



City of La Porte Zoning Board of Adjustment Meeting Agenda

Notice is hereby given of a **Regular Meeting** of the La Porte Zoning Board of Adjustment to be held on **August 22, 2013**, at **6:00 P.M.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order
2. Consider approval of June 27, 2013, meeting minutes.
3. A public hearing will be held to consider Variance Request #13-93000004 for the property located at 1212 Robinson Road, further described as Lot 6, TRS 5A & 7A, Block 2, Coronet Park, Section 1, Enoch Brinson Survey, Abstract No. 5, La Porte, Harris County, Texas. The applicant seeks a variance to allow a fence to be constructed in the front yard area contrary to the provisions of Section 106-791 of the Code of Ordinances. The variance is being sought under the terms of Section 106-192 (b) (2) (b) of the City's Code of Ordinances.
 - A. Staff Presentation
 - B. Proponents
 - C. Opponents
 - D. Proponents Rebuttal
4. A public hearing will be held to consider Special Exception #13-94000001 for the property located at 124 South 2nd Street, further described as Lots 17-21, Block 39, Town of La Porte, Johnson Hunter Survey, Abstract 35, La Porte, Harris County, Texas. The applicant seeks a special exception to allow a driveway to be located 22 feet from the intersection of West 'A' Street and South 2nd Street in lieu of the 40-foot minimum distance requirement from intersections. The special exception is being sought under the terms of Section 106-191(b) (3) of the City's Code of Ordinances.
 - A. Staff Presentation
 - B. Proponents
 - C. Opponents
 - D. Proponents Rebuttal
5. Administrative Reports
6. Board Comments on matters appearing on agenda or inquiry of staff regarding specific factual information or existing policy
7. Adjourn

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

In compliance with the Americans with Disabilities Act, the City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281.470.5019.

CERTIFICATION

I certify that a copy of the August 22, 2013, agenda of items to be considered by the Zoning Board of Adjustment was posted on the City Hall bulletin board on the ____ day of _____ 2013.

_____ Title: _____

Out of consideration for all attendees of the meeting, please turn off all cell phones and pagers, or place on inaudible signal. Thank you for your consideration.

MINUTES

**Zoning Board of Adjustment
Minutes of June 27, 2013**

Board Members Present: George Maltsberger, Chester Pool, Charles Schoppe, and Sherman Moore (Alt 2)

Board Members Absent: T.J. Walker, Rod Rothermel, Lawrence McNeal (Alt 1)

City Staff Present: City Planner Masood Malik, Assistant City Attorney Clark Askins, and Office Coordinator Peggy Lee

1. Call to Order.

Chairman Maltsberger called the meeting to order at 6:02 p.m.

2. Consider approval of the May 23, 2013, meeting minutes.

Motion by Sherman Moore to approve the May 23, 2013, meeting minutes. Second by Chairman Maltsberger. Motion carried.

Ayes: George Maltsberger, Chester Pool, Charles Schoppe, and Sherman Moore (Alt 2)
Nays: None

3. A public hearing will be held to consider Variance Request #13-9300002 for the property located at 1801 West "M" Street, further described as TRS 3 & A, Block 1176, Town of La Porte, Johnson Hunter Survey, Abstract No. 35, La Porte, Harris County, Texas. The applicant seeks a variance to allow a fence erected in the front yard setback to remain in place contrary to the provisions of Section 106-797 of the Code of Ordinances. This request is being sought under the terms of Section 106-192 (b) (2) of the Code of Ordinances.

Chairman Maltsberger opened the public hearing at 6:03 p.m.

A. Staff Presentation

City Planner Masood Malik presented the staff report for Variance Request #13-9300002. The applicant, Oakland Land & Development, LLC (represented by Bill Campbell) is seeking approval of a variance to allow a new fence that was constructed within the front yard setback to remain in place at 1801 W. Main Street.

Public hearing notices were mailed to three property owners located within 200' of the subject tract. The City received one response in favor of granting the variance.

B. Proponents

Bill Campbell was sworn in by Chairman Maltsberger. Mr. Campbell, ACW Engineering and Construction, 1404 N. Sam Houston Pkwy. East, Ste. 140, acting as agent for the owner, addressed the Board. Mr. Campbell spoke about security concerns for unfenced property and equipment located on a dimly lit dead-end street. He also spoke about the effects of

surrounding property uses. Mr. Campbell provided examples of numerous fence locations throughout the City with similar situations.

C. Opponents

There were no opponents.

D. Proponents Rebuttal

There were no rebuttals.

Motion by Sherman Moore to approve Variance Request #13-93000002 to allow a fence erected in the front yard setback to remain in place at 1801 West "M" Street. Second by Charles Schoppe. Motion carried.

Ayes: George Maltsberger, Chester Pool, Charles Schoppe, and Sherman Moore (Alt 2)
Nays: None

Assistant City Attorney Clark Askins read from Section 106-196 of the Code of Ordinances: *Appeals from the Board of Adjustment.*

4. Administrative Reports

There were no administrative reports.

5. Board comments on matters appearing on agenda or inquiry of staff regarding specific factual information or existing policy.

There were no comments from the Board.

6. Adjourn

Chairman Maltsberger adjourned the meeting.

Respectfully submitted,

Peggy Lee
Secretary, Zoning Board of Adjustment

Passed and Approved on _____, 2013.

George Maltsberger
Chairman, Zoning Board of Adjustment

**VARIANCE REQUEST
13-93000004**

1212 Robinson Road

EXHIBITS:

STAFF REPORT

APPLICATION FOR VARIANCE

EXHIBIT A – AREA MAP

EXHIBIT B – PLOT PLAN

EXHIBIT C - SECTION 106-791, CODE OF ORDINANCES

EXHIBIT D – PUBLIC NOTICE RESPONSE

Variance Request #13-93000004

Requested by: Manuel and Glenda Castillo (Property Owners)

Requested for: A property line fence to be constructed within the front yard area

Legal Description: 0.4849 Acre Tract, Lot 6, TRS 5A & 7A, Block 2, Coronet Park, Section 1, Enoch Brinson Survey, Abstract 5, La Porte, Harris County, Texas

Location: 1212 Robinson Road

Zoning: Large Lot Residential (LL)

Background: Applicants are requesting a variance to allow a fence to be constructed on the property line in the front yard area of the house under construction at 1212 Robinson Road. The applicant stated that front yard fences exist on the neighboring properties to the north, south, and other parts of Lomax area. If allowed, it would be compatible with adjoining properties. In addition, fence is required from safety and security point of view as well.

HCAD record shows land area as 20,909 square feet with no improvement/building at this property. The applicants submitted building plans for permitting on November 11, 2012. The house is under construction at this time. Estimated completion date is September 2013. Attached plot plan/survey shows proposed fence along front property line and existing concrete drive to be removed along Robinson Road.

Lomax area was consolidated with the City of La Porte in 1981. Due to large tracts/parcels and pastures, property line fences are common in this rural/urban area. However, the City's Code of Ordinances prohibits a fence placed within the front yard setback in the all zoning districts except large lot residential (greater than 1 acre) and lots directly adjacent to Galveston Bay.

Staff analyzed the surrounding area and based upon site inspections and the pictures taken by the staff, the following is noted:

- As seen in the photos, the existing block containing the residences has existing fences in the front yard area (Photos to be presented at the meeting).
- The proposed fence would be in line with the fence of the adjacent property owners.

The standard front yard setback requirement in residential zones for single family detached dwellings is 25'. Per Section 106-791 of the Code of Ordinances, no fence, structure, grading, or barrier hedges shall be permitted within any front yard areas except in the case of large lot residential lot with one or over acre.

Analysis:

Section 106-192(b)(1), in the Code of Ordinances, defines a *variance as a deviation from the literal provisions of the chapter, which is granted by the Board when strict conformity to the chapter would cause an unnecessary hardship because of the circumstances unique to the property on which the variance is granted.*

Section 106-1 defines fence as "...the manmade structural barrier erected on or around a piece of property."

Except as otherwise prohibited, the board is empowered to authorize a variance from a requirement when the board finds that all of the following conditions have been met.

- ❖ That the granting of the variance will not be contrary to the best public interest.
- ❖ That literal enforcement of the chapter will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions; and
- ❖ That by granting the variance, the spirit of the chapter will be observed.

Regarding this request, the relief being sought to:

- Allow construction of a fence in the front yard setback.

In determining if granting the applicant's request would be contrary to the public interest, Staff recognizes that the development of the fence at the property may not create a problem with adjoining properties. A survey of surrounding properties shows that this non-compliance with the ordinance is typical to the area.

The issues to consider are impact on neighboring property and the best public interest. In this case, it appears that the fence will serve to provide a uniform setback of adjacent properties and should not be injurious to the public. The applicants wish to construct the fence by obtaining a City building permit; however, staff is unable to issue a permit based on the conflict with the zoning regulations.

In reviewing the specific grounds for granting a variance, however, staff points out that the condition, as it exists, "...is the result of the applicant or property owner's own actions..." contrary to the provisions of Section 106-192. Staff finds no grounds to justify "...unnecessary hardship because of exceptional narrowness, shallowness, shape topography, or other extraordinary or exceptional physical situation unique to the property in question." Security and safety of the property may be considered in this regard.

The Zoning Board of Adjustment's final consideration is whether granting this request observes the spirit of the ordinance. Based on the facts noted in this report, the applicant's request may be contrary with the spirit of the ordinance, and may not compromise the health, safety and welfare of the general public.

Conclusion :

The application merits review by the Board based upon the parameters set by the Ordinance.

The Board may consider:

- Granting the variance and allowing the fence to be constructed on the property line in the front yard setback.
- Denying the variance thereby denying placement of the fence in the front yard setback.

Appeals:

As per Section 106-196 of the Code of Ordinances of the City of La Porte: Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board or bureau of the city may present to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code Section 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the Board of Adjustment.

CITY OF LA PORTE
ZONING BOARD OF ADJUSTMENT
VARIANCE REQUEST

OFFICE USE ONLY: Fee: \$150.00
Application No.: 13-93000004
Date Received: 7-23-13
Receipt No.: 124429
Note: This Fee is Non-Refundable Regardless of the Board's Decision

Applicant: Manuel and Glenda Castillo
Name
3874 Pecan Circle LaPorte, Tx 713-252-4908
Address 77571 Phone

I am the owner of the herein described property. I have authorized _____
to act on my behalf in this matter.

Owner*: _____
Name

Address Phone

I am requesting a variance to Sect. _____ of the City Zoning regulations Chapter 106 of the
Code of Ordinance.
I am requesting this variance for property located at 1212 Robinson Rd
Street Address
Lot 6, Block 2, TRS 5A+7A Coronet Park Sec 1 Harris County, Tx
Legal Description

Site Plan Minor Development Site Plan
 Major Development Site Plan General Plan

A Site Plan of the property is attached. Also, I have listed the information requested below on the
following pages of this form.

- a) All facts concerning the matter that has led up to this request.
- b) The type of relief I am seeking (setbacks, lot coverage, etc.).
- c) The grounds upon which I am making this request.

* If applicant is NOT the owner, he must provide Authorization to act on the Owner's behalf.
7/23/13 Date
Glenda Castillo Applicant's Signature

Office Use Only
Site Plan and Authorization (if applicable) attached? Yes () No ()
Date transmitted to the Board of Adjustments: _____
Meeting Date: _____ Applicant Notified of Date: _____
Notice to surrounding property owners- Date: _____
Board's Decision: Approved () Denied ()
Notice of Boards Decision mailed to Applicant/Owner: _____

A variance is a "deviation from the literal provisions of the Zoning Ordinance." The City's Board of Adjustments may NOT grant a variance that does not meet all of the following conditions:

- 1) The variance must not be contrary to the public interest.
- 2) Literal enforcement of the Zoning Ordinance must result in a hardship. This hardship must be unique to the property in question. Property that is undevelopable due to its unusual shape, narrowness, shallowness, or topography constitutes the primary example of hardship. Hardships that are financial in nature or due to the owner's actions cannot be granted.
- 3) Granting the variance must not violate the spirit of the Zoning Ordinance.
- 4) No variance that allows a use that is prohibited within the Use zone in question may be granted. For example, a variance allowing a commercial use in a residential zone is not allowable.

Please remember it is the Applicant's responsibility to prove that a variance will meet the above conditions.

If there is not adequate room on the remainder of this form to list all pertinent information, please feel free to attach an additional letter or any information and exhibits you feel the Board should consider.

FACTS RELEVANT TO THIS MATTER:

Lomax considered more rural than urban. Our neighbors on both sides of us have a fence and we would like to tie into both of our neighbors fences. That would make it look more uniform. Only one house on our side of the road does not have a fence. Not all houses with front fences are 1 acre or over.

We have dogs and want them to have full access of property.

We also have a granddaughter and would feel safer having a front gate/fence.

Glenda's father who is 85 will be moving in with us. He is very forgetful and feel that a fence would help him know his boundaries. He likes gardening,

It would also help us keep our fruit trees within our fenced in area.

Safety is a major factor in this request

TYPE OF RELIEF BEING SOUGHT:

Please allow us to have a ~~front~~ fence at the front of our property. The fence would be made of wrought iron and 6' tall. We would add a side fence on one side where fence is not sufficient. It would be made of wood 6' or 8' tall.

THE GROUNDS FOR THE REQUESTS:

Safety is compromised without a front fence. It will resolve some safety issues including safety of granddaughter and grandfather, theft opportunities, stray animals and possible fast driving.

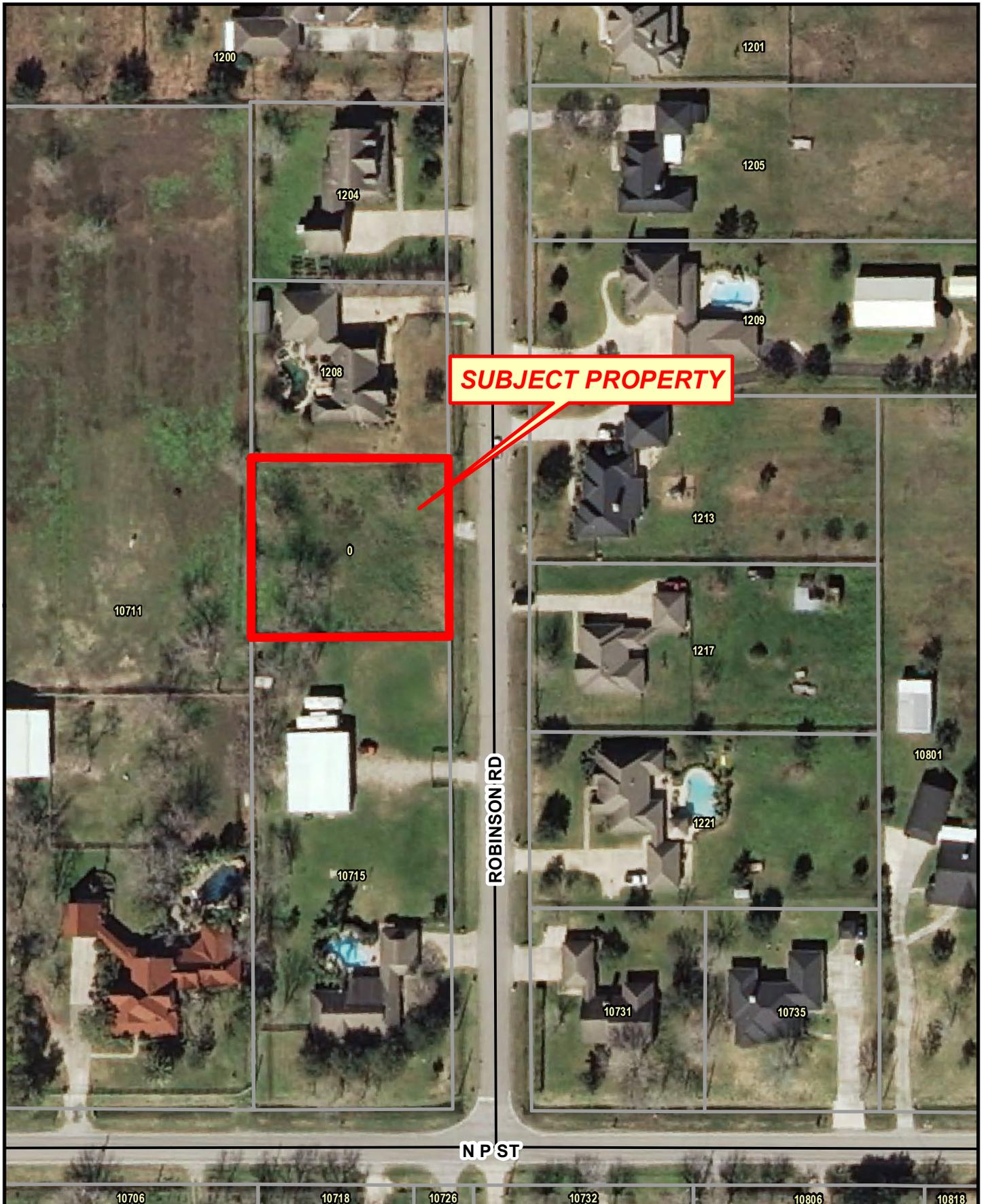
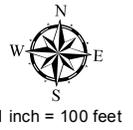
We have a more uniform look between neighbors.

We have full access to our property.



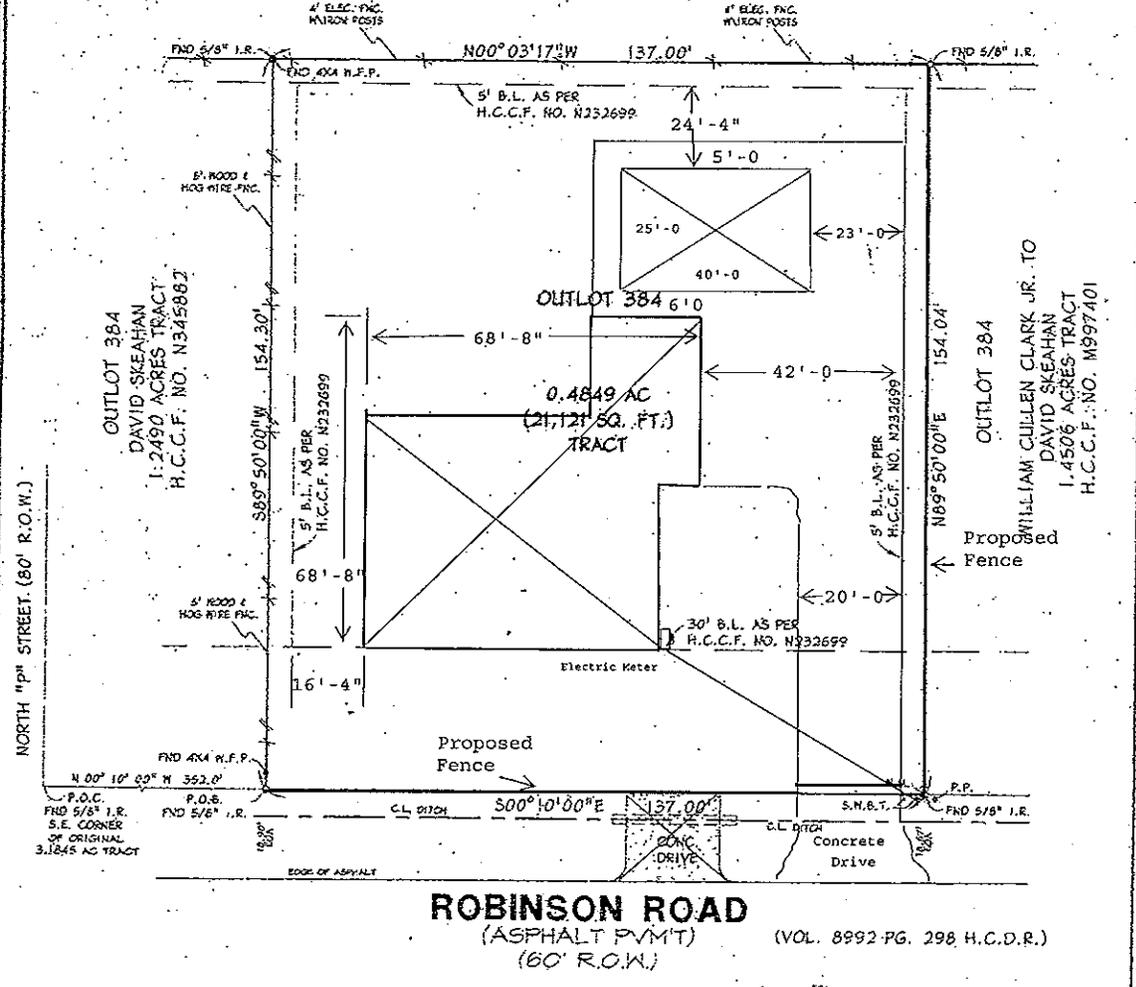
VARIANCE REQUEST #13-93000003

1212 ROBINSON RD.



OUTLOT 383

LES AND HELEN ELLARD
4.2342 ACRES TRACT
H.C.C.F. NO. N783573



SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF LA PORTE, TEXAS

NOTE:
- BEARS FOR BEARINGS ASSUMED AS PLATED
- DISTANCES SHOWN ARE GROUND DISTANCES
- ALL ABSTRACTS DONE BY TITLE COMPANY

LEGEND:
U.E. - Utility Easement
A.E. - Undeveloped Aerial Easement
B.L. - Building Line
(As per recorded plat of subdivision)

THE TERMS, CONDITIONS AND STIPULATIONS OF LA PORTE AREA WATER AUTHORITY CREATED BY ORDINANCE NO. 1295, A COPY OF WHICH HAS BEEN FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. L-826773.

ACCORDING TO FLOOD INSURANCE RATE MAP 6-8220-C-0-9-4-0-D DATED 11-8-85, THE TRACT HEREBY SURVEYED LIES WITHIN ZONE 1 - AREA 1 - NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

* BEING A 0.4849 AC (21,121 SQ. FT.) OF LAND OUT AND PART OF OUTLOT 384. (see Exhibit "A" metes & bounds)

LENDER: BAYTOWN STATE BANK

Sec. 106-791. Front yard areas.

No fences, structures, grading, or barrier hedges shall be permitted within any front yard areas except in the case of large lot residential lots, or in the case of lots with a front yard directly adjacent to the shoreline of Galveston Bay, as provided in section 106-792.

Sec. 106-792. Large lot residential lots.

In the case of large lot residential lots, eight feet perimeter fences are permitted as an accessory use. In the case of lots with a front yard directly adjacent to the shoreline of Galveston Bay, four feet front yard fences are permitted parallel and adjacent to the side lot lines. However, such fences shall be permitted on the front lot line directly adjacent to Galveston Bay, and shall only be constituted of chain link. These exceptions do not permit structures, grading, or barrier hedges.

(Ord. No. 2009-3173, § 5, 8-24-09)

Sec. 106-793. Fences in side and rear yards.

Within side yards and rear yards, fences of not higher than eight feet including six-inch rot boards and walls 42 inches high or less shall be permitted.

(Ord. No. 2009-3173, § 6, 8-24-09)

Sec. 106-794. Fences and trees on utility easements.

Fences or trees placed upon utility easements are subject to removal at the owner's expense if required for the maintenance or improvement of the utility. Trees on utility easements containing overhead wires shall not exceed ten feet in height.

Sec. 106-795. Maintenance of fences.

Both sides of the fence must be maintained in good condition by the owner of the fence and grass/ground cover adjoining the fence must be mowed and weeds removed on a regular basis.

Subdivision perimeter fences or walls shall be maintained and repaired by the developer, owner, owner's agent, and/or homeowner association or the management company of a subdivision. Maintenance, repair or replacement of wood or masonry fence around manufactured housing parks is the sole responsibility of the owner, its agent, or the management company.

(Ord. No. 2009-3173, § 7, 8-24-09)

Sec. 106-796. Barbed wire fences.

Barbed wire fences shall not be permitted, used or constructed except in industrial districts or to control livestock as hereinafter provided.

**SPECIAL EXCEPTION
#13-9400001**

124 South 2nd Street

EXHIBITS:

STAFF REPORT

APPLICATION

EXHIBIT A – AREA MAP

EXHIBIT B – SITE PLAN

EXHIBIT C - CODE OF ORDINANCES, SECTION 106-835,
DESIGN STANDARDS

EXHIBIT D – PUBLIC NOTICE RESPONSE

**Fire Station No.1 (Parking)
Special Exception Request #13-9400001**

Requested by: City of La Porte c/o Reagan McPhail – Public Improvements Coordinator

Requested for: A reduced driveway distance from an intersection

Location: 124 South 2nd Street
(Block 39; Lots 17-21; Town of La Porte)

Zoning: Main Street District (MSD)

Background: The City of La Porte has recently completed building a new Fire Station No. 1 along with administrative offices at 125 South 3rd Street. An old building of Fire Station No.1 was located along West ‘A’ and South 2nd Street, which has been demolished to construct a parking lot. Parking lot will serve personnel and patrons of the Fire Department. In addition, it will be served as a visitor parking during the Main Street events.

The subject site consists of five regular lots with 25’x125’ size equal 15,625 square feet (0.36 acre) of area at the intersection West ‘A’ Street and South 2nd Street. Proposed parking layout shows diagonal parking with two driveways along South 2nd Street. South driveway is proposed to be located at 22 feet from an intersection of West ‘A’ Street and South 2nd Street in lieu of the 40-foot minimum distance requirement from intersections. Intent of this proposed layout is to align the driveways with the bays of the fire station and to maximize the number of parking spaces.

The City is committed to provide the best possible services to its citizen. To move forward with this public improvements project, the City is requesting special exceptions to allow a driveway to be located 22 feet from the intersection of West ‘A’ Street and South 2nd Street in lieu of the 40-foot minimum distance from intersection.

Analysis: The Code of Ordinances defines a *special exception as a specified enumerated deviation from zoning regulations. The Board is empowered to grant a special exception when it finds the following:*

- ❖ *Granting the exception will not adversely affect the value, or use of neighboring property.*
- ❖ *Granting the exception will not be contrary to the best public interest.*

The applicant's request is based on Section 106-835, Design Standards (Figure 10-3), see copy attached.

Conclusion:

The Board is charged with deciding whether the applicant's request for a reduced driveway distance from an intersection is "reasonable" and that granting the special exception will not adversely affect the value and use of adjacent or neighboring property, or be contrary to the public's best interest.

The Board may consider:

- **Approving** Special Exception and allow a driveway to be located 22 feet from the intersection of West 'A' Street and South 2nd Street in lieu of the 40-foot minimum distance requirement from intersections.
- **Denying** Special Exception to comply with the provisions of the Zoning Ordinance (Chapter 106 of the Code of Ordinances).

Appeals:

*As per Section 106-196 of the Code of Ordinances of the City of La Porte:
Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board or bureau of the city may present to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code Section 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the Board of Adjustment.*

CITY OF LA PORTE
ZONING BOARD OF ADJUSTMENT
SPECIAL EXCEPTION REQUEST

OFFICE USE ONLY: Fee: \$150.00

Application No.: 13-9400001

Date Received: 8-1-13

Receipt No.: _____

Note: This Fee is Non-Refundable Regardless of the Board's Decision

Applicant:

City of LaPorte Reagan McPhail
Name

604 W. Fairmont Parkway PH: 281-471-5020
Address

I am the owner of the herein described property. I have authorized _____
to act on my behalf in this matter.

Owner*:

City of LaPorte
Name

604 W. Fairmont Parkway PH: 281-471-5020
Address

I am requesting a Special Exception to Sect. _____ of the City Zoning regulations Chapter 106
of the Code of Ordinance.

I am requesting this Special Exception for property located at 124 S. 2nd ST.
Street Address

LTS 17-21 Blk 39 Town of LaPorte
Legal Description

Site Plan

Minor Development Site Plan

Major Development Site Plan

General Plan

A Site Plan of the property is attached. Also, I have listed the information requested below on the
following pages of this form.

- All facts concerning the matter that has led up to this request.
- The type of relief I am seeking (setbacks, lot coverage, etc.).
- The grounds upon which I am making this request.

* If applicant is NOT the owner, he must provide Authorization to act on the Owner's behalf.

7/31/13
Date

Reagan McPhail
Applicant's Signature

Office Use Only

Site Plan and Authorization (if applicable) attached? Yes () No ()

Date transmitted to the Board of Adjustments: _____

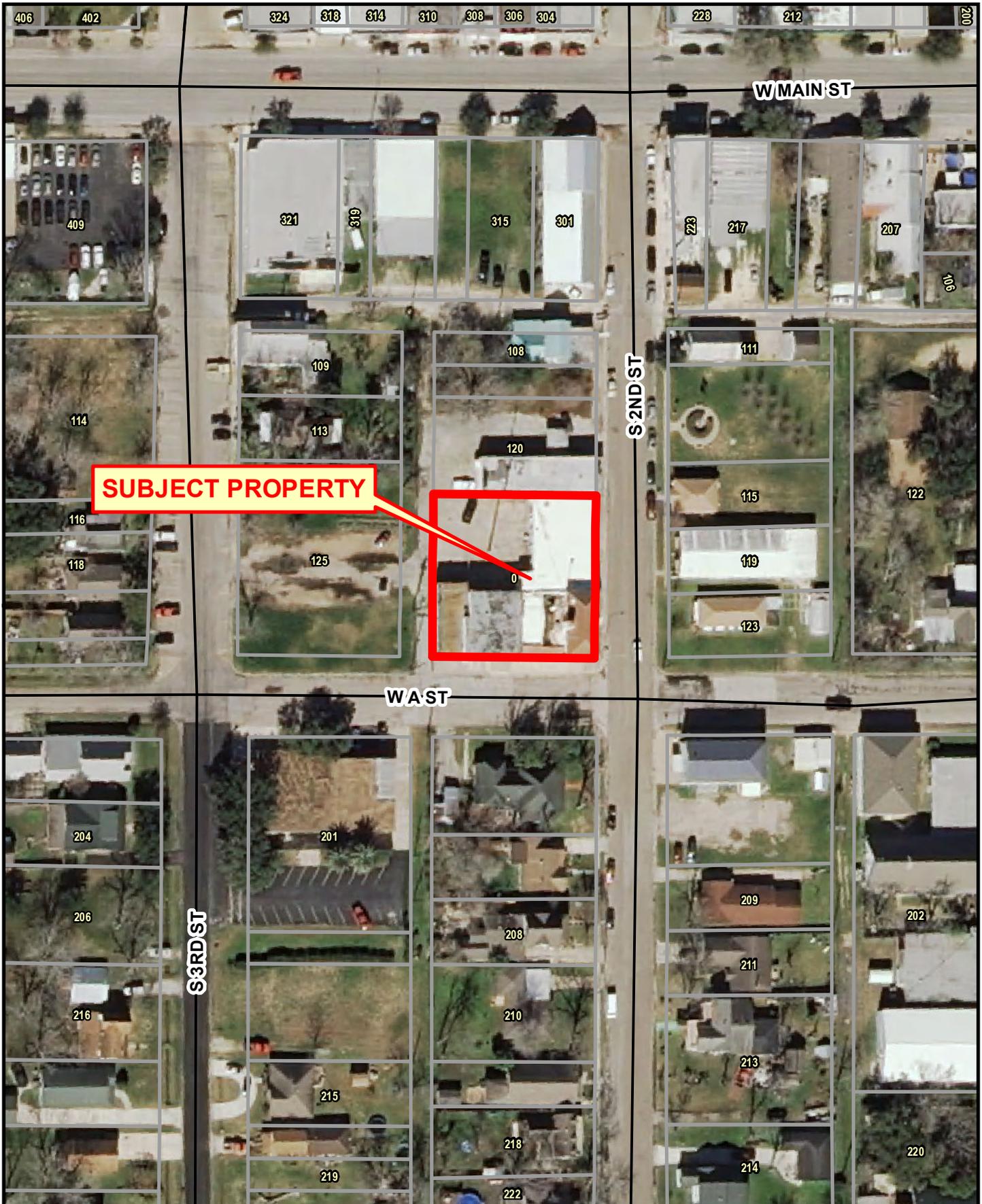
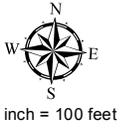
Meeting Date: _____ Applicant Notified of Date: _____

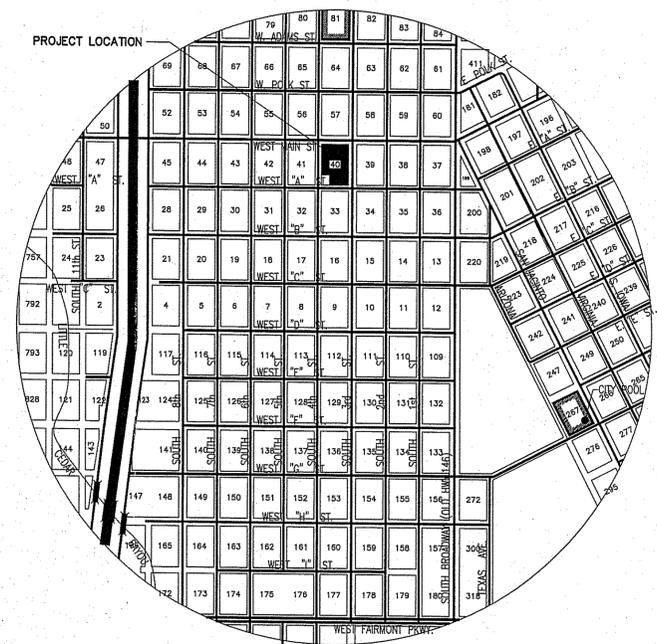
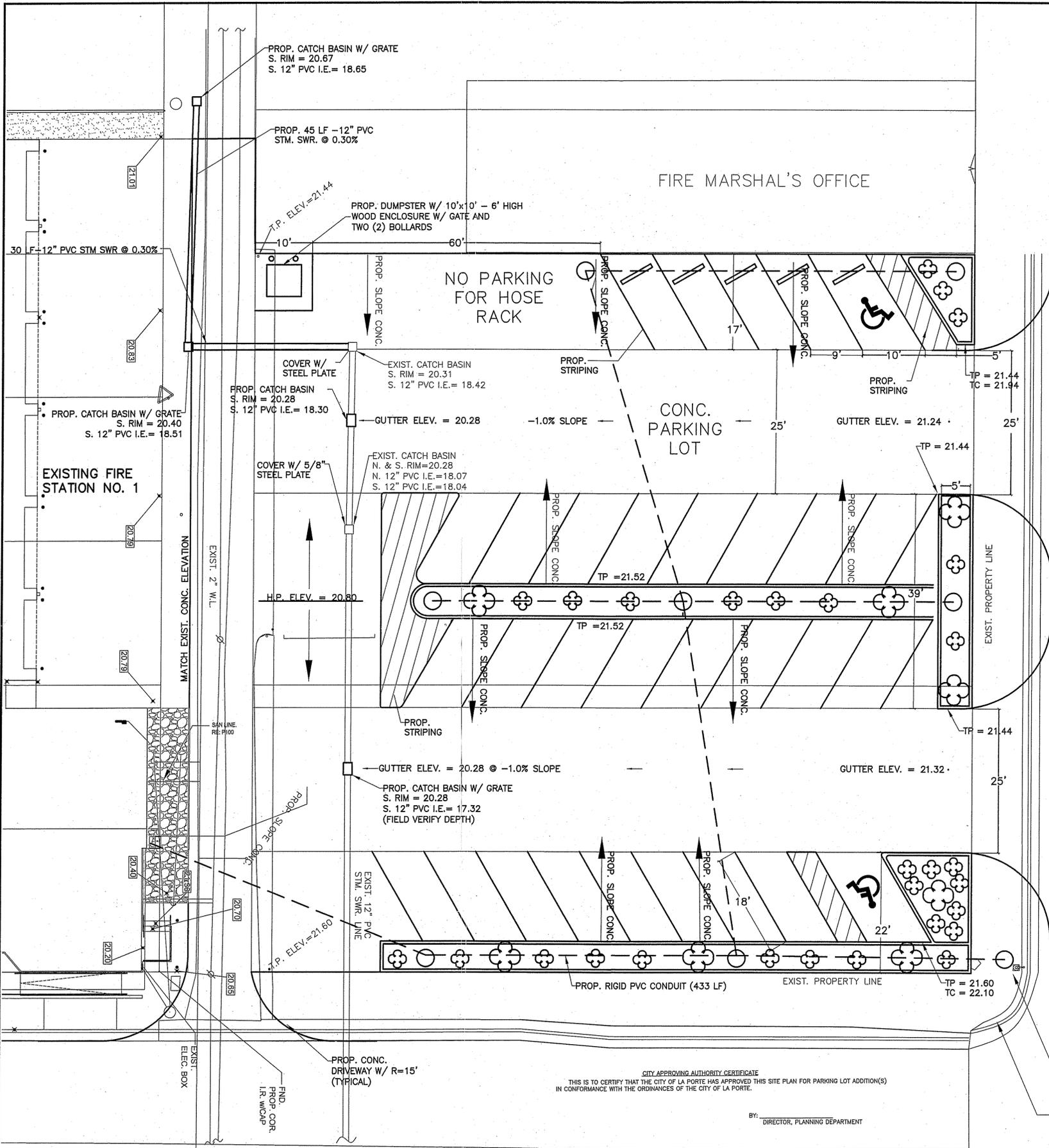
Board's Decision: Approved () Denied ()

Notice of Boards Decision mailed to Applicant/Owner: _____



SPECIAL EXCEPTION #13-94000001 124 S. SECOND ST.





LIGHTING NOTE:

- SEVEN (7) LIGHTS TO BE INSTALLED IN PARKING AREA AS SHOWN ON PLANS AND DETAIL ON SHEET 4. ELECTRICAL TO BE CONSTRUCTED AS SHOWN AND CONNECTED TO BOX ON FIRE STATION NO. 1. FOUR (4) LIGHTS TO BE INSTALLED ON EXIST. FIRE STATION BUILDING.
- INSTALL NEW STREET LAMP @ 2nd & WEST "A" STREET ON NEW PEDESTAL & FOUNDATION. INCLUDE AS PART OF THE PARKING LOT LIGHTING CIRCUITRY.

OWNER: CITY OF LA PORTE
DEVELOPER: CITY OF LA PORTE
LEGAL DESCRIPTION: LOTS 17-21, BLOCK 39
LA PORTE
HEAD NO.: 023-176-000-0037
ZONING DESIGNATION: MAIN STREET DISTRICT

THE HEAD NO. DOES NOT MATCH THE ADDRESS
BUT THE ELECTRICAL CONNECTION FOR THE
LIGHTS WILL BE AT THE NEW FIRE STATION.

NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MUST BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987483.

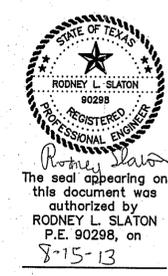
PAVING NOTE

- 6" CONCRETE PAVEMENT W/ #4 REBAR ON 18" CENTERS.
- 6" LIME TREATED BASE @ 8% BY WEIGHT.
- EXPANSION JOINTS TO BE EVERY 40 FEET. CONTRACTION JOINTS TO BE EVERY 40 FEET. ALTERNATE EXPANSION JOINT AND CONTRACTION JOINT EVERY 20 FEET.
- SEE SHEET 5 FOR NEW CURB & GUTTER DETAILS.
- PROPOSED CONCRETE SIDEWALK ALONG WEST "A" & 2nd STREET WITHIN LIMITS OF PROJECT.

LANDSCAPING LEGEND

SYMBOL	TYPE	SIZE	NUMBER
	(TREES) LIVE OAK	2" CAL.	9
	(SHRUBS) DWARF OLEANDER	5 GAL.	60

* NUMBER OF SHRUBS SHOWN ON PLAN DOES NOT REFLECT AMOUNT IN LEGEND



5/31/13	1st SUBMITTAL				
CITY OF LA PORTE PLANNING		ENGINEER		RODNEY L. SLATON, P.E.	
604 W. FAIRMONT		LA PORTE, TEXAS 77571		OFFICE 281-470-5060 \ E-MAIL slatonr@aportex.gov	
CITY OF LA PORTE		PARKING LOT ADDITION @		125 SOUTH 2nd STREET	
CITY OF LA PORTE, TEXAS		SCALE		1"=10'	
JOB NO. --		SHEET		3 / 5	
CAD FILE		Site Plan		PLOT DATE	
DWN		RLS/AJN		5/13	
CKD		RLS		APPD	
RLS		SCALE		1"=10'	
JOB NO. --		SHEET		3 / 5	

WEST "A" STREET
(ASPHALT OVER-LAY - CONC. CURB & GUTTER)
60' R.O.W.

SITE PLAN ACCURACY CERTIFICATE
I, RODNEY L. SLATON, P.E., am registered under the laws of the State of Texas to practice the profession of engineering and hereby certify that the above site plan is true and correct, and that all bearings, distances, angles, curves, radii, and central angles are accurately shown on the site plan.

BY: Rodney L. Slaton, P.E.
Texas Registration No. 90298

CITY APPROVING AUTHORITY CERTIFICATE
THIS IS TO CERTIFY THAT THE CITY OF LA PORTE HAS APPROVED THIS SITE PLAN FOR PARKING LOT ADDITION(S) IN CONFORMANCE WITH THE ORDINANCES OF THE CITY OF LA PORTE.

BY: _____
DIRECTOR, PLANNING DEPARTMENT

FIGURE 10-2
CURB AND DRIVEWAY CRITERIA, RESIDENTIAL DISTRICTS
(R-1, R-2, R-3, MH)

<i>Driveway</i>	<i>Requirements</i>
Drive width	12' to 25'
Curb return radius	2' to 5'
Distance from intersection	25' min.*
Spacing between driveway	10' min.
Distance from side lot line	3' min.
Intersecting angle	90
Approach grade	5% max.
For concrete drives only:	
a. Material	Min. 4" thickness w/ 6x6-6/6 W.W.M.
b. Expansion joint	At property line
c. Curb (if applicable)	Curb disappearing at property line
Obstruction clearance	Min. 3' from poles, hydrants, etc.

* This distance shall be measured from the intersection of property lines common with street right-of-way lines.

FIGURE 10-3
CURB AND DRIVEWAY CRITERIA
COMMERCIAL AND INDUSTRIAL DISTRICTS
(CR, NC, GC, BI, LI, HI)

<i>Driveway Criteria</i>	<i>Requirements</i>	
	<i>Commercial</i>	<i>Industrial</i>
Drive width	20' to 25'	30' to 40'
Curb return radius	10' to 15'	10' to 15'
✓ Distance from intersection	40'*	40' min.*
Spacing between driveways	40' min.	40' min.
Number of accesses	1/80'; 2/150'	1/80'; 2/150'
% of property frontage	40%	40%
Intersecting angle	90	90
Approach grade	5% max.	5% max.
Expansion joint	At prop. line	At prop. line

A Meeting of the La Porte

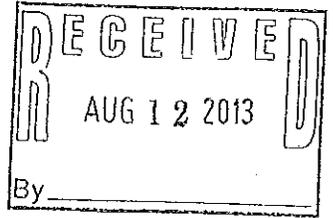
Zoning Board of Adjustment
(Type of Meeting)

Scheduled for

August 22, 2013
(Date of Meeting)

to Consider

Special Exception Request #13-9400001
(Type of Request)



I have received notice of the above referenced public hearing.

I am in FAVOR of granting this request for the following reasons:

OK

I am OPPOSED to granting this request for the following reasons:

Doug La Martin
Name (please print)

[Handwritten Signature]
Signature

Paul U. Lee F.H

201 S. 3rd
Address

Lafayette TX. 77571
City, State, Zip