



PLANNING AND ZONING COMMISSION MEETING AGENDA

Notice is hereby given of a **Special Meeting** of the La Porte **Planning and Zoning Commission** to be held on **Thursday, October 11, 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. FINAL PLAT:** Consider approval of a Final Plat, #18-97000009, for Crenshaw Real Properties; a commercial tract consisting of one reserve on 11.416 acres locate at the northwest corner of Barbours Cut Blvd. and N. 6th St.
- 4. FINAL PLAT:** Consider approval of a Final Plat for Bay Area 28; a commercial development consisting of 3 reserves on 28.52 acres located on Bay Area Blvd.
- 5. MAJOR DEVELOPMENT SITE PLAN:** Consider approval of major development site plan #18-83000003, Domaine La Porte; an 18.02 acre development located at 3300 Bay Area Blvd.
- 6. CONSIDERATION:** Consider recommendation to City Council on an application for Special Conditional Use Permit (SCUP) #18-91000013, a tabled item from the September 20, 2018 regular meeting; to allow for a Hotel/Motel Use, to locate on a 3.77 acre tract of land legally described as Reserve B, Block 1, M&K Development Amend.
- 7. DISCUSSION ITEMS**
 - a. Proposed Development Agreement Amendments – Port Crossing
 - b. Chapter 106 Amendments
 - Warehouse vs. Distribution Center
 - Prohibition of Container Homes
 - c. City Council Action – 09.24.18
- 8. COMMISSION COMMENTS** on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
- 9. ADJOURN**

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

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

CERTIFICATION

I certify that a copy of the Thursday, October 11, 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**



October 11, 2018

AGENDA ITEM 3

Consider approval of a Final Plat, #18-97000009, for Crenshaw Real Properties; a 11.416 acre commercial tract located at the northwest corner of Barbours Cut Blvd. and N. 6th St.

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

Planning and Development Department Staff Report

DISCUSSION

Applicant's Request:

The applicant, Jana Gutierrez is requesting approval of a Final Plat for Crenshaw Real Properties. The attached exhibit is the proposed final plat. The 11.416 acre tract of land is currently utilized for an industrial use and is located at the northwest corner of Barbours Cut Blvd. and N. 6th St.

Background Information:

The site is currently zoned LI. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	PUD, Planned Unit Development	Industrial Laydown Yard
South	BI, Business Industrial	Industrial
West	BI, Business Industrial	Truck Stop
East	LI, Light Industrial	Laydown Yard

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the final plat of Crenshaw Real Properties, with the condition that any and all outstanding staff comments be addressed prior to recordation of the plat.

ATTACHMENTS

- Exhibit A: Crenshaw Real Properties Final Plat
- Exhibit C: Application

Planning & Development Department
SUBDIVISION PLAT APPLICATION
(5 or More Lots)

1. PROPERTY OWNER CONTACT INFORMATION:

OWNER NAME: Crenshaw Real Properties PHONE 1: 281-224-8458
PHONE 2: 281-808-7919 FAX #: _____
E-MAIL: [REDACTED]
MAILING ADDRESS: 534 Amalfi Drive, Kemah, Texas 77565-1656

2. AGENT/CONTRACTOR REPRESENTING PROPERTY OWNER:

AGENT/CONTRACTOR NAME: J. Morales Inc. PHONE 1: 713-947-6606
PHONE 2: _____ FAX #: 713-947-6609
E-MAIL: [REDACTED]
MAILING ADDRESS: 3425 Federal Road, Pasadena, Texas 77504

3. PROPERTY DESCRIPTION:

PARCEL NO(s) (13-digit HCAD Tax ID #): please see attached
SUBJECT PROPERTY ADDRESS (If existing): please see attached
SUBJECT PROPERTY LEGAL DESCRIPTION please see attached

4. INFORMATION SPECIFIC TO APPLICATION:

TYPE OF PLAT: GENERAL PRELIMINARY FINAL
PROPOSED NAME: CRENSHAW REAL PROPERTIES LLC-BARBOURS CUT # SECTIONS: 2 # LOTS: 1
AUTHORIZED SIGNATURE: _____ DATE: 5-18-2018

5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION:

- COMPLETE ITEMS 1 THRU 4 OF APPLICATION
- ATTACH APPLICABLE PLANS
- SUBMIT CORRECT APPLICATION FEE (Refer to Application Fee Schedule for applicable fees)

(STAFF USE ONLY):

DATE RECEIVED: _____ RECEIVED BY: _____
PROJECT NUMBER: _____ - _____
SCHEDULED DATE FOR PLANNING & ZONING COMMISSION AGENDA: _____

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



October 11, 2018

AGENDA ITEM 4

Consider approval of Bay Area 28, Final Plat #18-97000011, consisting of 3 commercial lots on 28 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

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the Final Plat Bay Area 28.

DISCUSSION

Applicant's Request:

The applicant, Tyler Broom of Cobb Fendley, is requesting approval of a final plat consisting of 28.54 acres. The plat includes 3 lots that are part of the approved La Porte 123 (Morgan's Landing) SCUP. Reserve A is a 1.5 acre commercial tract, Reserve B is an 18.02 acre tract for Multi-family, and Reserve C is 9.02 acre tract for a Senior Care Facility.

Background Information:

The site is currently zoned PUD, with an approved SCUP, and is vacant. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	GC, General Commercial	Shell Credit Union, Spencer Mini Storage.
South	PUD, Planned Unit Development	Morgan's Landing
West	PUD, Planned Unit Development	Morgan's Landing
East	PUD, Planned Unit Development	Vacant Undeveloped Land

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the final plat of Bay Area 28, with the condition that any and all outstanding staff comments be addressed prior to recordation of the plat.

ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Bay Area 28 Major Development Plat

STATE OF TEXAS
COUNTY OF HARRIS

WE, CSBP LAND INVESTMENTS, LP A TEXAS LIMITED PARTNERSHIP BY CITY STREET GP, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HEREBY REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 28.524 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BAY AREA 28 DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OURS HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES THEREON AND SHALL BE RESTRICTED FOR SAID USE UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

IN TESTIMONY WHEREOF, CSBP LAND INVESTMENTS, LP A TEXAS LIMITED PARTNERSHIP BY CITY STREET GP, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ATTESTED HEREUNTO, BY ITS
THIS _____ DAY OF _____ 2018.

BY: CITY STREET GP, LLC A TEXAS LIMITED LIABILITY COMPANY
BY: JOHN CUTRER
VICE PRESIDENT
ATTEST:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN CUTRER, VICE PRESIDENT OF CITY STREET GP, LLC A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN CUTRER, VICE PRESIDENT OF CITY STREET GP, LLC A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

I, TYLER D. BROOM, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT, AND THAT ALL BEARINGS, DISTANCES, ANGLES, CURVE RADI, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

TYLER D. BROOM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 119125

I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTHS INCH (5/8") IRON RODS NOT LESS THAN THIRTY (30) INCHES IN LENGTH AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

KYLE CARSON SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2500

CITY OF LA PORTE

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BAYSIDE CROSSING IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2018.

BY: RICHARD MANCILLA, P.E.
DIRECTOR, PLANNING DEPARTMENT

ATTEST:

BY: LORENZO WINGATE, P.E., C.F.M.
LA PORTE CITY ENGINEER

BY: HAL LAWLER
CHAIRMAN, LA PORTE PLANNING AND ZONING COMMISSION

ATTEST:

BY: TREY KENDRICK
SECRETARY, LA PORTE PLANNING AND ZONING COMMISSION

I, STAN STANART, CLERK OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 2018, AT _____ O'CLOCK _____ M., AND IN VOLUME _____ OF _____

PAGE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: EX OFFICIO CLERK OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS
ATTEST:

BY: DEPUTY

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON (EITHER IN TOTAL OR A PORTION) IS LOCATED IN THE FOLLOWING ZONE(S) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.(s) 482010045M, LAST REVISED JANUARY 6, 2017:

UNSHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS WERE NOT OBTAINED ON THE SUBJECT TRACT TO DETERMINE THE FLOOD ZONES.

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

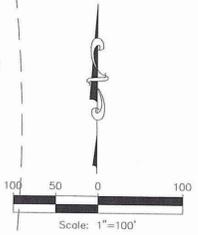
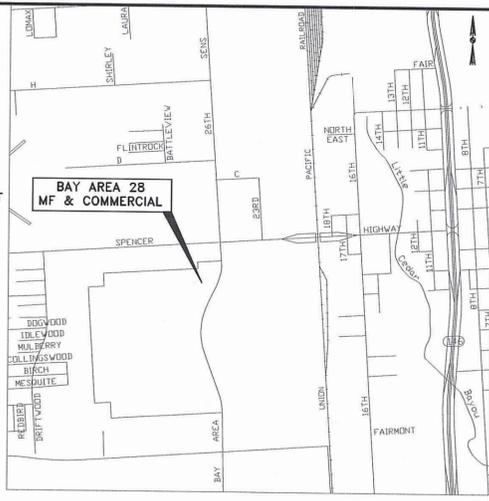
REFERENCE BENCHMARK

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 BARBER WALL, IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED, ADDITIONALLY LOCATED 8,338.04' (FEET) AT BEARING N89°00'54"W TO THE NORTHWEST CORNER OF THE SECTION 4 PRELIMINARY PLAT.
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT

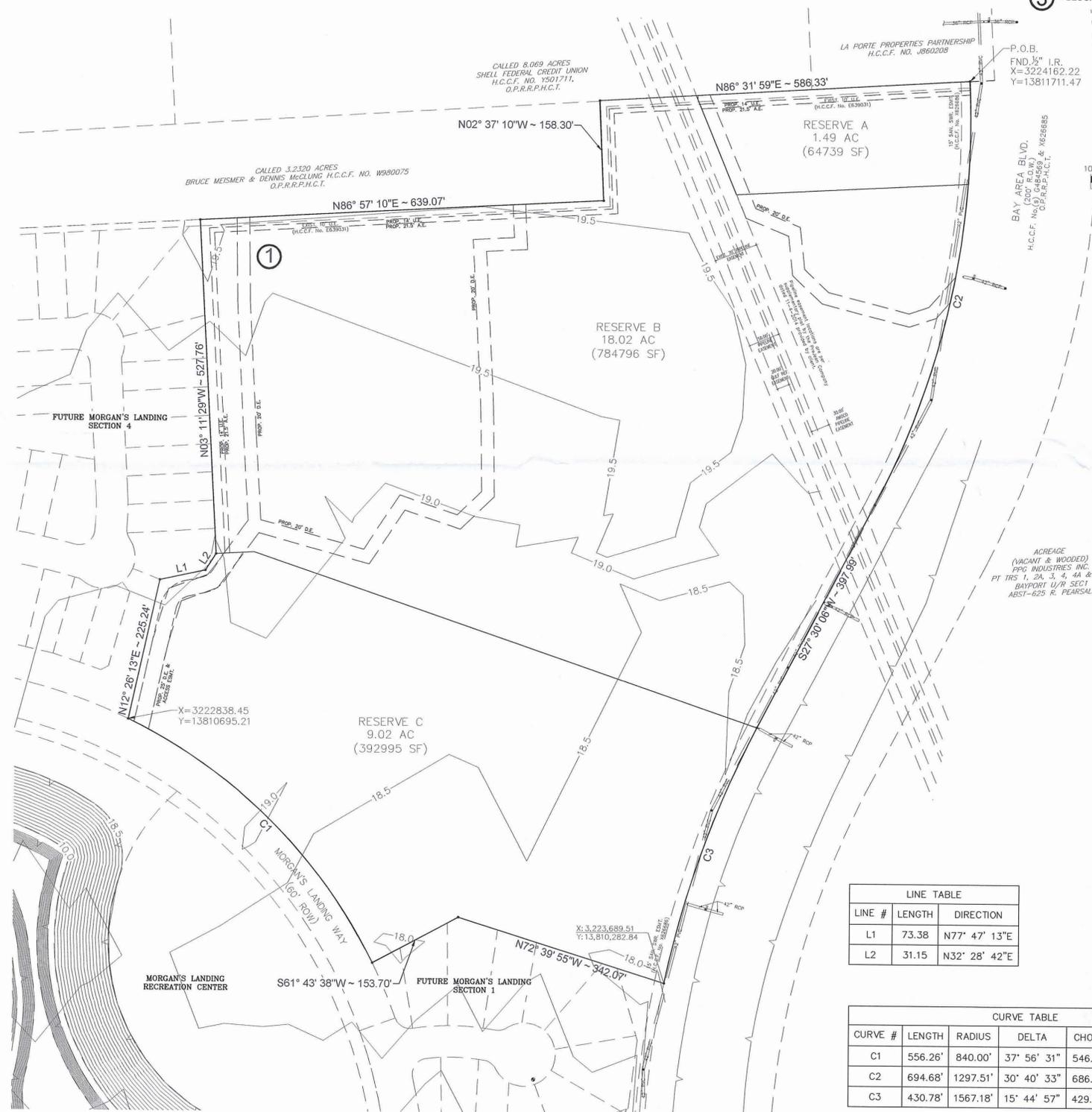
RESERVE TABLE

RESERVE	AREA	PROPOSED USE
RESERVE 'A'	1.49 AC	PUD
RESERVE 'B'	18.02 AC	PUD
RESERVE 'C'	9.02 AC	PUD

- LEGEND**
- = BOUNDARY CORNER
 - = EASEMENT CORNER
 - BL. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - E.E. = ELECTRICAL EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - N.R. = NON-RADIAL
 - W.S.E. = WATER & SANITARY EASEMENT
 - U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
 - ⊕ = BENCH MARK
 - ▲ PCMH# = SURVEY CONTROL MONUMENT
 - ③ = STREET NAME BREAK
 - ③ = BLOCK NUMBER



- GENERAL NOTE:**
- 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 THE REAR BUILDING PAD LINE 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.
 - ⊕ INDICATES PROPOSED BENCH MARK
 - 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 S 81°13'44" EAST FROM FLOODPLAIN REFERENCE MARK NUMBER 020185.
N = 13,810,129.22
E = 3,223,483.83
ELEVATION = _____
 - 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.
 - 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.



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	73.38	N77° 47' 13"E
L2	31.15	N32° 28' 42"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	556.26'	840.00'	37° 56' 31"	546.15'	N45° 26' 43"W
C2	694.68'	1297.51'	30° 40' 33"	686.41'	S12° 12' 28"W
C3	430.78'	1567.18'	15° 44' 57"	429.43'	S19° 33' 32"W

OWNER:
CSBP LAND INVESTMENTS, LP
a Texas Limited Partnership
BY: CITY STREET GP, LLC,
a Texas limited liability company,
its general partner

1300 POST OAK BLVD, SUITE 1650
HOUSTON TX 77056

CobbFendley
TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

A FINAL PLAT OF
BAY AREA 28
MULTIFAMILY AND COMMERCIAL
BEING 28.524± ACRES OF LAND
CONTAINING THREE RESERVES IN ONE BLOCK

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

OWNER:
CITY STREET RESIDENTIAL
ATTN: JOHN CUTRER

ENGINEER:
COBB-FENDLEY
ATTN: TYLER BROOM

AUGUST 2018

Planning & Development Department
SUBDIVISION PLAT APPLICATION
(5 or More Lots)

1. PROPERTY OWNER CONTACT INFORMATION:

OWNER NAME: City Street Residential - John Cutrer PHONE 1: 713-333-1600
PHONE 2: _____ FAX #: _____
E-MAIL: 
MAILING ADDRESS: 1300 Post Oak Blvd. Suite 1650 Houston, TX 77056

2. AGENT/CONTRACTOR REPRESENTING PROPERTY OWNER:

AGENT/CONTRACTOR NAME: Tyler Broom PHONE 1: 713-462-3242
PHONE 2: _____ FAX #: _____
E-MAIL: 
MAILING ADDRESS: 13430 Northwest Freeway Suite 1100 Houston, TX 77040

3. PROPERTY DESCRIPTION:

PARCEL NO(s) (13-digit HCAD Tax ID #): 0440510000001
SUBJECT PROPERTY ADDRESS (If existing): 3500 Bay Area Blvd La Porte, TX 77571
SUBJECT PROPERTY LEGAL DESCRIPTION PT TRS 1 2A 3 4 4A (AG-USE) & TR 23D BAYPORT U/R SEC 1 ABST 625 R PEARSALL

4. INFORMATION SPECIFIC TO APPLICATION:

TYPE OF PLAT: GENERAL PRELIMINARY FINAL
PROPOSED NAME: Bay Area 28 # SECTIONS: _____ # LOTS: _____ ^{3 Reserves}
AUTHORIZED SIGNATURE:  DATE: 5-15-2018

5. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION:

- COMPLETE ITEMS 1 THRU 4 OF APPLICATION
- ATTACH APPLICABLE PLANS
- SUBMIT CORRECT APPLICATION FEE (Refer to Application Fee Schedule for applicable fees)

(STAFF USE ONLY):

DATE RECEIVED: _____ RECEIVED BY: _____
PROJECT NUMBER: _____ - _____
SCHEDULED DATE FOR PLANNING & ZONING COMMISSION AGENDA: _____



May 16, 2018

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

RE: Bay Area 28 Preliminary Plat

Dear City of La Porte Staff:

We, Cobb, Fendley & Associates, represent the City Street Residential, hereby referred to as owners of the tract of land containing 28.524 acres (1,242,526 square feet) situated in the Richard Pearsall Survey, A-625 in Harris County, Texas, and being out of a called 485.51426-acre tract conveyed unto PPG Industries, Inc., by deed recorded under County Clerk's File No. G484569 of the Official Public Records of Real Property of Harris County, Texas.

The owners wish to plat this tract to establish 3 restricted reserves for commercial and multifamily use. The site plan is currently in its preliminary stages and will be submitted in a separate submittal at a later date. We are requesting that this preliminary plat be placed on the June P&Z and City Council Agenda for preliminary plat approval.

If you have any further questions please feel free to contact me or Bill Odle at 713-462-3242.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.


Tyler Broom, P.E.
Project Manager

DESCRIPTION OF A TRACT OF LAND CONTAINING
28.524 ACRES (1,242,526 SQUARE FEET) SITUATED IN
THE RICHARD PEARSALL SURVEY, A-625 IN
HARRIS COUNTY, TEXAS

Being a tract of land containing 28.524 acres (1,242,526 square feet) situated in the Richard Pearsall Survey, A-625 in Harris County, Texas, and being out of a called 485.51426-acre tract conveyed unto PPG Industries, Inc., by deed recorded under County Clerk's File No. G484569 of the Official Public Records of Real Property of Harris County, Texas. Said 28.524 acre tract being more particularly described by metes and bounds as follows:

**Note: All bearings cited herein are Grid bearings, referenced to the Texas State Plane Coordinate System of 1983, South Central Zone No. 4204 (NAD83, 2011).*

BEGINNING at a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" in the west right-of-way line of Bay Area Boulevard (200-foot wide, as recorded under County Clerk's File No. G484569 and X626685, of the Official Public Records of Real Property of Harris County, Texas), for the northeast corner of said tract herein described, from which a found 1/2-inch iron rod (disturbed) bears South 00° 54' West, a distance of 0.21 feet;

THENCE in a southerly direction with the west right-of-way line of said Bay Area Boulevard, the following courses and distances:

1. Southerly direction with a curve to the right, whose radius is 1,297.50 feet, a central angle of 30° 40' 34" (chord bears South 12° 12' 29" West, a distance of 686.41 feet) for an arc length of 694.68 feet to a found 5/8-inch iron rod with orange cap stamped "PREJEAN & CO 4925";
2. South 27° 30' 06" West, a distance of 397.99 feet to a found 5/8-inch iron rod with orange cap stamped "PREJEAN & CO 4925";
3. Southerly direction with a curve to the left, whose radius is 1,567.18 feet, a central angle of 15° 44' 57" (chord bears South 19° 33' 32" West, a distance of 429.43 feet) for an arc length of 430.78 feet to a found 5/8-inch iron rod with orange cap stamped "PREJEAN & CO 4925" for the southwest corner of the tract herein described;

THENCE over and across said 485.51426 acre tract, the following courses and distances:

1. North 72° 39' 55" West a distance of 342.07 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" for a southerly angle corner;
2. South 61° 43' 38" West a distance of 153.70 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" for a southerly angle corner;

3. Northerly direction with a curve to the left, whose radius is 840.00 feet, a central angle of $37^{\circ} 56' 31''$ (chord bears North $45^{\circ} 26' 43''$ West, a distance of 546.15 feet) for an arc length of 556.26 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" for the southwestern corner;
4. North $12^{\circ} 26' 13''$ East a distance of 225.24 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" for a westerly angle corner;
5. North $77^{\circ} 47' 13''$ East a distance of 73.38 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" for a westerly angle corner;
6. North $32^{\circ} 28' 42''$ East a distance of 31.15 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" for a westerly angle corner;
7. North $03^{\circ} 11' 29''$ West a distance of 527.76 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" for the northwestern corner;

THENCE North $86^{\circ} 57' 10''$ East with the north property line of said 485.51426-acre tract, with the south property line of a 3.2320-acre tract conveyed unto Bruce Meisner & Dennis McClung, by deed recorded under County Clerk's File No. W980075 of the Official Public Records of Real Property of Harris County, Texas, a distance of 639.07 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" for an interior corner of said 485.51426-acre tract, from which a found 5/8-inch iron rod (disturbed) bears North $45^{\circ} 51'$ West, a distance of 1.82 feet;

THENCE North $02^{\circ} 37' 10''$ West with an interior property line of said 485.51426-acre tract and the east property line of said 3.2320-acre tract, a distance of 158.30 feet to a point for a northerly corner, from which a found 1/2-inch iron rod bears South $86^{\circ} 29'$ West, a distance of 0.31 feet;

THENCE North $86^{\circ} 31' 59''$ East with the north property line of said 485.51426-acre tract, the south property line of a called 8.069-acre tract conveyed unto Shell Federal Credit Union, by deed recorded under County Clerk's File No. Y501711 of the Official Public Records of Real Property of Harris County, Texas, and the south property line of a tract of land conveyed unto La Porte Properties Partnership, by deed recorded under County Clerk's File No. J860208 of the Official Public Records of Real Property of Harris County, Texas, a distance of 586.33 feet to a set 5/8-inch iron rod with plastic cap stamped "Cobb, Fendley & Associates" in the west right-of-way line of said Bay Area Boulevard, for the northeast corner and **POINT OF BEGINNING** and containing 28.524 acres (1,242,526 square feet) of land, more or less, from which a found 1/2-inch iron rod (disturbed) bears South $00^{\circ} 54'$ West, a distance of 0.21 feet.

Notes:

1. Square footage area shown is for information only and surveyor does not certify accuracy of survey to nearest square foot.

2. This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. dated November 17, 2017 titled "SURVEY OF A 234.686 ACRE TRACT OF LAND SITUATED IN THE RICHARD PEARSALL SURVEY, ABSTRACT NO. 625 HARRIS COUNTY, TEXAS".

Cobb, Fendley & Associates, Inc.

TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
Phone: (713) 462-3242

Job No. 1702-015-01

November 21, 2017

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



October 11, 2018

AGENDA ITEM 5

Consider approval of a Major Development Site Plan #18-83000003
to allow for the construction of a Multi-family development, Domain La Porte,
for the property located at 3300 Bay Area Blvd.

*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 a request by Dan Elkins of Kimley-Horn & Associates, Inc. for a Major Development Site Plan for a new multi-family development located at 3300 Bay Area Blvd.?

DISCUSSION

Applicant's Request:

The applicant is seeking to construct a new multi-family development, Domain La Porte. The proposed development will consist of 350 units spread out over 12 buildings with associated development, including parking, drainage, utilities, landscaping, etc. The subject site currently is empty. The attached Exhibit A is the proposed site development plan and other information provided by the applicant.

Background Information:

The subject site is 18.02 acres in size, and is platted as Bay Area 28. This site is located at 3300 Bay Area Blvd. and is part of the Morgan's Landing development. The attached Exhibit B is an Area Map showing the location of the subject property.

The site has is part of the approved SCUP for Morgan's Landing (La Porte 123), which was approved by the City Council in December 2017. The ZBOA approved a Special Exception to allow for a parking reduction at their September 2018 meeting. The required number of parking based on the breakdown of 1, 2, and 3 bedroom units, is 612. The applicant was approved a reduction of 23 spaces, providing a total of 589 spaces.

Analysis:

This site development plan was reviewed according to the provisions of Chapter 86-7 (c). Because the overall site is greater than 10 acres in size, it requires consideration by the Planning and Zoning Commission. The site plan is also subject to all applicable requirements of the city's Zoning Ordinance (Chapter 106 of the city's Code of Ordinances). Planning staff has reviewed the proposed site development plan and concluded that the application complies with all applicable code requirements. The following is a description of staff's analysis of various considerations:

Site Improvements.

The site will include 12 apartment buildings, a 9,817 sf. Club house, pool and courtyard area, a 589 space parking lot, utility connections, and associated landscaping. Drainage is included as part of the overall Morgan's Landing development.

Landscaping.

The site development plan includes proposed landscaping in accordance with the provisions of Section 106-800 of the Code of Ordinances. The applicant has chosen to pay the allowed fee in lieu of parkland dedication. This fee will be paid at the time of building permit application.

Parking and circulation.

Section 106-839 of the Code of Ordinances outlines the city's parking requirements for multi-family uses. The requirements are as follows for this development:

1 space - efficiency Unit, 1.5 spaces - 1 bedroom unit, 2 spaces – 2 bedroom unit, 2.5 spaces – 3 bedroom unit. In this case a total of 612 parking spaces are required by. A Special Exception was approved by the ZBOA allowing the applicant to reduce the provided parking to 589 spaces.

The proposed driveways comply with all separation, width, radius and other dimensions outlined in Section 106-835, Figure 10-3. This is a standard practice for all development in the city.

Drainage and detention.

Drainage and detention for the site has been included in the overall drainage requirements of the Morgan's Landing development.

Utilities.

Water and sewer are available along Bay Area Blvd.

Conclusion:

Based on the analysis above, staff finds that the proposed Major Development Site Plan for the Domain La Porte multi-family development complies with the various applicable code requirements and should be considered for approval subject to resolution of any outstanding staff comments.

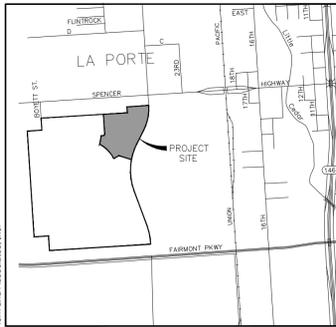
RECOMMENDATION

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

1. Any and all outstanding staff comments must be addressed.

ATTACHMENTS

- Exhibit A: Domain La Porte Site Plan
Exhibit B: Area Map



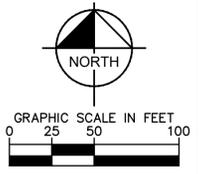
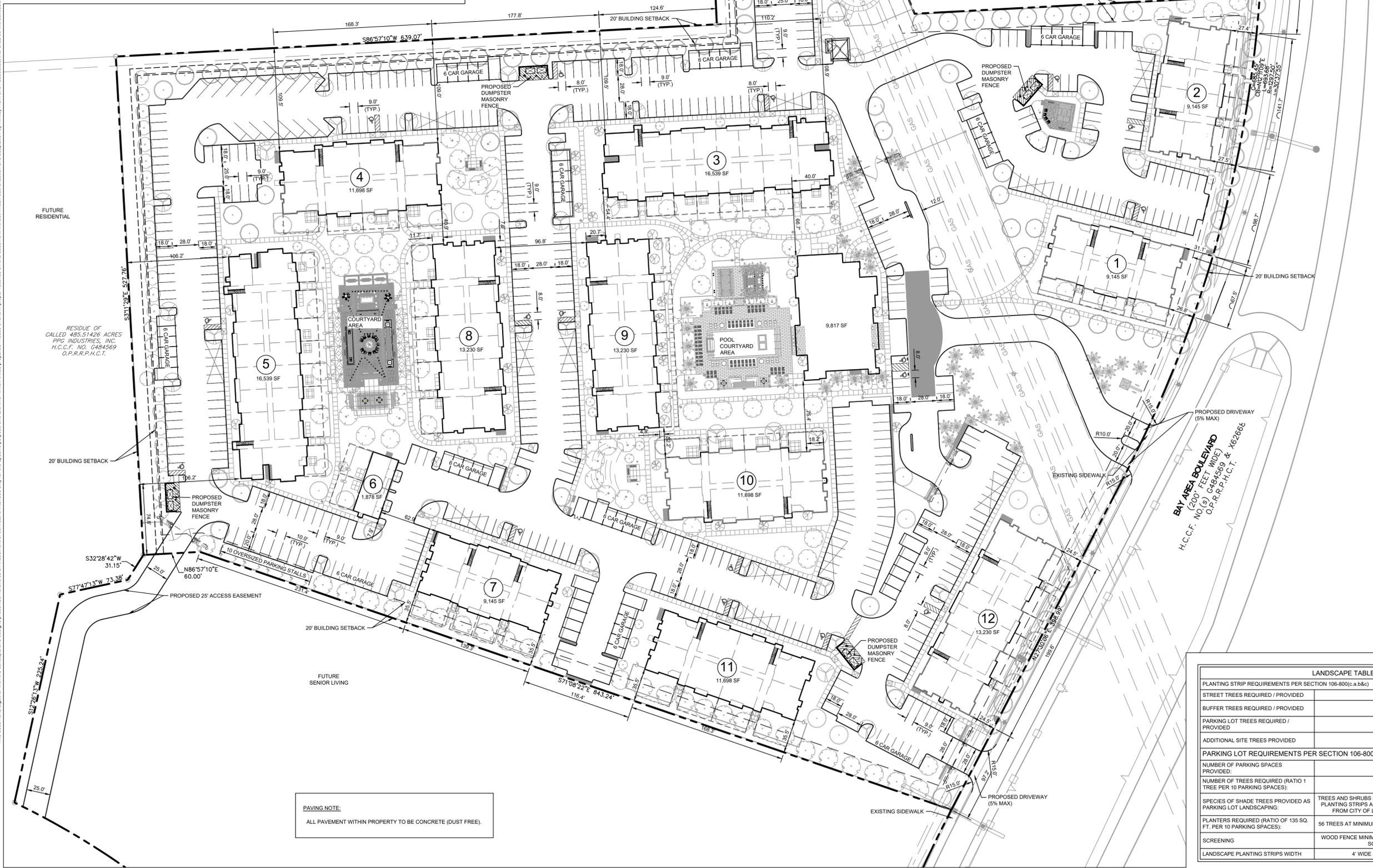
SITE DATA TABLE	
NAME OF DEVELOPMENT	DOMAIN LA PORTE
TYPE OF DEVELOPMENT	MULTI-FAMILY DEVELOPMENT
LEGAL DESCRIPTION OF SITE	RESERVE B OF PROPOSED BAY AREA 28 PRELIMINARY PLAT
ADDRESS OF SITE (CITY ASSIGNED)	3300 BAY AREA BLVD.
SIZE OF LOT/PROPERTY, BUILDING, AND LOT COVERAGE PERCENTAGE	PROPERTY SIZE = 18.02 AC APARTMENTS + CLUB = 146,275 SF GARAGES = 15,681 SF TOTAL BLDG SQUARE FOOTAGE = 161,956 SF TOTAL LOT COVERAGE = 20.6%
ZONING OF THE SITE	PUD
NAME OF OWNER OR AUTHORIZED REPRESENTATIVE	DAN ELKINS - KIMLEY-HORN & ASSOCIATES
NAME OF DEVELOPER AND ENGINEER	DEVELOPER: CSR, INC. ENGINEER: KIMLEY-HORN & ASSOCIATES
HARRIS COUNTY APPRAISAL DISTRICT PROPERTY NUMBER	044051000001
NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM NUMBER FOR USE OF THE PROPERTY	814110
SQUARE FOOTAGE OF SITE PROPOSED TO BE DEVELOPED	784,796 SF

PARKING TABLE	
PARKING SPACES REQUIRED (INCLUDE PARKING RATIO FROM SECTION 106-839)	1 PER EFFICIENCY UNIT - 0 1.5 PER 1 BEDROOM - 192 UNITS 2 PER 2 BEDROOM - 144 UNITS 2.5 PER 3 BEDROOM - 14 UNITS 350 UNITS PROVIDED = 611 PARKING SPOTS REQUIRED
REGULAR PARKING SPACES PROVIDED:	572
ACCESSIBLE PARKING SPACES REQUIRED:	12
ACCESSIBLE PARKING SPACES PROVIDED:	17
TOTAL PARKING SPACES PROVIDED:	589

FLOOD STATEMENT
THIS TRACT IS IN THE FLOOD ZONE X (UNSHADED) AND IS NOT WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA MAP #48201C0945M, DATED JANUARY 6, 2017.

CALLLED 3.2320 ACRES
BRUCE MEISNER & DENNIS MCCLUNG
H.C.C.F. NO. W980075
O.P.R.P.H.C.T.

CALLLED 8.069 ACRES
SHELL FEDERAL CREDIT UNION
H.C.C.F. NO. 1501711, O.P.R.P.H.C.T.
LA PORTE PROPERTIES PARTNERSHIP
H.C.C.F. NO. J860208



PAVING NOTE:
ALL PAVEMENT WITHIN PROPERTY TO BE CONCRETE (DUST FREE).

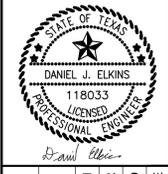
LANDSCAPE TABLE	
PLANTING STRIP REQUIREMENTS PER SECTION 106-800(c.a.b.c)	
STREET TREES REQUIRED / PROVIDED	28 / 28
BUFFER TREES REQUIRED / PROVIDED	100 / 101
PARKING LOT TREES REQUIRED / PROVIDED	59 / 60
ADDITIONAL SITE TREES PROVIDED	100
PARKING LOT REQUIREMENTS PER SECTION 106-800(c.1.e)	
NUMBER OF PARKING SPACES PROVIDED:	589
NUMBER OF TREES REQUIRED (RATIO 1 TREE PER 10 PARKING SPACES):	59
SPECIES OF SHADE TREES PROVIDED AS PARKING LOT LANDSCAPING:	TREES AND SHRUBS REQUIRED TO BE PLANTED IN LANDSCAPE PLANTING STRIPS AND PARKING LOT(S) SHALL BE SELECTED FROM CITY OF LA PORTE'S APPROVED PLANT LISTS.
PLANTERS REQUIRED (RATIO OF 135 SQ. FT. PER 10 PARKING SPACES):	56 TREES AT MINIMUM 135 SQ. FT. PER PLANTER = 7,560 SQ. FT.
SCREENING	WOOD FENCE MINIMUM 6' HEIGHT ALONG NORTH, WEST AND SOUTH PROPERTY LINES
LANDSCAPE PLANTING STRIPS WIDTH	4' WIDE ALONG ALL PROPERTY LINES

Plotted By: Rogers, Eric. Sheet Set: Domain La Porte - Layout: C1.0 - September 11, 2018 10:11:47am. K:\HOU_CIVIL\087602600 - Domain La Porte\CAD\MDS\PC-Site-Plan.dwg

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE

Kimley»Horn
©2018 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBP, FIRM REGISTRATION F-928



KHA PROJECT	067602600
DATE	09/10/2018
SCALE	AS SHOWN
DESIGNED BY	ERR
DRAWN BY	LDD
CHECKED BY	DJE

SITE PLAN

DOMAIN LA PORTE
PREPARED FOR
CSR, INC.

LA PORTE TEXAS

SHEET NUMBER
C1.0



AREA MAP

MDSP 18-83000003

Domain at La Porte

Legend

 Domain at La Porte



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 = 333 feet



**OCTOBER 2018
PLANNING DEPARTMENT**



Major Development Site Plan Application

Planning and Development Department

PROJECT INFORMATION

Property address, if known: 2500 Bay Area Blvd.

Legal description of site: Reserve B of the proposed Bay Area 28 preliminary plat

HCAD Parcel Number/s of site: 0440510000001, 0440510000084, 0440510000098

Zoning District: PUD Lot area: 18.02 AC

Attach to this application a Project Description Letter that describes in detail the proposed development.

PROPERTY OWNER(S) INFORMATION

Name: CSBP Land Investments, LP

Company (if applicable): _____

Address: 1300 Post Oak, Suite 1650

City: Houston State: TX Zip: 77056

Phone: 713-333-1600 Email: [REDACTED]

AUTHORIZED AGENT (if other than owner)

Name: Dan Elkins

Company (if applicable): Kimley-Horn & Associates, Inc.

Address: 11700 Katy Freeway, STE 800

City: Houston State: TX Zip: 77079

Phone: 713-510-9405 Email: [REDACTED]

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: [Signature]

Date: 5/22/2018

Owner(s) Signature(s): CSBP Land Investments, LP
by City Street + GP, LLC, its general partner

Date: 5/22/18

[Signature] John B. Cutner Vice President

STAFF USE ONLY:

Case Number:

Date Application Received:

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



October 11, 2018

AGENDA ITEMS 6

Special Conditional Use Permit #18-91000013

A request by Timothy Nguyen, applicant; on behalf of Yoheh Manesia, owner; to allow for a Hotel/Motel Use, to locate on a 3.7667 acre tract of land legally described as Reserve B, Block 1, M&K Development Amend.

*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 recommend approval of a SCUP to allow for a Hotel/Motel Use, to locate on a 3.7667 acre tract of land legally described as Reserve B, Block 1, M&K Development Amend?

DISCUSSION

Location:

The subject site is located at 1328 SH 146.

Background Information:

This item was tabled at the September 20 Planning and Zoning Commission meeting. The property is currently undeveloped and zoned General Commercial (GC). The applicant is interested in clearing the property to develop a new hotel. Current plans call for a 4 story, 97 room Staybridge Suites hotel to occupy the eastern portion of the property, roughly 1.9 acres in total.

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
North	GC, General Commercial	Candlewood Suites/Office Building
South	GC, General Commercial	Hampton Inn
West	GC, General Commercial	Undeveloped
East	GC, General Commercial	Undeveloped/SH 146

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.* The proposed hotel use is not an ideal use for this section of the city. The site is located within 1000 feet of at least 4 existing or proposed hotel/motel uses, and within 2800 feet of 11 existing or proposed hotel/motels.
2. *Access.* The site will have access off of the existing S 13th St. and will construct a portion of W. L St.
3. *Utilities.* Sewer services are available along S. 13th. Water is available across 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:

Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area would be able to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed use would add to a glut of existing hotel/motel uses already operating in the immediate area.
Conformance of a zoning request with the land use plan.	The proposed use will be in conformance with the future land use plan as the property is currently zoned for commercial uses.
Character of the surrounding and adjacent areas.	The proposed use would not be in conflict with other uses in the area but could add to the increasing glut of hotel rooms on the eastern edge of the city limits.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The site is an ideal candidate for commercial uses due to its existing zoning and location. However, the proposed hotel use would add to an ever increasing supply of hotel rooms in the immediate vicinity which may lead to decreased commercial diversity in the area.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed use would not have a major negative impact to the existing road infrastructure.
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 use will not create any additional excessive air pollution or other negative environmental issues.

The gain, if any, to the public health, safety, and welfare of the City.	The proposed use would not add to the public health, welfare, or safety of the city.
--	--

RECOMENDATION

Based on the above analysis, staff is unable to recommend approval of the proposed SCUP #18-9100012 to allow for a Hotel/Motel use in the GC zoning district.

ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use (FLUP) Map
- Exhibit D: Proposed SCUP
- Exhibit E: Application



EXHIBIT A
AERIAL MAP

SCUP
18-91000013

1328 SH 146 S.

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 = 143 feet

SEPTEMBER 2018
PLANNING DEPARTMENT



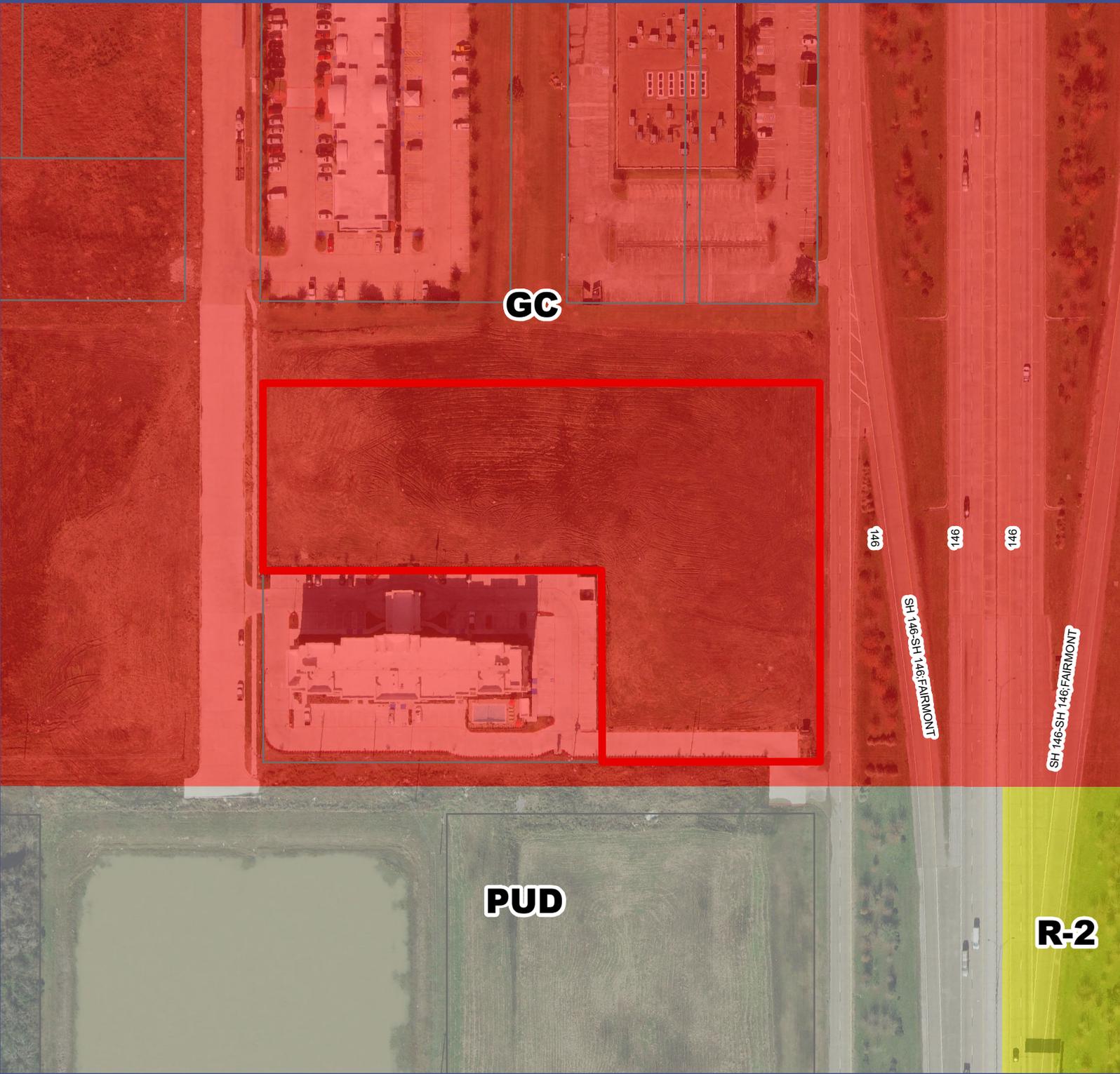


EXHIBIT B
ZONING MAP

SCUP
18-91000013

1328 SH 146 S.

Legend

 Subject Parcel



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1 inch = 143 feet



SEPTEMBER 2018
PLANNING DEPARTMENT

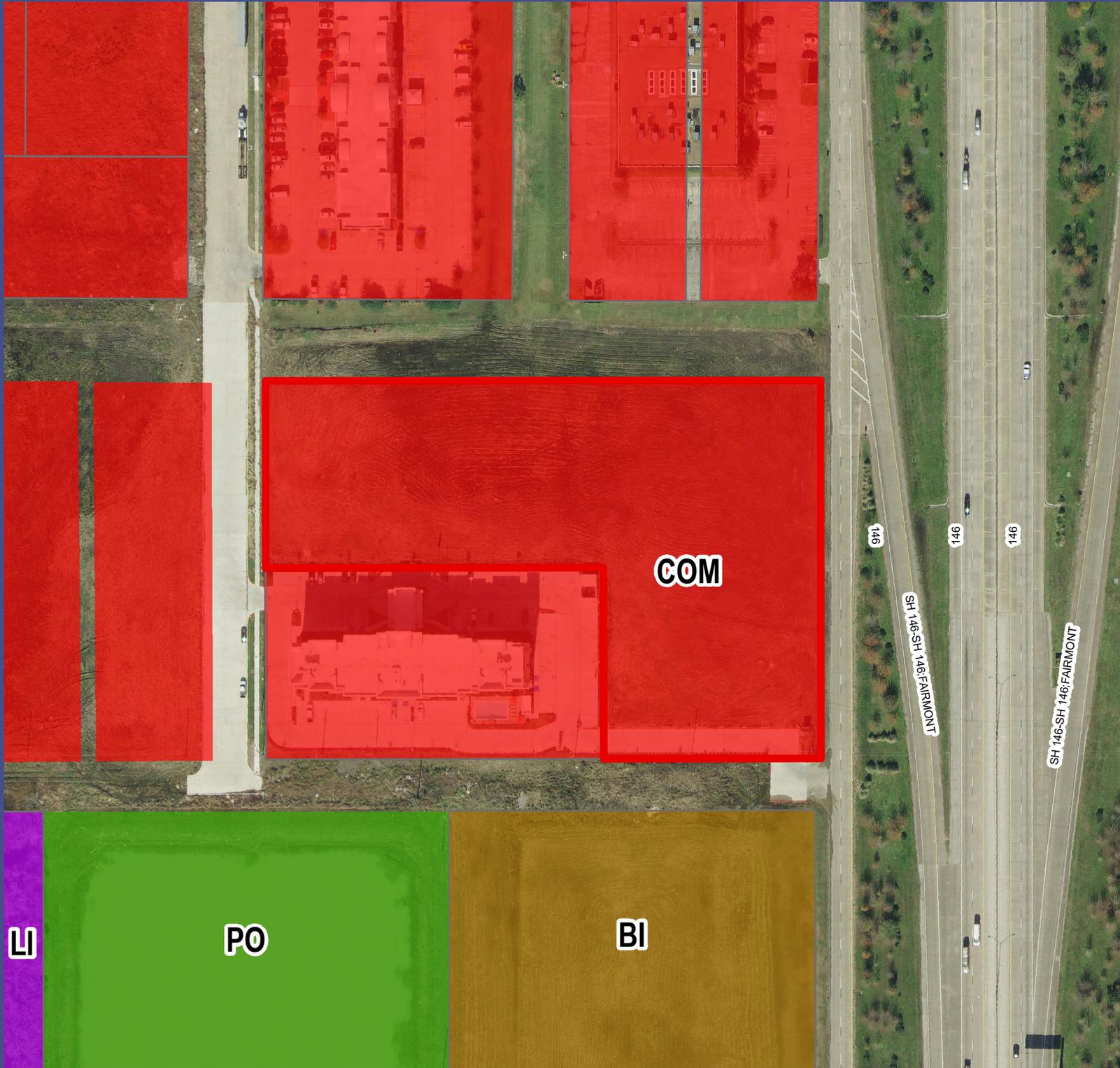


EXHIBIT C

FLUP MAP

SCUP

18-91000013

1328 SH 146 S.

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 = 143 feet

SEPTEMBER 2018
PLANNING DEPARTMENT



EXHIBIT D

**City of La Porte
Special Conditional Use Permit
#18-91000013**

This permit is issued to: Timothy Nguyen
Owner or Agent

5855 Sovereign Dr. Houston, TX 77036
Address

For Development of: Staybridge Hotel
Development Name

1328 SH 146 La Porte, TX 77571
Address

Legal Description: Reserve B, Block 1, M&K Development Amend

Zoning: GC, General Commercial

Use: Hotel/Motel

Permit Conditions:

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

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. Permitted use on site will be described as Hotel. A facility with exterior corridors and drive up parking, usually defined as "Motel" shall not be permitted.
3. The underlying zoning is GC. All GC requirements will need to be met.
4. No truck parking will be permitted on site and no future truck parking plans shall be approved for the site.
5. Hotel must have a minimum of 90 hotel rooms
6. Hotel amenities must include, at minimum, a fitness center, pool, and meeting/conference rooms
7. Hotel/Motel use shall only be permitted on the western 2.0 acres of the larger 3.77 acre parcel.

8. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process for any proposed building improvements.
9. Any substantive modifications to this Special Conditional Use Permit will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

Failure to start construction of the site or to obtain applicable zoning permits within 12 months after issuance or as scheduled under the terms of a special conditional use permit shall void the permit as approved, except upon an extension of time granted after application to the Planning and Zoning Commission.

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

Validation Date: _____

Director of Planning and Development

City Secretary



Special Conditional Use Permit Application

Planning and Development Department

PROJECT INFORMATION

Address where SCUP is being requested: The property to the North of Hampton Inn La Porte. On 13th Street. The Hampton's address is 1328 Highway 146 S, La Porte, TX 77571.

Legal description where SCUP is being requested: LTS 17 THRU 32 BLK 11AS LA PORTE

HCAD Parcel Number where SCUP is being requested: 134-948-001-0002 3.7667 AC

Zoning District: _____ Lot area: _____

A request for approval of a Special Conditional Use Permit is hereby made to the City of La Porte.

Description of Request: To develop a Staybridge Suites Hotel. It is a hotel flag franchised by IHG (they also franchise hotels such as Crowne Plaza and Holiday Inn).

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

PROPERTY OWNER(S) INFORMATION

Name: Zohel Manesio

Company (if applicable): _____

Address: 19 Pecan Grove Ct.

City: Sugar Land State: TX Zip: 77479

Phone: 832-296-4688 Email: _____

AUTHORIZED AGENT (If other than owner)

Name: TIMOTHY NGUYEN

Company (if applicable): TDCK ARCHITECTS

Address: 5855 SOVEREIGN DRIVE

City: HOUSTON State: TX Zip: 77036

Phone: 8713 636 9970 Email: _____

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: _____ Date: 8/13/18

Owner(s)' Signature(s): _____ Date: 8/13/18

STAFF USE ONLY:

Case Number: 18-9200013

Date Application Received: 8/14/18



Special Conditional Use Permit Application

Planning and Development Department

AFFIDAVIT OF POSTING

PLANNING AND ZONING COMMISSION PUBLIC HEARING

STATE OF TEXAS

COUNTY OF HARRIS

CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:

ADDRESS: The property to the North of Hampton Inn La Porte. Hampton's address 1328 Highway 146

LEGAL DESCRIPTION: La Porte, TX 77571. The new hotel will be on 13th Street.

2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than fifteen (15) days prior to the scheduled public hearing; starting at least on the following date: September 5th, 2018.
3. Said sign shall be placed on the property within 20 feet of the abutting street.
4. Said sign shall remain legible and visible for the entire fifteen (15) day posting period. If sign is damaged or missing, I hereby attest that I will contact the City of La Porte for a replacement sign.

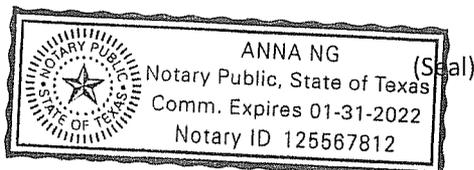
Applicant's Signature

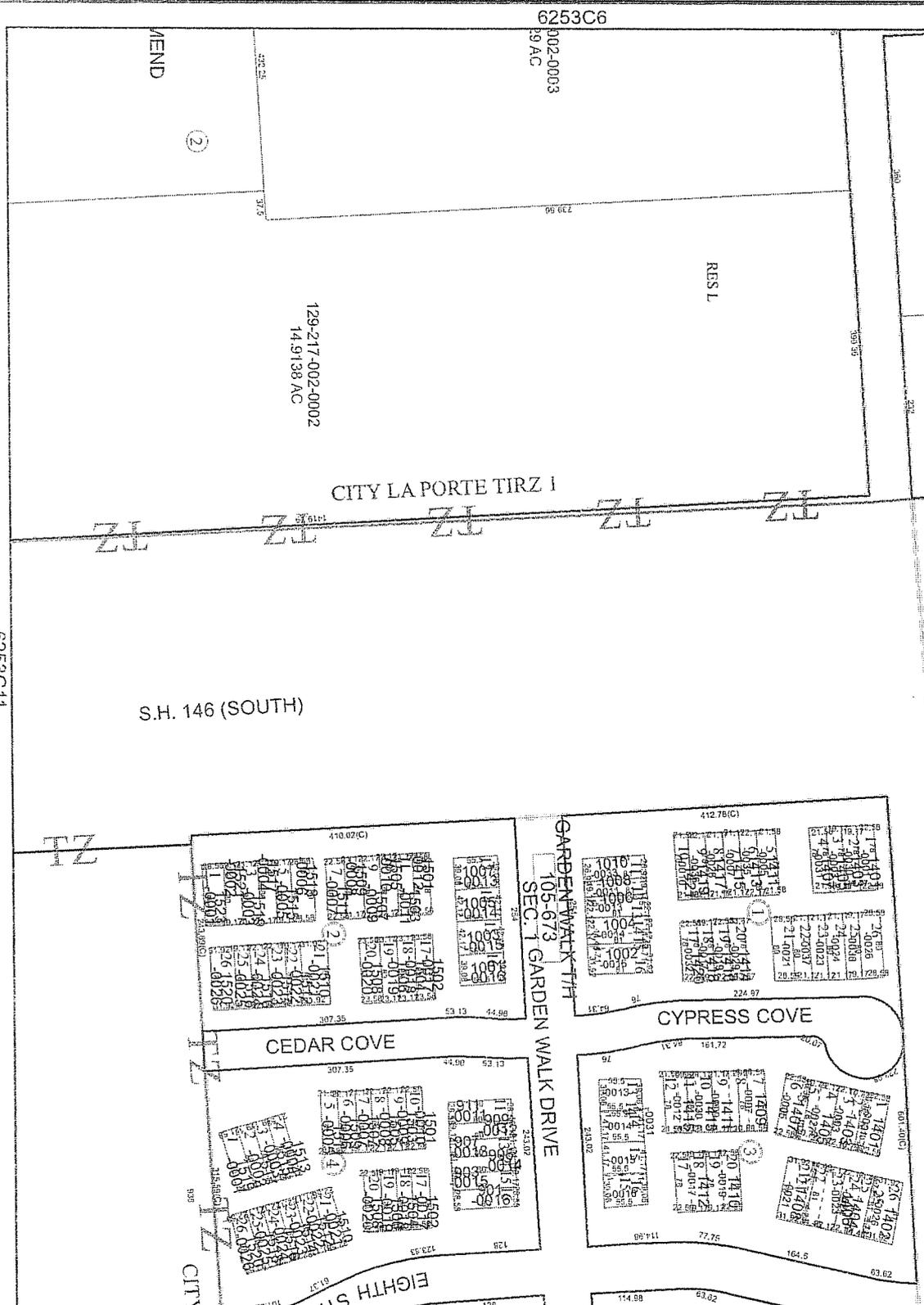
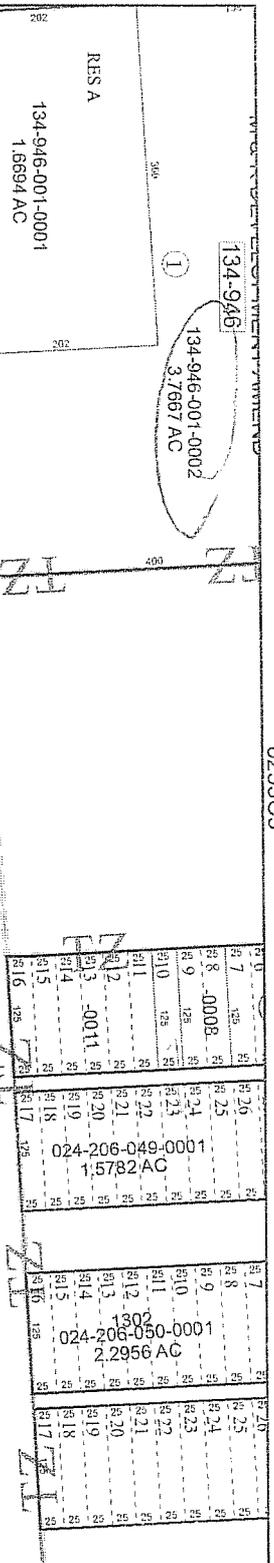
Zohel Manesia
Applicant's Printed Name

Subscribed and sworn before me this 13 day of August, 2018, by
Manesia Zohel Nizarli (Print Applicant's Name).

Notary Public

My commission expires: January 31, 2022



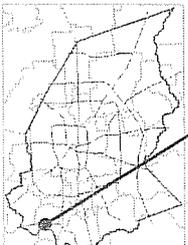


Harris County Appraisal District



0 100 200
 PUBLICATION DATE:
 12/27/2017

6253C8
 Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.
MAP LOCATION



FACET 6253C

1	2	3	4
5	6	7	8
9	10	11	12

CITY LA PORTE TIRZ I

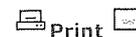
S.H. 146 (SOUTH)

GARDEN WALK T/H
 SEC. 7 GARDEN WALK DRIVE
 CEDAR COVE
 CYPRESS COVE
 EIGHTH ST

6253C6
 002-0003
 9 AC
 RES A
 134-946-001-0001
 1.6694 AC
 RES L
 129-217-002-0002
 14.9138 AC

Tax Year: 2018

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 0242040450017



Owner Services | Similar Owner Name | Nearby Addresses | Same Street Name | Related Map 6253C

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: **TELEPHONE INVESTMENTS INC
 19 PECAN GORGE CT
 SUGAR LAND TX 77479-5939**

Legal Description: **LTS 17 THRU 32 BLK 1145
 LA PORTE**

Property Address: **0 STATE HIGHWAY 146
 LA PORTE TX 77571**

State Class Code	Land Use Code	Building Class
C2 -- Real, Vacant Commercial	8001 -- Land Neighborhood Section 1	
Land Area	Building Area	Net Rentable Area
50,000 SF	0	0
Neighborhood	Market Area	Map Fac
5980.29	351 -- ISD 20 - East of Bay Area Blvd	6253C

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/06/2018	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018
None	020	LA PORTE ISD		Certified: 08/10/2018	1.380000	
	040	HARRIS COUNTY		Certified: 08/10/2018	0.418010	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/10/2018	0.028310	
	042	PORT OF HOUSTON AUTHY		Certified: 08/10/2018	0.012560	
	043	HARRIS CO HOSP DIST		Certified: 08/10/2018	0.171100	
	044	HARRIS CO EDUC DEPT		Certified: 08/10/2018	0.005195	
	047	SAN JACINTO COM COL D		Certified: 08/10/2018	0.183335	
	071	CITY OF LAPORTE		Certified: 08/10/2018	0.710000	
	283	CTY OF LAPORTE TIRZ 1 (040)		Certified: 08/10/2018		
	889	CITY OF LAPORTE TIRZ 1 (071)		Certified: 08/10/2018		
	940	CTY OF LAPORTE TIRZ 1 (020)		Certified: 08/10/2018		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW**

Valuations

	Value as of January 1, 2017		Value as of January 1, 2018
	Market	Appraised	Market
Land	200,000	Land	200,000
Improvement	0	Improvement	0
Total	200,000	200,000 Total	200,000

5-Year Value History

Land

<

>



1328 Highway 146 South, La Porte, Texas, 77571

t: +1-281-842-9566 f: +1-281-842-9579

www.laportesuites.hamptoninn.com

welcome to hampton inn & suites La Porte, TX.

August 13, 2018

To Whom It May Concern;

During the 3 years I have been part of this property and also a member of the La Porte community, I have witness the need for an Extended Stay Hotel.

Staybridge is a National Chain, well recognized for their amenities and service, this brand caters to those travelers seeking a place to settle down for their new assignment without having to enter into any home or apartment lease.

Based on my professional experience, Staybridge will be an asset to the city of La Porte, attracting more travelers to stay in this area instead of going to Pasadena and other surrounding areas.

I remain at your service;

Johanna Rinze-Blissit
General Manager



1328 Highway 146 South, La Porte, Texas, 77571

t: +1-281-842-9566 f: +1-281-842-9579

www.laportesuites.hamptoninn.com

welcome to **hampton inn & suites** La Porte, TX.

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



October 11, 2018

AGENDA ITEM 7

Discussion Items

- a. Proposed Development Agreement Amendment – Port Crossing
- b. Chapter 106 Amendments
 - Warehouse vs. Distribution Center – Define and discuss where permitted.
 - Possible prohibition of structures built out of recycled shipping containers.
- c. City Council Action – 09.24.18

Ian Clowes, City Planner
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September 28, 2018

Via Email: clowesi@laportetx.gov

Mr. Ian Clowes, City Planner
City of La Porte
604 W. Fairmont Parkway
La Porte, Texas 77571

Re: Amended Development Agreement ("**Agreement**") between Liberty Property Limited Partnership, a Pennsylvania limited partnership, as successor to Port Crossing Land, LP, a Texas limited partnership by Assignment of Developer Rights recorded in Harris County Clerk's File No. 20150414841, recorded on September 11, 2015 ("**Owner-Developer**") and the City of La Porte, Texas, a Texas municipal corporation ("**City**")

Dear Ian:

As you know, this firm represents Liberty in this matter. We appreciate the prior support of the City of the Port Crossing development and specifically the prior amendments to the Port Crossing Development Agreement originally executed September 11, 2006, and previously amended and restated in 2015 and 2017.

Liberty proposes a very simple amendment to the Agreement to permit certain transportation/trucking uses on Reserves E1 & E2 in Port Crossing, and facilitate the sale of those reserves to Core Trucking for its new Headquarters. Liberty strongly supports this use and feels it is consistent with Port Crossing.

Specific insert proposed (after discussion of "BI" uses in Exhibit "C"):

"In addition to the foregoing, the following uses are permitted within Reserves E1 and E2 as shown on the Port Crossing General Plan attached as Exhibit B:

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

These are "Transportation and Warehousing" NAICS classification section (see listing below with corresponding SIC codes):

484110- General Freight Trucking, Local (SIC 4212)
484121- General Freight Trucking, Long-Distance, Truckload (SIC 4213)
484122- General Freight Trucking, Long-Distance, Less Than Truckload (SIC 4213)

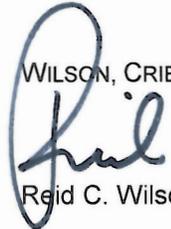
Reserves E1 and E2 are shown on the General Plan attached as Exhibit "B" to the Agreement as being permitted to have Business/Industrial ("BI") uses. Exhibit "C" provides that all BI permitted uses under the City Zoning Ord. eff. 9/11/06 are allowed uses, *except* for those uses specifically prohibited by Exhibit "C". The prior City Zoning Ord. used SIC code (now replaced by NAICS codes) for permitted use classifications. The comparable SIC codes for the requested use are in the 421 series (Motor Freight transportation and warehousing), and are not permitted currently by the Agreement. None of the specific prohibitions in Exhibit "C" apply to this use. To permit these uses requires an affirmative statement.

Mr. Ian Clowes, City Planner
City of La Porte
September 28, 2018
Page 2

Except for these modifications to Exhibit "C", the agreement would be *unchanged*.

Please set this matter on the Agenda for the Planning & Zoning Commission meeting as soon as possible. The appropriate representatives for Liberty and Core Trucking will attend the meeting.

Very truly yours,



WILSON, CRIBBS & GOREN, P.C.
Reid C. Wilson

RCW/dms
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cc: Corby Alexander
City Manager, City of La Porte

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Allen Baity
Core Trucking

Via Email: allen@coreoftx.com

AMENDED EXHIBIT C

Land Use Exceptions¹

In reserves where the General Plan indicates “GC” uses, all uses permitted in the City of La Porte Zoning Ordinance Use Chart effective on September 11, 2006, under GC indicated with a “P”) are permitted here with the exception of:

Building Construction – General Contractors and Special Trade Contractors (152-161, 171-179)
Automotive Repair Services (751-754)
Outdoor Sales as a Primary or Accessory Use
Outdoor Storage as a Primary or Accessory Use
Residential Uses

In reserves where the General Plan indicates “BI” uses, all uses permitted in the City of La Porte Zoning Ordinance Use Chart effective on September 11, 2006, under BI (indicated with a “P”) are permitted here with the exception of:

Building Construction – General Contractors and Special Trade Contractors (152-161, 171-179)
Automotive Repair Services (751-754)
Outdoor Sales as a Primary or Accessory Use
Outdoor Storage as a Primary or Accessory Use, including any storage of Shipping Containers, unless:

A) The owner, lessee or other entity in legal control of the property complies with the following requirements:

- 1) The area used for Outdoor Storage is situated east of Powell Road and west of the drainage corridor.
- 2) The area used for Outdoor Storage is surrounded on all sides by screen fencing no less than eight (8) feet in height at any point.
- 3) A landscaping buffer is installed adjacent to and along all portions of the exterior side of the screen fencing, unless both the Owner-Developer and the City agree in writing that any portion of the landscaping can be omitted for practical purposes.
- 4) Height of any Outdoor Storage item does not exceed the height of the screen fencing.
- 5) No Outdoor Storage items consist of hazardous materials, including hazardous chemicals.
- 6) Surface used for Outdoor Storage is constructed of concrete.

1 Attached to and incorporated into this exhibit is the use chart for the City of La Porte Zoning Ordinance as of September 11, 2006. To the extent that the zoning ordinance for the City of La Porte has been or is amended, after the date Special Conditional Use Permit #SCU06-006 was first adopted, to modify, eliminate or replace the permitted uses or the districts described in this exhibit, this exhibit controls unaffected by any change.

B) Additionally, as a prerequisite to the continued allowance for Outdoor Storage contained in subparagraph "A" above for eligible tracts, Owner-Developer (as that term is defined in the Development Agreement) must:

1) Commence construction of two buildings fronting State Hwy 146, within twenty-four (24) months of March 27, 2017.

2) Commence construction of all buildings proposed along State Hwy 146, within thirty-six (36) months of March 27, 2017.

3) Should Owner-Developer fail to construct any building fronting State Hwy 146 in the prescribe timeline, a masonry fence shall be installed by Owner-Developer, or its successor, to provide additional screening along the eastern boundary of the BI portion of the Tract .

General Contractors, Heavy Construction (161, 162, 1541)

Off Premises Signs

In addition to the foregoing, the following uses are permitted within Reserves E1 and E2 as shown on the Port Crossing General Plan attached as Exhibit B:

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

In reserves where the General Plan indicates "LI" uses, all uses permitted in the City of La Porte Zoning Ordinance Use Chart effective on September 11, 2006, under LI (indicated with a "P") are permitted here with the exception of:

Building Construction – General Contractors and Special Trade Contractors (152-161, 171-179)

Automotive Repair Services (751-754)

Outdoor Sales as a Primary or Accessory Use

Outdoor Storage as a Primary or Accessory Use, including any storage of Shipping Containers

General Contractors, Heavy Construction (161, 162, 1541)

Manufacturing of Chemicals and Allied Products (282-285)

Off Premises Signs

An additional permitted use shall be SIC Manual Major Group 30 (Rubber and Misc. Plastics Products

In Reserve "A4" labeled "Rail Yard" on the General Plan, all uses permitted in the City of La Porte Zoning Ordinance Use Chart effective on September 11, 2006, under LI (indicated with a "P" are permitted here with the exception of:

Building Construction – General Contractors and Special Trade Contractors (152-161, 171-179)

Automotive Repair Services (751-754)

Outdoor Sales as a Primary or Accessory Use

Outdoor Storage as a Primary or Accessory Use, including any storage of Shipping Containers

General Contractors, Heavy Construction (161, 162, 1541)

Manufacturing of Chemicals and Allied Products (282-285)

Off Premises Signs

An additional permitted use shall be SIC Manual Major Group 30 (Rubber and Misc. Plastics Products)

Additional permitted uses are certain HI uses permitted in the City of La Porte Zoning Ordinance associated with rail services such as:

A rail yard with a maximum of 22 rail lines is permitted;

Rail service to and distribution from warehouses proposed;

Rail service to light manufacturing not otherwise exempted herein.

Application #	Request	Location	P&Z Meeting	P&Z Action	CC Meeting	CC Action
FLUP 18-92000008	Mid-Res to Comm	3400 Block of Canada Rd.	8.16.18	DENY 6-0	8.27.18	DENIED 9-0
ZC 18-92000008	R-2 to GC	3400 Block of Canada Rd.	8.16.18	DENY 6-0	8.27.18	DENIED 9-0
SCUP 18-91000010	Hotel/Motel	711 Fairmont - Holiday Inn	8.16.18	DENY 5-1	8.27.18	DENIED 7-2
SCUP 18-91000011	Hotel/Motel	K @ 15 ROW - Marriott	8.16.18	APPROVE 6-0	8.27.18	APPROVED 9-0
Chapter 106 Update	N/A	N/A	8.16.18	APPROVE 6-0	8.27.18	APPROVED 9-0