ACRE  
±5,227 SQ. FT.

A PRELIMINARY PLAT OF  
**MORGAN'S LANDING SECTION THREE**  
BEING 16.2± ACRES OF LAND  
CONTAINING 52 LOTS (60' X 125' TYP.) AND  
TWO RESERVES IN TWO BLOCKS.

OUT OF THE  
**RICHARD PEARSALL SURVEY, A-625**  
LA PORTE, HARRIS COUNTY, TEXAS

OWNER:  
**BEAZER HOMES**  
ATTN: GREG COLEMAN  
LAND DEVELOPMENT DIRECTOR

ENGINEER:  
**COBB-FENDLEY**  
ATTN: BILL ODLE

PLANNER:



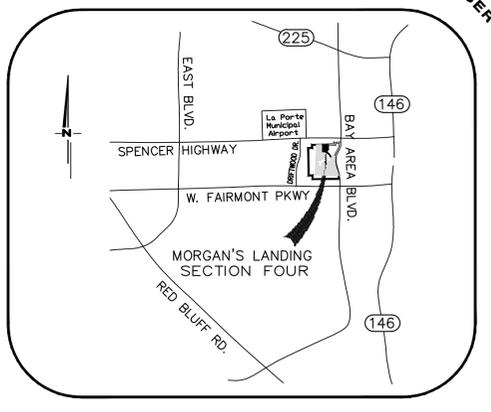
- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
ATTN: JENNIFER CURTIS

SCALE: 1" = 100'  
0 50 100 200  
MARCH 07, 2018  
KGA: 0433

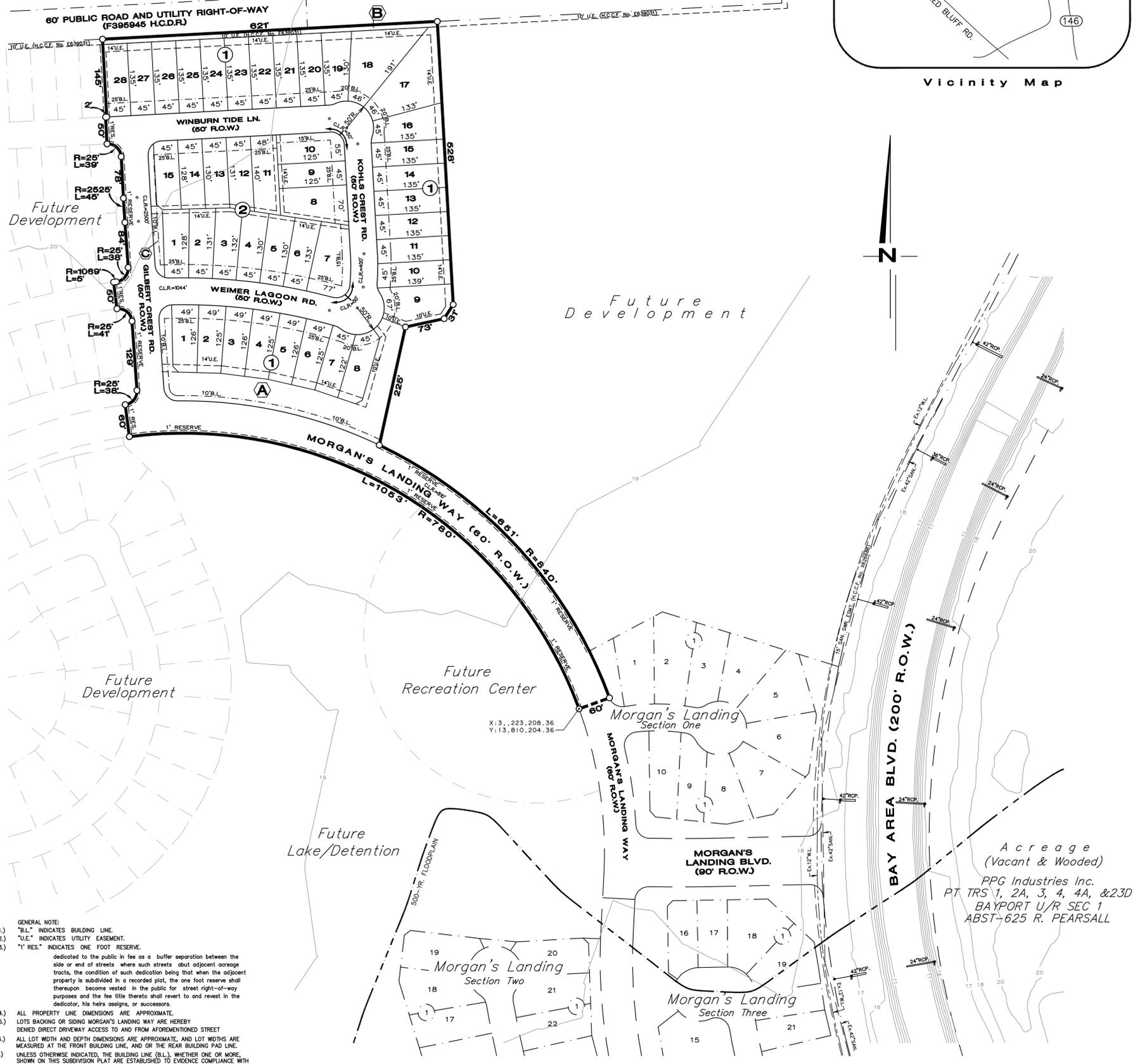
DISCLAIMER AND LIMITED WARRANTY

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Called 3.2320 Acres  
Bruce Meisner & Dennis McClung  
CCF# W980075 O.P.R.H.C.T.



Vicinity Map



- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - LOTS BACKING OR SIDING MORGAN'S LANDING WAY ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
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  - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
  - ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
  - "P" INDICATES PROPOSED BENCHMARK.
  - FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "X1243NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF UNDERWOOD ROAD AND SPENCER HIGHWAY, ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARRIER WALL IN KEY MAP NO. 139-24, IN THE HARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N89.024°W TO THE NORTHEAST CORNER OF THE SECTION 4 PRELIMINARY PLAT. ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT
  - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,607.28' AND BEARING SOUTH 81°3'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.  
N = 13,810,129.22  
E = 3,223,463.83  
ELEV. =
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
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  - ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48021C0940M, WITH THE EFFECTIVE DATE OF JANUARY 6, 2017, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
  - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
  - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.

**STREET NAME LIST**

BASE NAME	SUFFIX
GILBERT CREST	ROAD
KOHL'S CREST	ROAD
MORGAN'S LANDING	WAY
WEIMER LAGOON	ROAD
WINBURN TIDE	LANE

- NOTE:
- A** RESTRICTED RESERVE "A"  
LANDSCAPE/OPEN SPACE  
±0.75 ACRE  
±32,670 SQ. FT.
  - B** RESTRICTED RESERVE "B"  
LANDSCAPE/OPEN SPACE  
±0.14 ACRE  
±6,098 SQ. FT.
  - C** RESTRICTED RESERVE "C"  
LANDSCAPE/OPEN SPACE  
±0.08 ACRE  
±3,484 SQ. FT.

A PRILIMINARY PLAT OF  
**MORGAN'S LANDING SECTION FOUR**  
BEING 11.0± ACRES OF LAND  
CONTAINING 43 LOTS (46' X 126' TYP) AND  
THREE RESERVES IN TWO BLOCKS.

OUT OF THE  
**RICHARD PEARSALL SURVEY, A-625**  
LA PORTE, HARRIS COUNTY, TEXAS

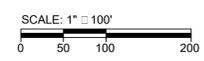
OWNER:  
**BEAZER HOMES**  
ATTN: GREG COLEMAN  
LAND DEVELOPMENT DIRECTOR

ENGINEER:  
**COBB-FENDLEY**  
ATTN: BILL ODLE

PLANNER:



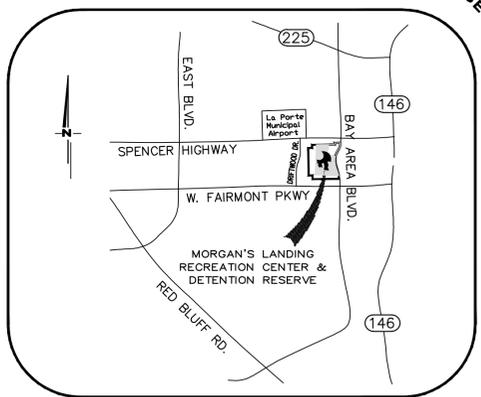
- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340  
ATTN: JENNIFER CURTIS



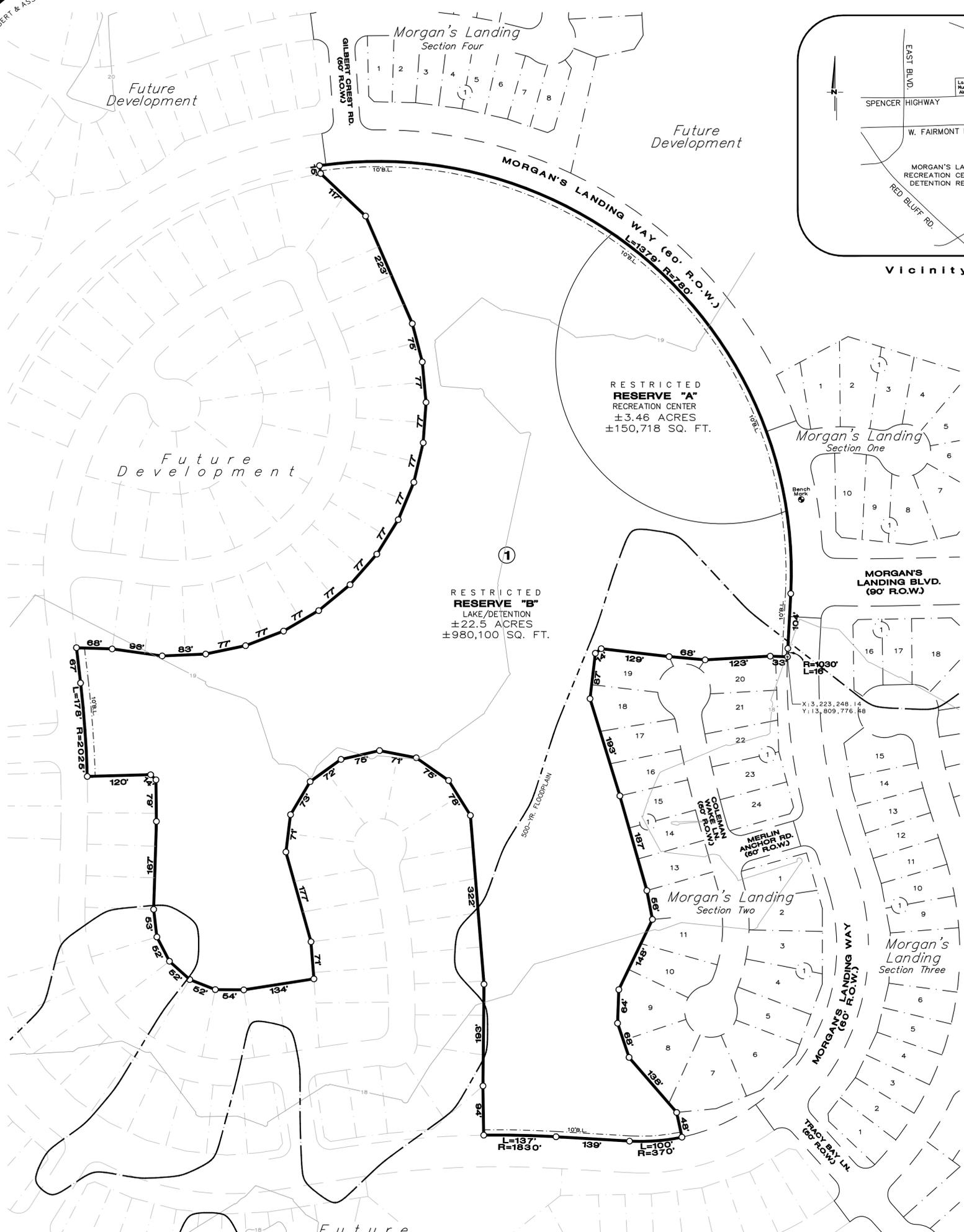
MARCH 07, 2018  
KGA: 0433

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Vicinity Map



A PRELIMINARY PLAT OF  
**MORGAN'S LANDING**  
**RECREATION CENTER & DETENTION RESERVES**

BEING 26.0± ACRES OF LAND CONTAINING TWO RESERVES IN ONE BLOCK.

OUT OF THE RICHARD PEARSALL SURVEY, A-625 LA PORTE, HARRIS COUNTY, TEXAS

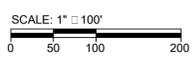
OWNER:  
**BEAZER HOMES**  
 ATTN: GREG COLEMAN  
 LAND DEVELOPMENT DIRECTOR

ENGINEER:  
**COBB-FENDLEY**  
 ATTN: BILL ODLE

PLANNER:



- Land Planning Consultants -  
 23501 Cinco Ranch Blvd., Suite A-250  
 Katy, Texas 77494  
 Tel: 281-579-0340  
 ATTN: JENNIFER CURTIS



MARCH 07, 2018  
 KGA: 0433

- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  - ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, PARKS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, MAINTENANCE ASSOCIATION, OR UTILITY DISTRICT AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF LA PORTE.
  - "B" INDICATES PROPOSED BENCH MARK.
  - FLOODPLAIN REFERENCE MARK NUMBER 020185 IS A BRASS DISK STAMPED "K1243NGS" LOCATED 0.5 MILES EAST OF THE INTERSECTION OF INDEPENDENCE ROAD AND SPENCER HIGHWAY ON SOUTHWEST CORNER OF BRIDGE ON TOP OF BARBER WALL, IN KEY MAP NO. 538-X, IN THE ARMAND BAYOU WATERSHED. ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N89°05'4" W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT. ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT.
  - CONTROL MONUMENT: BRASS DISK SET BEHIND CURB BETWEEN LOTS 7 AND 8 IN BLOCK 1 OF MORGAN'S LANDING SECTION ONE, LOCATED 9,807.28' AND BEARING SOUTH 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.  
 N = 13,810,129.22  
 E = 3,223,483.83  
 ELEV. =
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS.
  - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF LA PORTE, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS REQUIRED BY THE CITY'S CODE OF ORDINANCES, IS SUBMITTED TO AND APPROVED BY THE CITY.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48030C0202SH, WITH THE EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
  - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS, OR GATES.
  - ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES, IN ACCORDANCE WITH SECTION 62-103 OF THE CITY'S CODE OF ORDINANCES.

- NOTE:
- A** RESTRICTED RESERVE "A" RECREATION CENTER  
 ±3.46 ACRES  
 ±150,718 SQ. FT.
  - B** RESTRICTED RESERVE "B" LAKE/DETENTION  
 ±22.5 ACRES  
 ±980,100 SQ. FT.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LA PORTE INTERIM REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF LA PORTE. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Sec. 106-333. Table B, residential area requirements.

(a) Table B, residential area requirements.

Uses <sup>8</sup>	Minimum Lot Area/D.U. S.F.	Minimum Lot Width L.F.	Minimum Yard Setbacks L.F. F.R.S. 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15	Maximum Height	Minimum Site Area/Unit S.F. 7	Minimum Development Open Space/ Unit S.F.	Maximum Lot Coverage/ Minimum Landscaping Required <sup>9, 19</sup>
Single-family detached	6000	50	25-15-5	35 Ft.	9100 4.8 DU/A	—	40%/N/A
Single-family large lot	43560	90	25-15-5	45 Ft.	43560 1.0 DU/A	—	40%/N/A
Single-family special lot line, 0 lot line	4500	40	20-10-0	35 Ft.	7300 6.0 DU/A	Footnote # 1	60%/N/A
Duplexes	6000	60	25-20-20	45 Ft.	8.0 DU/A	Footnote # 1	60%/N/A
Single-family converted to multifamily	6000	50	20-10-5	35 Ft.	N/A	N/A	50%/N/A
Townhouses, quadraplexes (10,000 s.f of site area 100 ft. wide)	2000	20	25-20-20	45 Ft.	4400 10.0 DU/A	Footnote # 1	75%/25%
Multifamily	20000	100	25-20-20	45 Ft.	1600 14 DU/A	Footnote # 1	60%/25%
Manufactured housing	4500	40	20-10-5	25 Ft.	7300 6.0 DU/A	Footnote # 1	60%/6%
Manufactured housing subdivision or parks (5 acre min.)		100 of front road frontage	N/A	N/A	N/A	N/A	N/A/N/A
Group care facilities (less than 6) and day care homes			25-20-10	25 Ft.	N/A	N/A	N/A/6%
Public or private educational and religious institutions, large group care facilities, daycare centers, recreational buildings,			30-20-10	45 Ft.	N/A	N/A	N/A/6%

**Sec. 86-25. - Open space within subdivisions and developments.****(a) Purpose.**

- (1) It is the policy of the city to provide recreational areas and amenities in the form of neighborhood and community parks as a function of residential development in the City of La Porte. This section is enacted in accordance with the home rule powers of the City of La Porte granted under the Texas Constitution and statutes of the State of Texas, including, without limitation, V.T.C.A. Local Government Code, § 51.071 et seq. and § 212.001 et seq. It is hereby declared by the City Council of the City of La Porte that recreational areas, in the form of neighborhood parks and related amenities and improvements, are necessary and in the public welfare, and that the only adequate procedure to provide for same is by integrating such requirement into the procedure for planning and development of property of a residential subdivision in the City of La Porte, whether such development consists of new construction on previously vacant land or rebuilding and redeveloping existing residential areas.

Neighborhood and community parks are those parks providing for a variety of outdoor recreational opportunities and within convenient distances from a majority of the residences to be served thereby, the standards for which are set forth in the La Porte Parks, Recreation and Open Space Master Plan, or neighborhood and community areas. The park zones established by the La Porte Parks and Recreation Department and shown on the official La Porte Parks, Recreation and Open Space Master Plan, or neighborhood area, shall be prima facie evidence that any park located therein is within such a convenient distance from the majority of residences to be served thereby. The cost of the neighborhood parks should be borne by the ultimate residential property owners who by reason of the proximity of their property to such parks shall be the primary beneficiaries of such facilities. Therefore, the following requirements are adopted to effect such purposes.

In order to provide an equitable method of determination of the requirements for future development of residential areas of the City of La Porte, the following formula is hereby adopted: The population of the city based on the latest United States Census data, adjusted on an annual basis based on the predicted growth of the city as found in the parks and open space master plan for the year in which the adjustment is made, is identified. The resultant number is divided by the number of acres of available neighborhood and community parkland inventory in the City of La Porte, resulting in the number of persons per neighborhood or community park acre in the City of La Porte. This result is then divided by the number of La Porte persons per dwelling unit as identified in the latest United States Census data, giving the number of dwelling units per acre of neighborhood or community parkland. This number is then divided into the total acquisition cost for land at the average appraisal value, and development cost per acre for development of the land into a typical park as identified in the parks and open space master plan of the city.

This formula provides a baseline for determining the number of dwelling units per acre rate for future development within the city, the parkland dedication or in lieu acquisition costs for parkland, and the cost of future park development. This formula shall be applied and reviewed periodically to assure that the process for future development remains fair and equitable as established herein. In the event that the periodic review results in a determination of inequity, an amendment to the ordinance to correct the inequity will be presented to council for consideration.

**(b) General requirement for dedication of land and payment of park development fee.**

- (1) Whenever a final plat is filed of record with the County Clerk of Harris County, Texas, or a development site plan, or a property survey is submitted and filed with the approving authority of the city in accordance with the provisions of this chapter and other planning and development ordinances that may be contained within the Code of Ordinances of the City of La Porte, for a development of a residential area within the City of La Porte that contains one or more residential dwelling units, such plat, or site plan, or property survey shall contain a clear fee simple dedication of one acre of land for each 93 proposed dwelling units. As used in this section, a "dwelling unit" means each individual residence, including individual residences in a multi-family structure,

designed and/or intended for inhabitation by a single family. Residential structures that are moved from one area of the city to another area of the city are specifically excluded from the park development fee requirements of this chapter.

Any proposed plat or site plan, or property survey submitted to the City of La Porte for approval shall show the area proposed to be dedicated under this section. The required land dedication of this section may be met by a payment in lieu of land where permitted by the City of La Porte or required by other provisions in this chapter.

In the event a plat is not required and a development site plan or property survey is filed, the dedication of land or payment in lieu of land required under this section shall be met prior to the issuance of a building permit by the approving authority of the city.

- (2) The City Council of the City of La Porte declares that development of an area less than one acre for neighborhood park purposes is impractical. Therefore, if fewer than 93 dwelling units are proposed by a plat filed for approval, the approving authority may require the developer to pay the applicable cash in lieu of land amount, as provided in subsection (c) below.
  - (3) In addition to the required dedication of land, as set forth above, there shall also be a park development fee paid to the City of La Porte as a condition to subdivision plat approval or issuance of a building permit. Such park development fee shall be set from time to time by ordinance of the City Council of the City of La Porte sufficient to provide for the development of amenities and improvements on the dedicated land to meet the standards for a neighborhood park to serve the area in which the subdivision is located. Unless and until changed by ordinance of the City Council of the City of La Porte, the park development fee shall be calculated on the basis of \$318.00 per dwelling unit.
  - (4) In lieu of payment of the required park development fee, a developer shall have the option to construct the neighborhood park amenities and improvements. All plans and specifications for the construction of such amenities and improvements must be reviewed and approved by the approving authority. The developer shall financially guarantee the construction of the amenities and improvements, and the City of La Porte must approve same, prior to the filing of a plat in the case of platted subdivisions. Once the amenities and improvements are constructed, and after the approving authority has accepted such amenities and improvements, the developer shall deed and convey such amenities and improvements to the City of La Porte or to the applicable homeowner's association.
  - (5) In instances where land is required to be dedicated, the approving authority shall have the right to accept or reject the dedication after consideration of the recommendation of the parks and recreation director or the planning and zoning commission, and to require a cash payment in lieu of land in the amount provided under subsection (c) below, if the approving authority determines that sufficient park area is already in the public domain for the area of the proposed development or if the recreation potential for that area would be better served by expanding or improving existing neighborhood parks.
  - (6) When two or more developments will be necessary to create a neighborhood park of sufficient size in the same area, the parks and recreation department, at the time of preliminary plat approval, will work with the developer to define the optimum location of the required dedication within the respective plats. Once a park site has been determined, adjacent property owners who develop around the park site shall dedicate land and (or) cash to the existing site unless otherwise determined by the approving authority, as provided herein.
- (c) *Cash payment in lieu of land.*
- (1) A developer responsible for land dedication under this section shall be required, at the approving authority's option, to meet the dedication requirements in whole or in part by a cash payment in lieu of land, in the amount set forth below. Such payment in lieu of land shall be made prior to filing the final plat for record, or prior to the issuance of a building permit where a plat is not required.

- (2) The cash payment in lieu of land dedication shall be met by the payment of a fee set from time to time by ordinance of the city council sufficient to acquire neighborhood parkland. Unless and until changed by the city council, such fee shall be computed on the basis of \$490.00 per dwelling unit. A cash payment in lieu of land dedication, as set forth in this section, does not relieve the developer of its obligation to pay the park development fee of \$318.00 set forth in subsection (b)(3) above. The cash payment in lieu of land dedication is in addition to the required park development fee.
  - (3) The general requirements for dedication of land and payment of park development fees and the cash payment in lieu of land are set forth graphically in table 1, attached hereto.
  - (4) The City of La Porte may from time to time decide to purchase land for parks in or near the area of actual or potential development. If the city does purchase park land in a park zone, subsequent park land dedications for that zone shall be in cash only, the calculation of which is set forth as provided herein. Such cash payments are in addition to the payment of the required park development fee.
- (d) *Special fund.*
- (1) All funds collected by this dedication process will be deposited in the City of La Porte's Park Development Fund and used for the purchase or leasing of park land and the development and maintenance of same. All expenditures from the said fund will be reviewed and approved by the Office of the City Manager for the City of La Porte.
  - (2) The City of La Porte shall account for all sums paid into the parks development fund with reference to the individual plats involved.
- (e) *Prior dedication, absence of prior dedication.*
- (1) If a dedication requirement arose prior to the passage of this chapter, that dedication requirement shall be controlled by the ordinance in effect at the time such obligation arose, except that additional dedication shall be required if the actual number of dwelling units constructed upon property is greater than the former assumed or planned number of dwelling units. Additional dedication shall be required only for the increase in the number of dwelling units and shall be based upon the land dedication and park development fee requirements set forth herein above.
  - (2) At the discretion of the city, any former gift of land to the city may be credited on a per acre basis toward eventual land dedication requirements imposed on the donor of such lands. The approving authority shall consider the recommendations of the Parks and Recreation Department and the Planning and Zoning Commission in exercising its discretion under this subsection.
- (f) *Additional requirements, definitions.*
- (1) Any land dedicated to the city under this chapter must be suitable for park and recreation uses. The following characteristics of a proposed area are generally unsuitable and may be ground for refusal of any plat:
    - a. Any area primarily located in the 100-year floodway as determined by the Harris County Flood Control District.
    - b. Any areas of unusual topography or slope which renders same unusable for organized recreational activities.
  - (2) Drainage areas may be accepted as part of a park if the channel is constructed in accordance with city engineering standards as found in Section 5.5.3 of the Public Improvement Criteria Manual of the City of La Porte, if no significant area of the park is cut off from access by such channel, if not less than five acres of the site is above the 100-year floodplain, or if the dedication is in excess of ten acres, not less than 50 percent of the site should be included in the 100-year flood plain.
  - (3) Each park must have ready access to a public street.

- (4) Unless provided otherwise herein, an action by the city shall be by the approving authority, after consideration of the recommendations of the commission and/or the director of parks and recreation department.
- (5) Any preliminary plat approved prior to the effective date of this chapter shall be exempt from these requirements set forth herein; however, however when such preliminary approval expires, any resubmission of such plat shall meet the requirements of this chapter.

(g) *Instruments of dedication.*

- (1) The park land dedication required section shall be made in the case of subdivision by a reservation on the final plat as filed in the map records of Harris County, Texas, unless additional dedication is required subsequent to the filing of the final plat. In the case of a development site plan, the dedication required by the ordinance shall be made by filing of a deed to the deed records of Harris County.

In either event, if the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, such additional dedication shall be required, and shall be made by payment by the cash in lieu of land amount provided herein.

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



**March 15, 2018**

## **AGENDA ITEM 15**

### **Discussion Items**

- a. Possible amendments to Section 106-803, Tree Fund
- b. Update from subcommittee regarding 106 annual review
- c. Comprehensive Plan Update Workshop – March 22, 2018

*Ian Clowes, City Planner*

*Planning and Development Department*

*City of La Porte, Texas*