

**HAL LAWLER**  
Chairman  
**DONNA O'CONNER**  
Commissioner At Large A  
**JOE MOCK**  
Commissioner At Large B  
**NOLAN ALLEN**  
Commissioner District 1  
**RICHARD WARREN**  
Commissioner District 2  
Vice Chairman



**JAMES WALTER**  
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, MAY 20, 2021**  
**REGULAR SESSION 6 P.M.**

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

Social Distancing protocols will be in effect in the Council Chambers. To attend remotely, join the Zoom meeting online at <https://us02web.zoom.us/j/82946016513?pwd=TGHqWTN6REQ3R2lXMTRlU3RlS3ZVUT09> and use passcode 908242. To dial in, call 877-853-5257 or 888-475-4499 and use the meeting ID 829 4601 6513, passcode 908242.

- 
- 1. CALL TO ORDER**
  - 2. ROLL CALL OF MEMBERS**
  - 3. PUBLIC COMMENT** (Generally limited to five (5) 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 March 18, 2021.
  - 5. ZONE CHANGE REQUEST #21-92000001:** Open a public hearing on Zone Change Request #21-92000001, a request by Raj Shafaii of Shafaii Investments Ltd., applicant and owner; for approval of a zone change from General Commercial (GC) to Medium Density Residential (R-2), on a 2.1 acre tract of land located at the northwest corner of E. Main St. and S. Utah St.; legally described as Lots 1-27, Block 184, Town of La Porte, Harris County, Texas.
    - a. Staff Presentation.
    - b. Applicant Presentation.
    - c. Public Comments (Limited to 5 minutes per person).
    - d. Question and Answer.
  - 6. ADJOURN PUBLIC HEARING**
  - 7. CONSIDERATION:** Consider approval or other action on Zone Change Request #21-92000001.
  - 8. FUTURE LAND USE MAP AMENDMENT:** Consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 2.1 acre tract of land located at the northwest corner of E. Main

St. and S. Utah St.; legally described as Lots 1-27, Block 184, Town of La Porte, Harris County, Texas, from "Commercial" to "Mid-High Density Residential".

**9. DISCUSSION ITEMS**

- a. Proposed industrial development near P St. and Sens Rd.
- b. Proposed Senior Development on McCabe Rd.

**10. ADMINISTRATIVE REPORTS**

- a. Update from Subcommittee on Zoning.
- b. Next Meeting – June 17, 2021.

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

**12. ADJOURN**

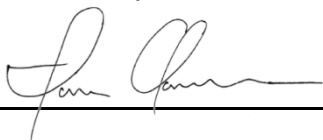
A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

**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 (2) working days prior to the meeting for appropriate arrangement.**

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

**CERTIFICATION**

I do hereby certify that a copy of the **May 20, 2021** 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: City Planner

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

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

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



## **Approval of Meeting Minutes**

---

- a. March 18, 2021

**HAL LAWLER**  
Chairman  
**DONNA O'CONNER**  
Commissioner At Large A  
**JOE MOCK**  
Commissioner At Large B  
**NOLAN ALLEN**  
Commissioner District 1  
**RICHARD WARREN**  
Commissioner District 2  
Vice Chairman



**JAMES WALTER**  
Commissioner District 3  
**MARK FOLLIS**  
Commissioner District 4  
**LOU ANN MARTIN**  
Commissioner District 5  
**CHRISTINA TSCHAPPAT**  
Commissioner District

## **MINUTES OF THE REGULAR MEETING OF THE LA PORTE PLANNING AND ZONING COMMISSION MARCH 18, 2021**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, March 18, 2021, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m., with the following in attendance:

**Commissioners present:** Joe Mock, Nolan Allen, Richard Warren, Donna O'Conner, Mark Follis, James Walter, Christina Tschappat (*In-person*). Chairman Lawler and Lou Ann Martin (*Remotely*).

**Commissioners absent:** None.

**City Staff present:** Ian Clowes, City Planner; Chase Stewart, Planning Technician; and Clark Askins, Assistant City Attorney.

1. **CALL TO ORDER** – Commissioner Warren called the meeting to order at 6:00 p.m.
2. **ROLL CALL OF MEMBERS:** – All members were present for this meeting, either in-person or remotely.
3. **CITIZEN 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*).

**No Comment.**

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

- a. Approve the minutes of the meeting held on November 19, 2020.

Commissioner Tschappat moved to approve the meeting minutes; the motion was adopted, 9-0.

5. **REPLAT #20-97000007:** Open a public hearing on a request for approval of Residential Replat #20-97000007 by Charles Anders of Bayway Homes Inc. for the proposed Sylvan Beach Enclave Section 2, a 2.55 acre replat located at the 1300 block of South Broadway St. and legally described as all of Block 1159, of The Town of La Porte, a Subdivision recorded in Volume 60, Page 112, of the Deed Records of Harris County, La Porte, Texas.

City Planner Ian Clowes presented the replat and provided background information.

6. **ADJOURN PUBLIC HEARING:** 6:08 PM.

Commissioner Follis moved to approve the Replat of Sylvan Beach Enclave Section 2; the motion was adopted, 9-0.

7. **SCUP REQUEST #20-91000003:** Open a public hearing on a request for approval of Special Conditional Use Permit (SCUP) #20-91000003 by Alan Mueller of Gromax Development, the applicant, on behalf of 92 Fairmont Lakes Inc., the owner, to allow for a mixed use development to locate on a 56.7 acre tract of land situated 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.

City Planner Ian Clowes presented the SCUP and provided background information. Staff listed the proposed conditions of approval.

Applicant Paul Groman reviewed their list of concerns with the proposed conditions.

Commission, applicant, and staff discussed possible amendments to the proposed conditions.

**8. ADJOURN PUBLIC HEARING: 7:28 PM.**

Commissioner Follis moved to recommend approval of SCUP request #20-91000001 with the amended list of conditions; the motion was adopted, 8-1, Commissioner O'Conner was the dissenting vote.

**9. ELECTION OF OFFICERS:**

The Commission elected Nolan Allen to fill the vacant Secretary position.

**10. DISCUSSION ITEM:**

- a. Proposed amendments to the Port Crossing Development Agreement.

Staff introduced a possible project within Port Crossing that would require amendments to the SCUP regarding building height and aesthetics. The Commission indicated that they were open to the idea of amending the SCUP and encouraged the applicant to bring forward a more complete proposal.

- b. Proposed industrial development near P St. and Sens Rd.

Staff discussed the possibility of extending the truck route to include Sens Rd. north of PSt. This would be in conjunction with a newly proposed industrial development. The Commission was not interested in extending the truck route in this area.

- c. Discussion on possible amendments to the official zoning map.

Staff reintroduced the topic and explained how Commissioner Follis had requested this item. The Commission suggested forming a subcommittee to discuss in more detail.

**11. ADMINISTRATIVE REPORT:**

None.

**ADJOURN:** Without objection, the meeting adjourned at 8:23 PM.

Hal Lawler, Planning and Zoning Commission Chairman

Chase Stewart, Planning Technician



## Planning and Development Department Staff Report Zone Change – #21-92000001

---

### DISCUSSION

#### Location:

The subject site is located at the northwest corner of E. Main St. and S. Utah St.

#### Background Information:

The property is currently undeveloped. The applicant proposes to develop the site for a residential duplex development consisting of 14 individual buildings containing a total of 28 units. To accommodate the proposed development, the applicant requests a zone change from General Commercial (GC) to Medium Density Residential (R-2).

The applicant is in the process of requesting abandonment of a portion of alley that runs east to west through the property. The applicant also seeks to extend the north/south alley and utilize it for access, and has purchased the former Kansas St. right-of-way from Union Pacific to construct an extension of Kansas St. as a public road.

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, Medium Density Residential	Undeveloped
<b>South</b>	GC, General Commercial	Tow Lot
<b>West</b>	MS, Main Street	Former Antique Shop
<b>East</b>	GC, General Commercial	Boat and RV Storage

The site is currently identified as Commercial in the Future Land Use Map. To facilitate this zone change request, the City would need to amend the current future land use designation to Mid-High Density Residential.

#### Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing and in this case notice was sent to all property owners and residents within the rezoning area; and 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 duplex development on this site would not be consistent with the development patterns in the area.



**Planning and Zoning Commission**  
**May 20, 2021 – Zone Change #21-9200000 I**

2. **Access.** There is sufficient existing right-of-way access along E. Main St, S. Utah St. and the future Kansas St.
3. **Utilities.** Water and sewer services are available along S. Utah St. and would need to be extended to the property.

Additionally, the City's Comprehensive Plan identifies a number of items to be considered prior to making land use decisions. The following table breaks down each item and staff's finding:

<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed zone change would be consistent with the zoning of the adjacent property to the north. Property to the south, east, and west are all zoned and utilized for commercial uses. Allowing a residential development on the subject tract could have significant impacts on the surrounding commercial properties.
Conformance of a zoning request with the land use plan.	The proposed zone change is not in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	The proposed zone change to Medium Density Residential would not be consistent with current zoning along this section of E. Main.
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 residential uses would be suitable for this site but would not meet the character of the surrounding neighborhood.
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 E. Main St.
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 development should not have a significant negative impact on the surrounding areas in regards to pollution.
The gain, if any, to the public health, safety, and welfare of the City.	No specific 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 General Commercial (GC) to Medium Density Residential (R-2).



**ATTACHMENTS**

Exhibit A: Area Map  
Exhibit B: Zoning Map  
Exhibit C: Land Use Map  
Exhibit D: Application



# EXHIBIT A

## AREA MAP

Zone Change  
#21-92000001

E. Main St. @  
S. Utah St.

### Legend

 Subject Parcel



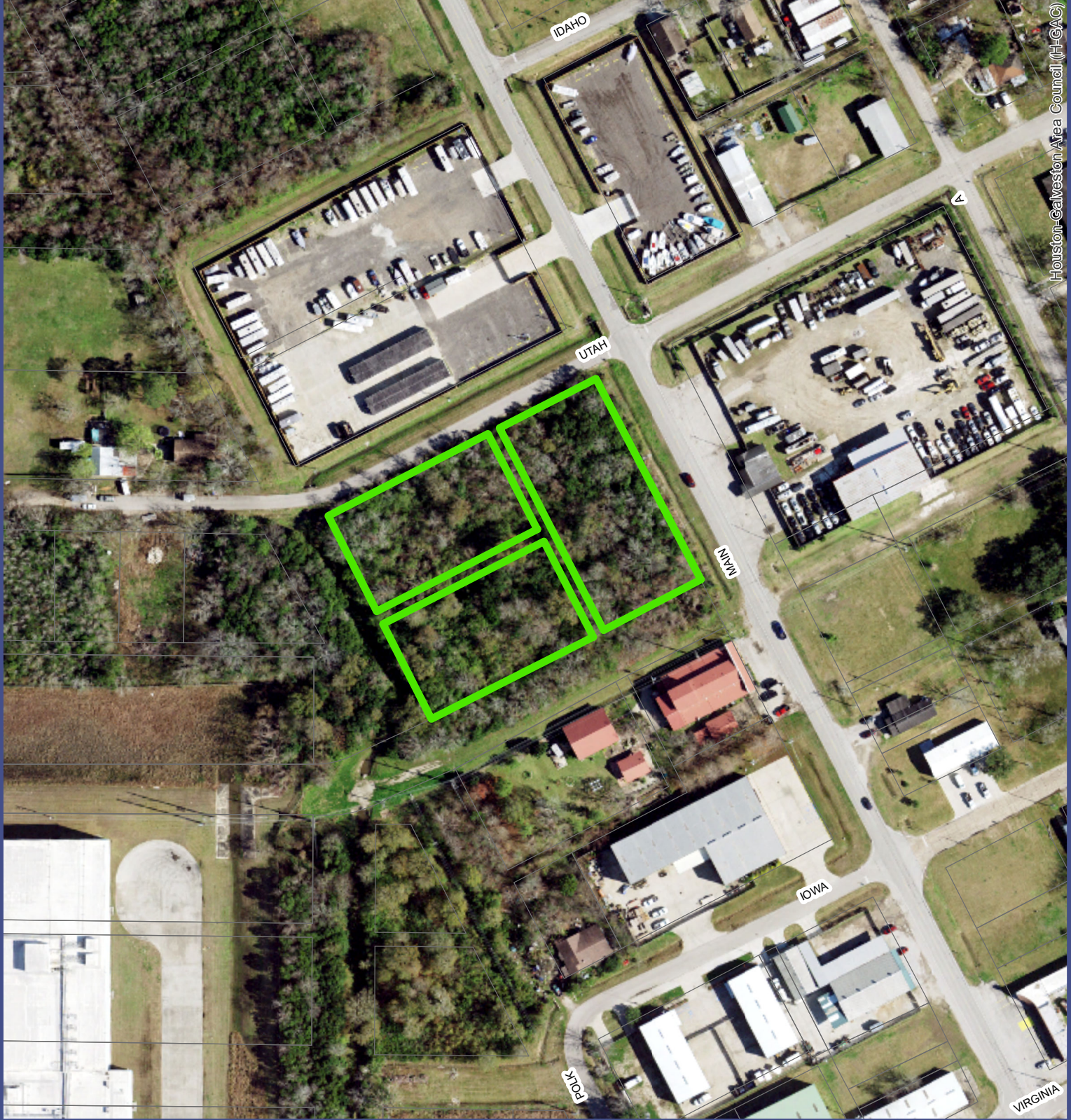
This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 155 feet

APRIL 2021

PLANNING DEPARTMENT





## EXHIBIT B

# ZONING MAP

Zone Change  
#21-92000001

E. Main St. @  
S. Utah St.

### Legend



Subject Parcel



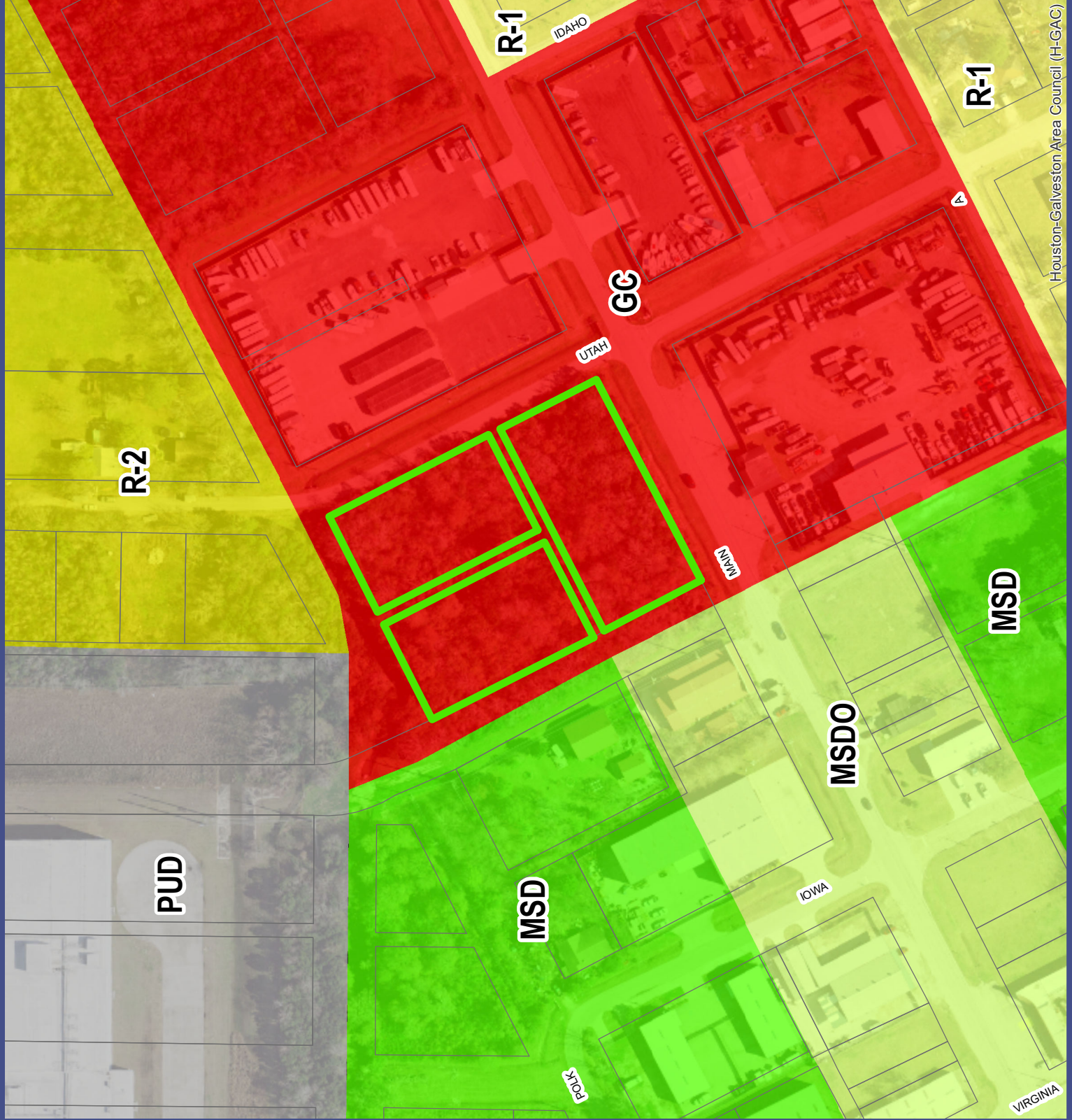
This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 155 feet

APRIL 2021

PLANNING DEPARTMENT



Houston-Galveston Area Council (H-GAC)



**EXHIBIT C**

**FLUP MAP**

**Zone Change  
#21-92000001**

**E. Main St. @  
S. Utah St.**

**Legend**



Subject Parcel



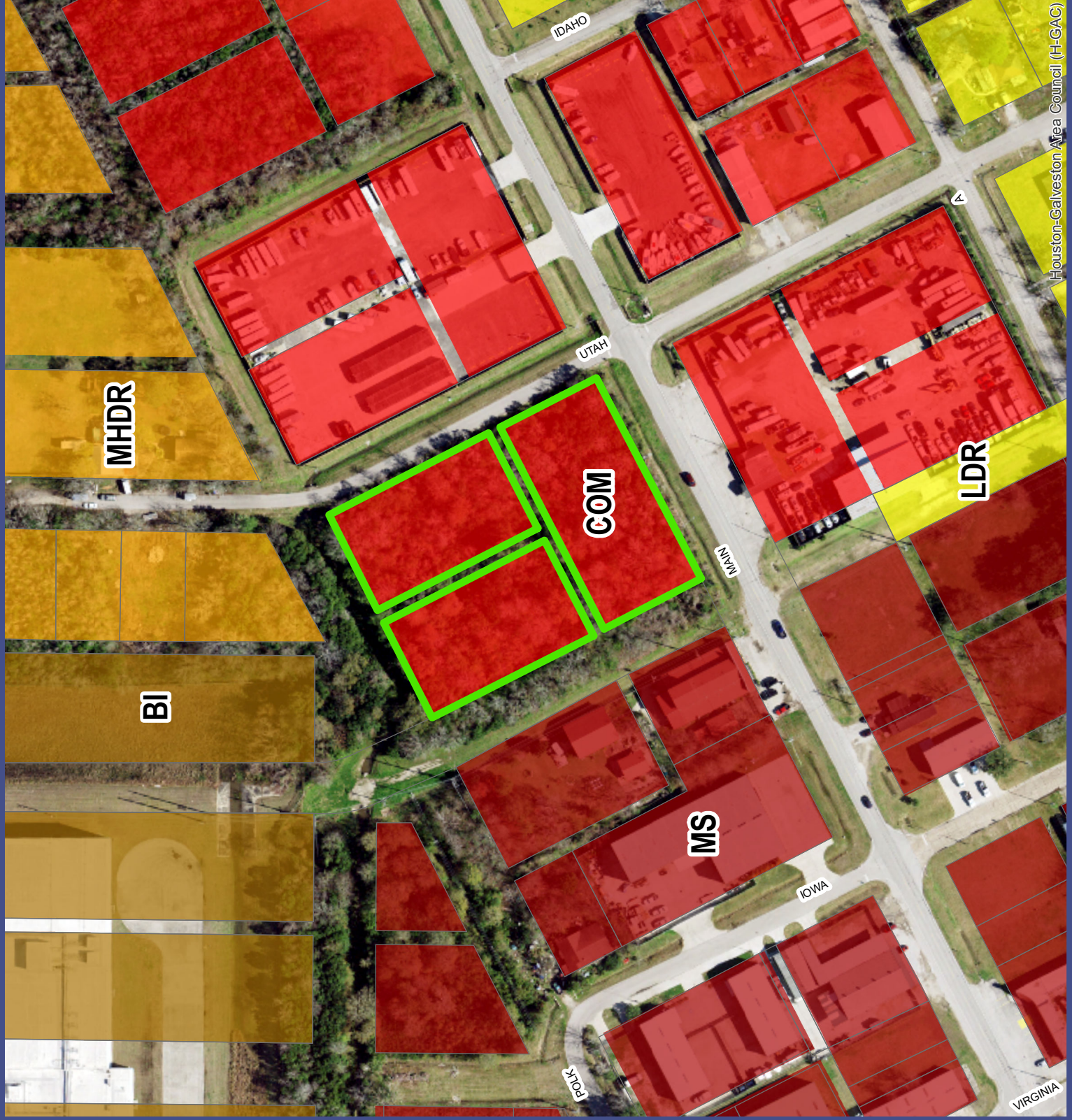
This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 155 feet

APRIL 2021

PLANNING DEPARTMENT



Houston-Galveston Area Council (H-GAC)





# Zone Change Application

Planning and Development Department

## PROJECT INFORMATION

Address where zone change is being requested: 0 East Main St. (2.1 acres Between N Kansas & N Utah)

Legal description where zone change is being requested: LTS 1 THRU 27 BLK 184 MAP-965 PAR-202

HCAD Parcel Number where zone change is being requested: 0232570840001

Zoning District: 4 Lot area: \_\_\_\_\_

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

Description of Request: Requesting to rezone from commercial to residential.

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: Raj Shafaii

Company (if applicable): Shafaii Investments Ltd.

Address: 3807 River Oaks Dr.

City: Pasadena State: TX Zip: 77505

Phone: 832-620-3377 Email: Raj@Shafaii.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: Raj Shafaii Date: 1/25/2021

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

### STAFF USE ONLY:

Case Number:

21-92000001

Date Application Received:

1/25/2021



January 23, 2021

City of La Porte  
Planning and Zoning Commission

Ref: 0 East Main St. (Between N Kansas & N Utah)

Dear Mr. Hal Lawler, Chairman and board members.

We respectfully request your consideration in changing the zone from commercial to residential for the above referenced property.

This 2.1 acre parcel is located at North of East Main Street, between North Utah Street and the continuation of North Kansas Street.

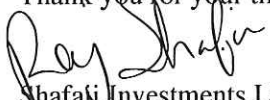
We propose to pave North Kansas street at our expense, dedicating it to the City of La Porte to maintain. Additionally, we will bring utilities to the site, seeking contribution from the City. We will build 28 single family two floor houses for sales. Each house will be 3 bedrooms, 2 bath and approximately 1700 SF. Every two houses will share a common fire wall, roof and foundation. They will be competitively priced with other similar developments in La Porte.

We hope that you agree that our proposed development is a necessary component of La Port Historic District's continued success. An increase in the number of residents within walking distance or a short drive of downtown shops and businesses means a larger customer base. These customers will likely bring with them healthy disposable income.

This is exactly the type of residential development we need on an undeveloped, under - utilized property. It will be attractive and consistent with the scale of the surrounding properties.

We are very proud of our proposed development close to La Porte historic downtown and believe this to bring additional positive development trends to the area.

Thank you for your time and for considering our request.

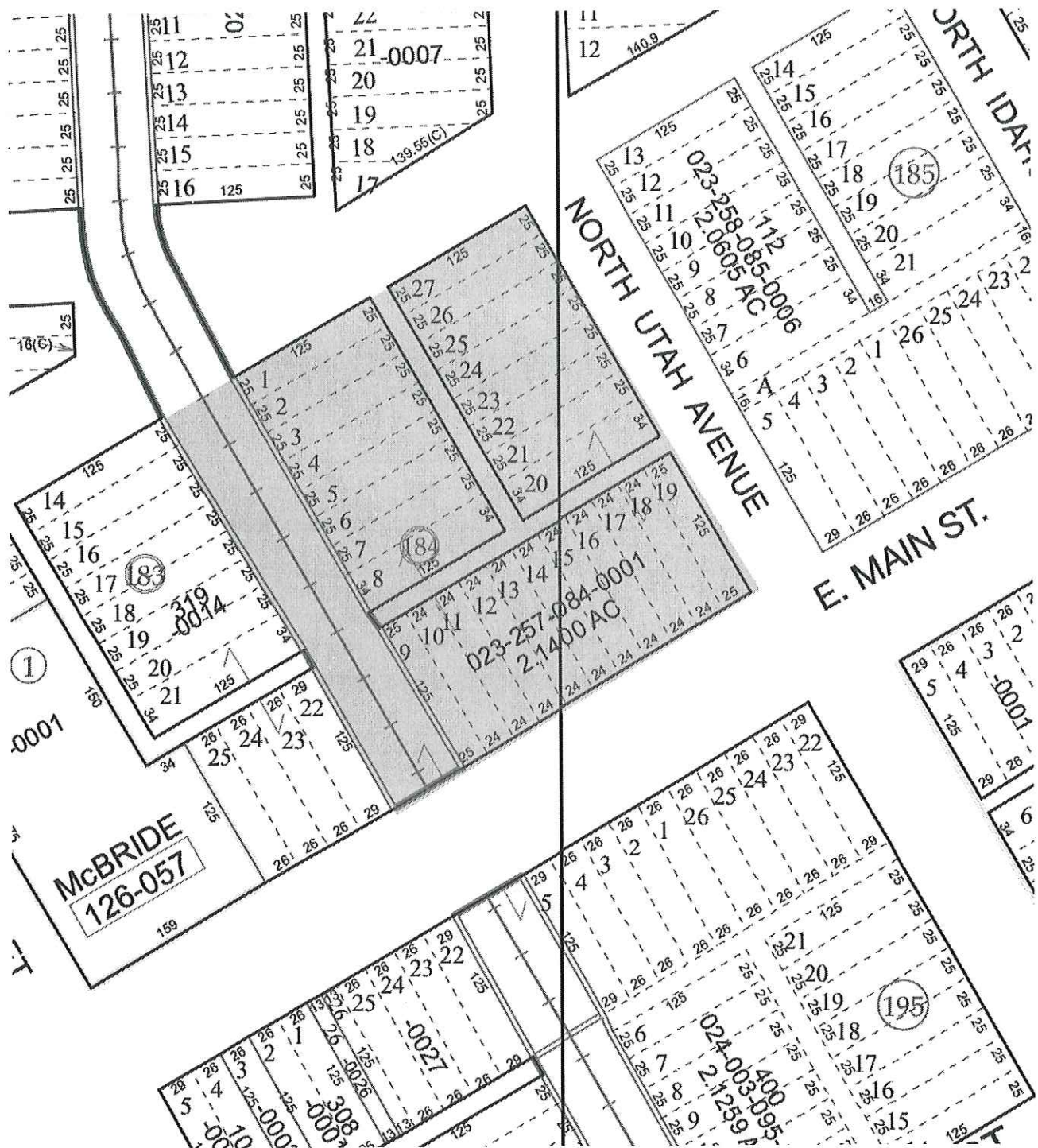
  
Shafaii Investments Ltd.  
Raj Shafaii



3807 River Oaks Dr. Pasadena, TX 77505

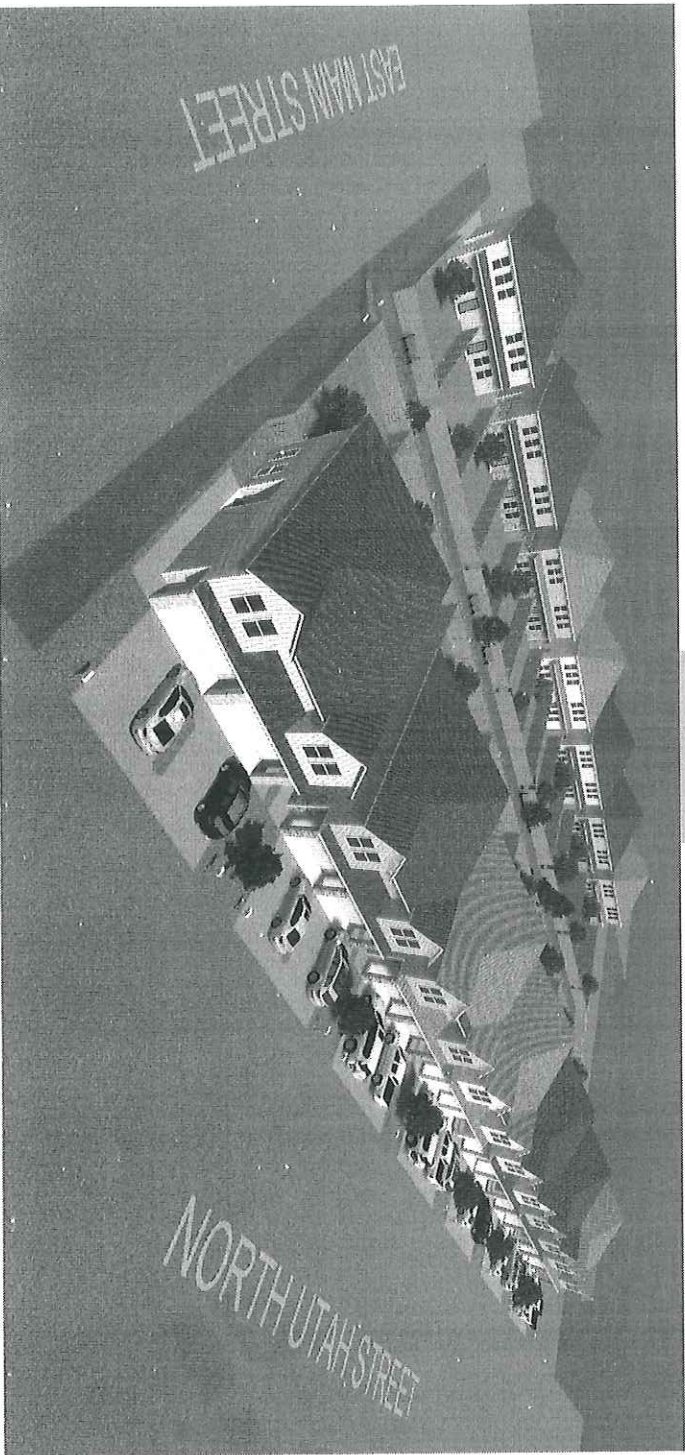
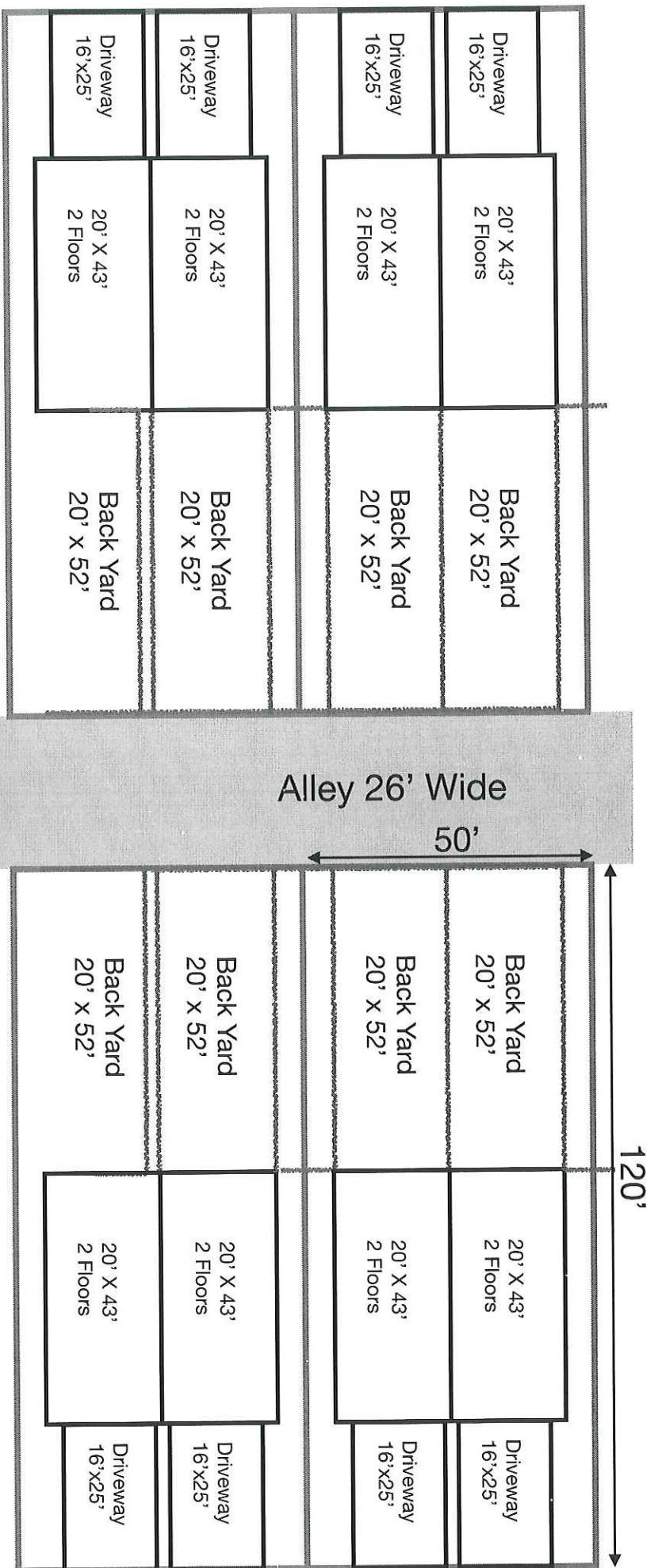




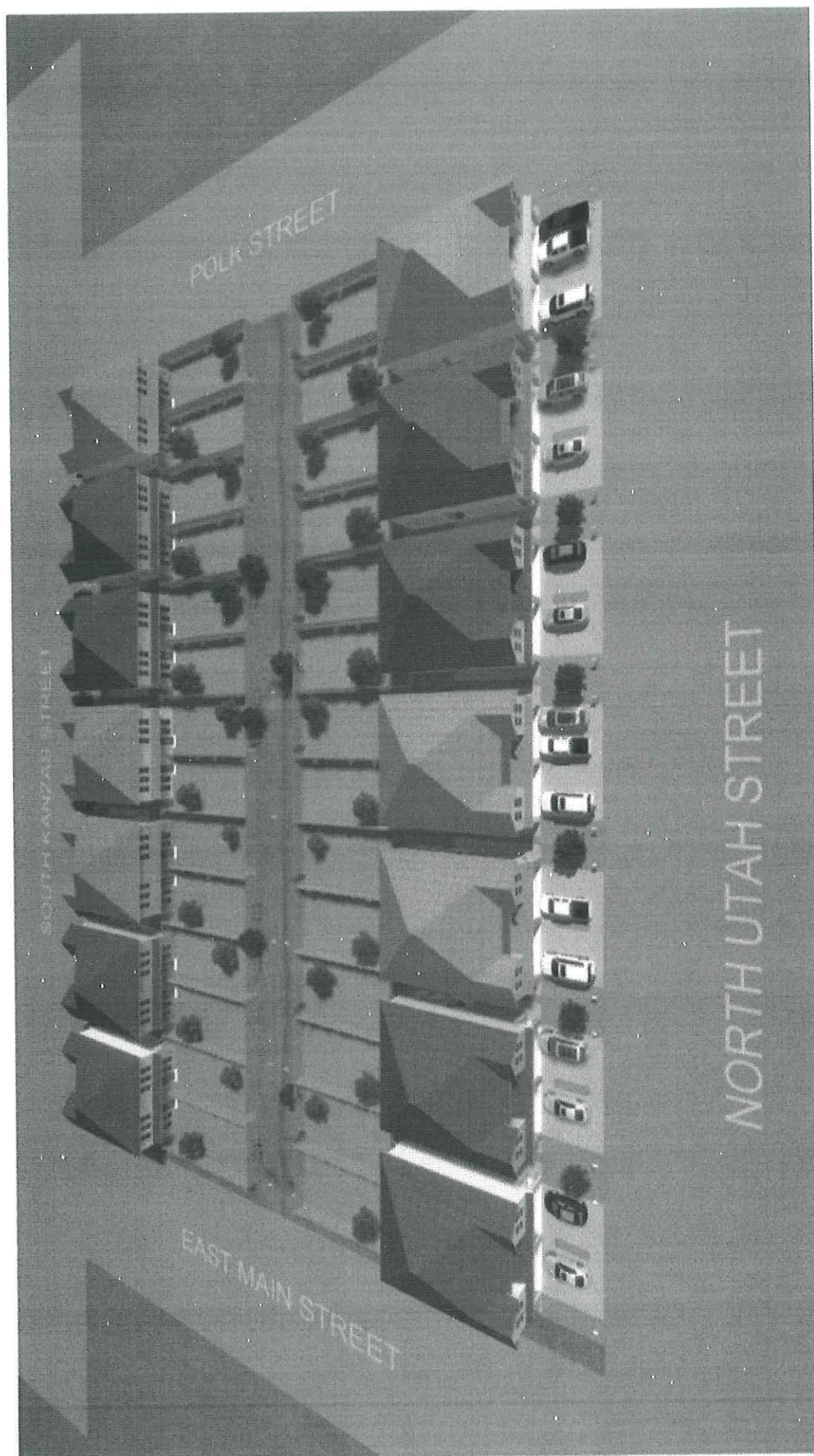




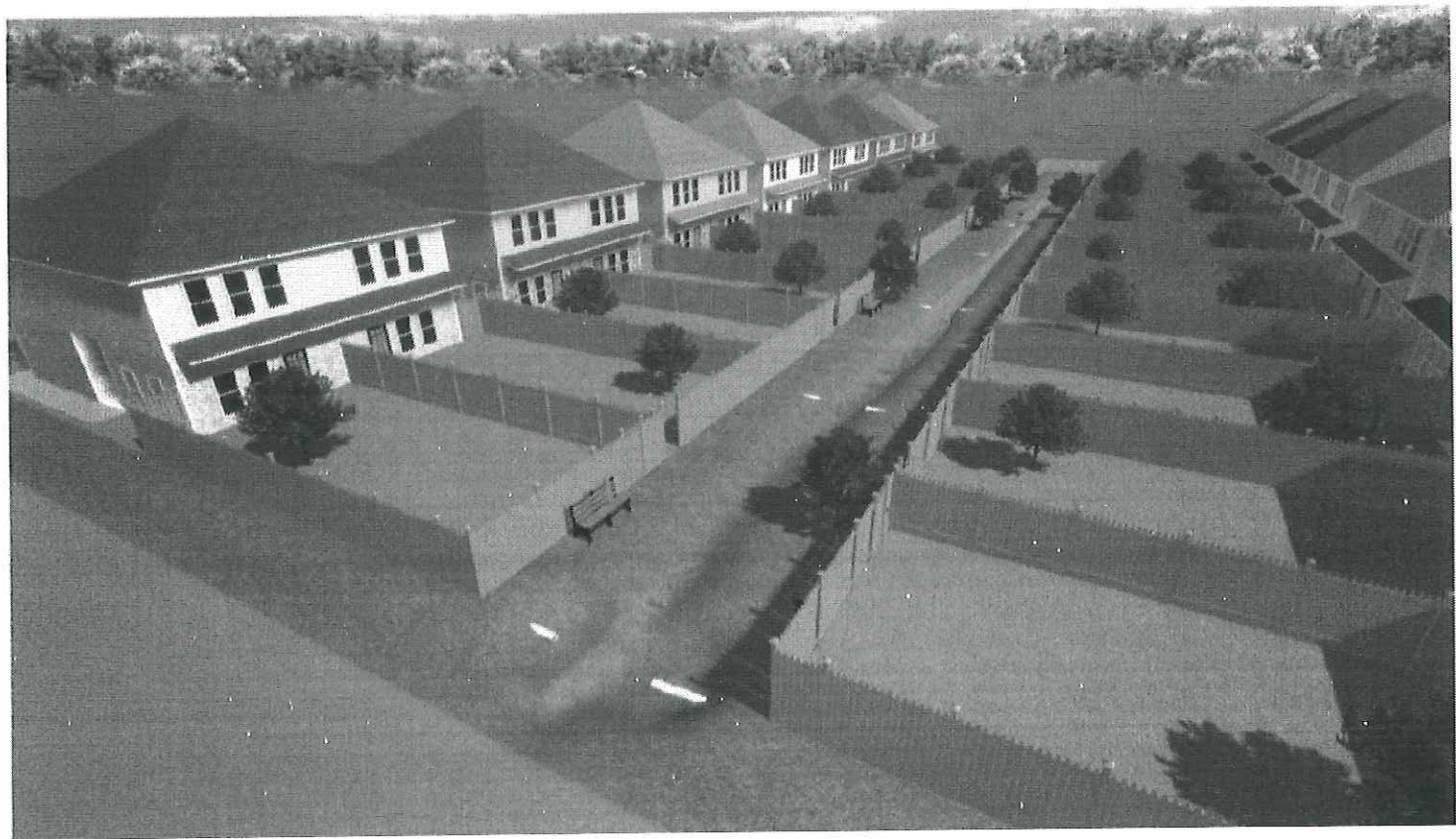




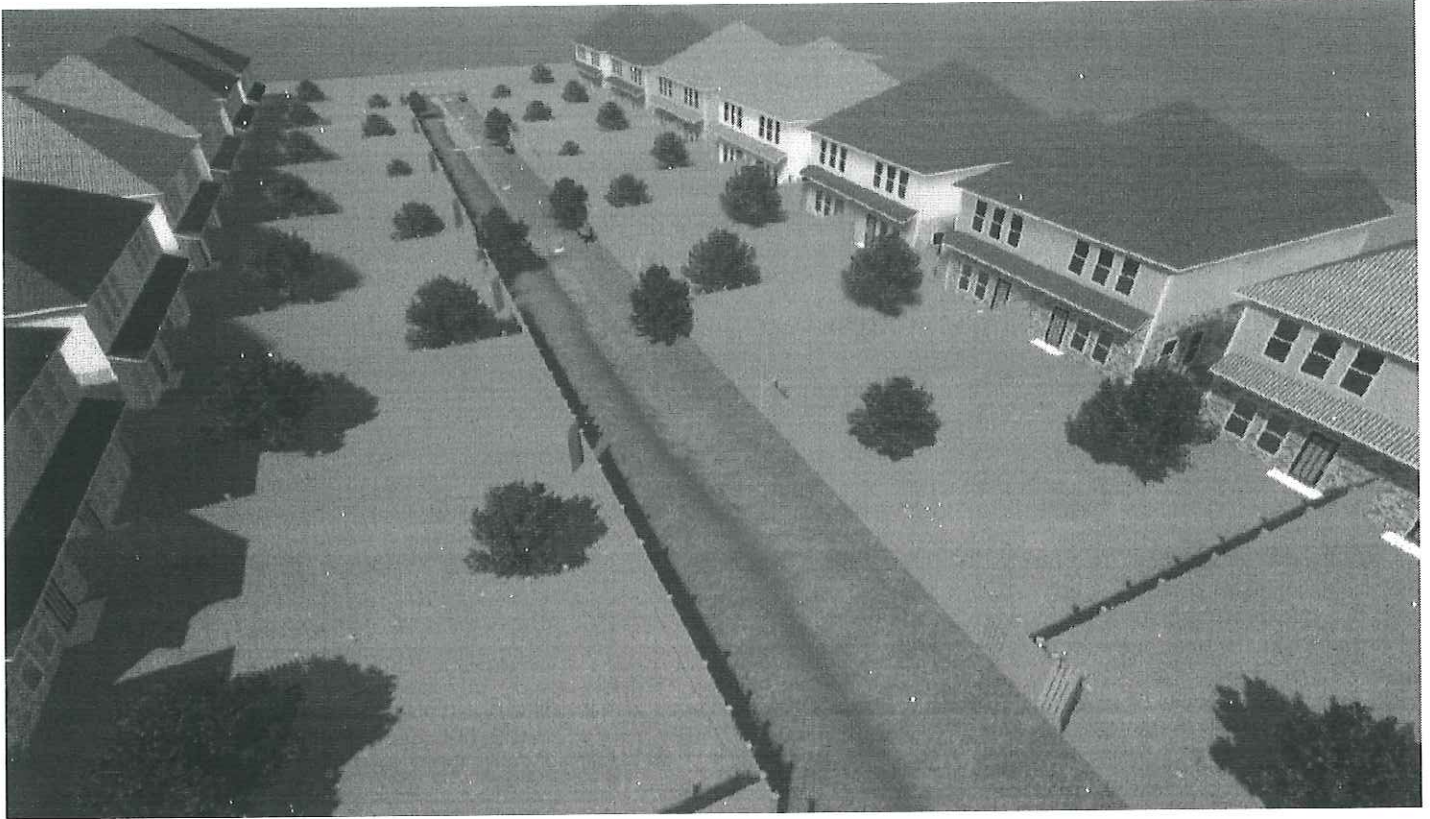


















**Comment Sheets**

---

April 12, 2021

Thank you for the opportunity to address in writing the Planning and Zoning Commission regarding Zone Change #21-92000001. I own a parcel of land adjoining the subject property.

I received notice of this meeting on Friday morning, April 9, 2021, and was able to speak that afternoon with Mr. Ian Clowes about the request. He suggested that I visit the development on North 1st Street behind Lion King Truck Stop as an example of what the developer of the referenced property has in mind. He also assured me that each housing unit would be individually owned and maintained and referred me to Code Enforcement for questions about government housing subsidies and/or low income carve outs. He emphasized that no "tax credits" have been requested. (I have no idea what that means and he offered no explanation. This leaves me somewhat uneasy about how iron-clad his assurances are.)

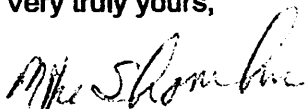
I do have concerns about on-street parking and traffic along what is a very narrow roadway (N. Utah Street) and foresee problems here that should be addressed before permitting progresses. It goes without saying that a pave-over of this size will have big drainage implications, but here in La Porte the drainage horse fled the barn years ago.

My feelings at this point are ambivalent, hence the check off of both "in favor" and "opposed".

As an aside, Mr. Clowes pointed out that all state requirements for publication of the request have been met. No doubt, but perception quickly translates into reality out here in the real world. My personal conversations with countless citizens over many years – especially the last 10 or 12 – reveal a growing skepticism that city officials don't care as much about citizens as they do developers, especially non-resident developers. To that end, I think the City should aim a little higher than the bare minimum on public notification of proposed projects that will have an indefinite impact on the community at large.

Feel free to contact me at any time to discuss this further.

Very truly yours,



Mike Shannahan

Email [notasuit1953@gmail.com](mailto:notasuit1953@gmail.com)

Shop 281-470-6229

Cell 281-797-0974

Cc: City Manager

City Council Members



## Planning and Development Department Staff Report Future Land Use Map Amendment – #21-9200001

---

### 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 2.1 acre tract of land from General Commercial (GC) to Medium Density Residential (R-2). The site is currently undeveloped and is located at the northwest corner of E. Main St. and S. Utah St.

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 "Mid-High Density Residential" use. The FLUP may be amended from time to time if approved by the City Council, upon recommendation by the Planning and Zoning Commission. The attached Exhibit A demonstrates the existing land use while Exhibit B shows the proposed future land use plan.

Section 213.003 of the Texas Local Government Code (LGC) specifies requirements for amending the City's Future Land Use Plan, which was adopted as a component of the Comprehensive Plan. The LGC requires review of the proposed amendment by the Planning and Zoning Commission and consideration by the City Council. A public hearing will be scheduled at the time of City Council review.

The Future Land Use Plan identifies the following surrounding land uses (see the attached Exhibit A):

	Land Use	Development
<b>North</b>	Mid-High Density Residential	Undeveloped
<b>South</b>	Commercial	Tow Lot
<b>West</b>	Main Street	Former Antique Shop
<b>East</b>	Commercial	Boat and RV Storage

### RECOMMENDATION

Should the Planning and Zoning Commission desire to recommend approval for zone change 21-9200001, 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**

**CURRENT  
FLUP**

Zone Change  
#21-92000001

E. Main St. @  
S. Utah St.

**Legend**



Subject Parcel



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



1 inch = 155 feet

APRIL 2021

PLANNING DEPARTMENT





**EXHIBIT B**

**PROPOSED  
FLUP**

Zone Change  
#21-92000001

E. Main St. @  
S. Utah St.

**Legend**



Subject Parcel



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



1 inch = 155 feet

APRIL 2021

PLANNING DEPARTMENT



Houston-Galveston Area Council (H-GAC)



## **Discussion Item**

---

- a. Proposed industrial development near P St. and Sens Rd.



SITE PLAN - TRACTS 1 + 2 (OPTION 01)

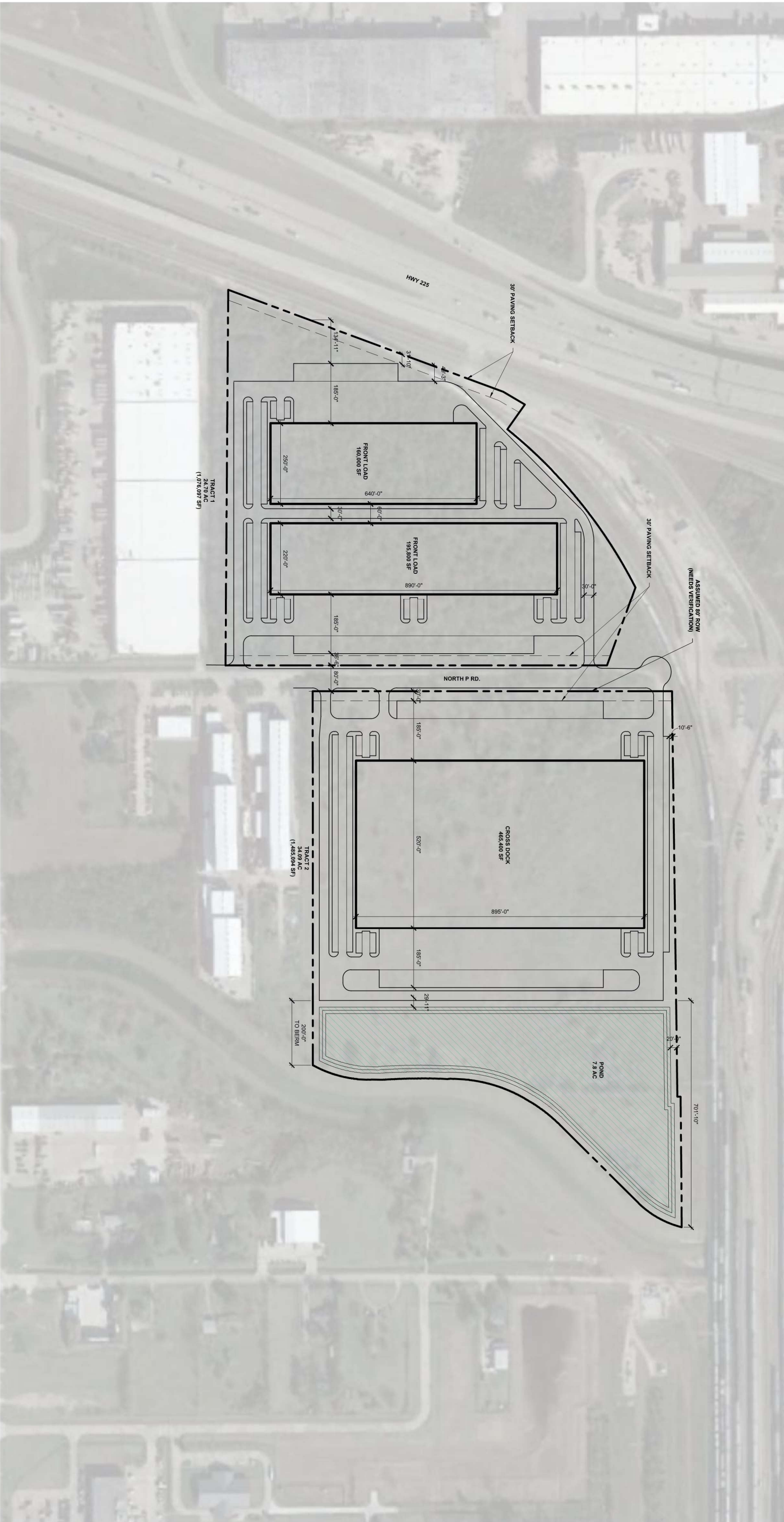
TOTAL SITE AREA = +/- 58.79 AC

BUILDING AREA = +/-821,200 SF

COVERAGE = 32.1%

\* BOUNDARY DRAWN PER HCAD - BOUNDARY & EASEMENTS/SETBACKS REQUIRE VERIFICATION \*

CITY OF LAPORTE PARKING REQUIREMENTS:  
OFFICE - 4 MINIMUM PLUS 3 PER 1,000 SF  
WAREHOUSE - 1 PER NON OFFICE EMPLOYEE.



\* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL.

\* BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED.

\* ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.

UP 225  
a project for  
PROLOGIS

LA PORTE

29 JULY 2020

TEXAS

201146

powells  
brown  
architect  
llc

## Proposed SCUP for Tracts 1 and 2

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. All uses permitted in the City of La Porte Zoning Ordinance Use Chart under LI (Sec. 106-310, Table A "Commercial and Industrial Uses" of the City of La Porte Code of Ordinances) as may be amended from time to time including any uses required to be located adjacent to a high frequency truck route.
2. Maximum lot coverage shall comply with Sec. 106-522, Table A "Industrial Area Requirements" for LI uses. . The total square footage of any single building footprint shall not exceed 750,000 square feet.
3. All surfaces on site intended for parking, drive aisles, or outside storage must be paved with either asphalt or concrete.
4. The following uses/activities shall NOT be permitted on the property:
  - a. Shipping/tank containers, equipment or raw materials stored "off chassis" overnight anywhere on the property unless properly screened.
  - b. Stacking of shipping/tank containers anywhere on the property unless properly screened.
5. The requirements for development will be in accordance with Sec 106-522, Table A "Industrial Area Requirements", of the City of La Porte Code of Ordinances, as may be amended from time to time.
6. The building facade of the building erected on the property will comply with the Tier 3 design guideline requirements of Sec.106-925 of the City of La Porte Code of Ordinances.
7. The truck docks will be designed such that they are screened from view from Hwy 225.
8. The development will meet all guidelines and permitting requirements of the Code of Ordinances of the City of La Porte in effect as of the date of permitting, including all set back requirements.
9. All driving surfaces will be dust free in accordance with City of La Porte Code of Ordinances.
10. On site detention will be provided.

SITE PLAN - TRACTS 3 + 4 (OPTION 01)

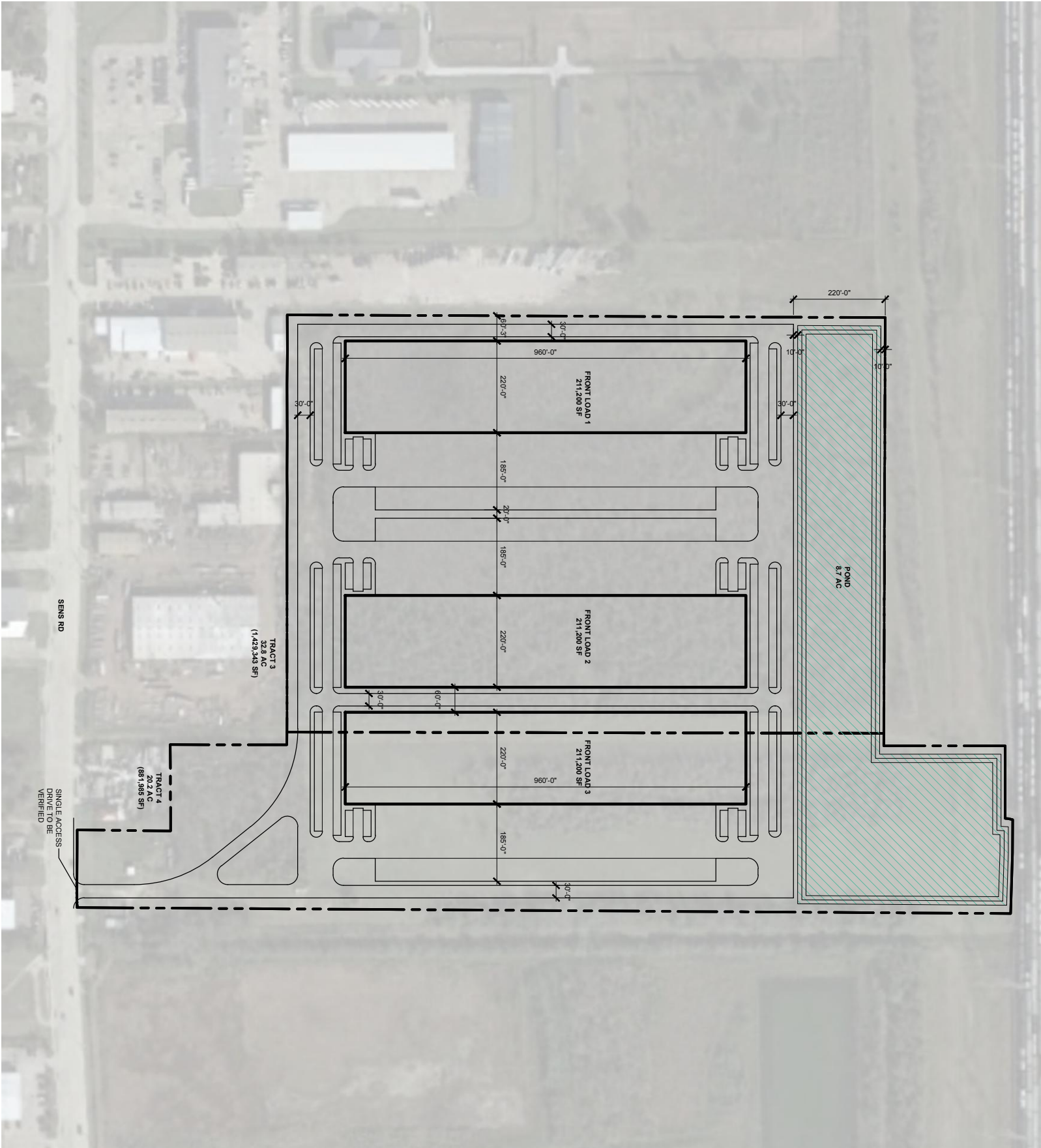
TOTAL SITE AREA = +/- 53.06 AC

BUILDING AREA = +/-633,600 SF

COVERAGE = 27.4%

\* BOUNDARY DRAWN PER HCAD - BOUNDARY & EASEMENTS/SETBACKS REQUIRE VERIFICATION \*

CITY OF LAPORTE PARKING REQUIREMENTS:  
OFFICE - 4 MINIMUM PLUS 3 PER 1,000 SF  
WAREHOUSE - 1 PER NON OFFICE EMPLOYEE.



\* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL.

\* BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED.

\* ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.



UP 225  
a project for  
PROLOGIS

LA PORTE

11 MARCH 2021

TEXAS

BOWERS  
BROWN  
ARCHITECTURE

201146



## Proposed SCUP for Tracts 3 and 4

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:

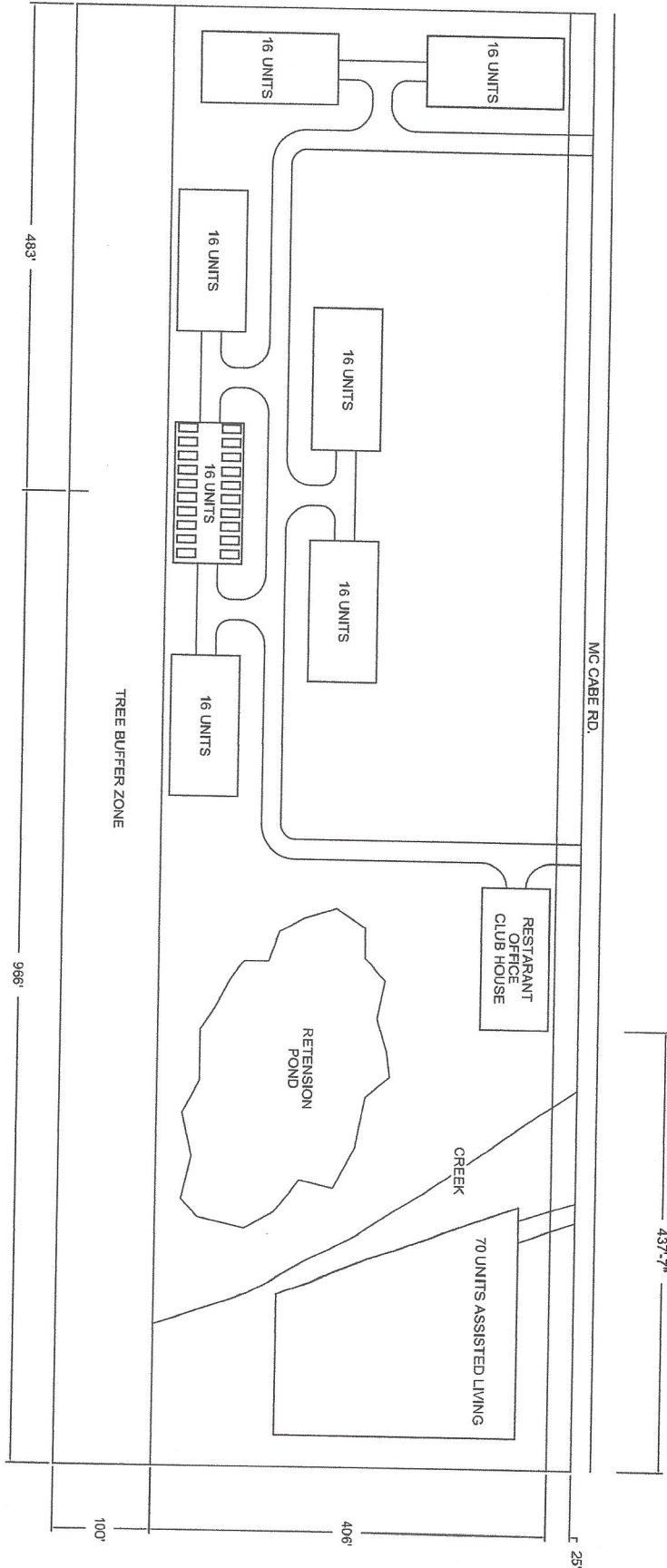
1. All uses permitted in the City of La Porte Zoning Ordinance Use Chart under BI and LI (Sec. 106-310, Table A "Commercial and Industrial Uses" of the City of La Porte Code of Ordinances) as may be amended from time to time, are permitted with the exception of any uses required to be located adjacent to a high frequency truck route.
2. Maximum lot coverage shall comply with Sec. 106-522, Table A "Industrial Area Requirements" for BI uses. Total square footage of any single building footprint shall not exceed 451,200 square feet.
3. All surfaces on site intended for parking, drive aisles, or outside storage must be paved with either asphalt or concrete.
4. The following uses/activities shall NOT be permitted on the property:
  - a. Shipping/tank containers, equipment or raw materials stored "off chassis" overnight anywhere on the property unless properly screened.
  - b. Stacking of shipping/tank containers anywhere on the property unless properly screened.
  - c. Uses required to be located adjacent to a high frequency truck route.
5. The requirements for development will be in accordance with Sec 106-522, Table A "Industrial Area Requirements", of the City of La Porte Code of Ordinances, as may be amended from time to time.
6. The building facade of the building erected on the property will comply with the Tier 3 design guideline requirements of Sec.106-925 of the City of La Porte Code of Ordinances.
7. The front of the building will face 16th Street.
8. The truck docks will be designed such that they are screened from view from Sens Road.
9. The development will meet all guidelines and permitting requirements of the Code of Ordinances of the City of La Porte in effect as of the date of permitting, including all set back requirements.
10. All driving surfaces will be dust free in accordance with City of La Porte Code of Ordinances.
11. On site detention will be provided.



## **Discussion Item**

---

- b. Proposed senior development on McCabe Rd.



TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE  
DRAWN TO COMPLY WITH OWNER'S SPECIFICATIONS.  
CONTRACTOR AND/OR OWNER SHALL VERIFY ALL  
DIMENSIONS, DETAILS AND SPECIFICATIONS BEFORE  
CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR  
HUMAN ERROR AFTER CONSTRUCTION IS STARTED.



REVISION INFORMATION	
NO.	DESCRIPTION

MC CABEL COVE  
MC CABEL ROAD

MY KEY DESIGN







## **Administrative Report**

---

- a. Update from Subcommittee on Zoning.
- b. Next Meeting – June 17, 2021.