

**HAL LAWLER**  
Chairman  
**DONNA O'CONNER**  
Commissioner At Large A  
**NICK BARRERA**  
Commissioner At Large B  
**TREY KENDRICK**  
Commissioner District 1  
**RICHARD WARREN**  
Commissioner District 2  
Vice Chairman



**JO ANN PITZER**  
Commissioner District 3  
**MARK FOLLIS**  
Commissioner District 4  
**LOU ANN MARTIN**  
Commissioner District 5  
**CHRISTINA TSCHAPPAT**  
Commissioner District 6

**LA PORTE PLANNING AND ZONING COMMISSION AGENDA  
THURSDAY, DECEMBER 19, 2019  
REGULAR MEETING 6 P.M.**

**CITY COUNCIL CHAMBERS**

**LA PORTE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, 77571**

**Persons** with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5021) two working days prior to the meeting for appropriate arrangements.

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**1. CALL TO ORDER**

**2. ROLL CALL OF MEMBERS**

**3. PUBLIC COMMENT** (Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)

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

- a. Approve the minutes of the meeting held on November 21, 2019.

**5. FINAL PLAT:**

- a. Consider approval of a Final Plat for the Morgan's Landing Section 6, a single family residential development consisting of 39 lots on 7.78 acres located off of Bay Area Blvd.
- b. Consider approval of a Final Plat for the Morgan's Landing Section 7, a single family residential development consisting of 70 lots on 16.44 acres located off of Bay Area Blvd.
- c. Consider approval of a Final Plat for the Morgan's Landing Section 8, a single family residential development consisting of 55 lots on 16.94 acres located off of Bay Area Blvd
- d. Consider approval of a Final Plat for Bay Landing Circle; a street dedication located within the Morgan's Landing Subdivision.

**6. ZONE CHANGE #19-92000007:** Open a public hearing on a request for approval of Zone Change Request #19-92000007 by Pablo Abel Garza, applicant and owner; for approval of a zone change from General Commercial (GC) to Low Density Residential (R-1), on a 0.23 acre tract of land located at 11813 Fieldcrest Dr., and legally described as Lots 32 and 33, Block 2, Pinegrove Valley Subdivision, Harris County, La Porte, TX.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (Limited to 5 minutes per person)
- d. Question and Answer

**7. ADJOURN PUBLIC HEARING**

**8. CONSIDERATION:** Consider approval or other action on Zone Change Request #19-92000007

**9. 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 0.23 acre tract of land located at 11813 Fieldcrest Dr., and legally described as Lots 32 and 33, Block 2, Pinegrove Valley Subdivision, from "Commercial" to 'Low Density Residential'.

**10. ZONE CHANGE #19-92000008:** Open a public hearing on a request for approval of Zone Change Request #19-92000008 by Monica Rogers, applicant; on behalf of MLMR Properties, LLC, owner; for approval of a zone change from Low Density Residential (R-1) to Neighborhood Commercial (NC), on a 0.39 acre tract of land legally described as a portion of Restricted Reserve "A", Block 1, Willmont Commercial Park Subdivision Amending Plat, Harris County, La Porte, TX.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (Limited to 5 minutes per person)
- d. Question and Answer

**11. ADJOURN PUBLIC HEARING**

**12. CONSIDERATION:** Consider approval or other action on Zone Change Request #19-92000008

**13. ZONE CHANGE #19-92000009:** Open a public hearing on a request for approval of Zone Change Request #19-92000009 by Tammy Jo Millstid, applicant; on behalf of CM Millstid Properties, LLC, owner; for approval of a zone change from Planned Unit Development (PUD) to Business Industrial (BI), on a 3.38 acre tract of land located at 11007 Fairmont Pkwy. and legally described as Tract 1H, Abstract 625 R, Pearsall Survey, Harris County, La Porte, TX.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (Limited to 5 minutes per person)
- d. Question and Answer

**14. ADJOURN PUBLIC HEARING**

**15. CONSIDERATION:** Consider approval or other action on Zone Change Request #19-92000009

**16. 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 3.38 acre tract of land located at 11007 Fairmont Pkwy., and legally described as Tract 1H, Abstract 625 R, Pearsall Survey, from "Mid-High Density Residential" to "Business Industrial".

**17. ZONE CHANGE #19-92000010:** Open a public hearing on a request for approval of Zone Change Request #19-92000010 by Ryan Sweezy, applicant; on behalf of Texas Cargoways, LLC, owner; for approval of a zone change from Mid Density Residential (R-2) to Planned Unit Development (PUD), on a 6.921 acre tract of land located at the 3400 Block of Canada Rd., and legally described as Reserve A, Block 1, Dawson Subdivision, Harris County, La Porte, TX.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (Limited to 5 minutes per person)
- d. Question and Answer

**18. ADJOURN PUBLIC HEARING**

**19. CONSIDERATION:** Consider approval or other action on Zone Change Request #19-92000010

**20. 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 6.921 acre tract of land located at the 3400 Block of Canada Rd., and legally described as Reserve A, Block 1 Dawson Subdivision, from "Mid-High Density

Residential” to “Commercial”.

**21. SCUP REQUEST #19-91000009:** Open a public hearing on a request for approval of Special Conditional Use Permit (SCUP) #19-91000009 by Ryan Sweezy, applicant; on behalf of Texas Cargoways, LLC, owner; to allow for a boat and recreational vehicle (RV) storage facility, to locate on a 6.921 acre tract of land located at the 3400 Block of Canada Rd., and legally described as Reserve A, Block 1, Dawson Subdivision, Harris County, La Porte, TX.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (Limited to 5 minutes per person)
- d. Question and Answer

**22. ADJOURN PUBLIC HEARING**

**23. CONSIDERATION:** Consider approval or other action on SCUP Request #19-91000009

**24. SCUP REQUEST #19-91000008:** Open a public hearing on a request for approval of Special Conditional Use Permit (SCUP) #19-91000008 by Wells Holdings, Inc., applicant; on behalf of 92 Fairmont Lakes, Inc., owner; to allow for a mixed use development, to locate on a 56.7 acre tract of land located at the northeast corner of Wharton Weems Blvd. and SH 146, and legally described as Lots 1-33, Block 1267, La Porte Subdivision, Tract 1M, Abstract 35, J Hunter Survey, and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey, Harris County, La Porte, TX.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comments (Limited to 5 minutes per person)
- d. Question and Answer

**25. ADJOURN PUBLIC HEARING**

**26. CONSIDERATION:** Consider approval or other action on SCUP Request #19-91000008

**27. 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 56.7 acre tract of land located at the northeast corner of Wharton Weems Blvd. and SH 146, and legally described Tract 1M, Abstract 35, J Hunter Survey, and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey, from “Low Density Residential” and “Commercial” to “Mixed Use”.

**28. DISCUSSION:**

- a. Update on Chapter 106 Subcommittee

**29. ADMINISTRATIVE REPORTS**

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

**31. 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 Lee Woodward, City Secretary, at 281-470-5019.

**CERTIFICATION**

I do hereby certify that a copy of the December 19, 2019, Planning and Zoning Commission agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_

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

DATE OF POSTING \_\_\_\_\_

TIME OF POSTING \_\_\_\_\_

TAKEN DOWN \_\_\_\_\_

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



**December 19, 2019**

## **AGENDA ITEM 4**

Consider approval of the Meeting Minutes:

a. November 21, 2019

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

**Planning and Zoning Commission  
Minutes of November 21, 2019**

**Commissioners Present:** Chairman Hal Lawler, Nick Barrera, Donna O'Conner, Christina Tschappat, Richard Warren, Jo Ann Pitzer, Mark Follis, Trey Kendrick

**Commissioners Absent:** Commissioner Martin

**City Staff Present:** Assistant City Attorney Clark Askins, Planning & Development Director Teresa Evans, City Planner Ian Clowes, Planning Technician Chase Stewart

**1. CALL TO ORDER:**

Chairman Lawler called the meeting to order at 6:00 p.m.

**2. ROLL CALL OF MEMBERS:**

Commissioner Martin was absent for this meeting

**3. Consider Approval of Meeting Minutes:**

- a) October 17, 2019 Minutes

**Motion** by Commissioner Tschappat to approve the proposed meeting minutes.

**Second** by Commissioner Warren                      **Motion to approve carried**

**Ayes:** Commissioners Barrera, O'Conner, Tschappat, Warren, Pitzer, Follis, Kendrick, and Chairman Lawler

**Nays:** None

**Motion to approve passes, 8-0**

**4. Public Comment (6:00 pm): Chuck Rosa – 812 S Virginia St., La Porte TX –** Voiced personal opinions of the Planning and Zoning Commission.

**5. Major Development Site Plan:** Consider approval of the major development site plan #19-83000001. Hawthorn at Bay Forest, a 20.0 acre multi-family development located at 1831 N. SH 146.

- a. **Staff Presentation:** Ian Clowes, City Planner, presented the major development site plan, #19-83000001, Hawthorne at Bay Forest.
- b. **Question and Answer:** Commissioners Follis and Barrera both had questions seeking clarification on certain items on the site plan.

**Motion** by Commissioner Follis to approve major development site plan #19-83000001

**Second** by Commissioner Follis                      **Motion to approve carried**

**Ayes:** Commissioners Barrera, O'Conner, Tschappat, Warren, Pitzer, Follis, Kendrick, and Chairman Lawler

**Nays:** None

**Motion to approve passes, 8-0**

**6. Preliminary Plat:**

- a. Consider approval of a Preliminary Plat for the Morgan's Landing Section 9, a single family residential development consisting of 96 lots on 23.6 acres located off of Bay Area Blvd.
  - b. Consider approval of a Preliminary Plat for the Morgan's Landing Section 10, a single family residential development consisting of 13 lots on 2.7 acres located off of Bay Area Blvd.
  - c. Consider approval of a Preliminary Plat for the Morgan's Landing Section 11, a single family residential development consisting of 46 lots on 12.2 acres located off of Bay Area Blvd.
  - d. Consider approval of a Preliminary Plat for the Morgan's Landing Section 12, a single family residential development consisting of 34 lots on 7.6 acres located off of Bay Area Blvd.
  - e. Consider approval of a Preliminary Plat for the Morgan's Landing Section 13, a single family residential development consisting of 57 lots on 12.5 acres located off of Bay Area Blvd.
  - f. Consider approval of a Preliminary Plat for the Morgan's Landing Section 14, a single family residential development consisting of 29 lots on 6.2 acres located off of Bay Area Blvd.
  - g. Consider approval of a Preliminary Plat for the Morgan's Landing Section 15, a single family residential development consisting of 43 lots on 26.1 acres located off of Bay Area Blvd.
- a) **Staff Presentation:** Ian Clowes, City Planner, presented the 7 preliminary plats to the Planning and Zoning Commission.
  - b) **Question and Answer:** Commissioner Barrera asked about how drainage for the site has been affected, if at all. Commissioner Kendrick asked for clarification about the Preliminary/Final plat process.

**Motion** by Commissioner Kendrick to approve the proposed preliminary plats (all 7 were voted on with a single motion).

**Second** by Commissioner Warren

**Motion to approve carried**

**Ayes:** Commissioners Barrera, O'Conner, Tschappat, Warren, Pitzer, Follis, Kendrick, and Chairman Lawler

**Nays:** None

**Motion to approve passes, 8-0**

- 7. Replat:** Open a public hearing on a request for approval of Residential Replat #19-97000006 by Charles Anders of Bayway Homes Inc. for the proposed Bay Village Section 1, a replat of Lot 9, Block 3, Lots 1-12, Block 4, Lots 1-7 and a portion of Lot 8, Block 10, of Bay Oaks Subdivision, Harris County, La Porte, TX.

- a) **Staff Presentation:** Ian Clowes, City Planner, presented the replat, #19-97000006, Bay Village Section 1.

- b) **Applicant Presentation:** Charles Anders presented the plat as the first step of a single-family development project in the City of La Porte and was available to field questions
- c) **Public Comments:** James Bacheller - 427 Bay Oaks – Voiced concerns about traffic impacts for the neighborhood if the subdivision was developed.
- d) **Question and Answer: N/A**

**Motion by** Commissioner Warren to approve the Replat #19-97000006

**Second by** Commissioner O’Conner                      **Motion to approve carried**

**Ayes:** Commissioners Barrera, O’Conner, Tschappat, Warren, Pitzer, Follis, Kendrick, and Chairman Lawler

**Nays:** None                      **Motion to approve passes, 8-0**

**8. Chapter 106 (Zoning) Amendments:** Open Public Hearing to receive input on an ordinance amending Chapter 106 “Zoning” of the Code of Ordinances of the City of La Porte.

- a) **Staff Presentation:** Ian Clowes, City Planner, presented the proposed changes to Chapter 106 “Zoning” of the Code of Ordinances for the City of La Porte, as formulated by members of the Planning and Zoning Commission Subcommittee.
- b) **Public Comments:**
  - Chuck Rosa – 812 S Virginia St. –** Voiced opposition to the proposed changes to Chapter 106.
  - Alan Ward – Real Estate Broker –** Voiced opposition to the proposed changes to Chapter 106, specifically the amendments to landscaping requirements and hazardous material storage
  - Randy Le Blanc- 241 S Carroll –** Voiced opposition to hazardous material storage amendments and suggested designated storage areas/procedures within the City instead.
  - Jeff Burkhalter – 305 Winchester Rd. –** Asked for clarification regarding the landscaping amendments
- c) **Question and Answer:** Commissioner Kendrick voiced concern about what could be considered “too restrictive” of characteristics to determine what is classified as a truck stop. Commissioner Follis argues that the further restriction of the truck stop definition would prohibit any potential improvement of existing truck stops. Commissioner O’Connor asks for clarification of the proposed language change for a truck stop definition.

**Motion by** Commissioner O'Connor to approve Chapter 106 "Zoning" amendments with the condition to remove the limitations on number of characteristics that are permitted in association with a "truck stop" use

**Second by** Commissioner Tschappat

**Motion to approve carried**

**Ayes:** Commissioners Barrera, O'Conner, Tschappat, Warren, Pitzer, Follis, Kendrick, and Chairman Lawler

**Nays:** None

**Motion to approve passes, 8-0**

**9. Election of Officers:** Section 5.6 Rules and Bylaws

- a. Vice Chairperson – Commissioner Warren was elected to the position by a vote of 8-0
- b. Secretary – Commissioner Kendrick was elected to the position by a vote of 8-0

**10. Discussion:**

- The Planning and Zoning Commission was notified of the failure of passage of a recent Zone Change and Future Land Use Plan amendment for the property at Canada Rd. and W. Fairmont Pkwy. The applicant is preparing to submit for a Planned Unit Development (PUD) Zone Change and Special Conditional Use Permit (SCUP) to allow for an RV and Boat Storage facility to be constructed
- The Special Conditional Use Permit (SCUP) at the previous meeting for a duplex construction at Bayshore Dr. was overruled by City Council and approved.

**11. Commission Comments: N/A**

**12. Adjourn:**

**Motion by** Commissioner Warren to adjourn the meeting.

**Second by** Commissioner Follis

**Motion to adjourn carried**

**Ayes:** Commissioners Barrera, O'Conner, Tschappat, Warren, Pitzer, Follis, Kendrick, and Chairman Lawler

**Nays:** None

**Motion to adjourn passes, 8-0**

Respectfully submitted,

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Chase Stewart  
Planning Technician

Passed and Approved on \_\_\_\_\_ , 2019.

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Hal Lawler  
Chairman, Planning and Zoning Commission

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Trey Kendrick  
Secretary, Planning and Zoning Commission

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



**December 19, 2019**

## **AGENDA ITEM 5 (a-d)**

Consider approval of FinalPlats for the Morgan's Landing subdivision; three (3) sections and one (1) street dedication, part of a single family residential development consisting of 164 lots on 41.2 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

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### ISSUE

Should the Planning and Zoning Commission approve the final plats for three (3) sections and one (1) street dedication of Morgan's Landing?

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the Final Plats for Morgan's Landing

### DISCUSSION

#### Applicant's Request:

The applicant, Gretchen Hollas of CobbFendley, is requesting approval of final plats for three (3) sections and one (1) street dedication of the Morgan's Landing subdivision. The attached exhibits are the proposed final plats. The 41.2 acre site will consist of 164 low density single family residential lots ranging in size from 5,625 square feet to 7,800 square feet.

#### 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
<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 final plats are 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 12.01-12.02 of the City's Land Development Ordinance (see the attached Exhibit) 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 12.02 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 \$490 + \$318 = \$808 to cover the cash payment in lieu of land dedication and park development fee.

**ATTACHMENTS**

- Morgan's Landing Final Plats

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HEREIN REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 7.7754 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION SIX 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 SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HEREUNTO, BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION,  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.,  
ITS GENERAL PARTNER

BY: JEFF ANDERSON, VICE PRESIDENT  
LAND ACQUISITION & DEVELOPMENT - HOUSTON

ATTEST: GREG COLEMAN  
AUTHORIZED SIGNATORY - WEST REGION

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: TAYLOR MORRISON OF TEXAS, INC.  
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, 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 \_\_\_\_\_, 20\_\_\_\_.



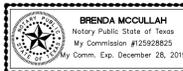
MY COMMISSION EXPIRES \_\_\_\_\_

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 ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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 \_\_\_\_\_, 20\_\_\_\_.



MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

CITY OF LA PORTE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING SECTION SIX 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 ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

BY: TERESA EVANS  
DIRECTOR, PLANNING DEPARTMENT

IAN CLOWES  
LA PORTE CITY PLANNER

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

I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IN FILM CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

I, GRETCHEN M. HOLLAS, 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 RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

BY: GRETCHEN M. HOLLAS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 129749

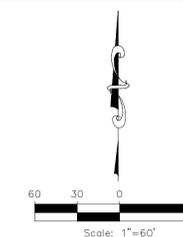
I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-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.

BY: KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5924

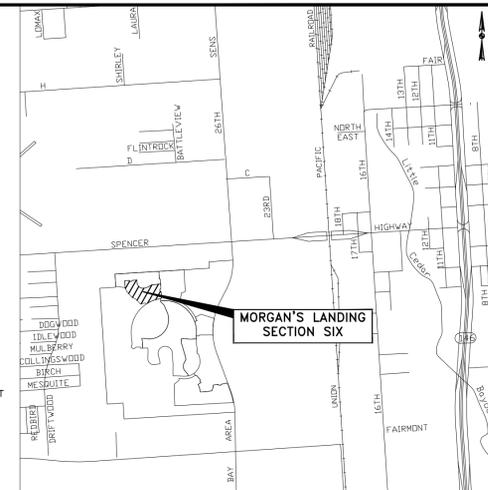
LINE TABLE with columns: LINE #, BEARING & DISTANCE. Lists lines L1 through L23 with their respective bearings and distances.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, LENGTH, CHORD BEARING & DISTANCE. Lists curves C1 through C18 with their respective radii, delta angles, lengths, and chord bearings/distances.

RESERVE TABLE with columns: RESERVE, AREA, USE. Lists reserves A and B with their areas and uses (Landscape & Open Space).



- LEGEND: B.L. = BOUNDARY CORNER, B.L. = BUILDING LINE, U.E. = UTILITY EASEMENT, E.E. = ELECTRICAL EASEMENT, S.S.E. = SANITARY SEWER EASEMENT, W.L.E. = WATER LINE EASEMENT, W.S.E. = WATER & SANITARY EASEMENT, 3 = BLOCK NUMBER.



LOCATION MAP  
1"=2,000'  
(KEY MAP # 539-Z)

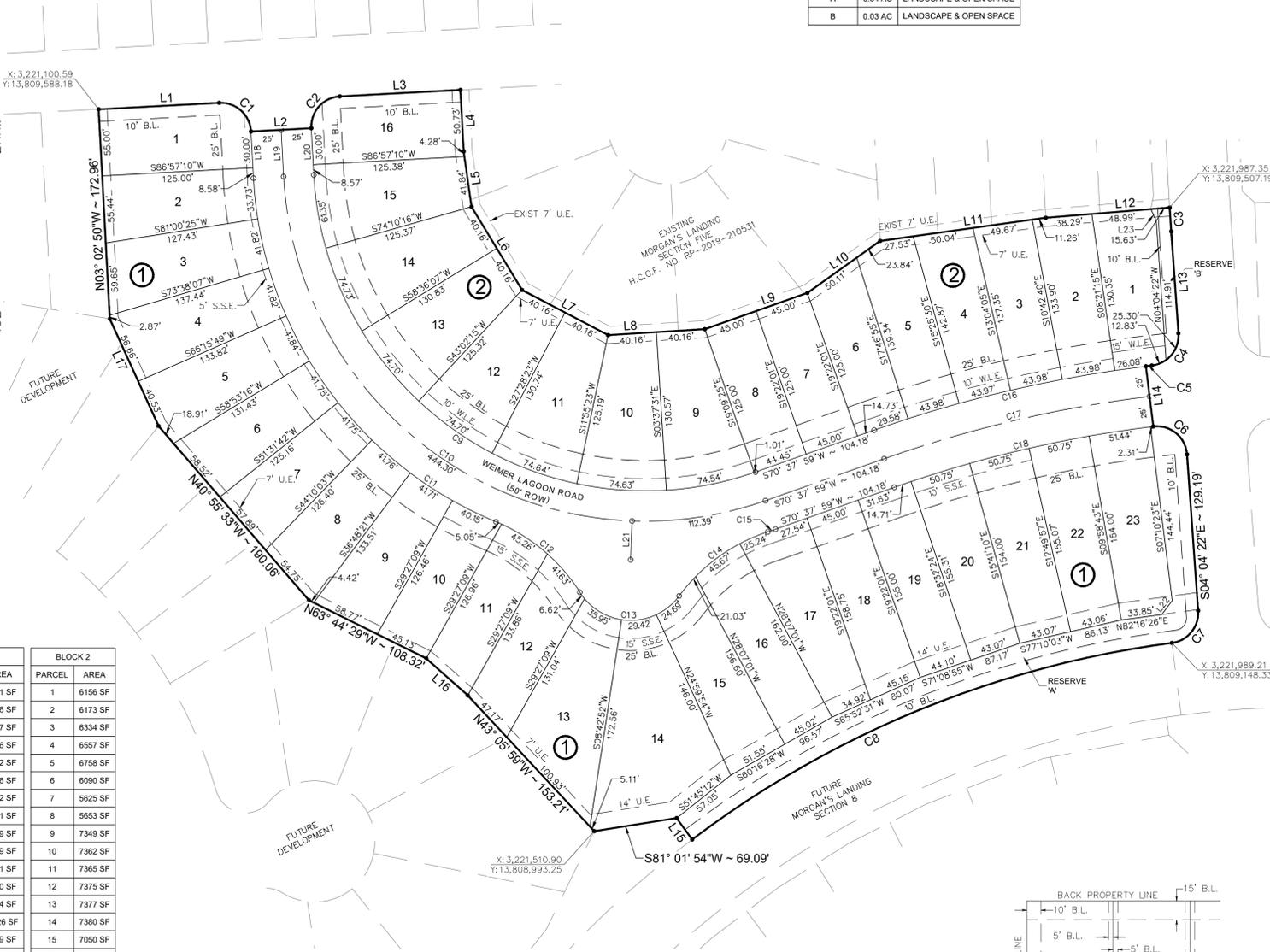


Table with columns: BLOCK 1, PARCEL, AREA. Lists parcels 1-23 for Block 1 and Block 2 with their respective areas in square feet.

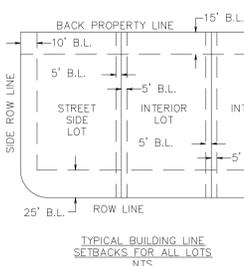
OWNER: TAYLOR MORRISON OF TEXAS INC. 2909 BROADWAY, SUITE 400, HOUSTON, TEXAS 77042. PHONE: (281) 598-3000.

OWNER: BEAZER HOMES TEXAS, L.P. BY: BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER. 10230 HEIST, SUITE 1100K, SUITE 200, HOUSTON, TEXAS 77040. PHONE: (281) 560-6600.

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.cobbhendley.com

- GENERAL NOTE: 1. 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 86, CODE OF ORDINANCES, CITY OF LA PORTE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME. 2. 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 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. 3. 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. 4. ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, EMERGENCY ACCESS 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. 5. CONTROL MONUMENT: BRASS DISK SET ON EXISTING C-INLET, LOCATED ON THE SOUTH SIDE OF SHORE HILL CIRCLE BETWEEN LOT 9 & 10, BLOCK 1 OF MORGAN'S LANDING SECTION ONE. N = 13,808,546.28, E = 3,223,020.23, ELEV = 19.36 (NAVD 88, 2001 ADJ.). 6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA PORTE'S PUBLIC IMPROVEMENT CRITERIA MANUAL AND CONSTRUCTION DETAILS. 7. 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. 8. ALL STREETS WITHIN THE SUBJECT SUBDIVISION ARE PUBLIC STREETS. 9. 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. 10. 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. 11. 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. 12. 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. 13. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999882536.

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). 48201C0945M, LAST REVISED JANUARY 6, 2017. SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. 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 BARRIER WALL, IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED. ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT.



MORGAN'S LANDING SECTION SIX  
FINAL PLAT  
A SUBDIVISION CONTAINING 7.7754 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60'  
NOVEMBER 2019  
2 BLOCKS, 39 LOTS, 2 RESERVES

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HEREIN REFERRED TO AS OWNERS, WHETHER ONE OR MORE OF THE 16.4377 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION SEVEN 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, DRAINAGE 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 SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, ITS VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HEREUNTO, BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION,  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.,  
ITS GENERAL PARTNER

BY: JEFF ANDERSON, VICE PRESIDENT  
LAND ACQUISITION & DEVELOPMENT - HOUSTON

ATTEST: GREG COLEMAN  
AUTHORIZED SIGNATORY - WEST REGION

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: TAYLOR MORRISON OF TEXAS, INC.  
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

CITY OF LA PORTE  
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING SECTION SEVEN 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 ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

ATTEST: TREVY KENDRICK  
SECRETARY, LA PORTE PLANNING AND ZONING COMMISSION

BY: TERESA EVANS  
DIRECTOR, PLANNING DEPARTMENT

IAN CLOWES  
LA PORTE CITY PLANNER

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

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, 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 \_\_\_\_\_, 20\_\_\_\_.

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 ROBERT L. SKINNER, AUTHORIZED AGENT OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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 \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IN FILE CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

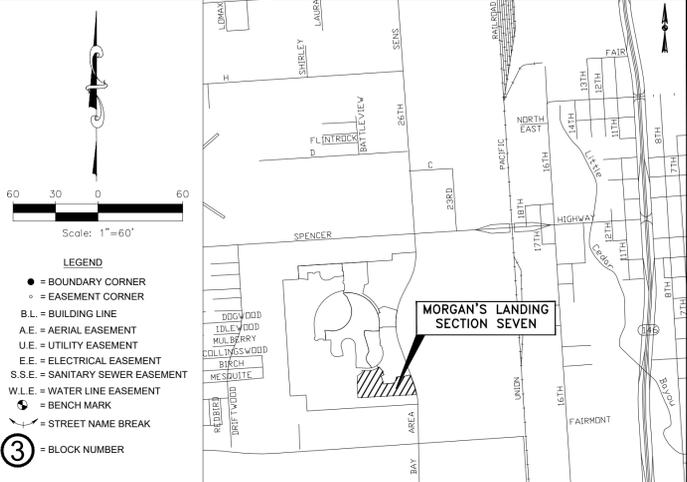
BY: \_\_\_\_\_  
DEPUTY

- GENERAL NOTE:
- LOTS BACKING OR SIDING BAY AREA BLVD. OR MORGAN'S LANDING BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
  - 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 86, CODE OF ORDINANCES, CITY OF LA PORTE, 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 DWELLING 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.
  - 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 ONE ADDITIONAL SPACE SHALL BE PROVIDED.
  - ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, EMERGENCY ACCESS 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.
  - CONTROL MONUMENT: BRASS DISK SET ON EXISTING C-INLET, LOCATED ON THE SOUTH SIDE OF SHORE HILL CIRCLE BETWEEN LOT 9 & 10, BLOCK 1 OF MORGAN'S LANDING SECTION ONE.  
N = 13,808,548.28  
E = 3,223,020.23  
ELEV = 19.36 (NAVD 88, 2001 ADJ.)
  - 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.

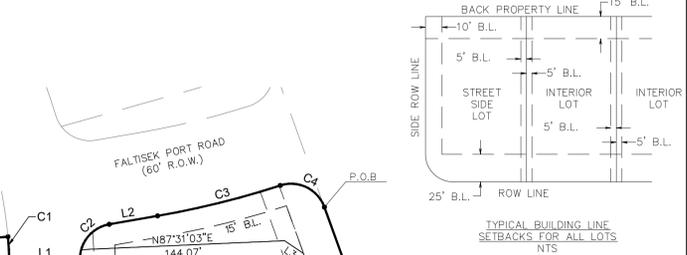
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- DRIVEWAY LOCATION - FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90-DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LINE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- IN ACCORDANCE WITH CENTERPOINT 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 ONE FOOT RESERVE IS HEREBY ESTABLISHED WITHIN THE STREET RIGHT OF WAY ADJACENT TO ALL UNRESTRICTED RESERVES OR UNPLATTED ACREAGE. SAID ONE FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE REMOVED AND THEREAFTER BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ONLY UPON PROPER PLATTING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999882536.

I, GRETCHEN M. HOLLAS, 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 RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

BY: GRETCHEN M. HOLLAS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 129749



LOCATION MAP  
1"=2,000'  
(KEY MAP # 539-Z)



**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). 48201C0945M, LAST REVISED JANUARY 8, 2017:

SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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 PLAN 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 BARRIER WALL, IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED.

ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT

EXISTING MORGAN'S LANDING DETENTION POND EASEMENT  
H.C.C.F. NO. RP-2019-210543

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

I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-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.

BY: KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5924

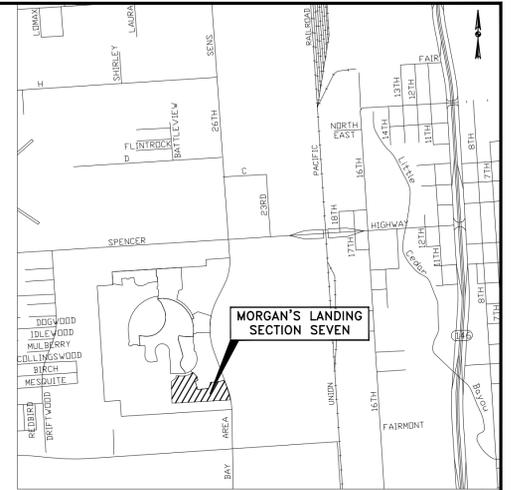
**MORGAN'S LANDING SECTION SEVEN  
FINAL PLAT**  
A SUBDIVISION CONTAINING 16.4377 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60'  
NOVEMBER 2019  
2 BLOCK, 70 LOTS, 4 RESERVES

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	275.00'	3° 38' 15"	17.46'	S03° 01' 14"E - 17.46'
C2	25.00'	81° 24' 02"	35.52'	N39° 29' 55"E - 32.61'
C3	630.00'	8° 08' 22"	89.50'	N76° 07' 45"E - 89.42'
C4	25.00'	88° 03' 16"	38.42'	S63° 56' 25"E - 34.75'
C5	430.00'	39° 15' 24"	294.62'	N73° 47' 18"E - 288.89'
C6	25.00'	84° 05' 25"	36.69'	S83° 47' 42"E - 33.49'
C7	25.00'	95° 04' 37"	41.49'	S05° 47' 20"W - 36.89'
C8	640.00'	7° 40' 14"	85.68'	S57° 09' 45"W - 85.62'
C9	275.00'	14° 10' 54"	68.07'	N05° 53' 21"E - 67.89'
C10	300.00'	14° 10' 54"	74.25'	N05° 53' 21"E - 74.07'
C11	325.00'	14° 10' 54"	80.44'	N05° 53' 21"E - 80.24'
C12	525.00'	9° 13' 59"	84.60'	S08° 21' 48"W - 84.51'
C13	475.00'	7° 41' 37"	63.78'	S09° 07' 59"W - 63.73'
C14	25.00'	83° 07' 04"	36.27'	N45° 18' 21"E - 33.17'
C15	500.00'	14° 17' 32"	124.72'	S05° 50' 02"W - 124.40'
C16	25.00'	98° 25' 18"	42.94'	S43° 55' 28"E - 37.86'
C17	25.00'	66° 25' 19"	28.98'	N53° 39' 14"E - 27.39'
C18	50.00'	267° 27' 41"	233.40'	N25° 49' 35"W - 72.26'
C19	25.00'	21° 02' 22"	9.18'	N82° 36' 56"W - 9.13'
C20	25.00'	23° 04' 26"	10.07'	S75° 19' 40"W - 10.00'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C21	50.00'	132° 42' 30"	115.81'	S49° 51' 18"E - 91.60'
C22	50.00'	86° 01' 52"	75.08'	S50° 07' 11"E - 68.22'
C23	25.00'	86° 01' 52"	37.54'	S50° 07' 11"E - 34.11'
C24	25.00'	23° 38' 53"	10.32'	N04° 40' 31"E - 10.25'
C25	1475.00'	8° 29' 27"	218.59'	N11° 23' 39"W - 218.39'
C26	1500.00'	10° 22' 16"	271.51'	N12° 17' 23"W - 271.14'
C27	1525.00'	8° 31' 49"	227.05'	N11° 22' 10"W - 226.84'
C28	590.00'	33° 28' 22"	344.68'	N70° 03' 49"E - 339.80'
C29	615.00'	33° 28' 22"	359.29'	N70° 03' 49"E - 354.20'
C30	640.00'	16° 47' 58"	187.65'	N61° 43' 37"E - 186.98'
C31	25.00'	85° 45' 40"	37.42'	S27° 14' 46"W - 34.02'
C32	25.00'	85° 36' 35"	37.35'	N58° 26' 40"W - 33.98'
C33	640.00'	8° 02' 58"	89.91'	N82° 46' 31"E - 89.84'
C34	25.00'	23° 04' 26"	10.07'	S81° 39' 47"E - 10.00'
C35	50.00'	134° 23' 50"	117.28'	S42° 40' 31"W - 92.19'
C36	50.00'	88° 51' 48"	77.55'	S42° 22' 06"W - 70.01'
C37	25.00'	88° 51' 48"	38.77'	S42° 22' 06"W - 35.00'
C38	25.00'	22° 31' 28"	9.83'	N13° 15' 40"W - 9.76'
C39	1525.00'	10° 37' 39"	282.87'	S07° 18' 46"E - 282.46'
C40	1500.00'	12° 51' 30"	336.63'	S08° 29' 33"E - 335.92'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C41	1475.00'	10° 57' 12"	281.98'	S07° 32' 24"E - 281.55'
C42	25.00'	41° 53' 33"	18.28'	S33° 57' 47"E - 17.87'
C43	50.00'	275° 50' 42"	240.72'	N83° 00' 48"E - 67.01'
C44	25.00'	53° 33' 44"	23.37'	N14° 09' 17"E - 22.53'

LINE TABLE	
LINE #	BEARING & DISTANCE
L1	N88° 47' 54"E - 50.00'
L2	N80° 11' 56"E - 34.76'
L3	S56° 11' 52"E - 16.12'
L4	S03° 08' 07"E - 20.00'
L5	S86° 51' 53"W - 14.22'
L6	S78° 42' 07"E - 14.73'
L7	N75° 04' 42"E - 6.66'
L8	S26° 21' 00"E - 26.17'
L9	S21° 44' 04"W - 27.15'



LOCATION MAP  
1" = 2,000'  
(KEY MAP # 539-Z)

BLOCK 1	
PARCEL	AREA
1	7121 SF
2	7182 SF
3	7182 SF
4	7182 SF
5	7123 SF
6	6975 SF
7	6500 SF
8	6560 SF
9	9088 SF
10	10766 SF
11	8812 SF
12	6700 SF
13	6623 SF
15	7042 SF
16	7376 SF
18	7348 SF
19	10424 SF
20	10701 SF
26	6774 SF
27	7509 SF

BLOCK 1	
PARCEL	AREA
28	8114 SF
29	6949 SF
30	7108 SF
31	7156 SF
32	8048 SF
33	13228 SF
34	11131 SF
35	6486 SF
36	6500 SF
37	6500 SF
38	6500 SF
39	6500 SF
40	6500 SF
41	6500 SF
42	6500 SF
43	6500 SF
44	6500 SF
45	6500 SF
46	6500 SF
47	6460 SF

BLOCK 1	
PARCEL	AREA
48	10406 SF
49	12082 SF
50	10241 SF
51	11883 SF
52	8285 SF
53	12164 SF
54	10149 SF
55	8802 SF

BLOCK 2	
PARCEL	AREA
1	8716 SF
2	7098 SF
3	7125 SF
4	7020 SF
5	8195 SF
6	7163 SF
7	7163 SF
8	7165 SF
9	7406 SF
10	7814 SF
11	7993 SF
12	7139 SF
13	6887 SF
14	6705 SF
15	8618 SF

RESERVE TABLE		
RESERVE	AREA	USE
A	0.51 AC	LANDSCAPE & OPEN SPACE
B	0.03 AC	DRAINAGE, LANDSCAPE & OPEN SPACE
C	0.06 AC	DRAINAGE, LANDSCAPE & OPEN SPACE

## MORGAN'S LANDING SECTION SEVEN FINAL PLAT

A SUBDIVISION CONTAINING 16.4377 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60'  
NOVEMBER 2019  
2 BLOCK, 70 LOTS, 4 RESERVES

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HERIN REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 16.9388 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION EIGHT 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 SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HERETO, BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HERETO AFFIXED BY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION,  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
ITS GENERAL PARTNER

BY: JEFF ANDERSON, VICE PRESIDENT  
LAND ACQUISITION & DEVELOPMENT - HOUSTON

ATTEST:  
GREG COLEMAN  
AUTHORIZED SIGNATORY - WEST REGION

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: TAYLOR MORRISON OF TEXAS, INC.  
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, 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 \_\_\_\_\_ 20\_\_\_\_



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 ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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 \_\_\_\_\_ 20\_\_\_\_



MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

CITY OF LA PORTE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING SECTION FIVE 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 ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

ATTEST:

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

BY: TERESA EVANS  
DIRECTOR, PLANNING DEPARTMENT

IAN CLOWES  
LA PORTE CITY PLANNER

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

I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IN FILM CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

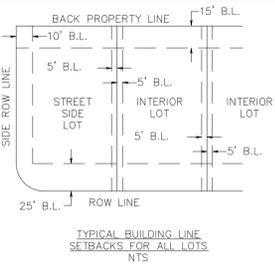
DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

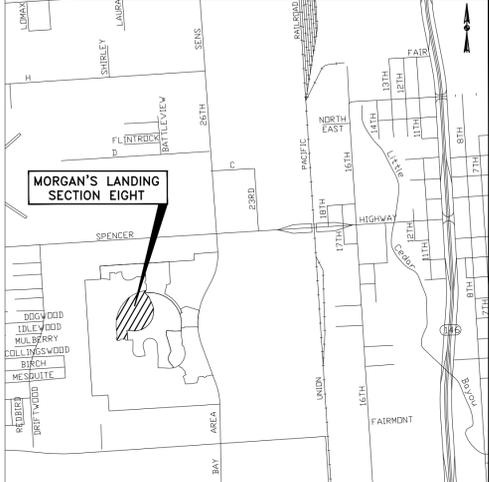
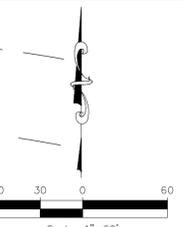
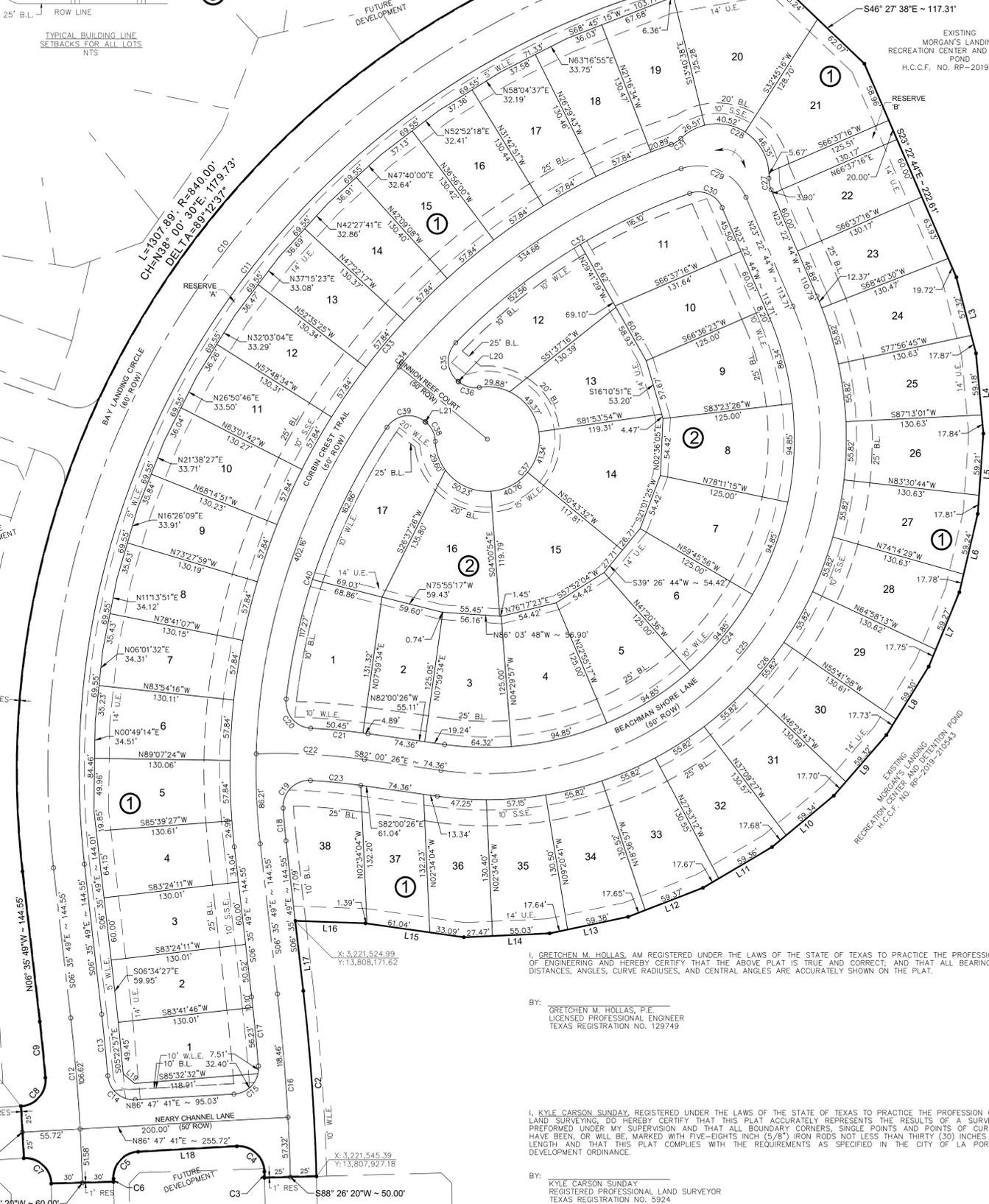


OWNER: TAYLOR MORRISON OF TEXAS, INC.  
2929 BRIARPARK DR., SUITE 400  
HOUSTON, TEXAS 77042  
PHONE: (281) 598-3000

OWNER: BEAZER HOMES TEXAS, L.P.  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
ITS GENERAL PARTNER  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE: (281) 598-0650



- = BOUNDARY 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
- W.S.E. = WATER & SANITARY EASEMENT
- = STREET NAME BREAK
- ③ = BLOCK NUMBER



LOCATION MAP  
1"=2,000'  
(KEY MAP # 539-Z)

GENERAL NOTE:

- 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 386, CODE OF ORDINANCES, CITY OF LA PORTE, 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 DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 600 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, EMERGENCY ACCESS 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.
- CONTROL MONUMENT: BRASS DISK SET ON EXISTING C-INLET, LOCATED ON THE SOUTH SIDE OF SHORE HILL CIRCLE BETWEEN LOT 9 & 10, BLOCK 1 OF MORGAN'S LANDING SECTION ONE.  
N = 13,808,546.28  
E = 3,223,020.23  
ELEV = 19.36 (NAVD 88, 2001 ADJ.)
- SEWAGE 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 UNLESS 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.
- 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 ONE FOOT RESERVE IS HEREBY ESTABLISHED WITHIN THE STREET RIGHT OF WAY ADJACENT TO ALL UNRESTRICTED RESERVES OR UNPLATTED ACREAGE. SAID ONE FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE REMOVED AND THEREAFTER BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ONLY UPON PROPER PLATTING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATE (NAD83, 2011 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999882536.

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). 48201C0945M, LAST REVISED JANUARY 6, 2017:

SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
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 BARRIER WALL, IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED.  
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT

I, GRETCHEN M. HOLLAS, 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 RADIIUSES, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

BY: GRETCHEN M. HOLLAS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 129749

I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTHS (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.

BY: KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5924

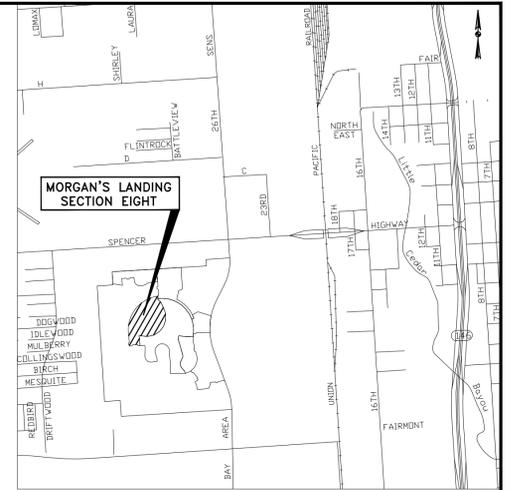
# MORGAN'S LANDING SECTION EIGHT FINAL PLAT

A SUBDIVISION CONTAINING 16.9388 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60'  
NOVEMBER 2019  
2 BLOCK, 55 LOTS, 2 RESERVES

LINE #	BEARING & DISTANCE
L1	S07° 23' 12"E - 60.00'
L2	S08° 17' 35"E - 15.00'
L3	S14° 32' 53"E - 75.19'
L4	S05° 16' 38"E - 77.03'
L5	S03° 59' 38"W - 77.03'
L6	S13° 15' 53"W - 77.03'
L7	S22° 32' 08"W - 77.03'
L8	S31° 48' 24"W - 77.03'
L9	S41° 04' 39"W - 77.03'
L10	S50° 20' 54"W - 77.03'
L11	S59° 37' 10"W - 77.03'
L12	S68° 53' 25"W - 77.03'
L13	S78° 09' 40"W - 77.03'
L14	S87° 25' 56"W - 82.51'
L15	N81° 59' 07"W - 95.52'
L16	N88° 00' 10"W - 67.53'
L17	S06° 35' 49"E - 67.47'
L18	S86° 47' 41"W - 95.03'
L19	S49° 55' 59"E - 14.25'
L20	N50° 43' 32"W - 1.03'
L21	S50° 43' 32"E - 1.03'

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	780.00'	0° 54' 23"	12.34'	S82° 09' 37"W - 12.34'
C2	2025.00'	5° 02' 09"	177.98'	S04° 04' 45"E - 177.92'
C3	1975.00'	0° 10' 22"	5.96'	N01° 38' 51"W - 5.96'
C4	25.00'	91° 28' 16"	39.91'	N47° 28' 11"W - 35.81'
C5	25.00'	88° 27' 13"	38.60'	S42° 34' 05"W - 34.87'
C6	1830.00'	0° 05' 51"	3.11'	S01° 36' 36"E - 3.11'
C7	25.00'	91° 38' 38"	39.99'	N47° 22' 59"W - 35.86'
C8	25.00'	91° 38' 24"	39.99'	N40° 58' 30"E - 35.86'
C9	1770.00'	1° 45' 07"	54.12'	N05° 43' 16"W - 54.12'
C10	810.00'	89° 12' 37"	1261.18'	S38° 00' 30"W - 1137.59'
C11	780.00'	88° 18' 14"	1202.13'	S37° 33' 18"W - 1086.64'
C12	1800.00'	5° 02' 09"	158.20'	N04° 04' 45"W - 158.15'
C13	1830.00'	1° 50' 57"	59.06'	N05° 40' 21"W - 59.06'
C14	25.00'	88° 27' 27"	38.60'	S48° 58' 35"E - 34.88'
C15	25.00'	91° 28' 03"	39.91'	N41° 03' 40"E - 35.81'
C16	2000.00'	5° 02' 09"	175.78'	N04° 04' 45"W - 175.72'
C17	1975.00'	1° 55' 28"	66.33'	N05° 38' 05"W - 66.33'
C18	585.00'	3° 03' 48"	31.28'	S05° 03' 55"E - 31.27'
C19	25.00'	96° 41' 42"	42.19'	S44° 48' 50"W - 37.36'
C20	25.00'	93° 47' 42"	40.93'	S40° 10' 58"E - 36.51'

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C21	625.00'	5° 04' 23"	55.34'	N84° 32' 38"W - 55.32'
C22	600.00'	9° 57' 11"	104.23'	N86° 59' 02"W - 104.10'
C23	575.00'	4° 49' 53"	48.47'	N84° 25' 23"W - 48.47'
C24	295.00'	121° 22' 18"	624.91'	N37° 18' 25"E - 514.45'
C25	320.00'	121° 22' 18"	677.87'	N37° 18' 25"E - 558.05'
C26	345.00'	121° 22' 18"	730.83'	N37° 18' 25"E - 601.64'
C27	25.00'	25° 44' 42"	11.23'	S10° 30' 23"E - 11.14'
C28	50.00'	136° 25' 17"	119.05'	N65° 50' 40"W - 92.86'
C29	50.00'	85° 54' 40"	74.97'	N66° 20' 04"W - 68.14'
C30	25.00'	85° 54' 42"	37.49'	N66° 20' 03"W - 34.07'
C31	25.00'	24° 39' 49"	10.76'	N56° 16' 36"E - 10.68'
C32	585.00'	26° 18' 47"	268.66'	S57° 33' 12"W - 266.31'
C33	635.00'	77° 12' 19"	855.65'	S32° 00' 21"W - 792.37'
C34	610.00'	77° 18' 25"	823.05'	S32° 03' 23"W - 762.02'
C35	25.00'	95° 07' 21"	41.51'	S03° 09' 52"E - 36.90'
C36	25.00'	48° 11' 23"	21.03'	S74° 49' 14"E - 20.41'
C37	50.00'	276° 22' 46"	241.19'	N39° 16' 28"E - 66.67'
C38	25.00'	48° 11' 23"	21.03'	N26° 37' 51"W - 20.41'
C39	25.00'	95° 07' 21"	41.51'	S81° 42' 47"W - 36.90'
C40	585.00'	27° 26' 14"	280.14'	S20° 26' 00"W - 277.47'



LOCATION MAP  
1"=2,000'  
(KEY MAP # 539-Z)

PARCEL	AREA
1	7958 SF
2	7839 SF
3	7801 SF
4	8012 SF
5	8340 SF
6	8313 SF
7	8316 SF
8	8319 SF
9	8322 SF
10	8325 SF
11	8327 SF
12	8330 SF
13	8332 SF
14	8334 SF
15	8336 SF
16	8337 SF
17	8339 SF
18	8343 SF
19	8410 SF
20	12562 SF

PARCEL	AREA
21	10416 SF
22	7810 SF
23	8019 SF
24	8674 SF
25	8678 SF
26	8678 SF
27	8678 SF
28	8678 SF
29	8677 SF
30	8676 SF
31	8674 SF
32	8672 SF
33	8670 SF
34	8668 SF
35	8469 SF
36	7916 SF
37	7933 SF
38	9649 SF

PARCEL	AREA
1	10182 SF
2	7687 SF
3	8807 SF
4	9424 SF
5	9424 SF
6	9424 SF
7	9424 SF
8	9424 SF
9	9619 SF
10	7702 SF
11	9450 SF
12	11345 SF
13	9674 SF
14	10715 SF
15	10561 SF
16	10029 SF
17	11896 SF

RESERVE	AREA	USE
A	0.52 AC	LANDSCAPE & OPEN SPACE
B	0.06 AC	DRAINAGE, LANDSCAPE & OPEN SPACE

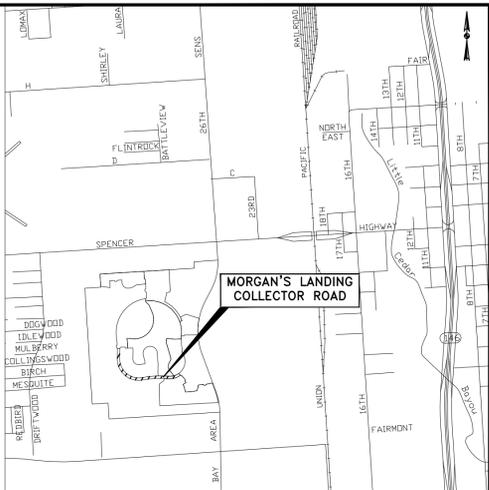
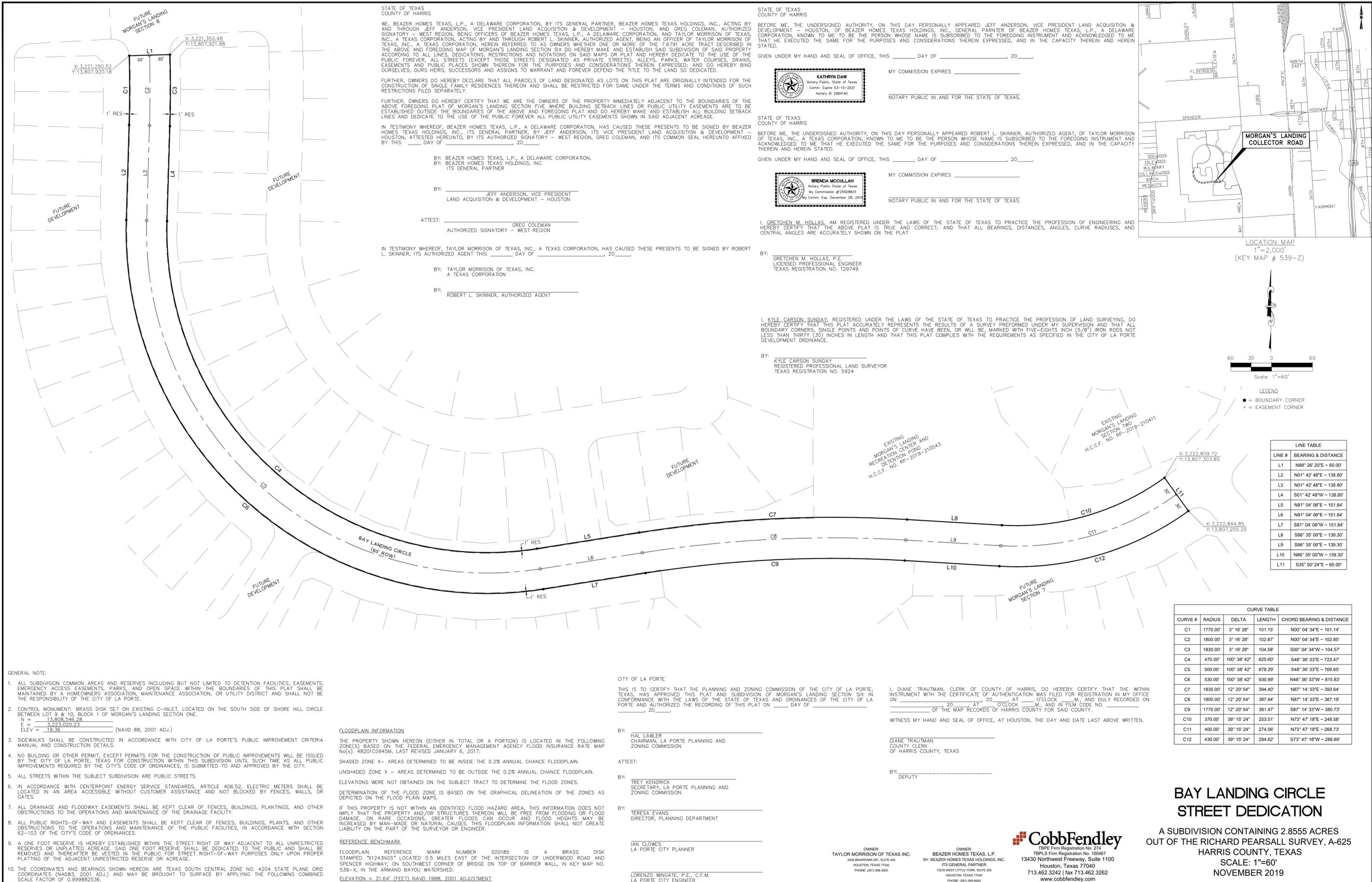
**CobbFendley**  
 TBPE Firm Registration No. 274  
 TBPLS Firm Registration No. 100467  
 13430 Northwest Freeway, Suite 1100  
 Houston, Texas 77040  
 713.462.3242 | fax 713.462.3262  
 www.cobbfendley.com

OWNER:  
 TAYLOR MORRISON OF TEXAS INC.  
 2909 BROWNSPARK DR., SUITE 400  
 HOUSTON, TEXAS 77062  
 PHONE: (281) 598-3000

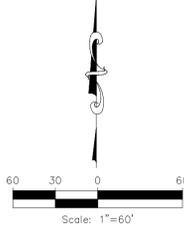
OWNER:  
 BEAZER HOMES TEXAS, L.P.  
 BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
 ITS GENERAL PARTNER  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TEXAS 77040  
 PHONE: (281) 950-8600

## MORGAN'S LANDING SECTION EIGHT FINAL PLAT

A SUBDIVISION CONTAINING 16.9388 ACRES  
 OUT OF THE RICHARD PEARSALL SURVEY, A-625  
 HARRIS COUNTY, TEXAS  
 SCALE: 1"=60'  
 NOVEMBER 2019  
 2 BLOCK, 55 LOTS, 2 RESERVES



LOCATION MAP  
1"=2,000'  
(KEY MAP # 539-Z)



LEGEND  
● = BOUNDARY CORNER  
○ = EASEMENT CORNER

LINE TABLE	
LINE #	BEARING & DISTANCE
L1	N88° 26' 20"E - 60.00'
L2	N01° 42' 48"E - 138.80'
L3	N01° 42' 48"E - 138.80'
L4	S01° 42' 48"W - 138.80'
L5	N81° 04' 06"E - 151.84'
L6	N81° 04' 06"E - 151.84'
L7	S81° 04' 06"W - 151.84'
L8	S86° 35' 00"E - 139.30'
L9	S86° 35' 00"E - 139.30'
L10	N86° 35' 00"W - 139.30'
L11	S35° 50' 24"E - 60.00'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	1770.00'	3° 16' 28"	101.15'	N00° 04' 34"E - 101.14'
C2	1800.00'	3° 16' 28"	102.87'	N00° 04' 34"E - 102.85'
C3	1830.00'	3° 16' 28"	104.58'	S00° 04' 34"W - 104.57'
C4	470.00'	100° 38' 42"	825.60'	S48° 36' 33"E - 723.47'
C5	500.00'	100° 38' 42"	878.29'	S48° 36' 33"E - 769.65'
C6	530.00'	100° 38' 42"	930.99'	N48° 36' 33"W - 815.83'
C7	1830.00'	12° 20' 54"	394.40'	N87° 14' 33"E - 393.64'
C8	1800.00'	12° 20' 54"	387.94'	N87° 14' 33"E - 387.19'
C9	1770.00'	12° 20' 54"	381.47'	S87° 14' 33"W - 380.73'
C10	370.00'	39° 15' 24"	253.51'	N73° 47' 18"E - 248.58'
C11	400.00'	39° 15' 24"	274.06'	N73° 47' 18"E - 268.73'
C12	430.00'	39° 15' 24"	294.62'	S73° 47' 18"W - 288.89'

STATE OF TEXAS  
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, AND GREG COLEMAN, AUTHORIZED SIGNATORY - WEST REGION, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, AND TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HEREIN REFERRED TO AS OWNERS WHETHER ONE OR MORE OF THE 7.6791 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MORGAN'S LANDING SECTION SIX 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 SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY JEFF ANDERSON, ITS VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, ATTESTED HEREUNTO, BY ITS AUTHORIZED SIGNATORY - WEST REGION, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION,  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
JEFF ANDERSON, VICE PRESIDENT  
LAND ACQUISITION & DEVELOPMENT - HOUSTON

ATTEST: \_\_\_\_\_  
GREG COLEMAN  
AUTHORIZED SIGNATORY - WEST REGION

IN TESTIMONY WHEREOF, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: TAYLOR MORRISON OF TEXAS, INC.  
A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF ANDERSON, VICE PRESIDENT LAND ACQUISITION & DEVELOPMENT - HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE CORPORATION, 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 \_\_\_\_\_, 20\_\_\_\_.

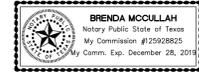


MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, 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 \_\_\_\_\_, 20\_\_\_\_.



MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

I, GRETCHEN M. HOLLAS, 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 RADII, AND CENTRAL ANGLES ARE ACCURATELY SHOWN ON THE PLAT.

BY: GRETCHEN M. HOLLAS, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 129749

I, KYLE CARSON SUNDAY, REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PREFORMED 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.

BY: KYLE CARSON SUNDAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5924

- GENERAL NOTE:
- ALL SUBDIVISION COMMON AREAS AND RESERVES INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, EMERGENCY ACCESS 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.
  - CONTROL MONUMENT: BRASS DISK SET ON EXISTING C-INLET, LOCATED ON THE SOUTH SIDE OF SHORE HILL CIRCLE BETWEEN LOT 9 & 10, BLOCK 1 OF MORGAN'S LANDING SECTION ONE.  
N = 13,809,546.28  
E = 3,223,020.23  
ELEV = 19.36 (NAVD 88, 2001 ADJ.)
  - 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.
  - A ONE FOOT RESERVE IS HEREBY ESTABLISHED WITHIN THE STREET RIGHT OF WAY ADJACENT TO ALL UNRESTRICTED RESERVES OR UNPLATTED ACREAGE. SAID ONE FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC AND SHALL BE REMOVED AND THEREAFTER BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ONLY UPON PROPER PLATTING OF THE ADJACENT UNRESTRICTED RESERVE OR ACREAGE.
  - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83, 2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99982536.

**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). 48201C0943M, LAST REVISED JANUARY 6, 2017:

SHADED ZONE X - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
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 BARRIER WALL, IN KEY MAP NO. 539-X, IN THE ARMAND BAYOU WATERSHED.  
ELEVATION = 21.64' (FEET) NAVD 1988, 2001 ADJUSTMENT

CITY OF LA PORTE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MORGAN'S LANDING SECTION SIX 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 ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

ATTEST: \_\_\_\_\_

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

BY: TERESA EVANS  
DIRECTOR, PLANNING DEPARTMENT

IAN CLOWES  
LA PORTE CITY PLANNER

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

I, DIANE TRAUTMAN, CLERK OF COUNTY OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IN FILM CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

BY: \_\_\_\_\_  
DEPUTY

DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

OWNER:  
TAYLOR MORRISON OF TEXAS INC.  
2020 SHAWHAW DR., SUITE 400  
HOUSTON, TEXAS 77040  
PHONE: (281) 598-3000

OWNER:  
BEAZER HOMES TEXAS, L.P.  
BY: BEAZER HOMES TEXAS HOLDINGS, INC.  
ITS GENERAL PARTNER  
10235 WEST LITTLE YORK, SUITE 200  
HOUSTON, TEXAS 77040  
PHONE: (281) 590-6600

**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.cobbfindley.com

**BAY LANDING CIRCLE  
STREET DEDICATION**

A SUBDIVISION CONTAINING 2.8555 ACRES  
OUT OF THE RICHARD PEARSALL SURVEY, A-625  
HARRIS COUNTY, TEXAS  
SCALE: 1"=60"  
NOVEMBER 2019

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



**December 19, 2019**

## **AGENDA ITEMS 6-8**

### **Zone Change Request #19-9200007**

A request by Pablo Abel Garza, applicant and owner; for approval of a zone change from General Commercial (GC) to Low Density Residential (R-1), on a 0.23 acre tract of land legally described as Lots 32 and 33, Block 2, Pinegrove Valley 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 General Commercial (GC) to the Low Density Residential (R-1) zoning district; on approximately 0.23 acre tract of land, legally described as Lots 32 and 33, Block 2, Pinegrove Valley Subdivision?

### DISCUSSION

Location:

The subject site is located at 11813 Fieldcrest Dr.

Background Information:

The property is currently undeveloped. The applicant would like to change the zoning of the property to R-1 to allow for the construction of a single family home on the site.

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

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	GC, General Commercial	Single Family Home
<b>South</b>	GC, General Commercial	Single Family Home
<b>West</b>	R-1, Low Density Residential	Single Family Home
<b>East</b>	GC, General Commercial	Single Family Home

The site is currently identified as General Commercial 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 Medium-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; 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.

Planning and Zoning Commission Regular Meeting  
December 19, 2019  
Zone Change #19-9200007

**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 low density residential is an ideal fit for the existing site. The current size and configuration would not lend itself to new commercial projects.
2. *Access.* There is sufficient existing right-of-way access from Fieldcrest Dr.
3. *Utilities.* Water and sewer services are available along Fieldcrest Dr.

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:

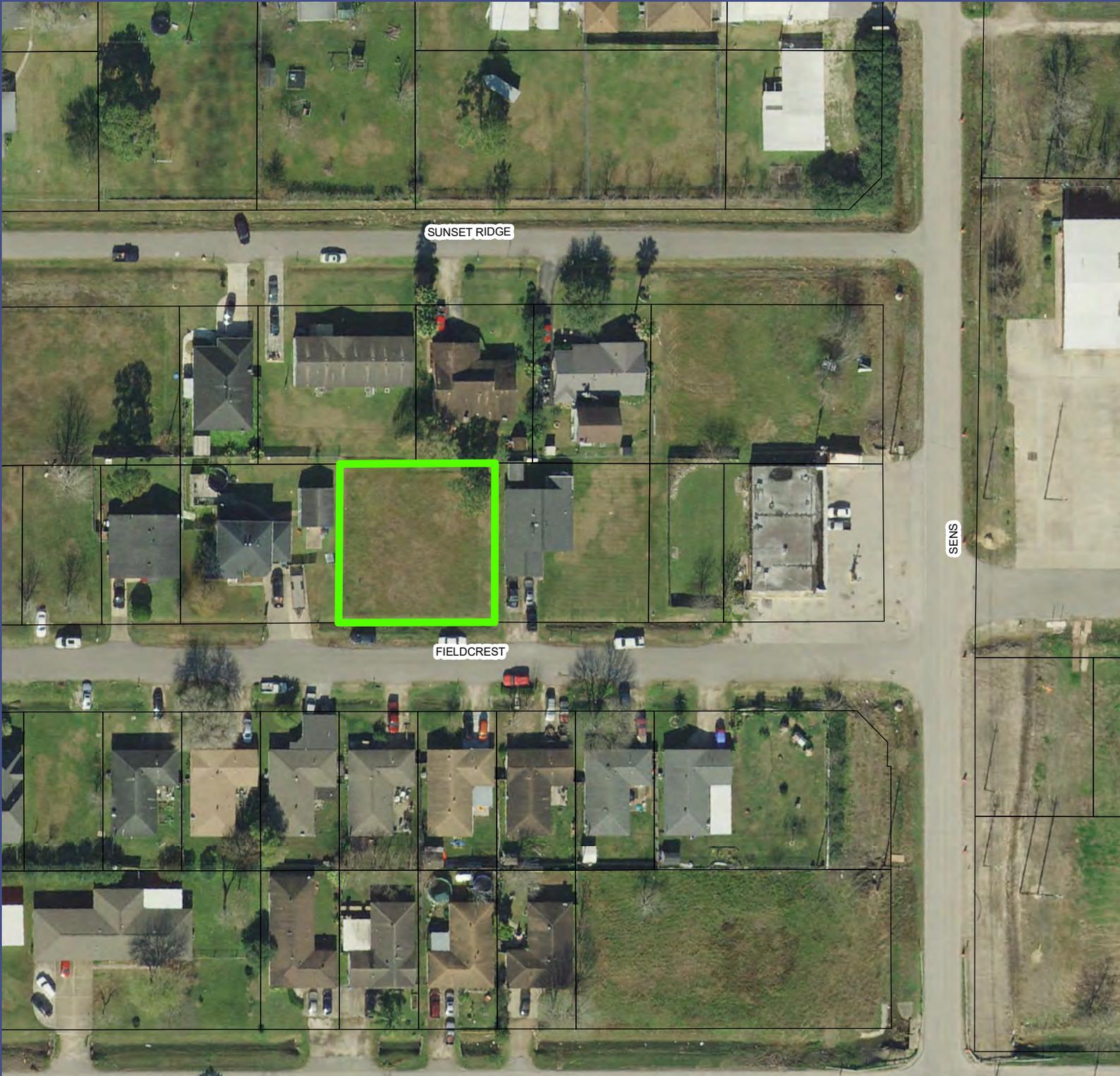
Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed development would be consistent with other properties in the immediate area.
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 low density residential.
Character of the surrounding and adjacent areas.	The proposed zone change would be consistent with current development patterns along Fieldcrest Dr.
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 low density single family 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 zone change will have minimal impact on the traffic in the vicinity. The R-1 zone, in general, generates less traffic than potential commercial projects permitted in the GC zone.
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 consider the proposed zone change from General Commercial (GC) to Low Density Residential (R-1)

**ATTACHMENTS**

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



**EXHIBIT A**  
**AREA MAP**

**Zone Change**  
**#19-92000007**

**11813 Fieldcrest Dr.**

**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 = 86 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**



**EXHIBIT B**  
**ZONING MAP**

**Zone Change**  
**#19-9200007**

**11813 Fieldcrest Dr.**

**Legend**

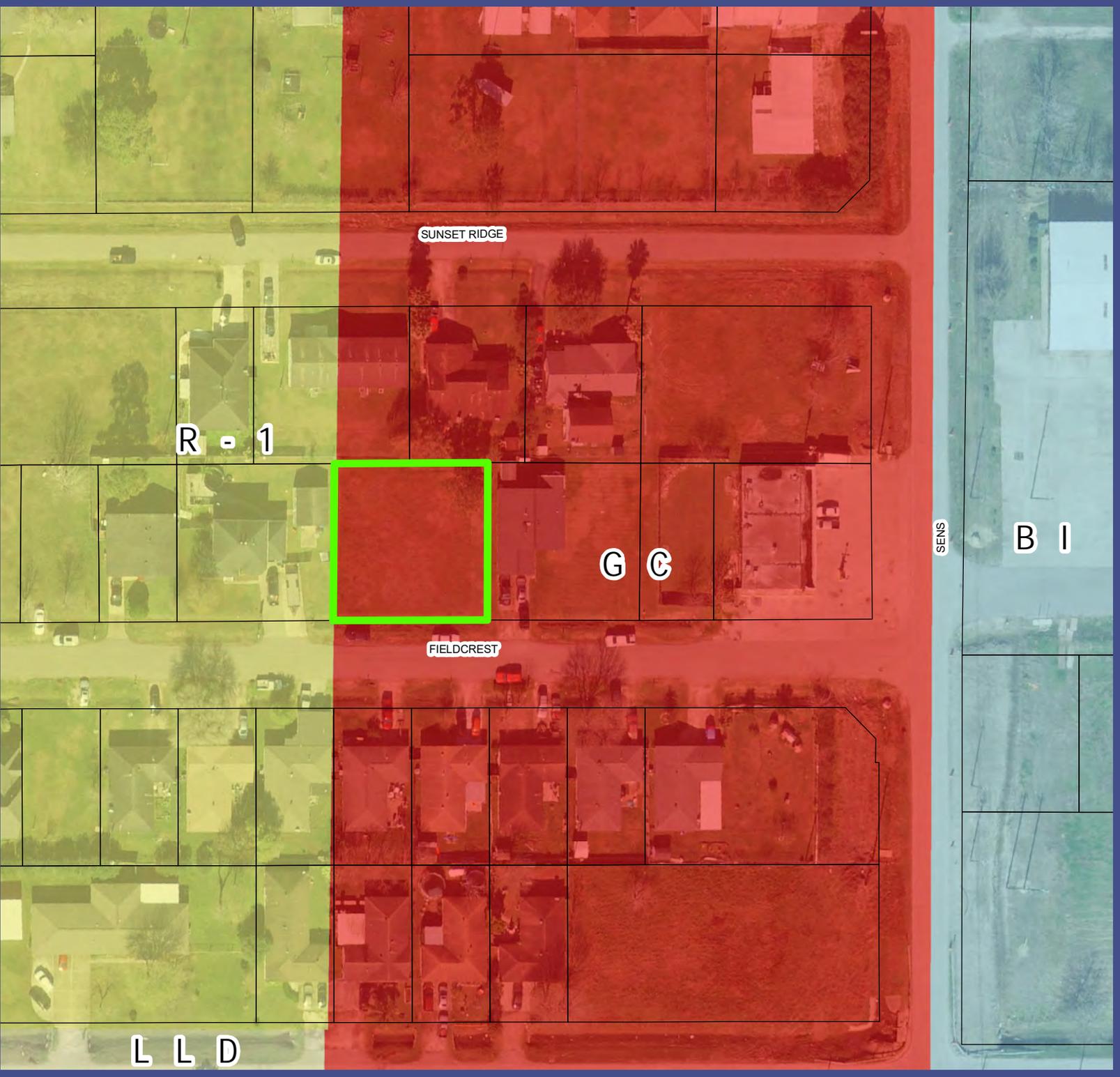
 Subject Parcel



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 = 86 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**





**EXHIBIT C**  
**FLUP MAP**

**Zone Change**  
**#19-92000007**

**11813 Fieldcrest Dr.**

**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 = 86 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**





Zone Change Application  
Planning and Development Department

PROJECT INFORMATION

Address where zone change is being requested: 0 Fieldcrest Dr.  
Legal description where zone change is being requested: Lts 32 and 33 Blk 2 Pinegrove  
HCAD Parcel Number where zone change is being requested: 099-420-000-0032  
Zoning District: \_\_\_\_\_ Lot area: \_\_\_\_\_  
A request for approval of a zone change is hereby made to the City of La Porte.  
Description of Request: From Commercial to Residential Lots

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: Pablo Abel Garza  
Company (if applicable): \_\_\_\_\_  
Address: 905 Iowa St  
City: South Houston State: TX Zip: 77587  
Phone: 713-269-1712 Email: abelgarza25@yahoo.com

AUTHORIZED AGENT (if other than owner)

Name: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ 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: Pablo Abel Garza Date: 10-31-19  
Owner(s)' Signature(s): Pablo Abel Garza Date: 10-31-19

STAFF USE ONLY:

Case Number: 19-92000007

Date Application Received:

11/5/19



**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: 0 - Fieldcrest  
LEGAL DESCRIPTION: Lots 32 and 33 Blk 2

- 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: \_\_\_\_\_.
- 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.

Pablo Abel Garza  
Applicant’s Signature

Pablo Abel Garza  
Applicant’s Printed Name

Subscribed and sworn before me this 10 day of 31, 2019, by  
Pablo Abel Garza (Print Applicant’s Name).

\_\_\_\_\_  
Notary Public

(Seal)

My commission expires: \_\_\_\_\_

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



**December 19, 2019**

## **AGENDA ITEM 9**

### **Future Land Use Map Amendment #19-92000007**

A request for a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 0.23 acre tract of land located at 11813 Fieldcrest Dr., and legally described as Lots 32 and 33, Block 2, Pinegrove Valley Subdivision, from "Commercial" to "Low Density Residential."

***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 0.23 acre tract of land from GC to R-1. The site is currently undeveloped and is located at 11813 Fieldcrest Dr.

The city's Future Land Use Plan (FLUP) identifies this property as "Commercial" land use. In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Low 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
<i>North</i>	Commercial	Single Family Home
<i>South</i>	Commercial	Single Family Home
<i>West</i>	Low Density Residential	Single Family Home
<i>East</i>	Commercial	Single Family Home

**RECOMMENDATION**

Should the Planning and Zoning Commission desire to recommend approval for zone change #19-92000007, 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**  
**FLUP MAP**

**Zone Change**  
**#19-92000007**

**11813 Fieldcrest Dr.**

**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 = 86 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**





**EXHIBIT B**  
**PROPOSED**  
**FLUP MAP**

**Zone Change**  
**#19-92000007**

**11813 Fieldcrest Dr.**

**Legend**

 Subject Parcel



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1 inch = 86 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**



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



**December 19, 2019**

## **AGENDA ITEMS 10-12**

### **Zone Change Request #19-9200008**

A request by Monica Rogers, applicant; on behalf of MLMR Properties, LLC, owner; for approval of a zone change from Low Density Residential (R-1) to Neighborhood Commercial (NC), on a 0.39 acre tract of land legally described as a portion of Restricted Reserve "A", Block 1, Willmont Commercial Park Subdivision Amending Plat.

*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 change in zoning from Low Density Residential (R-1) to the Neighborhood Commercial (NC) zoning district; on approximately 0.39 acre tract of land, legally described as a portion of Restricted Reserve "A", Block 1, Willmont Commercial Park Subdivision Amending Plat?

### DISCUSSION

Location:

The subject site is located at 10105 Fairmont Pkwy.

Background Information:

The property is currently undeveloped. The applicant would like to change the zoning of the property to NC which would allow for a subdivision from the parent tract. The portion of land to be rezoned is in the process of being sold. The future owner intends to construct a "Farm Store" business on the site. In order to subdivide and develop the site for commercial purposes, the zone change is necessary.

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>	R-1, Low Density Residential	Single Family Home
<b>South</b>	NC, Neighborhood Commercial	Fairmont Pkwy.
<b>West</b>	R-1, Low Density Residential	Single Family Home
<b>East</b>	NC, Neighborhood Commercial	Bay-Porte Animal Hospital

The site is currently identified as Neighborhood Commercial in the Future Land Use Map. As a result, the proposed zone change request is in conformance and does not necessitate an amendment to the Future Land Use Map at this time.

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; 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.

Planning and Zoning Commission Regular Meeting  
 December 19, 2019  
 Zone Change #19-92000008

**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 neighborhood commercial is an ideal fit for the existing site. The current size, configuration, and location would not lend itself to new residential projects.
2. *Access.* There is sufficient existing right-of-way access from Fairmont Pkwy. and Willmont Rd.
3. *Utilities.* Water and sewer services are available along Fairmont Pkwy.

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:

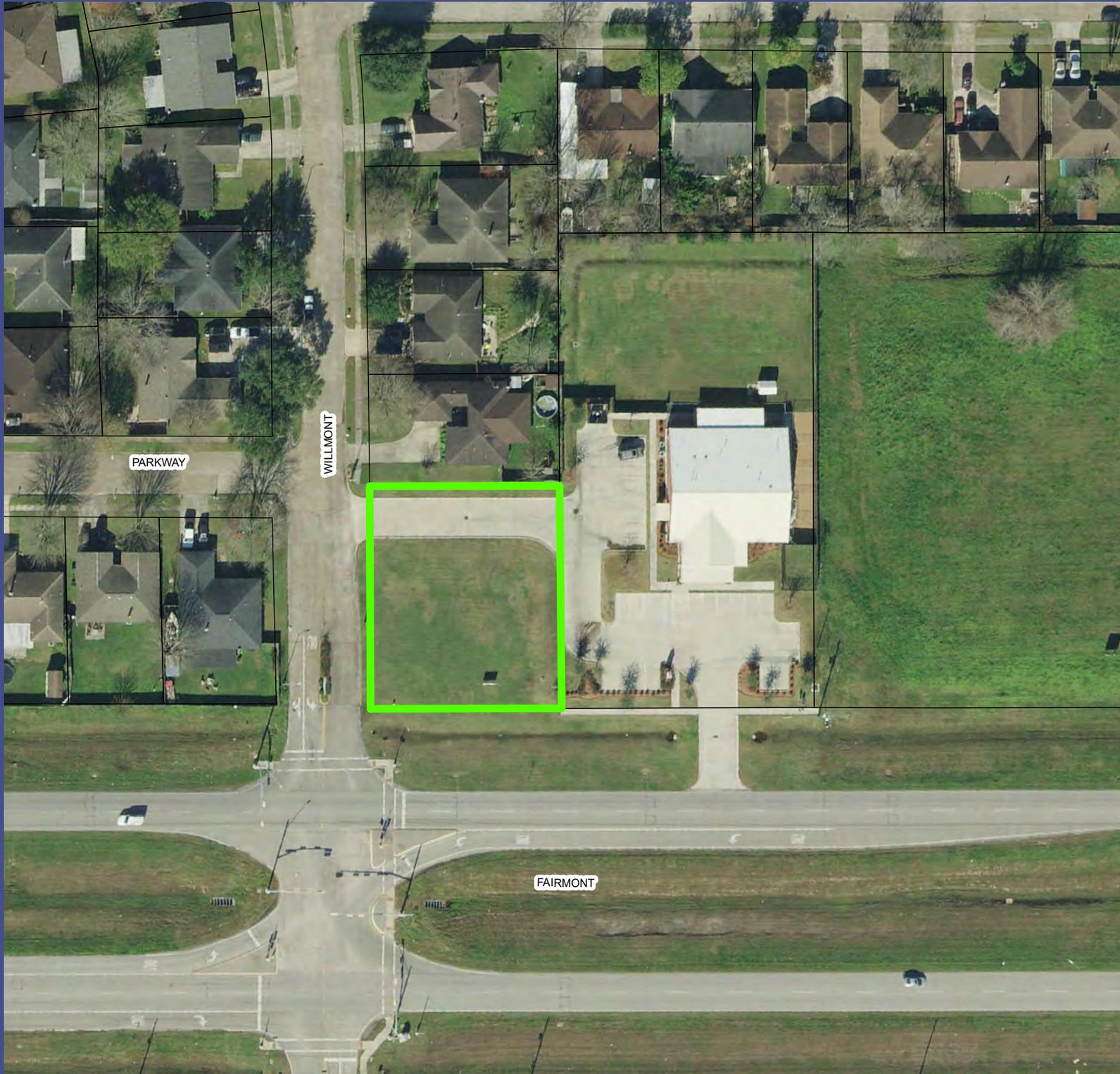
<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed development would be consistent with other commercial properties in the immediate area.
Conformance of a zoning request with the land use plan.	The proposed zone change will be in conformance with the current future land use plan.
Character of the surrounding and adjacent areas.	The proposed zone change would be consistent with current development patterns along Fairmont Pkwy.
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 neighborhood commercial developments 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 zone change will have minimal impact on the traffic in the vicinity. The proposed development will utilize existing driveways on Willmont and Fairmont. No new driveways are proposed.
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 consider the proposed zone change from Low Density Residential (R-1) to Neighborhood Commercial (NC).

**ATTACHMENTS**

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



**EXHIBIT A**  
**AREA MAP**

**Zone Change**  
**#19-9200008**

**10105 Fairmont Pkwy.**

**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 = 86 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**



**EXHIBIT B**  
**ZONING MAP**

**Zone Change**  
**#19-92000008**

**10105 Fairmont Pkwy.**

**Legend**

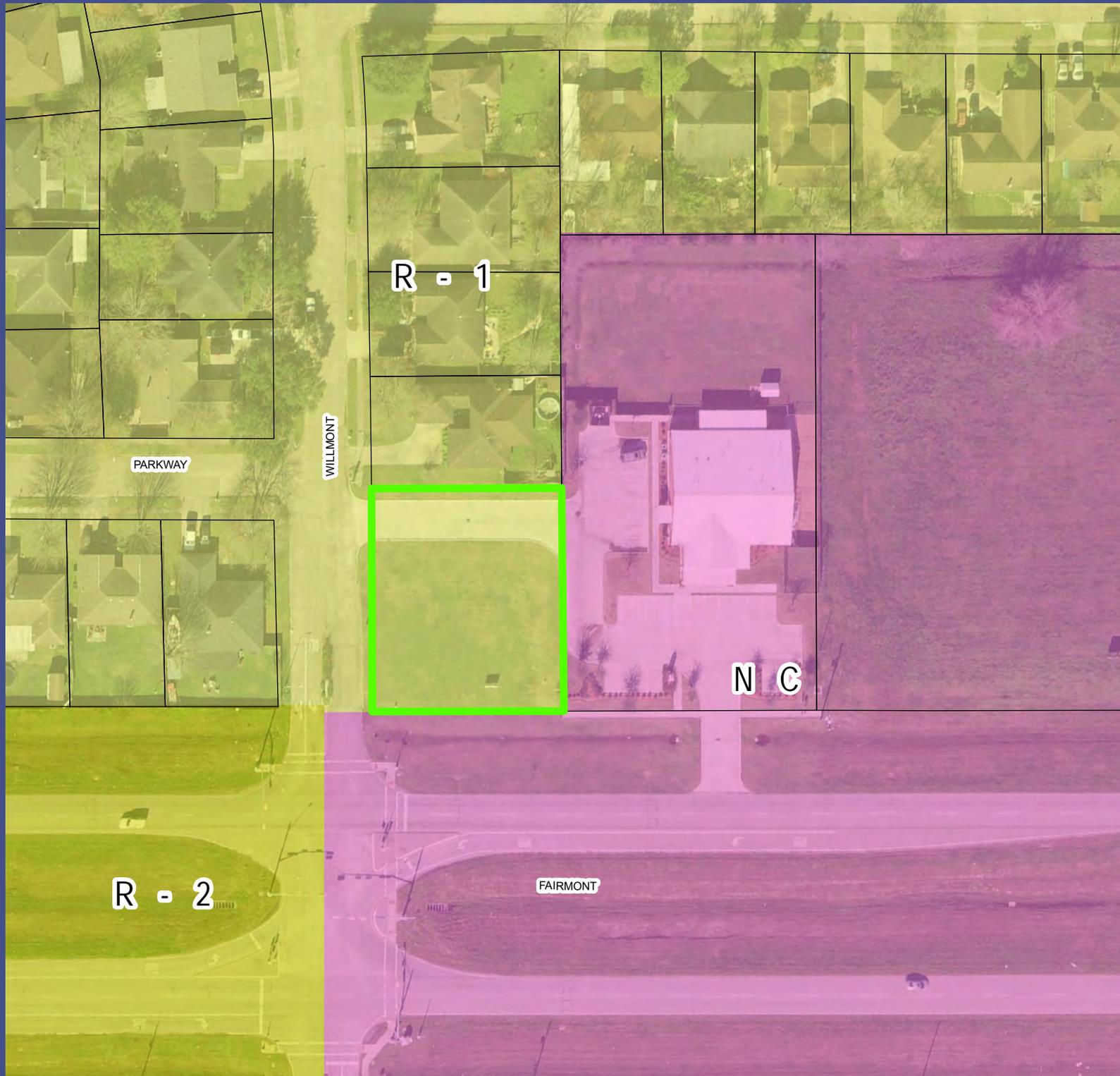
 Subject Parcel

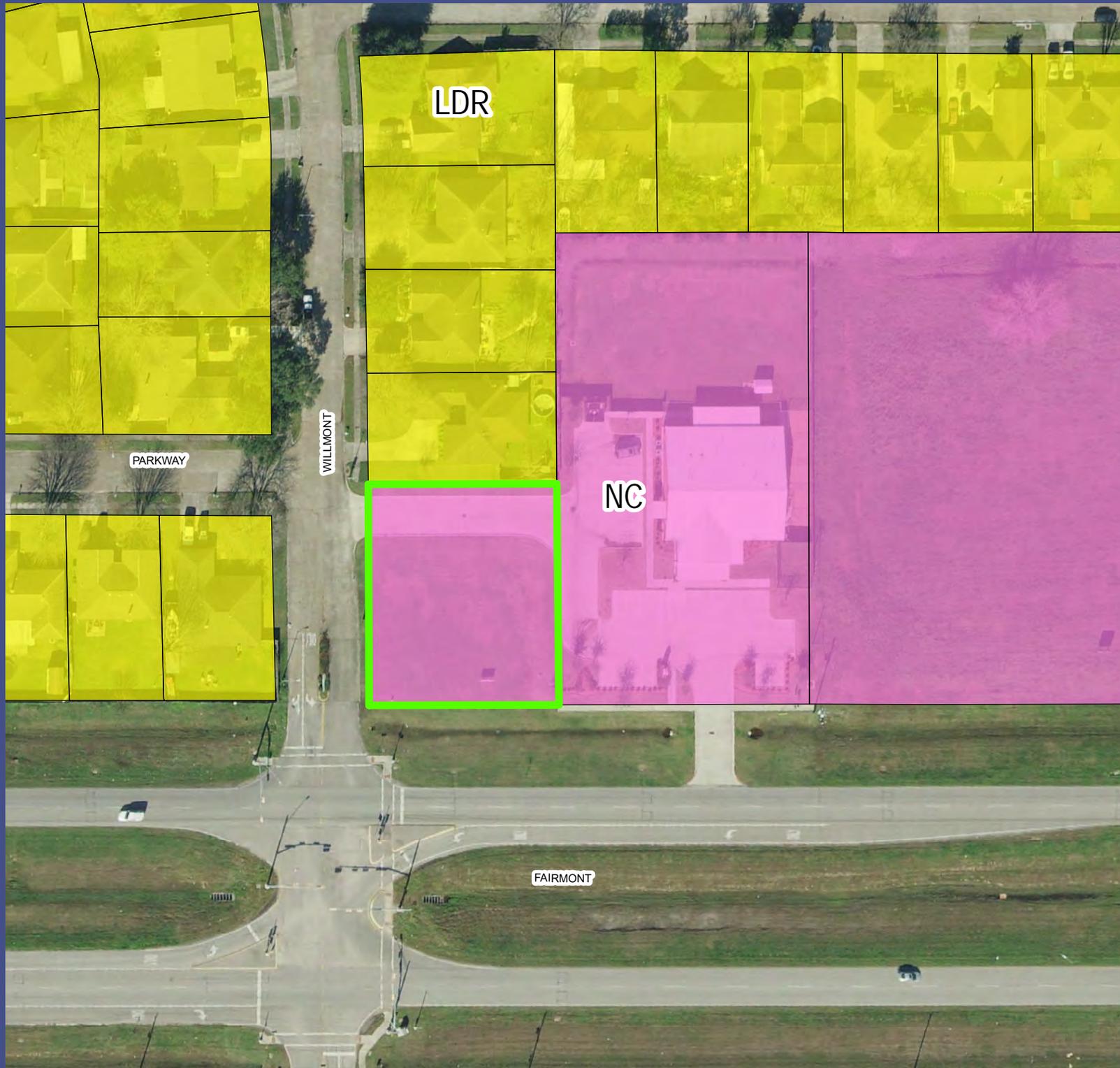


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1 inch = 86 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**





**EXHIBIT C**  
**FLUP MAP**

**Zone Change**  
**#19-92000008**

**10105 Fairmont Pkwy.**

**Legend**

 Subject Parcel



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1 inch = 86 feet



**DECEMBER 2019**  
**PLANNING DEPARTMENT**



**Zone Change Application**  
Planning and Development Department

**PROJECT INFORMATION**

Address where zone change is being requested: 10105 FAIRMONT PKWY, LA PORTE, TX 77571  
Legal description where zone change is being requested: See attached - "Exhibit A"  
HCAD Parcel Number where zone change is being requested: 1311750010004  
Zoning District: Currently "R-1" Single Family Residential Lot area: .3888 Acres  
*A request for approval of a zone change is hereby made to the City of La Porte.*  
Description of Request: Rezone of .3888 acres of land zoned "R-1 / Single Family Residential" to "NC / Neighborhood Commercial"

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: Monica Rogers  
Company (if applicable): MLMR PROPERTIES, LLC  
Address: 10105 Fairmont Pkwy  
City: La Porte State: TX Zip: 77571  
Phone: (281) 471-6834 Email: ROGERSM9760@COMCAST.NET

**AUTHORIZED AGENT (If other than owner)**

Name: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ 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: \_\_\_\_\_  
Owner(s)' Signature(s): Monica L Rogers Digitally signed by Monica L Rogers Date: 2019.11.08 16:44:38 -06'00' Date: \_\_\_\_\_

**STAFF USE ONLY:**

Case Number:  
19-9200008

Date Application Received:  
11/14/19

EXHIBIT A, PAGE 1 OF 3 PAGES

County: Harris  
Project: Farm Store La Porte  
M&B No: 19-238  
CS Job No: 19089

**METES AND BOUNDS DESCRIPTION OF 0.3888 ACRE**

Being a tract of land containing 0.3888 acre (16,935 square feet), located in the William P. Jones Survey, Abstract 482, in Harris County, Texas; Said 0.3888 acre tract being out of Restricted Reserve "A", Block 1, Willmont Commercial Park Subdivision Amending Plat as recorded in Film Code Number (F.C. No.) 638272 of the Harris County Map Records (H.C.M.R.), same being out of the remainder of a called 1.500 acre tract of land recorded in the name of MLMR Properties, LLC, in Harris County Clerk's File (H.C.C.F.) No. 20090473515 and all of a called 0.2893 acre tract of land recorded in the name of Farm Pointe Houston, LLC, in H.C.C.F. No. RP-2019-460387; Said 0.3888 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

**BEGINNING**, at a 5/8-inch iron rod found at the most westerly northwest corner of said Restricted Reserve "A" and the southwest corner of Lot 48, Block 39, of Fairmont Park West Section 6, a subdivision recorded in Volume 294, Page 79, of the H.C.M.R. on the east Right-of-Way (R.O.W.) line of Willmont Road (sixty feet wide per Film Code Number 638272 of the H.C.M.R.), for the northwest corner of the herein described tract,

**THENCE**, North 86° 54' 39" East, with the westerly north line of said Restricted Reserve "A" and the south line of said Lot 48, a distance of 120.54 feet to a 5/8-inch iron rod found at the southeast corner of said Lot 48, for the northeast corner of the herein described tract;

**THENCE**, South 03° 15' 55" East, through and across said Restricted Reserve "A" and said remainder tract, a distance of 140.36 feet to a point on the south line of said Restricted Reserve "A" and said remainder tract, on the north R.O.W. line of Fairmont Parkway (two hundred and fifty feet wide per F.C. No. 638272 of the H.C.M.R.), for the southeast corner of the herein described tract;

**THENCE**, South 86° 50' 11" West, with the south line of said Restricted Reserve "A" and said remainder and said 0.2893 acre tracts, and with the north R.O.W. line of said Fairmont Parkway, a distance of 120.63 feet to a point at the southwest corner of said Restricted Reserve "A" and said 0.2893 acre tract, at the northeast intersection of said Fairmont Parkway and said Willmont Road, for the southwest corner of the herein described tract;

**THENCE**, North 03° 13' 37" West, with the west lines of said Restricted Reserve "A", said 0.2893 acre tract and said remainder tract and with the east R.O.W. line of said Willmont Road, a distance of 140.52 feet to the **POINT OF BEGINNING** and containing 0.3888 acre (16,935 square feet) of land.

An Exhibit Map of the herein described tract was prepared in conjunction with and accompanies this description.



Chris Rhodes, R.P.L.S.  
Texas Registration Number 6532



CVIL-SURV LAND SURVEYING, LC  
PH: (713) 839-9181  
November 5, 2019

SCALE: 1"=40'

EXHIBIT \_\_\_\_\_, PAGE 3 OF 3 PAGES

BLOCK 39  
FAIRMONT PARK WEST

Lot 48

SECTION 6

VOL. 294 PG. 79, H.C.M.R.

P.O.B.

FND. 5/8 LR. N 86°54'39" E 120.54' FND. 5/8 LR.

0.3888 ACRE

16,935 SQUARE FEET

30' B.L.  
F.C. NO. 638272  
H.C.M.R.

CALLLED 0.2893 ACRES  
FARM POINTE HOUSTON, LLC  
H.C.C.F. NO.  
RP-2019-460387

RESTRICTED RESERVE "A"

BLOCK 1

WILLMONT COMMERCIAL PARK  
SUBDIVISION AMENDING PLAT  
F.C. NO. 638272, H.C.M.R.

16' UTILITY ESMT.  
W/ 5' AERIAL ESMT.  
VOL. 294, PG. 78  
H.C.M.R.

S 03°15'55" E 140.36'

REMAINDER OF A  
CALLED 1,500 ACRES  
MLMR PROPERTIES, LLC  
H.C.C.F. NO. 20090473515

RESTRICTED RESERVE "A"  
BLOCK 1  
WILLMONT COMMERCIAL PARK  
SUBDIVISION AMENDING PLAT  
F.C. NO. 638272, H.C.M.R.

RESTRICTED RESERVE "B"  
BLOCK 1  
WILLMONT COMMERCIAL  
PARK SUBDIVISION  
AMENDING PLAT  
F.C. NO. 638272, H.C.M.R.

WILLMONT ROAD

(60' PUBLIC R.O.W.)

(FILM CODE NO. 638272- H.C.M.R.)

N 03°13'37" W 140.52'

S 86°50'11" W 120.63'  
FAIRMONT PARKWAY

(250' PUBLIC R.O.W.)

(FILM CODE NO. 638272- H.C.M.R.)

LEGEND

H.C.D.R. = HARRIS COUNTY DEED RECORDS  
H.C.C.F. = HARRIS COUNTY CLERK'S FILE  
H.C.M.R. = HARRIS COUNTY MAP RECORDS  
FND. = FOUND  
LR. = IRON ROD  
No. = NUMBER  
R.O.W. = RIGHT-OF-WAY  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
ESMT. = EASEMENT  
VOL. = VOLUME  
Pg. = PAGE  
L = LENGTH  
R = RADIUS  
D = CENTRAL ANGLE  
CHB = CHORD BEARING  
CHD = CHORD DISTANCE

OUT OF RESTRICTED RESERVE "A", BLOCK 1, OF  
WILLMONT COMMERCIAL PARK SUBDIVISION AMENDING  
PLAT, A SUBDIVISION OF RECORD IN F.C. NO. 638272 OF  
THE H.C.M.R., SAME BEING OUT OF THE REMAINDER OF  
A CALLED 1,500 ACRE TRACT OF LAND RECORDED IN  
THE NAME OF MLMR PROPERTIES, LLC IN H.C.C.F. NO.  
20090473515, AND ALL OF A CALLED 0.2893 ACRE  
TRACT OF LAND RECORDED IN THE NAME OF FARM  
POINTE HOUSTON, LLC, IN H.C.C.F. NO.  
RP-2019-460387, IN THE

WILLIAM P. JONES SURVEY

ABSTRACT NO. 482

HARRIS COUNTY, TEXAS JOB# 19089 NOVEMBER 5, 2019

- NOTE:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
  2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS EXHIBIT.



**Civil-Surv**  
Land Surveying, LLC

10590 WESTOFFICE DRIVE, SUITE #100  
HOUSTON, TEXAS 77042

OFFICE: (713) 839-9181  
TELEPHONE: (713) 839-9181  
FAX: (713) 839-9181  
EMAIL: michael@civil-survey.net

## **Farm Stores – La Porte**

### **Proposed Project / Justification Letter**

A Farm Stores Franchise establishment is a neighborhood-centric model that offers convenience items, fresh groceries, bakery products, and freshly prepared foods. Utilizing a curbside pickup model, the customer can place their order and receive their products all without leaving their vehicle. The fulfillment of orders with the adoption of our mobile ordering app will increase the efficiency and level of service at our drive-up stores. Together with being a double drive-up “open-air” concept, our stores will always maintain a high level of cleanliness and will provide exceptional customer service.

In addition, it is our quest to remain as “eco-friendly” as possible. The structure itself will be a sustainable and recycled modified storage container, approximately 18’ wide and 40’ in length, which will be placed and secured on a concrete slab. The unique roof system is also designed to keep rainwater and other environmental elements away from the customers and their vehicles.

In order for our above-mentioned use to be permitted, we would like to request the following zone change. The .3888 acres of land that we are requesting to rezone from “R-1 Single Family Residential” to “Neighborhood Commercial” is currently part of a larger 1.5-acre parcel that is split zoned, with the remainder of the parcel already containing “Neighborhood Commercial” zoning. Of the .388 acres that we propose to rezone, only .2219 will be developed for our use.



**Zone Change 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:

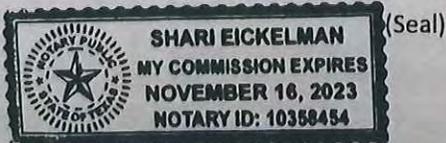
1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:  
ADDRESS: 10105 FAIRMONT PKWY, LA PORTE, TX 77571  
LEGAL DESCRIPTION: See attached "Exhibit A"
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: December 3, 2019.
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.

Monica L. Rogers  
Applicant's Signature  
Monica L. Rogers  
Applicant's Printed Name

Subscribed and sworn before me this 11<sup>th</sup> day of November, 2019, by  
Monica Rogers (Print Applicant's Name).

[Signature]  
Notary Public

My commission expires: 11/16/2023



me  
emer  
ce-b



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



**December 19, 2019**

## **AGENDA ITEMS 13-15**

### **Zone Change Request #19-9200009**

A request by Monica Rogers, applicant; on behalf of Tammy Jo Millstid, applicant; on behalf of CM Millstid Properties, LLC, owner; for approval of a zone change from Planned Unit Development (PUD) to Business Industrial (BI), on a 3.38 acre tract of land legally described as Tract 1H, Abstract 625 R, Pearsall Survey.

***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 Planned Unit Development (PUD) to the Business Industrial (BI) zoning district; on approximately 3.38 acre tract of land, legally described as Tract 1H, Abstract 625 R, Pearsall Survey?

### DISCUSSION

Location:

The subject site is located at 11007 Fairmont Pkwy.

Background Information:

The property is currently utilized as outdoor storage for the business located on the adjacent property to the south. The applicant would like to change the zoning of the property to BI to bring it in line with the property to the south, also owned by the applicant. The site has been utilized for minor industrial uses dating back as far as the 1980's.

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

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	PUD, Planned Unit Development	Morgan's Landing Subdivision
<b>South</b>	BI, Business Industrial	Industrial Trucking Business
<b>West</b>	PUD, Planned Unit Development	Exxon Pipeline Corridor
<b>East</b>	PUD, Planned Unit Development	Morgan's Landing Subdivision

The site is currently identified as Mid-High 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 Business Industrial.

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; 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.

Planning and Zoning Commission Regular Meeting  
 December 19, 2019  
 Zone Change #19-92000009

**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 business industrial is a sufficient fit for the existing site. The existing lot has been utilized for minor industrial uses, in conjunction with the property to the south, for at least 35 years.
2. *Access.* The site will have direct access to Fairmont Pkwy. once it is legally combined with the adjacent property to the south.
3. *Utilities.* Water and sewer services are available along Fairmont Pkwy.

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 other industrial properties in the immediate area. Future industrial development on the site could have more significant impacts on surrounding residential uses.
Conformance of a zoning request with the land use plan.	The proposed zone change will be in conformance with the current future land use plan, once amended.
Character of the surrounding and adjacent areas.	The proposed zone change would be consistent with current development to the south but would be in contrast to the newly developed residential subdivision to the north.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The current use of the property has minimal impacts to the adjacent properties. Other uses permitted in the BI zoning district may be more impactful if ever developed on site.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed zone change will have minimal impact on the traffic in the vicinity. The proposed development will utilize existing driveways on Fairmont. No new driveways are proposed.
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 any known excessive air pollution or other negative environmental issues at this time.
The gain, if any, to the public health, safety, and welfare of the City.	No gain has been identified at this time.

**RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission consider the proposed zone change from Planned Unit Development (PUD) to Business Industrial (BI).

**ATTACHMENTS**

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



**EXHIBIT A**  
**AREA MAP**

**Zone Change**  
**#19-9200009**

**11007 Fairmont Pkwy.**

**Legend**

 Subject Parcel



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1 inch = 214 feet



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**PLANNING DEPARTMENT**

**EXHIBIT B**  
**ZONING MAP**

**Zone Change**  
**#19-9200009**

**11007 Fairmont Pkwy.**

**Legend**

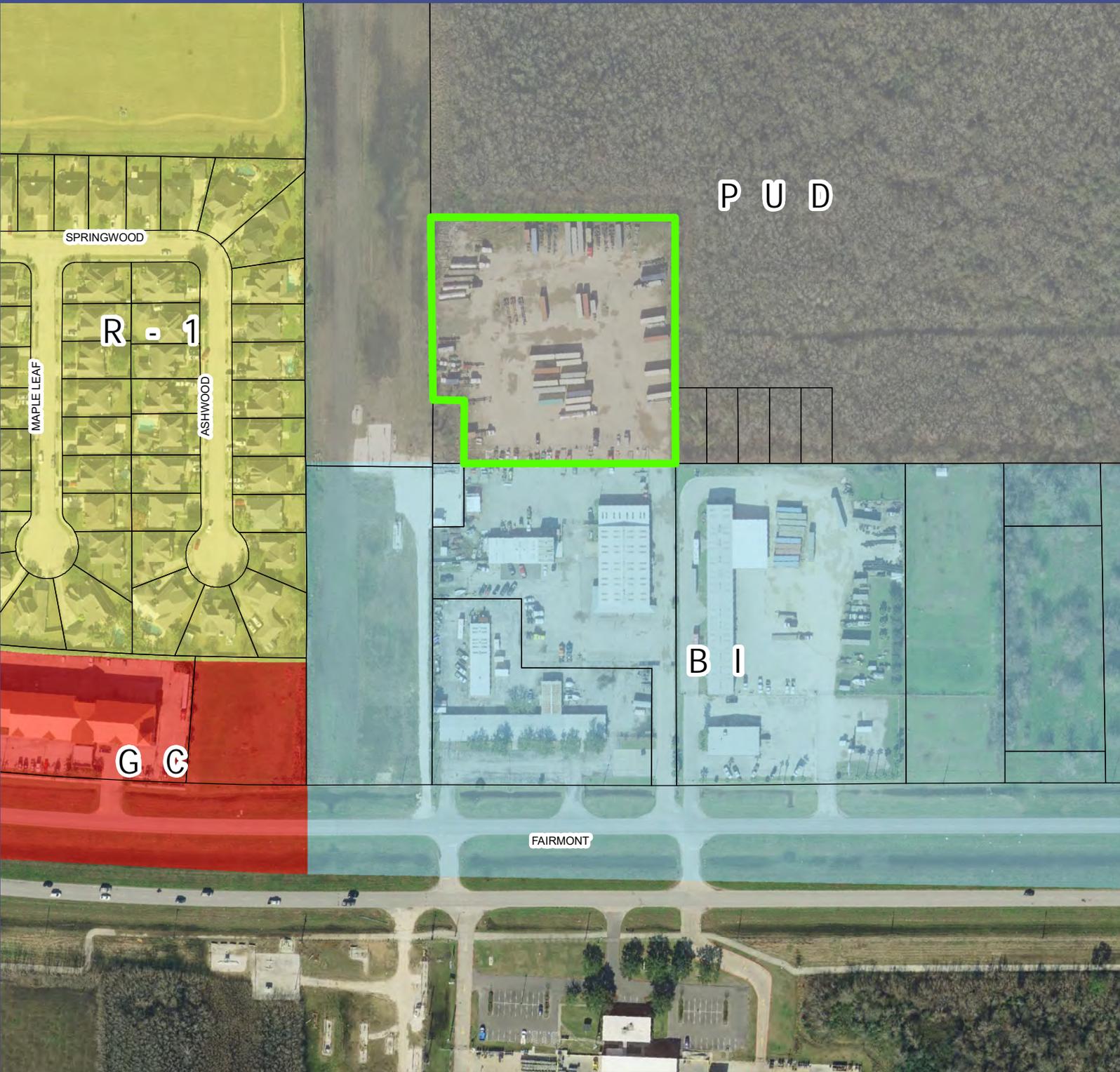
 Subject Parcel



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**PLANNING DEPARTMENT**



**EXHIBIT C**  
**FLUP MAP**

**Zone Change**  
**#19-92000009**

**11007 Fairmont Pkwy.**

**Legend**

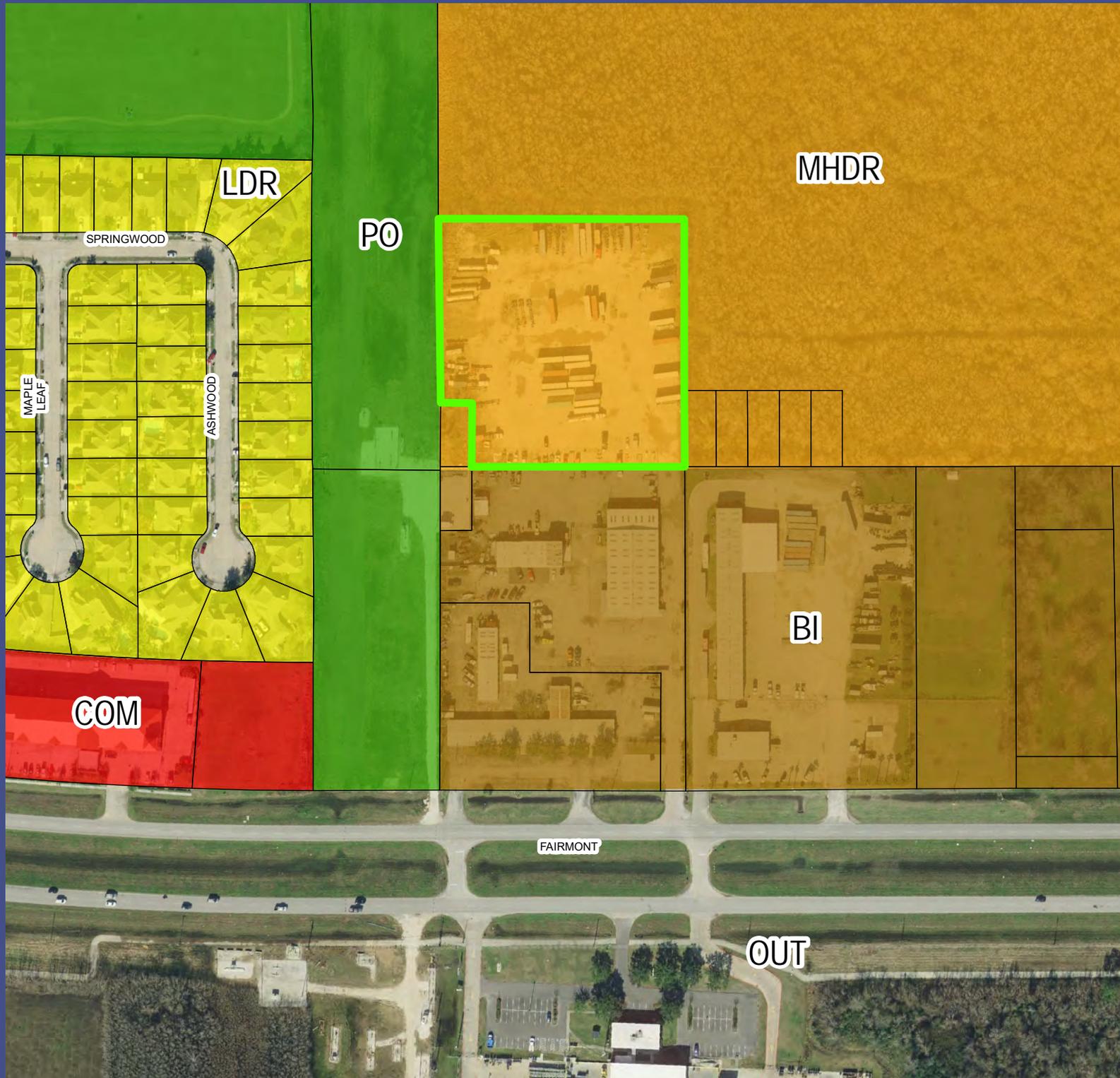
 Subject Parcel



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**PLANNING DEPARTMENT**





Zone Change Application

Planning and Development Department

PROJECT INFORMATION

Address where zone change is being requested: 0 Fairmont PKwy, LaPorte, TX 77571
Legal description where zone change is being requested: TR1 ABST 625 R Pearsall 3.3780 AC
HCAD Parcel Number where zone change is being requested: 044-051-000-0078
Zoning District: LaPorte - Harris County Lot area:

A request for approval of a zone change is hereby made to the City of La Porte.

Description of Request: Would like zoning changed to Business Industrial, same as front parcel

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: Charles Michael Millstid
Company (if applicable): TAM Services, Inc.
Address: 1905 Laura
City: LaPorte State: TX Zip: 77571
Phone: 281-450-6920 Email: mike.millstid

AUTHORIZED AGENT (if other than owner)

Name: Tammy Jo Millstid
Company (if applicable):
Address: 1905 Laura Lane
City: LaPorte State: TX Zip: 77571
Phone: 713-859-1845 Email: tmillstid1@aht.net

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: Tammy Jo Millstid Date: 11/12/19

Owner(s) Signature(s): Charles Michael Millstid Date: 11/12/19

STAFF USE ONLY:

Case Number:

Date Application Received:

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



**December 19, 2019**

## **AGENDA ITEM 16**

### **Future Land Use Map Amendment #19-92000009**

A request for a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 3.38 acre tract of land located at 11007 Fairmont Pkwy., and legally described as Tract 1H, Abstract 625 R, Pearsall Survey, from "Mid-High Density Residential" to "Business Industrial."

*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 3.38 acre tract of land from PUD to BI. The site is currently utilized for outside storage and is located at 11007 Fairmont Pkwy.

The city's Future Land Use Plan (FLUP) identifies this property as "Commercial" land use. In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Low 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
<i>North</i>	Mid-High Density Residential	Morgan's Landing Single Family
<i>South</i>	Business Industrial	Industrial Trucking Use
<i>West</i>	Public/Open Space	Pipeline Corridor
<i>East</i>	Mid-High Density Residential	Morgan's Landing Single Family

**RECOMMENDATION**

Should the Planning and Zoning Commission desire to recommend approval for zone change #19-92000009, 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**

**FLUP MAP**

**Zone Change  
#19-92000009**

**11007 Fairmont Pkwy.**

**Legend**

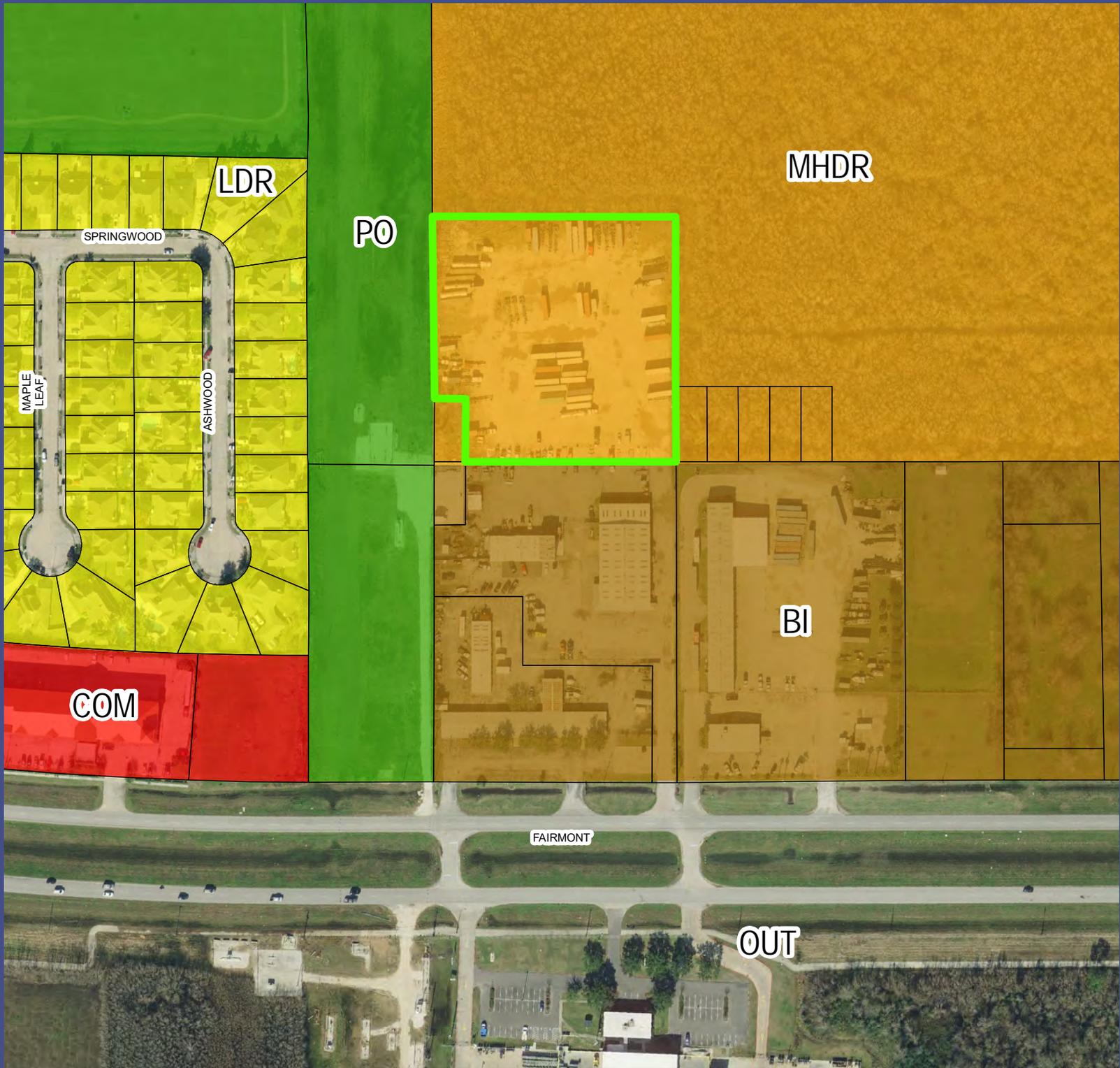
 Subject Parcel



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PLANNING DEPARTMENT**



**EXHIBIT B**  
**PROPOSED**  
**FLUP MAP**

**Zone Change**  
**#19-9200009**

**11007 Fairmont Pkwy.**

**Legend**

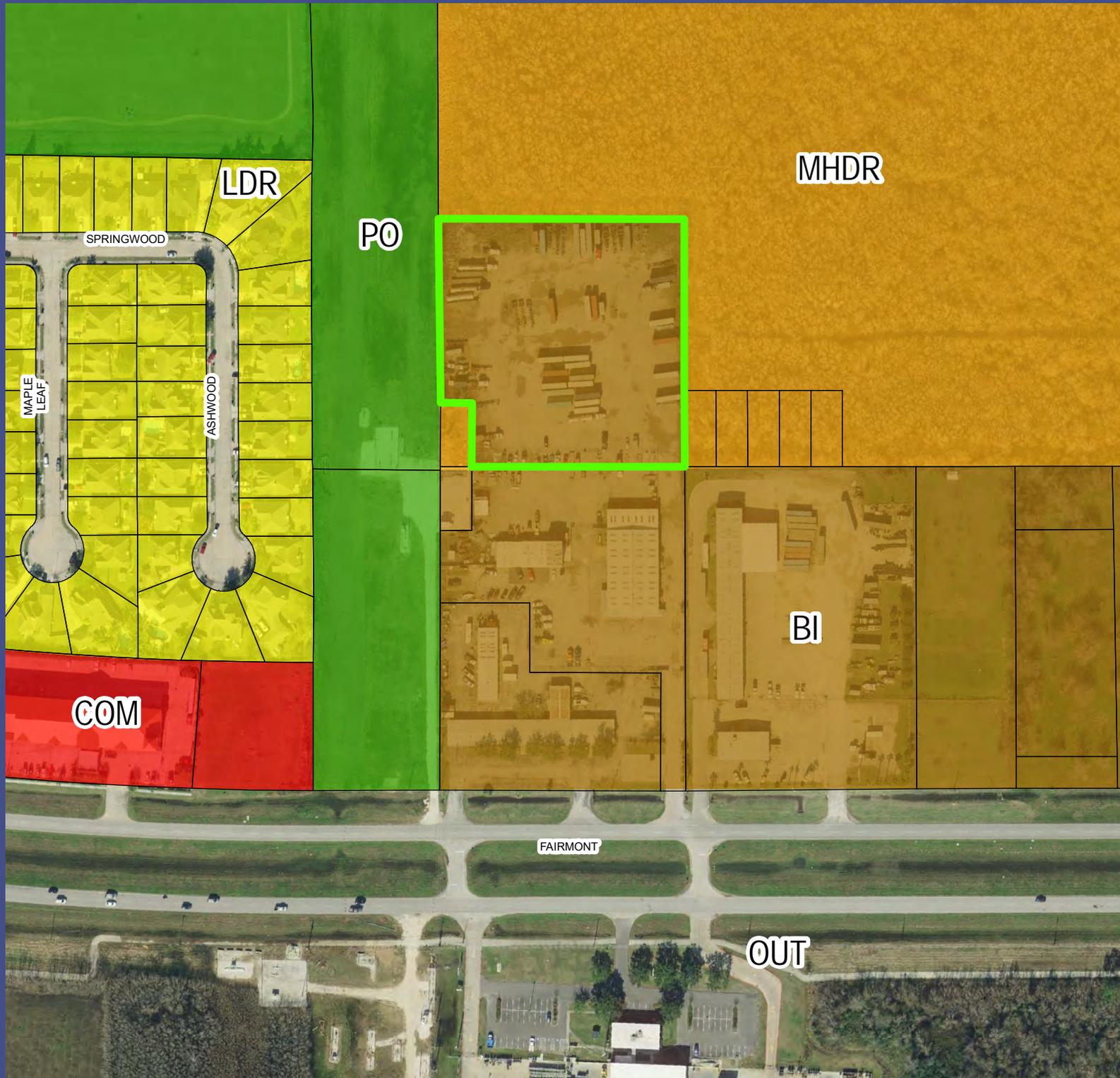
 Subject Parcel



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



**December 19, 2019**

## **AGENDA ITEMS 17-19**

### **Zone Change Request #19-92000010**

A request by Ryan Sweezy, applicant, on behalf of Texas Cargoways, LLC, owner; for approval of a zone change from Mid Density Residential (R-2) to Planned Unit Development (PUD), on a 6.921 acre tract of land, located at the 3400 Block of Canada Rd., and legally described as Reserve A, Block 1 Dawson 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 Mid Density Residential (R-2) to the Planned Unit Development (PUD) zoning district; on approximately 6.921 acres of land, legally described as Reserve A, Block 1 Dawson Subdivision?

### DISCUSSION

Location:

The subject site is located at the 3400 Block of Canada Rd.

Background Information:

The property is currently undeveloped. The applicant would like to develop the site for outdoor boat and recreation vehicle (RV) storage. In order to allow the proposed use, the site must be rezoned. The applicant previously attempted a zone change to General Commercial. That request was denied by both the Planning and Zoning Commission and City Council. The applicant is now requesting a zone change to PUD along with a Special Conditional Use Permit (SCUP) which will allow for a number of possible conditions to be approved alongside any zone change for specific developments.

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

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-2, Mid Density Residential	Drainage Channel/industrial facility
<b>South</b>	GC, General Commercial/R-3, High Density Residential	Mariposa Senior Apartments
<b>West</b>	MH, Manufactured Housing	Pecan Park
<b>East</b>	R-2, Mid Density Residential	Drainage

The site is currently identified as Mid-High 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 Commercial.

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

Planning and Zoning Commission Regular Meeting  
 December 19, 2019  
 Zone Change #19-92000010

this case notice was sent to all property owners and residents within the rezoning area; signs were posted in the area of the rezoning within 10 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 allowing for a commercial use to be constructed on this site would not be consistent with the use pattern of the area.
2. *Access.* There is sufficient existing right-of-way access along Canada Rd.
3. *Utilities.* Water and sewer services are available along Canada Rd.

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 is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed zone change would not be consistent with adjacent properties. The proposed use of boat and RV storage would not be ideal for this stretch of Canada Rd.
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 a commercial use.
Character of the surrounding and adjacent areas.	The proposed zone change to PUD with an underlying land use of commercial would be consistent with current zoning along this section of Canada Rd. The proposed use would not be consistent.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	Development of the proposed site for commercial uses would be permissible.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed zone change will have minimal impact on the traffic along Canada Rd. Total impact cannot be determined until development and will be based on the specific use.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	Staff is not aware of any ways that the proposed SCUP would create excessive air pollution. Staff does have concerns regarding possible drainage issues that could result from the addition of approximately 7 acres of concrete to the area.
The gain, if any, to the public health, safety, and welfare of the City.	Staff is not able to identify any specific benefits that this proposed use would bring to the city at this time.

**RECOMENDATION**

Based on the above analysis, staff is unable to recommend approval to the Planning and Zoning Commission for the proposed zone change from Mid Density Residential (R-2) to Planned Unit Development (PUD).

**ATTACHMENTS**

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: Land Use Map
- Exhibit D: Application



**EXHIBIT A**

**AERIAL MAP**

**Zone Change  
#19-9200010**

**3400 Block  
Canada Rd.**

**Legend**

 Subject Parcel

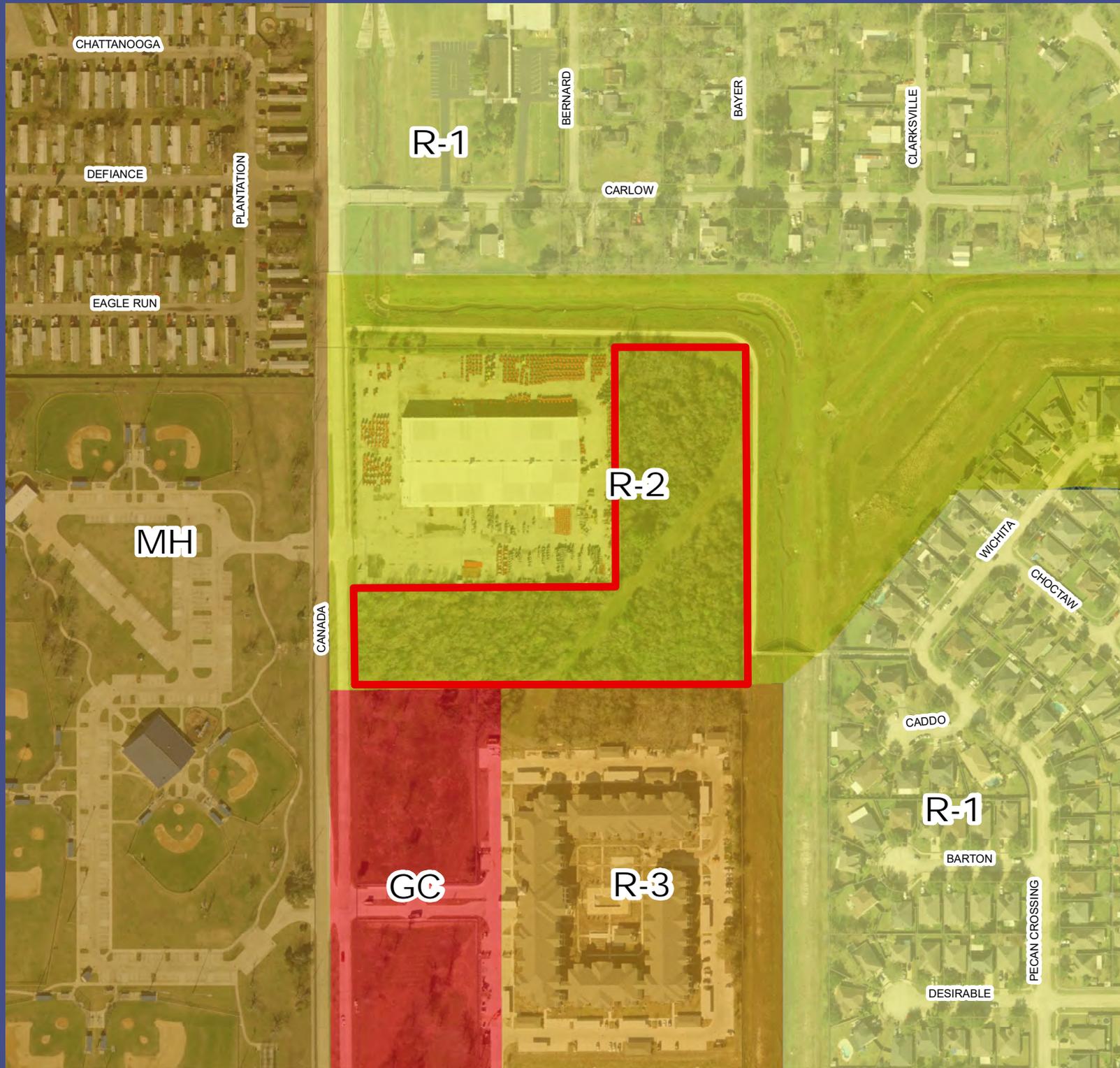


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1 inch = 279 feet

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PLANNING DEPARTMENT**





**EXHIBIT B**

**ZONING MAP**

**Zone Change  
#19-92000010**

**3400 Block  
Canada Rd.**

**Legend**

 Subject Parcel

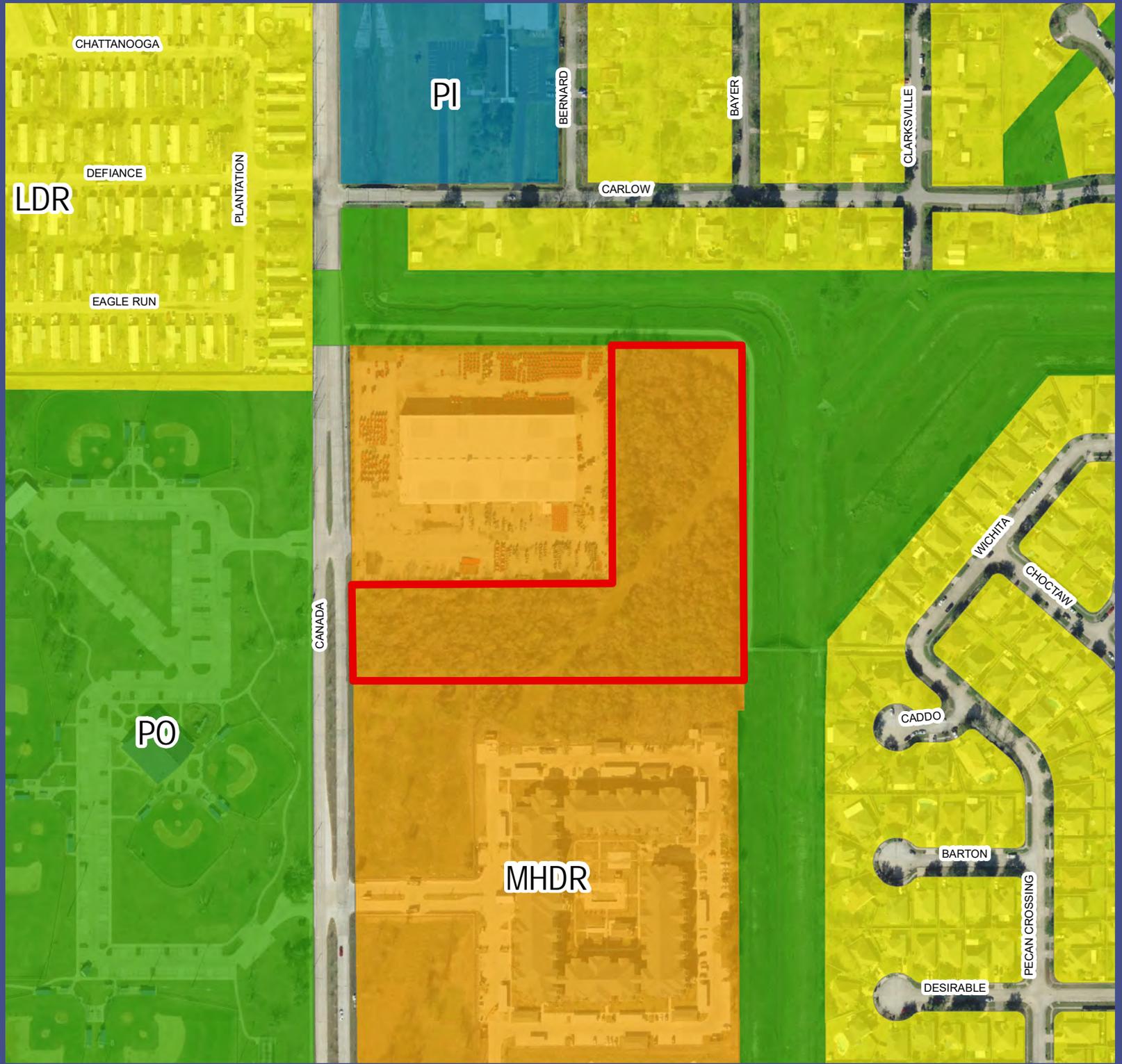


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PLANNING DEPARTMENT**





**EXHIBIT C**

**FLUP MAP**

**Zone Change  
#19-92000010**

**3400 Block Canada  
Rd.**

**Legend**

 Subject Parcel



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**DECEMBER 2019  
PLANNING DEPARTMENT**



Zone Change Application  
Planning and Development Department

PROJECT INFORMATION

Address where zone change is being requested: 0 Canada Rd.  
Legal description where zone change is being requested: 6.921 acres BIK I Reserve "A"  
HCAD Parcel Number where zone change is being requested: 129-914-001-0001  
Zoning District: \_\_\_\_\_ Lot area: \_\_\_\_\_

A request for approval of a zone change is hereby made to the City of La Porte.

Description of Request: zone change to commercial in order to put in a boat and RV storage

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: Paul Taten  
Company (if applicable): CARGOWAY LLC  
Address: 555 Belhorn Dr  
City: Houston State: TX Zip: 77025  
Phone: 713-672-0515 Email: ptaten@CargowayLogistics.net

AUTHORIZED AGENT (if other than owner)

Name: Melissa Sweery  
Company (if applicable): 2302 East Lawther  
Address: 2302 E. Lawther  
City: Deer Park State: Tx Zip: 77536  
Phone: 281-380-3669 Email: sweeryle@hotmai.com

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: Melissa Sweery Date: 11/19/19  
Owner(s) Signature(s): Paul Taten Date: 11/21/19

STAFF USE ONLY:

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_



# Special Conditional Use Permit Application

Planning and Development Department

### PROJECT INFORMATION

Address where SCUP is being requested: 0 Canada Rd.

Legal description where SCUP is being requested: 6.921 acres BIKI Reserve "A"

HCAD Parcel Number where SCUP is being requested: 129-914-001-0001

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: zone change to commercial in order to put in a boat and RV storage.

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: Paul Tatem

Company (if applicable): Cargoways LLC

Address: 555 Gelhorn Dr

City: Houston State: TX Zip: 77029

Phone: 713-622-0515 Email: ptatem@cargowaylogistics.net

### AUTHORIZED AGENT (if other than owner)

Name: Melissa Sweery

Company (if applicable): RKS Builders Inc.

Address: 2302 E. Lawther

City: Deer Park State: TX Zip: 77536

Phone: 281-380-3669 Email: sweery16@hotmail.com

### 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: Melissa Sweery

Date: 11/19/19

Owner(s) Signature(s): Paul Tatem

Date: 11/21/19

#### STAFF USE ONLY:

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_

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



**December 19, 2019**

## **AGENDA ITEM 20**

### **Future Land Use Map Amendment #19-92000010**

A request by Ryan Sweezy, applicant; on behalf of Texas Cargoways, LLC, owner; for an amendment to the City of La Porte's Future Land Use Plan by amending the land use designation for a 6.921 acre tract of land legally described as Reserve A, Block 1 Dawson Subdivision, from "Mid-High Density Residential" to "Commercial" 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 6.921 acre tract of land from R-2 to PUD. The site is currently undeveloped and is located at the 3400 Block of Canada Rd.

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

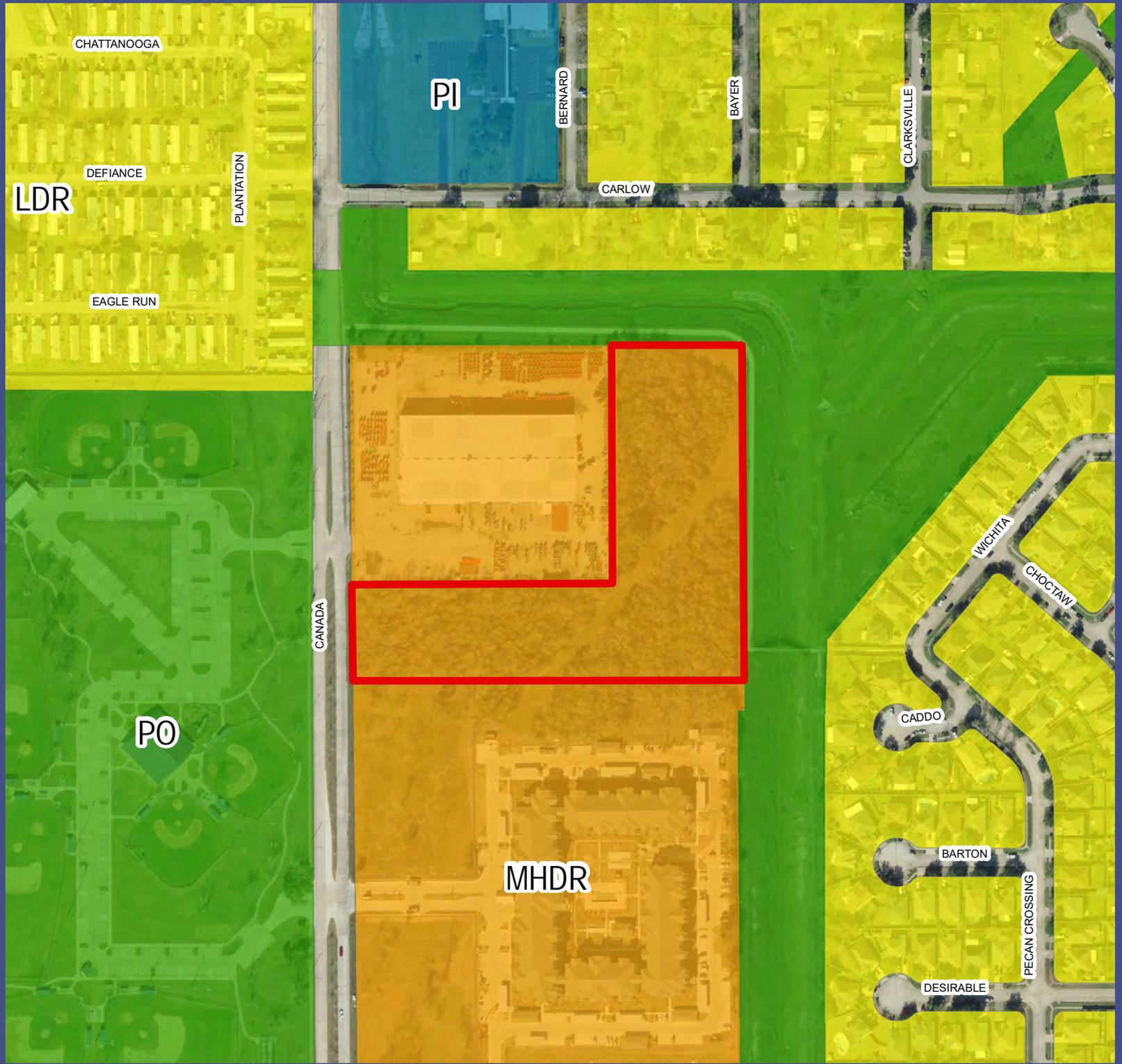
	<b>Land Use</b>	<b>Development</b>
<b>North</b>	Mid-High Density Residential	Drainage Channel/Industrial Building
<b>South</b>	Mid-High Density Residential	Mariposa Apartments
<b>West</b>	Public	Pecan Park
<b>East</b>	Public	Drainage

**RECOMMENDATION**

Should the Planning and Zoning Commission desire to recommend approval for zone change 19-92000010, 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**

**FLUP MAP**

**Zone Change  
#19-92000010**

**3400 Block  
Canada Rd.**

**Legend**

 Subject Parcel

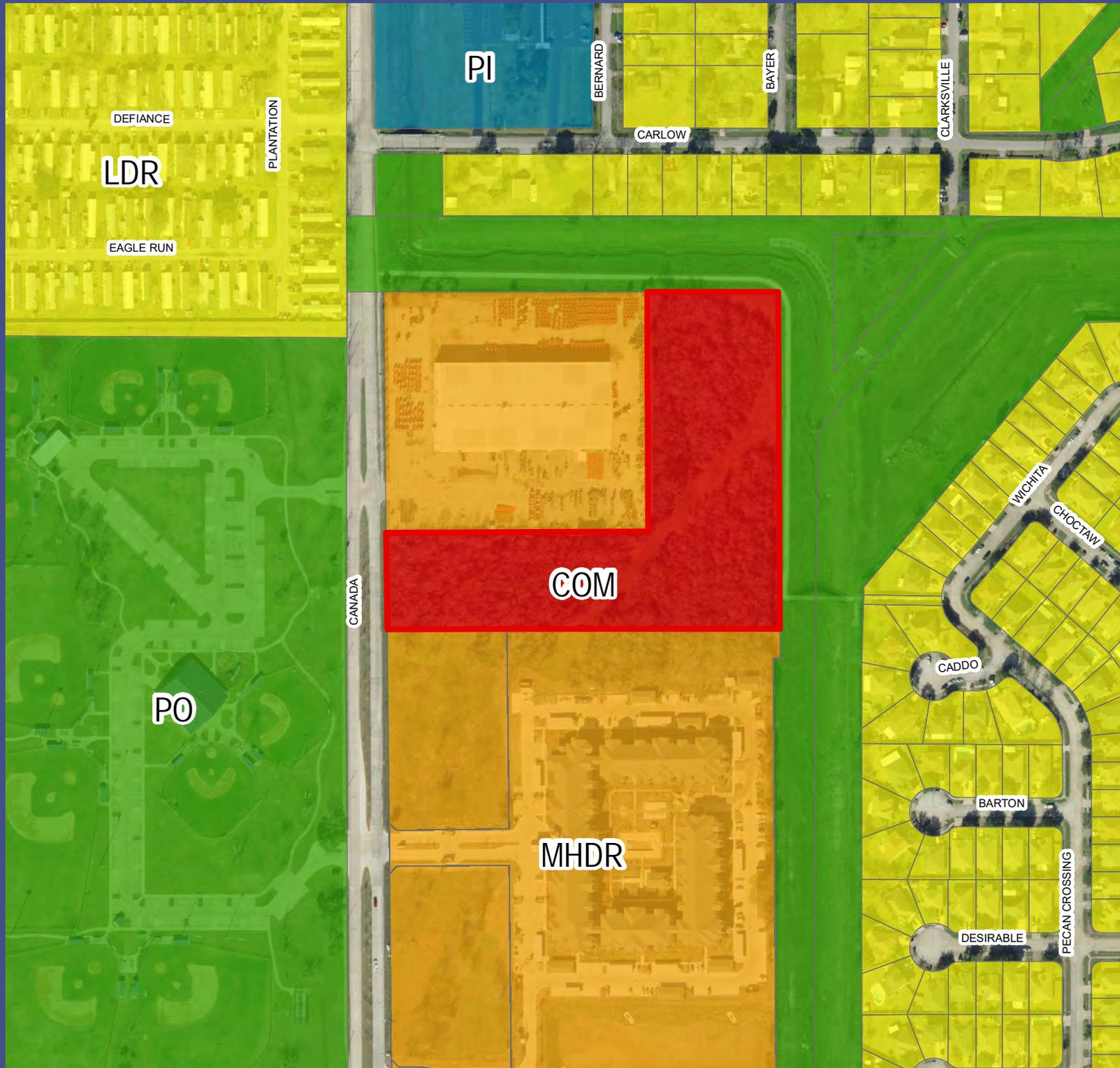


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1 inch = 279 feet



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PLANNING DEPARTMENT**



**EXHIBIT B**

**PROPOSED  
FLUP MAP**

**Zone Change  
#19-9200010**

**3400 Block  
Canada Rd.**

**Legend**

 Subject Parcel



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**DECEMBER 2019  
PLANNING DEPARTMENT**

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



**December 19, 2019**

## **AGENDA ITEMS 21-23**

### **Special Conditional Use Permit #19-91000009**

A request by Ryan Sweezy, applicant; on behalf of Texas Cargoways, LLC, owner; to allow for a boat and recreational vehicle (RV) storage development, to locate on a 6.921 acre tract of land, located at the 3400 Block of Canada Rd., and legally described as Reserve A, Block 1, Dawson 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 SCUP to allow for a boat and recreational vehicle (RV) storage development, to locate on a 6.921 acre tract of land legally described as Reserve A, Block 1, Dawson Subdivision?

### DISCUSSION

Location:

The subject site is located at the 3400 Block of Canada Dr.

Background Information:

The property is currently undeveloped. The applicant for the Special Conditional Use Permit (SCUP) is in the process of changing the zoning to PUD. The proposed SCUP, will allow them to develop the site for a boat and RV storage facility. Preliminary layouts for the project show the majority of the approximately seven (7) acre tract of land paved with concrete. The site will hold spaces for upwards of 260 boats and recreational vehicles.

Staff has provided a list of 16 conditions of approval. These conditions are meant to ensure that, if approved, this development will have a lesser amount of negative impacts on adjoining residential properties, as well as to the aesthetics of Canada Rd. The list of conditions can be found in Exhibit D.

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>	R-2, Mid Density Residential	Drainage Channel/industrial facility
<b>South</b>	GC, General Commercial/R-3, High Density Residential	Mariposa Senior Apartments
<b>West</b>	MH, Manufactured Housing	Pecan Park
<b>East</b>	R-2, Mid Density Residential	Drainage

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 allowing for a commercial use, especially the stated use of a boat and RV storage facility, on this site would not be consistent with the use pattern of the area.
2. *Access.* There is sufficient existing right-of-way access.
3. *Utilities.* Water and sewer services are available along Canada Rd.

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 SCUP would not be consistent with adjacent properties. The proposed use of boat and RV storage would not be ideal for this stretch of Canada Rd.
Conformance of a zoning request with the land use plan.	The proposed SCUP will be in conformance with the future land use plan once amended to reflect the change to a commercial use.
Character of the surrounding and adjacent areas.	The proposed SCUP with an underlying land use of commercial would be consistent with current zoning along this section of Canada Rd. The proposed use would not be consistent.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	Development of the proposed site for commercial uses would be permissible. Uses would be limited to the stated uses within the final SCUP document.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed SCUP will have minimal impact on the traffic along Canada Rd. Total impact cannot be determined until development and will be based on final development plans.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	Staff is not aware of any ways that the proposed SCUP would create excessive air pollution. Staff does have concerns regarding possible drainage issues that could result from the addition of approximately 7 acres of concrete to the area.
The gain, if any, to the public health, safety, and welfare of the City.	Staff is not able to identify any specific benefits that this proposed use would bring to the city at this time.

## **RECOMENDATION**

Based on the above analysis, staff is unable to recommend approval to the Planning and Zoning Commission for proposed SCUP 19-9100009. If the Commission chooses to recommend approval, staff has listed a number of conditions that we feel are necessary in order to ensure a high quality development for the city.

## **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**  
**AREA MAP**

**SCUP**  
**#19-9100009**

**3400 Block**  
**Canada Rd.**

**Legend**

 Subject Parcel

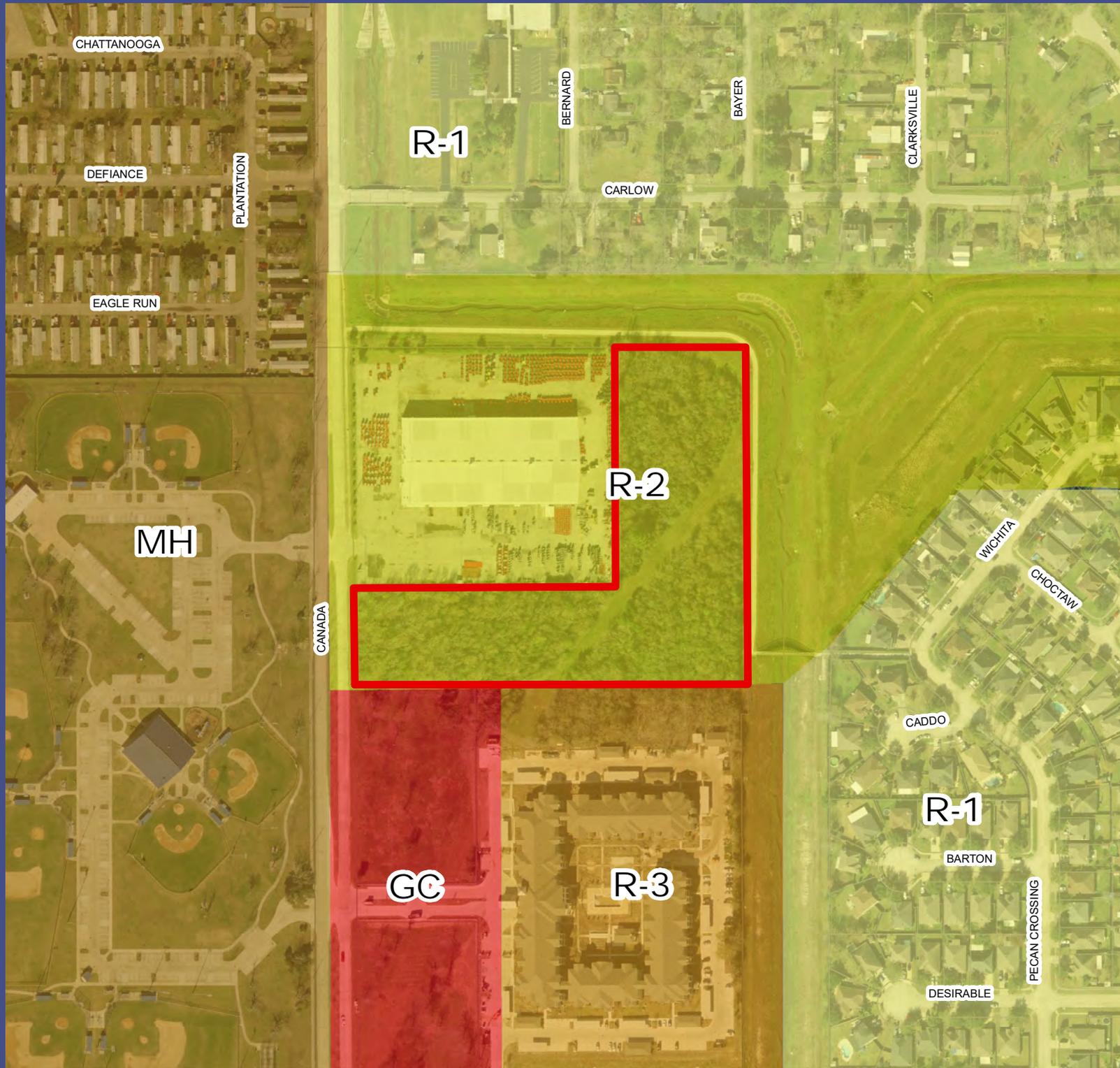


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1 inch = 279 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**





**EXHIBIT B**

**ZONING MAP**

**SCUP  
#19-91000009**

**3400 Block  
Canada Rd.**

**Legend**

 Subject Parcel

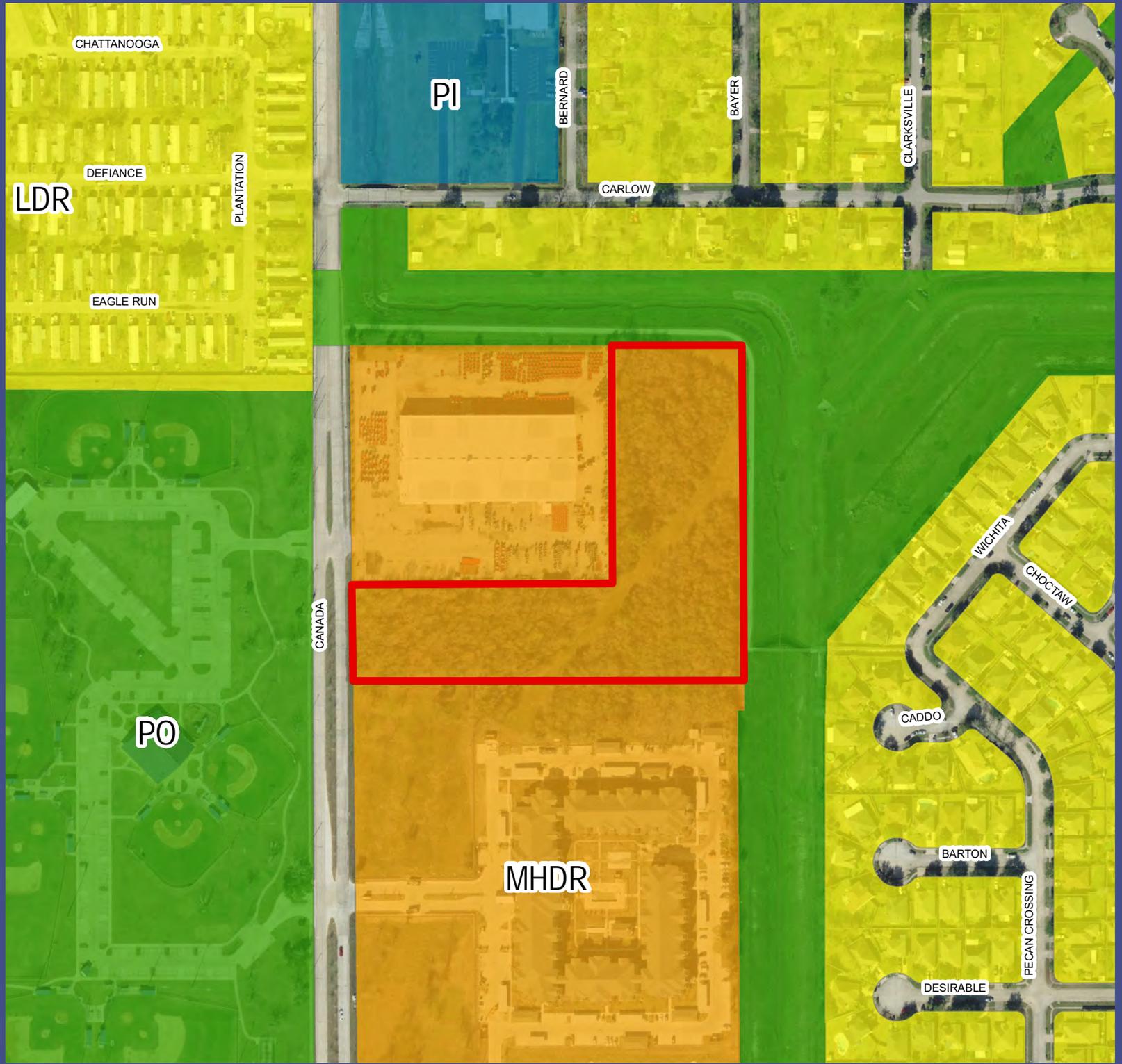


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**DECEMBER 2019  
PLANNING DEPARTMENT**



**EXHIBIT C**

**FLUP MAP**

**SCUP**

**#19-91000009**

**3400 Block Canada Rd.**

**Legend**

 Subject Parcel



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**DECEMBER 2019  
PLANNING DEPARTMENT**

**City of La Porte**  
**Special Conditional Use Permit #19-9100009**

**This permit is issued to:** Ryan Sweezy, RKS Builders, Inc.  
**Owner or Agent**

2302 E. Lawther Rd.  
**Address**

**For Development of:** Boat and RV Storage Facility  
**Development Name**

3400 Block of Canada Rd.  
**Address**

**Legal Description:** A 6.921 acre tract of land legally described as Reserve A, Block 1,  
Dawson Subdivision, Harris County, TX

**Zoning:** PUD, Planned Unit Development

**Use:** Commercial Boat and RV Storage

**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. The underlying zoning is General Commercial. All GC zoning and development requirements will need to be met, outside of any conditions listed below.
3. Permitted use is limited to Boat and RV Storage, which falls under NAICS #531130-Lessors of Miniwarehouses and Self-Storage Units. No other uses permitted under this NAICS, besides Boat and RV Storage, is permitted.
4. At no time can commercial motor vehicles, trucks, or trailers, be parked or stored on site. Use is limited to personal boats and recreational vehicles.
5. Perimeter fencing must be constructed of either masonry, wrought iron, or decorative tubular steel. Use of chain-link, wood, or barbed wire is prohibited.
6. Perimeter fencing must 8’ tall.
7. Security cameras must be installed and maintained throughout the lifetime of the development.
8. Onsite lighting must be hooded and include motion sensors to limit light pollution on existing properties.
9. Access to the site must be limited to the hours of 7:00 AM – 9:00 PM. No afterhours access shall be granted to any lessor.

10. No modular or temporary structures, include shipping containers, may be utilized on site at any time for any purpose.
11. Banner signs meant to be temporary in nature are prohibited on site. All signage advertising the business must be permanent in nature and construction.
12. All onsite paving must consist of concrete. Asphalt, chip seal, or any other material is not permitted.
13. All onsite detention and drainage is required to discharge into the existing drainage channel east of the property.
14. Drainage calculations must follow Harris County requirements.
15. 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.
16. 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 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: 0 Canada Rd.

Legal description where SCUP is being requested: 6.921 Acres BIKI Reserve "A"

HCAD Parcel Number where SCUP is being requested: 129-914-001-0001

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: zone change to commercial in order to put in a boat and RV storage.

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: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### AUTHORIZED AGENT (If other than owner)

Name: Melissa Sweery

Company (if applicable): RKS Builders Inc.

Address: 2302 E. Lawther

City: Deer Park State: Tx Zip: 77536

Phone: 281-380-3669 Email: sweery66@hotmail.com

### 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: Melissa Sweery Date: 11/19/19

Owner(s)' Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

#### STAFF USE ONLY:

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_



# 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: 0 Canada Rd.  
LEGAL DESCRIPTION: RESABLK 1 Dawson
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: \_\_\_\_\_.
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.

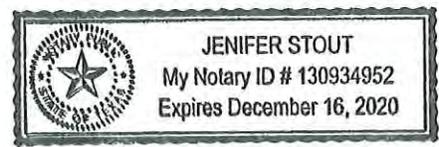
Melina Sweezy  
Applicant's Signature  
Melissa Sweezy  
Applicant's Printed Name

Subscribed and sworn before me this 19 day of November, 2019, by  
Melissa Sweezy (Print Applicant's Name).

Jenifer Stout  
Notary Public

(Seal)

My commission expires: 12/16/2020



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



**December 19, 2019**

## **AGENDA ITEMS 24-26**

### **Special Conditional Use Permit #19-91000008**

A request by Wells Holdings, Inc., applicant; on behalf of 92 Fairmont Lakes, Inc., owner; to allow for a mixed use development, to locate on a 56.7 acre tract of land legally described as Lots 1-33, Block 1267, La Porte Subdivision, Tract 1M, Abstract 35, J Hunter Survey, and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey.

***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 SCUP to allow for a mixed use development, to locate on a 56.7 acre tract of land legally described Lots 1-33, Block 1267, La Porte Subdivision, Tract 1M, Abstract 35, J Hunter Survey, and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey?

### DISCUSSION

Location:

The subject site is located at the northeast corner of SH 146 and Wharton Weems Blvd.

Background Information:

The property is currently undeveloped. The applicant is requesting approval of a Special Conditional Use Permit (SCUP), to allow them to develop mixed use development consisting of commercial pad sites, hotel, up to 325 units of multifamily, 20 patio home lots, and 38 townhome lots.

The applicant has requested that commercial uses be limited to all uses permitted within the Neighborhood Commercial (NC) zoning district, with the exception of the following uses:

1. Funeral Homes
2. Cemeteries and Crematories
3. Coin operated or self-service laundry facilities
4. Dry cleaning or laundry service plants (retail drop off permitted)
5. Businesses that derive 51% of revenues from the sale of tobacco products
6. Rooming and boarding houses such as dormitories and worker's camps
7. Consumer related storage facilities including recreational vehicles and boats

The Planning and Zoning Commission held a workshop on this item at their regular meeting on October 17, 2019. At the workshop, staff presented the preliminary proposal to the commission. The commission then provided the following feedback:

1. Gas station uses should be excluded from the development along with all other uses suggested by staff.
2. Hotel use unique to anything else currently in the city could be a viable option.
3. Hotel similar to existing hotels in the city should not be included.
4. Commercial tracts along 146 are appropriate.
5. The city has a number of multi-family projects in development currently and should withhold approval of any additional units at this time.
6. A higher percentage of acreage devoted to single family is desired.

The feedback provided by the commission was sent by staff to the applicant for their consideration. Staff then had a follow up meeting with the applicant to discuss any concerns they might have regarding the requested changes.

Exhibit E is the application and current development proposal submitted by the applicant. This version of the development proposal does not appear to meet any of the requests made by the commission.

The following comments from the initial review by staff have yet to be adequately addressed by the applicant:

1. Proposed single family layout does not meet minimum access requirements as per the fire code.
2. The applicant has not identified the existing public utilities within or adjacent to the general plan boundaries and how each phase of development will connect with those utilities
3. The applicant has not provided adequate details regarding proposed amenities for the multifamily and single family/townhome portions of the development.

Additionally, the applicant is requesting a number of variances for the development. Staff has concerns specifically with the variances requested for the multifamily use. Requested variances are as follows:

1. Increase allowed density for multifamily from 20 units/acre to 25 units/acre
2. Increase maximum number of multifamily units from 300 up to 325
3. Decrease the required distance between multifamily developments from 1,000 feet down to 300 feet.
4. Reduce the required front setback in single family from 25 feet down to 20 feet.
5. Reduce the minimum patio home lot area from 4,500 S.F. down to 4,100 S.F.

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

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	PUD, Planned Unit Development	Hawthorne at Bay Forest
<b>South</b>	PUD, Planned Unit Development	Lakes at Fairmont Greens Subdivision
<b>West</b>	PUD, Planned Unit Development	SH 146
<b>East</b>	PUD, Planned Unit Development	Bay Forest Golf Course

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 a mix of commercial and residential uses on this tract of land is the highest and best use. Staff has concerns with additional multifamily units and a number of commercial uses specifically gas stations and hotels.
2. *Access.* There is sufficient existing right-of-way access along Wharton Weems and SH 146.
3. *Utilities.* Water service is available along SH 146. Sewer is available from the north within an existing utility easement.

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:

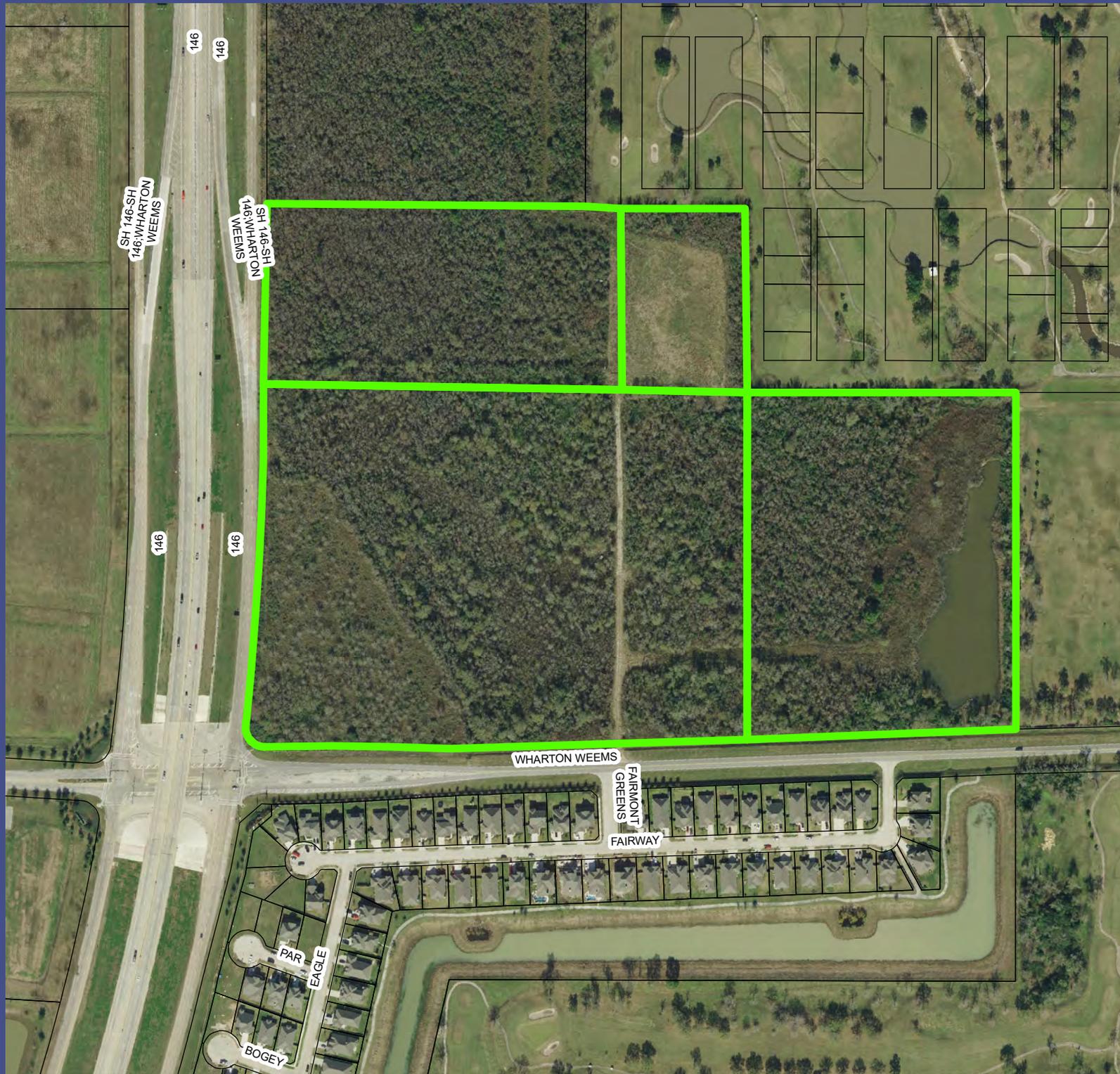
<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Portions of the proposed SCUP would be appropriate for this tract of land. Staff has concerns with the proposed multifamily, hotel, and gas station uses.
Conformance of a zoning request with the land use plan.	The proposed SCUP will be in conformance with the future land use plan once amended to reflect the change to mixed use.
Character of the surrounding and adjacent areas.	Portions of the proposed SCUP, with an underlying mixed use, would be consistent with current zoning along this section of SH 146
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 in an ideal location for a mix of commercial. Due to the adjacent development to the north, multifamily would not be considered appropriate for this site.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed SCUP has the potential to have a significant traffic impact on both Wharton Weems Blvd. and SH 146. A traffic impact analysis will be required prior to the approval of any plans or permits.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	Staff is not aware of any ways that the proposed SCUP would create excessive noise or air pollution.
The gain, if any, to the public health, safety, and welfare of the City.	Staff is not able to identify any specific benefits that this SCUP, as is, would bring to the city at this time.

**RECOMMENDATION**

Based on the above analysis, staff is unable to recommend approval to the Planning and Zoning Commission for proposed SCUP 19-91000008. If the Commission chooses to recommend approval, staff has listed a number of conditions that we feel are necessary in order to ensure a high quality development for the city.

**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**  
**AREA MAP**

**SCUP**  
**#19-91000008**

**Wharton Weems**  
**@ SH 146.**

**Legend**

 Subject Site

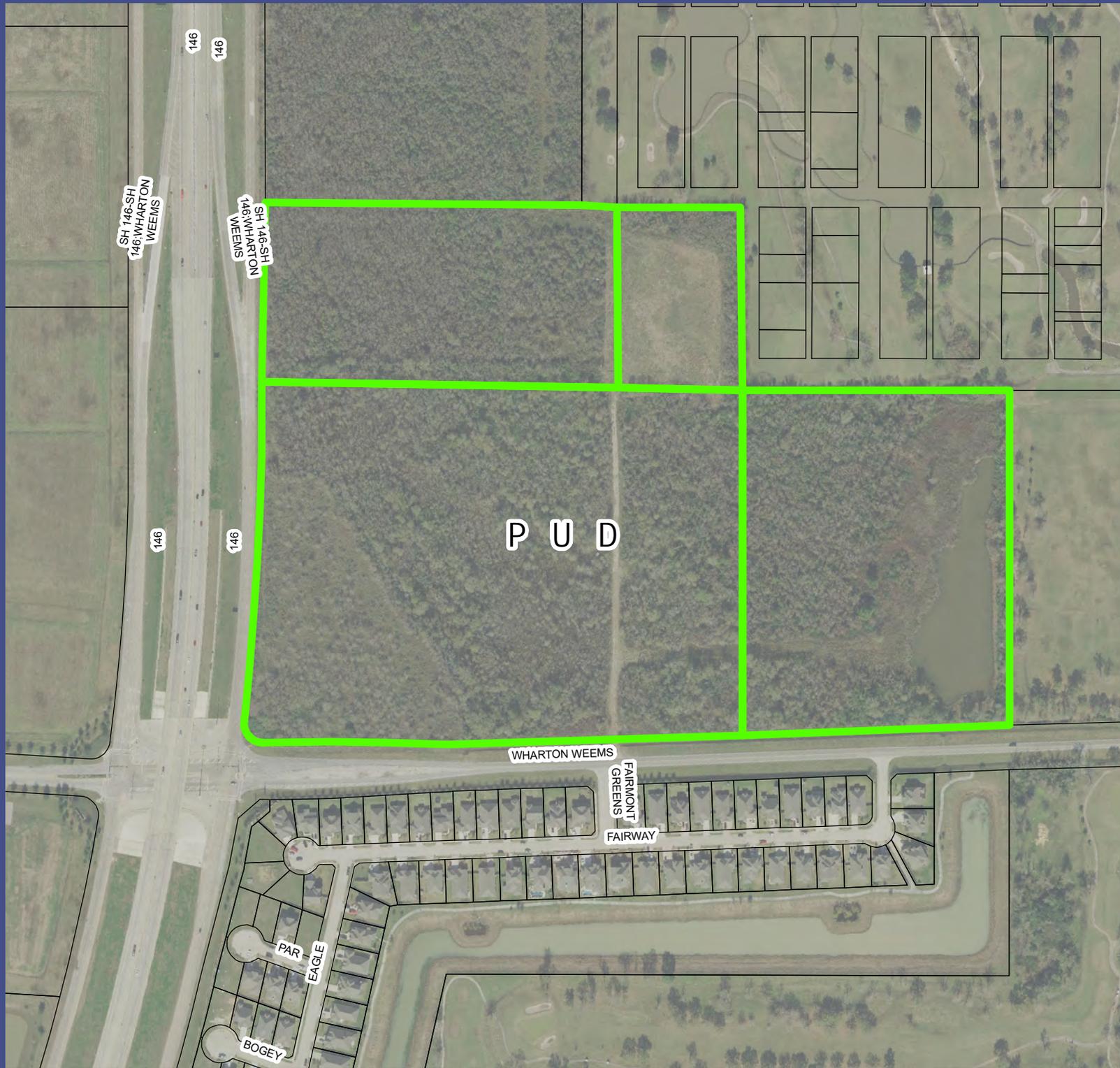


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 357 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**





**EXHIBIT B**  
**ZONING MAP**

**SCUP**  
**#19-91000008**

**Wharton Weems**  
**@ SH 146.**

**Legend**

 Subject Site

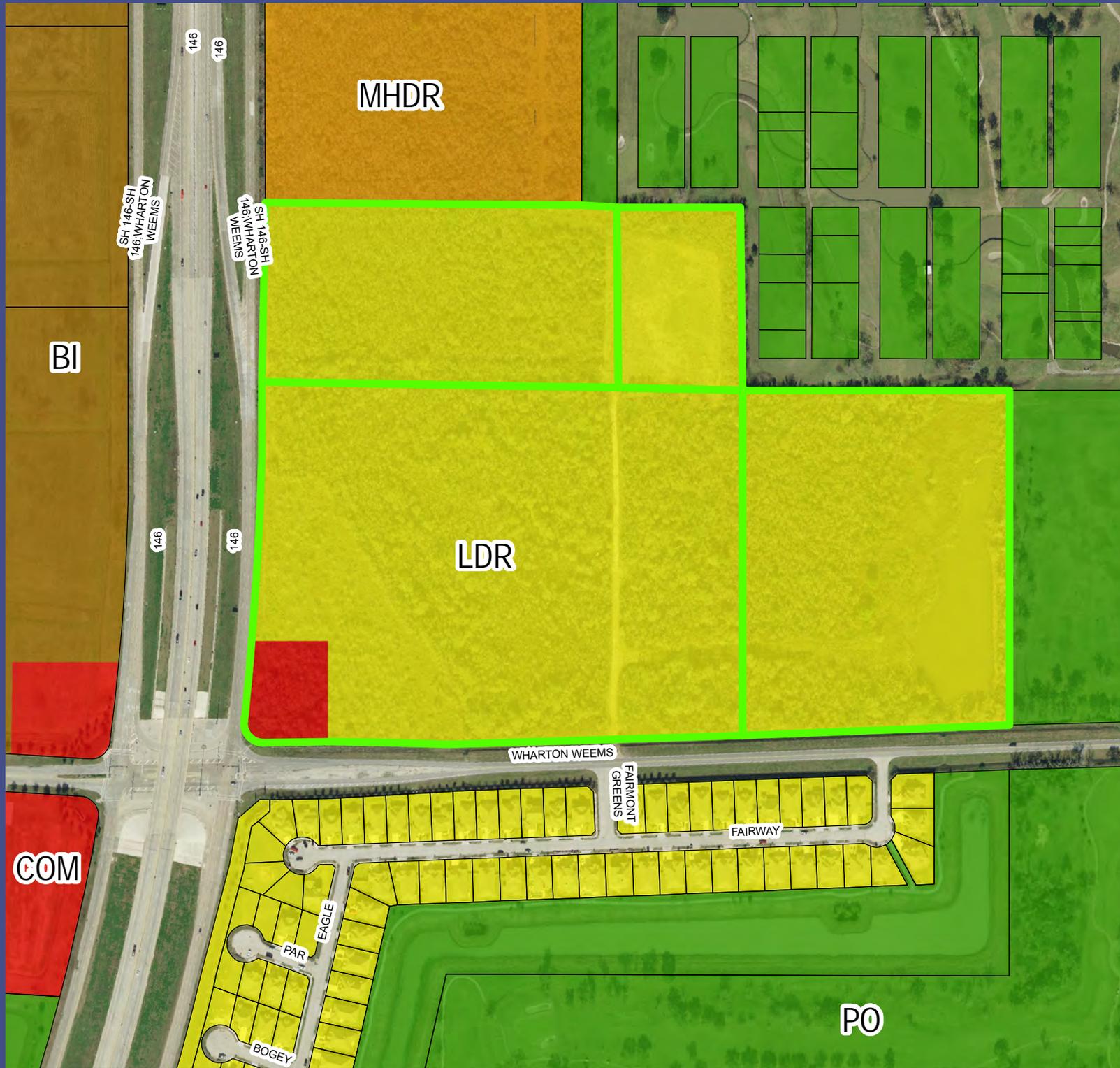


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1 inch = 357 feet



**DECEMBER 2019**  
**PLANNING DEPARTMENT**



**EXHIBIT C**  
**FLUP MAP**

**SCUP**  
**#19-91000008**

**Wharton Weems**  
**@ SH 146.**

**Legend**

 Subject Site



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 = 357 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**



**City of La Porte**  
**Special Conditional Use Permit #19-91000008**

**This permit is issued to:** Wells Holdings, Inc.  
**Owner or Agent**

P.O. Box 130045 The Woodlands, TX 77058  
**Address**

**For Development of:** La Porte Mixed Use  
**Development Name**

Northeast corner of SH 146 and Wharton Weems Blvd.  
**Location**

**Legal Description:** Lots 1-33, Block 1267, La Porte Subdivision, Tract 1M, Abstract 35, J Hunter Survey, and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey.

**Zoning:** PUD, Planned Unit Development

**Use:** Mixed Use

**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. All buildings shall meet or exceed the Design Standards outlined in Article IX, Chapter 106 of the Code of Ordinances.
3. Land uses permitted in the commercial area (all areas excluding residential land uses) shall be in accordance with the uses permitted in Chapter 106, Zoning, of the city’s Code of Ordinances Use Chart under NC (Neighborhood Commercial) at the effective date of this SCUP, excluding the following NAICs uses:
  - a. 81221- Funeral Homes and Funeral Services
  - b. 812220 – Cemeteries and Crematories
  - c. 812310 – Coin Operated Laundries and Drycleaners
  - d. 812320 – Dry Cleaning and Laundry Services (except Coin-Operated)
  - e. 44711 – Gasoline Stations and Convenience Stores
  - f. 453991 – Tobacco Stores
  - g. 721310 – Rooming and Boarding Houses, Dormitories, and Workers' Camps
  - h. 531130 – Lessors of Miniwarehouses and Self-Storage (Including Boat and RV Storage)
4. The commercial area shall be developed in accordance with the requirements for the Neighborhood Commercial zoning district.
5. The residential land uses identified in the General Plan as “Townhouse” shall be constructed in accordance with the requirements outlined in Section 106-333 of the Code of Ordinances and applicable building code requirements and shall be limited to townhouse development only – not

multifamily apartments or condominiums. The townhouse development may exceed the (12) twelve unit maximum for attached units and front setbacks for the townhouse development shall be permitted at a minimum of 5 feet from the front property line.

6. The residential land uses identified in the General Plan as "Single Family" shall be constructed in accordance with the requirements outlined in Section 106-333 of the Code of Ordinances and applicable building code requirements and shall be limited to single family special lot line uses only.
7. In lieu of a fence along the eastern and northern boundaries of the project, the developer shall be required to plant shade trees, at a minimum 4" caliper and 25' on center. In addition to the shade trees, shrubs shall be planted at no less than 5 gallon in size with a minimum spacing of 3' on center. These plantings are required along the entire length of the eastern and northern boundaries and shall be in place prior to the completion of the multifamily portion of the development.
8. The applicant shall install the segment of the city's Hike and Bike Trail through the development area as identified in the city's Comprehensive Plan. The construction of the trail shall be in accordance with all applicable requirements and specifications required by the City Engineer. Additionally, following construction of the Hike and Bike Trail, the developer shall dedicate to the City of La Porte a permanent public trail easement 20' on center for the Hike and Bike Trail.
9. The developer shall provide internal connection between the city's Hike and Bike Trail to the development.
10. The developer shall work with staff at the time of site plan review to minimize the amount of parking stalls along the Highway 146 frontage. This should be accommodated by relocating buildings in a manner that places parking on the side of the building or internal to the development. If this is not possible, the developer may install planter islands at 1 per 10 spaces for both rows of parking along a drive aisle parallel to Highway 146. Additionally, hedges shall be planted at 3-foot on center in two rows of plantings. Such hedge row shall be installed with a variety of plant material to provide visual diversity of plant materials.
11. For the commercial portion of the development, parking shall be calculated based on the aggregate amount of parking required and proposed; joint parking is allowed.
12. All public streets internal to the development site shall be constructed in accordance with the city's Public Improvement Criteria Manual and shall be dedicated to the city. Regardless of phasing of the development, any dedication of public improvements identified as part of the plat must be accepted by the city prior to the recordation of the Final Plat. Should the developer desire to construct such public streets at a later time, then a development agreement shall be required between the city and developer that provides a financial guarantee, as approved by the city, that will ensure that said public roads will be installed and a date for which those improvements must be made.
13. Access to any public right-of-way is subject to the requirements of Section 106-835, Figure 10-3 and will be reviewed at the time of Site Development Plan. TXDOT right-of-way access permits shall be presented prior to permit issuance for all driveways requested on Highway 146. Maximum driveway widths shall be provided in compliance with city code requirements.
14. The developer will be required to submit for approval by the City Engineer, a drainage report indicating how the proposed development will accommodate the requirements for storm water detention in accordance with the city's Public Improvement Criteria Manual, or if discharging in a TXDOT or Harris County system, approval by such authority.
15. Because Highway 146 has been identified as a significant corridor in the community, the developer shall work with the Planning and Zoning Commission at the time of site plan review on a landscape theme along the Highway 146 frontage. Such theme shall be above and beyond the requirements outlined in Section 106-800 of the city's Code of Ordinances.
16. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process.
17. A traffic impact analysis, performed by a licensed engineer agreed to by both the City and the applicant, shall be required. If any mitigation is required by the study, the applicant will be responsible for their proportion of the impact. All contributions would be subject to reimbursement through the TIRZ, pursuant to approval by the TIRZ Board.
18. If extension of any public water or sanitary sewer line is required as part of this development, the applicant will be required to execute a utility extension agreement with the city and install such improvements at the cost of the developer.

19. The residential portion of the development is required to be platted as part of the first phase of the development. A minimum of half of the townhouse units and half of the single family units are required to be available for development as part of the initial phase of development.
20. A photometric plan will be required at the time of site plan submittal that will identify site lighting and the lumens proposed across the site. Lighting will need to be in compliance with the requirements of Section 106-310, Footnote A, of the city's Code of Ordinances.
21. 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 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: Northeast Corner of SH 146 and Wharton Weems Blvd. La Porte, TX 77571

Legal description where SCUP is being requested: See legal description of property on the ALTA survey included in this submittal.

HCAD Parcel Number where SCUP is being requested: 0402440030021, 0402440030022, 0242530670001, 0402780010036

Zoning District: Planned Unit Development Lot area: 56.7 Acres

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

Description of Request: Submittal of a Proposed Mixed Use Development

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: 92 Fairmont Lakes, Inc.

Company (if applicable):

Address: 2398 Baycrest Dr

City: Houston State: TX Zip: 77058

Phone: Email:

AUTHORIZED AGENT (if other than owner)

Name: Wells Holdings, Inc.

Company (if applicable):

Address: P.O. Box 130045

City: The Woodlands State: TX Zip: 77393

Phone: 832.316.5434 Email: mwells@wellsholdingsinc.com

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: 9/12/19

Owner(s) Signature(s): [Signature] Date: 9/12/2019

STAFF USE ONLY:

Case Number: 19-91000008

Date Application Received: 9-16-19



# 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: NEC of SH146 and Wharton Weems Blvd, La Porte, TX 77571

LEGAL DESCRIPTION: Tract 1: A 14.7065 acre tracts in the town of La Porte, W.P. Harris Survey, A-30, La Porte, Harris County, Texas

Tract 2: A 42.0058 acre tract of land in the town of La Porte, Johnson Hunter Survey, A-35, And WP Harris Survey, A-30, La Porte, Harris County, Texas

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: \_\_\_\_\_.
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.

[Signature]  
Applicant's Signature

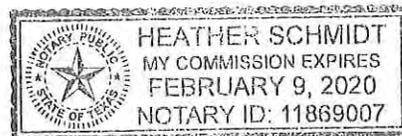
Matthew J. Wells  
Applicant's Printed Name

Subscribed and sworn before me this 13<sup>th</sup> day of September, 2019, by  
Matthew Wells (Print Applicant's Name).

[Signature]  
Notary Public

(Seal)

My commission expires: Feb. 9, 2020





PO BOX 130045 | The Woodlands, TX | 77393  
832.316.5434 | wellsholdingsinc.com

November 15, 2019

Teresa Evans  
Director, Planning and Development Department  
City of La Porte  
604 W. Fairmont Parkway  
La Porte, TX 77571

**RE: Special Conditional Use Permit Application  
Mixed Use Development of ±53 Acres at the NEC of SH 146 and Wharton Weems**

We respectfully submit this letter along with the Special Conditional Use Permit and General Plan for a mixed use development on ±53 acres on SH 146 at Wharton Weems. This development, located on the North East Corner of SH 146 and Wharton Weems, presents a unique window of opportunity to create a high visibility mixed use development in the City of La Porte. The property is currently zoned as PUD, which requires approval of a Special Conditional Use Permit and General Plan prior to development.

Purchase of the tract is contingent upon approval of this General Plan and Special Conditional Use Permit. Should this plan not be approved, the tract will continue in its vacant and under-utilized state.

**Mixed-use Development Description**

A mixed-use development is designed to endure and in the Houston metro area they have proven over many years to appreciate in value more than typical commercial developments. Restrictions and controls set in place result in higher and more stable property values, an important benefit for the City of La Porte.

Providing a range of single family home products, higher density multifamily, hospitality and neighborhood servicing commercial uses, this mixed-use development will primarily service the local area. Underlying these uses, the project will have a unified method of development controls whereby architecture, landscape, and street scape will work together to form a visually appealing theme to the development. In order to ensure longevity, both a commercial association and a residential homeowners association will be created to enforce deed restrictions and diligently maintain common areas for the long term.

The development will consist of the land uses shown in Table 1:

**Table 1**

<b>Land Use</b>	<b>Acreage*</b>
Single-Family	2.08
Town home	2.01
Multi-Family	12.94
Hotel/Meeting	4.86
Neighborhood Commercial	14.64
Parks	0.72
Drainage/Detention	15.06
Public Street	4.4
<b>Total</b>	<b>56.71</b>

*\*Acreages may vary*

Mixed-use developments require an imbedded residential component in order to create a rich community atmosphere. A residential component mixed with commercial in a master planned development approach garners a symbiotic relationship with one use benefitting the other. The range of lot and home types appeals to a broad range of the population and provides opportunities for buyers at various stages of their home-ownership cycle to purchase or move up within the community. Multi-Family options are an important and often forgotten part of the housing life-cycle and contribute to the community's character.

Commensurate with other quality master planned communities, the community will consist of the single-family lot sizes shown in Table 2:

**Table 2**

<b>Lot Dimension</b>	<b>Number</b>	<b>Percentage*</b>
41' x 100'	20	34.5%
24' x 83'	38	65.5%
<b>Total</b>	<b>58</b>	<b>100.0%</b>

*\*Percentages may vary*

Some flexibility is required in order to allow mixed-use developments to respond to market changes and avoid stagnation. In order to ensure flexibility, we request that a) the exact percentages in Table 2 and the acreages in Table 1 may vary by 5%; b) the placement of lot sizes within different pods of the development as proposed on the attached schematic plan and General Plan may shift or change places as needed; and c) the exact boundaries between the commercial, multi-family tracts may shift to accommodate vertical development site planning. In addition to these acreages, the number of multifamily units may not exceed 325 units. Exact unit count will be determined upon site planning and market forces. Finally, the development will hold to the metrics proposed by the requested Variances included in this document.

## **Park, Recreation, and Landscaping Enhancements**

To fully maximize the property value enhancements provided by the mixed use development opportunity, the park and landscaping facilities provided in the community need to be of a type and caliber desired by discerning home buyers and residents.

Walking trails are the number one attraction of homebuyers in the Houston region. Aside from the standard neighborhood sidewalks, the proposed development includes connectivity amongst the various uses in order to provide better overall pedestrian circulation throughout the development and enabling residents to easily walk to the neighborhood servicing retail. The walking trails around the detention basin and sidewalks along Wharton Weems are proposed to be 5'-wide (five-foot wide) concrete trails/sidewalks. These trails/sidewalks and the other open spaces throughout the community will be landscaped to meet and exceed the established landscaping minimums, utilized as a buffer between uses, and to provide a scenic backdrop and cohesive landscape throughout the community via a range of tree and plant species, in varying sizes which are well adapted and have proven to do well in the La Porte area.

In addition to a passive park complete with benches and a passive play area for children, the single family homes will have immediate access to the walking trails via the cul-de-sac with ease of access to all the public amenities. Typical amenities integrated within the multifamily include a clubhouse with business center, meeting rooms, fitness center, demonstration kitchen and package locker systems. Outside, the multi family typically includes a resort style pool with cabana and BBQ areas, a pet washing station and interconnected sidewalks.

With immediate proximity to public amenities such as the Bay Forest Golf Course and within walking distance to the Little Cedar Bayou wave pool, citizens have a unique opportunity for connectivity within this and neighboring developments.

## **Future Land Use Plan Compliance**

The City of La Porte Future Land Use Plan depicts this tract as Commercial and Low density Residential. The proposed mix of single family detached homes, townhomes and multifamily units are consistent with the PUD zoning designation and the stated goals of the Comprehensive Plan regarding life-cycle housing options in new developments.

Accordingly, the commercial at the corner is consistent with the FLUP, and it is requested that a neighborhood commercial designation be expanded to include all of the frontage along SH146.

## **Commercial Uses**

Proposed Commercial uses along the frontage of SH 146 will include uses permitted by right within the neighborhood commercial zoning classification. These uses cater primarily to the consumer for goods and services. These uses to include, but not limited to, full service restaurants (to include alcohol sales), minor emergency healthcare, consumer servicing office uses, limited and full-service hotel. Uses that will be excluded include funeral homes, cemeteries and crematories, coin operated or self-service laundry facilities, dry cleaning or laundry service plants (retail drop off permitted), businesses that derive 51% of revenues from the sale of tobacco products, rooming and boarding houses such as dormitories and worker's camps, consumer related storage facilities including recreational vehicles and boats.

## Variations

To achieve the qualities desired by users, homebuyers, visitors and the city for mixed-use master planned developments in the Houston metro areas, three categories of zoning code variations are required and included in this SCUP application (see next page). Proposed variations to the street design standards specified in the Public Improvement Criteria Manual are listed at the end of this section for reference.

### 1. Single-Family Lot Size (Chapter 106, Section 106-333)

Category	Code Section	Code Minimum	Proposed Minimum	Proposed PUD Standard
<b>Minimum Lot Width</b>	Sec. 106-333, Table B	50 feet	41 feet	At build-out of all lots, the average lot width will meet or exceed 40 feet
<b>Minimum Lot Area</b>	Sec. 106-333, Table B	6,000 sq. ft.	4,100 sq. ft	At build-out of all lots, the average lot area will meet or exceed 4,100 sq. ft.

#### Purpose/Justification:

Successful communities provide multiple lot sizes and home styles attractive to residents across multiple stages of the housing life-cycle. The 40'-wide lot allows for a 30'-wide building footprint, which produces a home size that is very popular in the leading master planned communities and appealing for first-time or younger home buyers as well as retirees or those seeking a "lock and leave" home. By providing these lot sizes in this community, the opportunity for individuals and families to move in and move up within the same community is created.

At a minimum lot depth of 100 feet, the lots (41'-wide) will have a lot area of 4,100 square feet. Providing a range of housing products creates a more stable and resilient community while still achieving the City's overall density goals.

### 2. Single-Family Building Lines (Chapter 106, Section 106-333)

Category	Code Section	Code Minimum	Proposed Minimum
<b>Front Building Line</b>	Sec. 106-333, Table B	25' front BL	20' front BL

#### Purpose/Justification:

A 20' front building line is consistent with most cities and counties in the greater Houston area, especially around culs-de-sac and the "eyebrows"/"knuckles" of right-angle corners. The reduced building line still allows sufficient room for the sidewalk and underground utilities, while balancing the home within the lot between front and back yards. Enabling a 20' deep front yard and a 10' deep back yard.

3. Multi-Family (Chapter 106, Section 106-333)

<b>Category</b>	<b>Code Section</b>	<b>Code Maximum</b>	<b>Proposed Maximum</b>	<b>Proposed PUD Standard</b>
<b>Density</b>	Table B	20 Units/Acre	25 Units/Acre	Density will not exceed 25 units/acre
<b>Maximum Units</b>	Table B	258	325	Total number of units will not exceed 350
<b>Distance between MF</b>	Table B	1000'	300'	Distance between MF be reduced to 300'

Purpose/Justification:

The multi-family complex is another component in the mix of housing types within a mixed use development, providing a key component in the housing life-cycle for young people who are not yet ready to own a home, and retirees who may require assistance or desire companionship in their day-to-day lives. The residents of the proposed multi-family complex will be able to enjoy the adjacent trail, park and public facilities in addition to the required on-site landscaping and open space, in addition to the amenities that may be provided internally to the multifamily complex.

Multi-family complexes that have proven to be successful in the long term require a certain size and density to create the economies of scale necessary to promote long term stability and maintenance. Additionally, the economies created with facilities of this size generate the revenue necessary to ensure that routine maintenance and long-term capital reinvestment can be funded, which is critical to prevent blight associated with decline of the community.

Low-density multi-family complexes do not generate adequate revenue to support full time on-site management and maintenance, nor can they support the level of amenities necessary to maintain the facility as a desirable location. Such multi-family complexes may succeed in the short term, but in the long term they will be unable to maintain their quality and character. Longevity and rejuvenation of housing stock are core concepts of the Comprehensive Plan and are vital to creating a successful and long-lasting community.

## Conclusion

This SCUP and General Plan constitute the highest and best possible use for this site and will create a high value mixed use development for the City of La Porte. Absent this approval, the site will likely remain dormant for the foreseeable future.

The La Porte Zoning Ordinance cites the following three criteria for approval of a Special Conditional Use Permit:

1. *The specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity.*

Response: The proposed location and land uses within the general plan are compatible with or complimentary to the existing surrounding uses. The proposed land plan is generally consistent with the City's Future Land Use Plan. Property values in mixed use developments are historically higher than values in typical stand-alone developments and grow and retain value better over time and through economic cycles.

2. *The conditions placed on such use as specified in each district have been met by the applicant.*

Response: The conditions stipulated within the SCUP and General Plan will be adhered to by the developer and will be enforced by City staff during the platting, subdivision construction, and building permit phases of the project.

3. *The applicant has agreed to meet any additional conditions imposed, based on specific site constraints and necessary to protect the public interest and welfare of the community.*

Response: The developer will comply with all city codes, except as consistent with variances granted herein, during the platting, subdivision construction, and building permit phases of the project.

Based on the conditions included within this SCUP application, approval of this General Plan conforms to the City's Comprehensive Plan and meets the criteria for approval. We respectfully request your review and favorable consideration of this request. Please let us know if you have any questions or require any additional information.

Regards,



Matthew J. Wells  
President



**DEVELOPMENT SYNOPSIS**

	Multi-Family – 308 units	12.95 acres
	Single Residential Lots – (20) 41'x110 lots	2.08 acres
	Town home Lots – (38) 24' x 83.3' Typical	2.01 acres
	Commercial Reserves	14.64 acres
	Hotel/City Conference Center	4.86 acres
	Public Streets	4.4 acres
	Parks	.72 acres
	Detention	15.06 acres
<b>TOTAL SITE</b>		<b>56.72 acres</b>

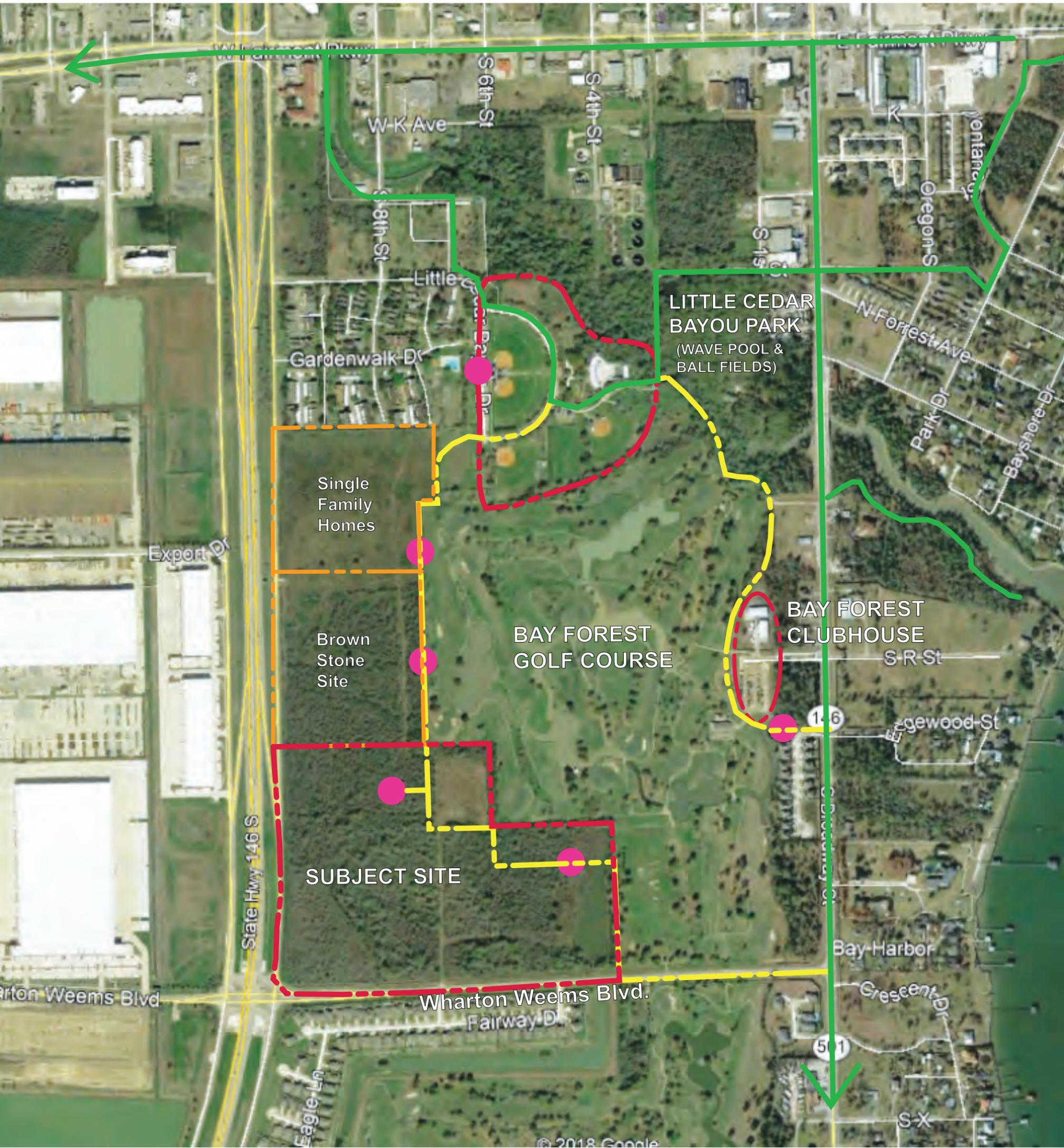


**Bay Forest Town Center**  
 Scale 1"= 200'-0"      November 14, 2019

For information purposes only. Not for construction

**WELLS HOLDINGS**





**LEGEND**

-  EXISTING TRAIL ROUTE
-  PROPOSED TRAILS
-  TRAIL NODES

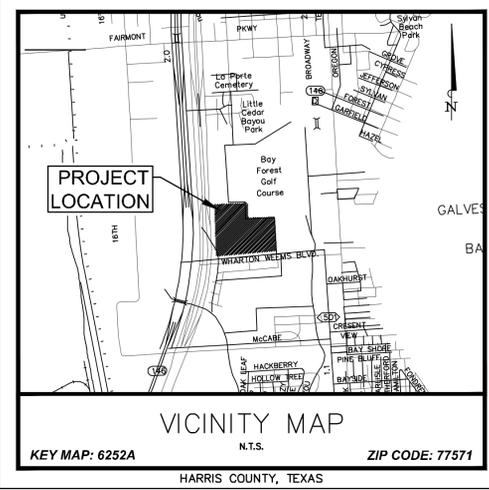
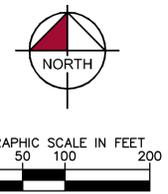
**RDS** REGIONAL CONTEXT PLAN  
**ROZIER** Bay Forest Town Center  
 Design Studio

N.T.S. June 18, 2019  
 For information purposes only. Not for construction



**VENTERRA REALTY**

Plotted By: Jordan, Matt. Sheet Set: 061-300903-Layout-10-01.dwg. Date: 09/12/2019. 08:51:22pm. K:\WDL-Civil\061300903-Ventura-La Porte\DWG Exhibits\20190912-General 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.



ACREAGE TABLE	
ACREAGE	DESCRIPTION
2.08	SF-1: SINGLE-FAMILY RESIDENTIAL LOTS (LOTS 1 - 20)
12.94	MULTI-FAMILY
2.01	SF-2: TOWN HOME LOTS (38 LOTS)
4.86	HOTEL/MEETING
2.08	COMMERCIAL A
1.21	COMMERCIAL B
1.20	COMMERCIAL C
1.20	COMMERCIAL D
1.18	COMMERCIAL E
1.15	COMMERCIAL F
2.17	COMMERCIAL G
4.45	COMMERCIAL H
PUBLIC R.O.W., OPEN SPACE AND DETENTION	
2.11	RESIDENTIAL PUBLIC STREET
2.28	COMMERCIAL PUBLIC STREET
15.06	DETENTION
0.41	PARK A
0.18	PARK B
0.13	PARK C

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 THE WOODLANDS, TEXAS 77380  
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 TBPB FIRM REGISTRATION F-928  
 WWW.KIMLEY-HORN.COM

KHA PROJECT	061-300903
DATE	09/12/2019
SCALE	AS SHOWN
DESIGNED BY	DDC
DRAWN BY	MMU
CHECKED BY	SCF

**GENERAL PLAN**

**LA PORTE MIXED USE**  
 WELLS HOLDING, INC.

**DEVELOPER:**  
**WELLS HOLDING, INC.**  
 Contact: Matthew Wells  
 P.O. Box 130045  
 The Woodlands, Texas 77380  
 832.316.5434

**CIVIL ENGINEER:**  
**Kimley»Horn**  
 Contact: Steven Freeman  
 1400 Woodloch Forest Drive, Suite 225  
 The Woodlands, Texas 77380  
 281-475-2816  
 State of Texas Registration No. F-928

CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	5906.03'	6°44'36"	695.10'	N 03°23'26" E	694.70'
C2	55.00'	96°14'38"	92.39'	N 41°23'14" W	81.90'

**A GENERAL PLAN OF**  
**LA PORTE MIXED USE**  
 ± 56.7 ACRES OF LAND  
**TRACT 1:**  
 BEING A 14.7065 ACRE TRACT (640,619 SQUARE FEET) TRACT OF LAND IN THE TOWN OF LA PORTE (VOL 60, PG. 112, ET SEQ. HARRIS COUNTY DEED RECORDS) W. P. HARRIS SURVEY, A-30, LA PORTE, HARRIS COUNTY, TEXAS.  
**TRACT 2:**  
 BEING A 42.0058 ACRE (1,829,774 SQUARE FEET) TRACT OF LAND IN THE TOWN OF LA PORTE (VOLUME 60, PAGE 112 HARRIS COUNTY DEED RECORDS), JOHNSON HUNTER SURVEY, A-35, AND W. P. HARRIS SURVEY, A-30, LA PORTE, HARRIS COUNTY, TEXAS.

SHEET NUMBER

# Bay Forest Town Center Proposed Elevations



Inline Retail



Hospitality



Multi-Family



Town Homes



Single-Family

# Bay Forest Town Center Parks & Trails Vision



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



**December 19, 2019**

## **AGENDA ITEM 27**

### **Future Land Use Map Amendment #19-91000008**

A request by Wells Holdings, Inc., applicant; on behalf of 92 Fairmont Lakes, Inc., owner; for an amendment to the City of La Porte's Future Land Use Plan by amending the land use designation for a 56.7 acre tract of land legally described as Lots 1-33, Block 1267, La Porte Subdivision, Tract 1M, Abstract 35, J Hunter Survey, and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey, from "Low Density Residential" and "Commercial" to "Mixed 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 SCUP request on a 56.7 acre tract of land for a mixed use development. The site is currently undeveloped and is located at the northeast corner of SH 146 and Wharton Weems Blvd.

The city's Future Land Use Plan (FLUP) identifies this property as "Low Density Residential" and "Commercial" land use. In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Mixed 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 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):

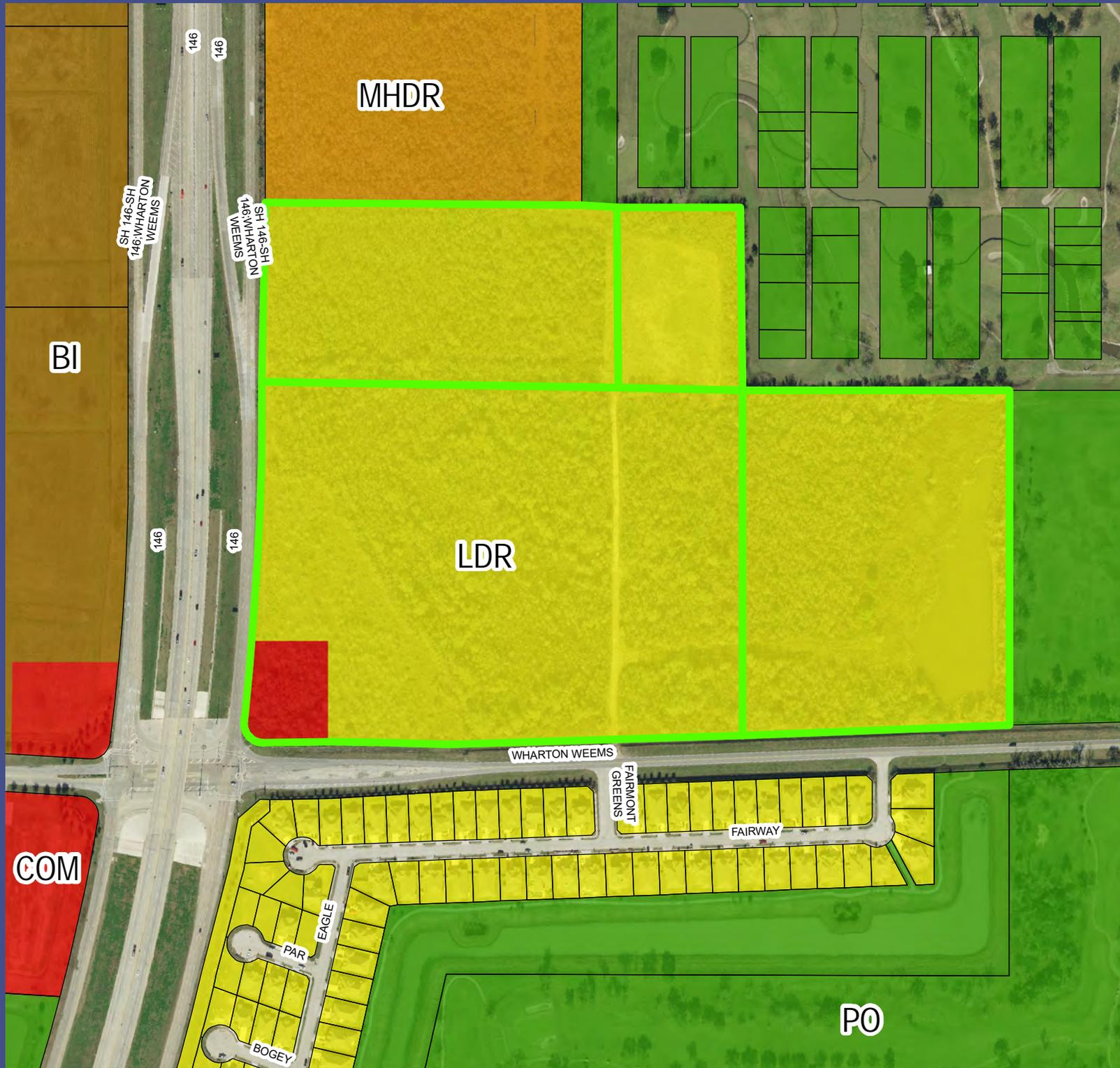
	<b>Land Use</b>	<b>Development</b>
<b>North</b>	PUD, Planned Unit Development	Hawthorne at Bay Forest
<b>South</b>	PUD, Planned Unit Development	Lakes at Fairmont Greens Subdivision
<b>West</b>	PUD, Planned Unit Development	SH 146
<b>East</b>	PUD, Planned Unit Development	Bay Forest Golf Course

**RECOMMENDATION**

Should the Planning and Zoning Commission desire to recommend approval for SCUP 19-91000008, 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**  
**FLUP MAP**

**SCUP**  
**#19-91000008**

**Wharton Weems**  
**@ SH 146.**

**Legend**

 Subject Site

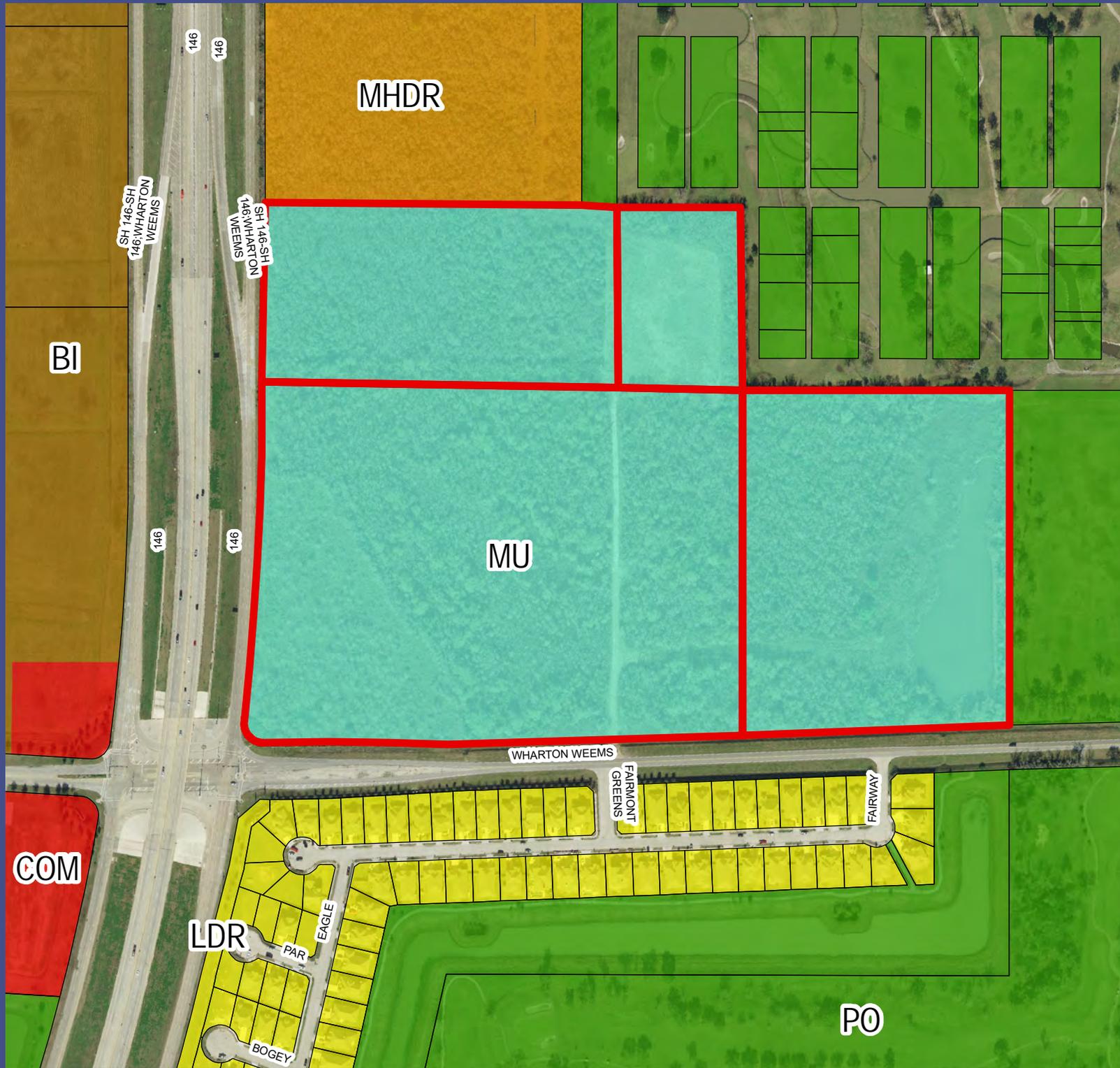


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1 inch = 357 feet

**DECEMBER 2019**  
**PLANNING DEPARTMENT**





**EXHIBIT B**

**PROPOSED  
FLUP MAP**

**SCUP  
#19-91000008**

**Wharton Weems  
@ SH 146.**

**Legend**

 Subject Site



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 = 357 feet



**DECEMBER 2019  
PLANNING DEPARTMENT**

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



**December 19, 2019**

## **AGENDA ITEM 28**

- a. Update on Chapter 106 Amendments

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