

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, JUNE 17, 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/86014038313?pwd=MIRCZ0ZvOTgyRUN5cjV3aTU4SGxqdz09> and use passcode 040302. To dial in, call 877-853-5257 or 888-475-4499 and use the meeting ID 860 1403 8313, passcode 040302.

-
- 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 May 20, 2021.
 - 5. REPLAT #21-97000003:** Open a public hearing for Residential Replat #21-97000003, a request by Juvy Sudario of Prime Realty Group, applicant; on behalf of Furlow David ET AL, owner; for the proposed Bayside Acres, a 9.0118 acre replat, located at the 11600 Block of N. D St. and legally described as part of Lot 43, Tracts 37, 37A, 44A, 36A, and 45A, La Porte Outlots, Harris County, TX.
 - a. Staff Presentation.
 - b. Public Comments (Limited to 5 minutes per person).
 - c. Question and Answer.
 - 6. ADJOURN PUBLIC HEARING**
 - 7. CONSIDERATION:** Consider approval or other action on Residential Replat #21-97000003.
 - 8. SCUP REQUEST #21-91000002:** Open a public hearing on SCUP Request #21- 91000002, a request by Luke Peters of Prologis, applicant; on behalf of Rebecca Hoffman of Union Pacific Railroad, owner; for approval of a SCUP to allow for merchant wholesale trade uses in buildings that exceed 40,000 square feet and on a site in excess of five (5) acres to locate on a 52.405 acre tract of land; legally described as Lots 904, 905, 906, 909, 910, 911, 918, 919, 920 & Tracts 907, 908, 921 La Porte Outlots; Tracts 4, 4E, 4F Abstract 5 Brinson; Tract 2 Abstract 5 Brinson, Harris County, Texas.
 - a. Staff Presentation.
 - b. Applicant Presentation.
 - c. Public Comments (Limited to 5 minutes per person).

- d. Question and Answer.

9. ADJOURN PUBLIC HEARING

10. CONSIDERATION: Consider approval or other action on SCUP Request #21-91000002.

11. SCUP REQUEST #21-91000003: Open a public hearing on SCUP Request #21- 91000003, a request by Luke Peters of Prologis, applicant; on behalf of Rebecca Hoffman of Union Pacific Railroad, owner; for approval of a SCUP to allow for merchant wholesale trade uses in buildings that exceed 40,000 square feet and on a site in excess of five (5) acres to locate on a 53.06 acre tract of land; legally described as Tract 1D, Abstract 5, E Brinson; Tract 7, Abstract 5, E Brinson; Tract 6A, Abstract 625, R Pearsall, Harris County, Texas.

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

12. ADJOURN PUBLIC HEARING

13. CONSIDERATION: Consider approval or other action on SCUP Request #21-91000003.

14. DISCUSSION ITEMS

- a. Proposed trucking development a N. 23rd and N. C St.

15. ADMINISTRATIVE REPORTS

- a. Update from Subcommittee on Zoning.
- b. Next Meeting – July 15, 2021.

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

17. 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 **June 17, 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: _____

DATE OF POSTING _____

TIME OF POSTING _____

TAKEN DOWN _____



Approval of Meeting Minutes

- a. May 20, 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 May 20, 2021

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, May 20, 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, and Chairman Hal Lawler

Commissioners absent: Lou Ann Martin

City Staff present: Jason Weeks, Assistant City Manager, Teresa Evans, Planning Director, 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 6:07 p.m.
2. **ROLL CALL OF MEMBERS:** – All members were present for this meeting.
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).*
 - **Phillip Hoot**, 927 Sea Breeze St., La Porte TX, 77571
4. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. Approve the minutes of the meeting held on March 18, 2021.
Commissioner Tschappat moved to approve the meeting minutes; the motion was adopted, 7-0. (Commissioner Follis abstained from the vote)
5. **ZONE CHANGE #21-92000001:** Open a public hearing on a request for approval of zone change 21-92000001 by Raj Shafaii of Raj 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.

City Planner Ian Clowes presented the zone change and provided background information on the site and a brief overview of the residential development the applicant would pursue if granted the zone change.
6. **ADJOURN PUBLIC HEARING:** 7:10 PM.

Commissioner O'Conner moved to approve the zone change request #21-92000001; the motion was adopted, 7-1. Commissioner Walter was the dissenting vote.
7. **FUTURE LAND USE MAP AMENDMENT (FLUP):** 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".

City Planner Ian Clowes presented Future Land Use Map amendment to the Commission.

8. ADJOURN PUBLIC HEARING: 7:16 PM.

Commissioner Follis moved to recommend approval of Future Land Use Map amendment; the motion was adopted, 6-1, Commissioner James was the dissenting vote and Commissioner O'Conner stepped out of the meeting during the vote.

9. DISCUSSION ITEM:

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

Staff introduced the commission to Prologis, a private development group, to discuss their desire to develop an industrial park (similar to that of Port Crossing) on two separate tracts on Sens Rd, and North P St. A number of commission members were opposed to the proposal, voicing concerns with permitting additional large warehouses within the city limits.

- b. Proposed Senior Development on McCabe Rd.

Staff introduced Frank Ball to the commission, a real estate developer, to hear a presentation for a senior living/disabled care facility proposed on a tract with McCabe Rd. frontage. According to Mr. Ball, the property would resemble a smaller multi-family community with live-in caretakers. The Commission was receptive to this development proposal and encouraged Mr. Ball to move forward with his proposal.

10. ADMINISTRATIVE REPORT:

- a. Update from Subcommittee on Zoning

Commissioner Follis provided an update on progress made by the subcommittee on Zoning.

- b. Next Meeting – June 17, 2021

ADJOURN: Without objection, the meeting adjourned at 7:51 PM.

Hal Lawler, Planning and Zoning Commission Chairman

Chase Stewart, Planning Technician



Planning and Development Department Staff Report Residential Replat - #21-97000003

DISCUSSION

Applicant's Request:

The applicant, Juvy Sudario, is requesting approval of a residential replat for Bayside Acres, located at 11600 Block of N. D St. The attached Exhibit is the proposed replat. The 9.0018 acre tract is being replatted in order to facilitate the sale of the entire tract.

Background Information:

The site is currently zoned Large Lot Residential (LLD). The applicant is requesting to replat the property in order to subdivide and combine a number of existing lots. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	LLD, Large Lot Residential	Residential (Battleground Vista)
South	R-1, Low Density Residential	Residential (Bayside Crossing)
West	LLD, Large Lot Residential/ R-1, Low Density Residential	Residential (Spencer Landing)
East	LLD, Large Lot Residential/ GC, General Commercial	Residential/Undeveloped Commercial

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the residential replat of Bayside Acres.

ATTACHMENTS

- Area Map
- Zoning Map
- Land Use Map
- Bayside Acres Residential Replat

AREA MAP

REPLAT
#21-97000003
Bayside Acres
11626 N.D St.

Legend
 Subject Tract

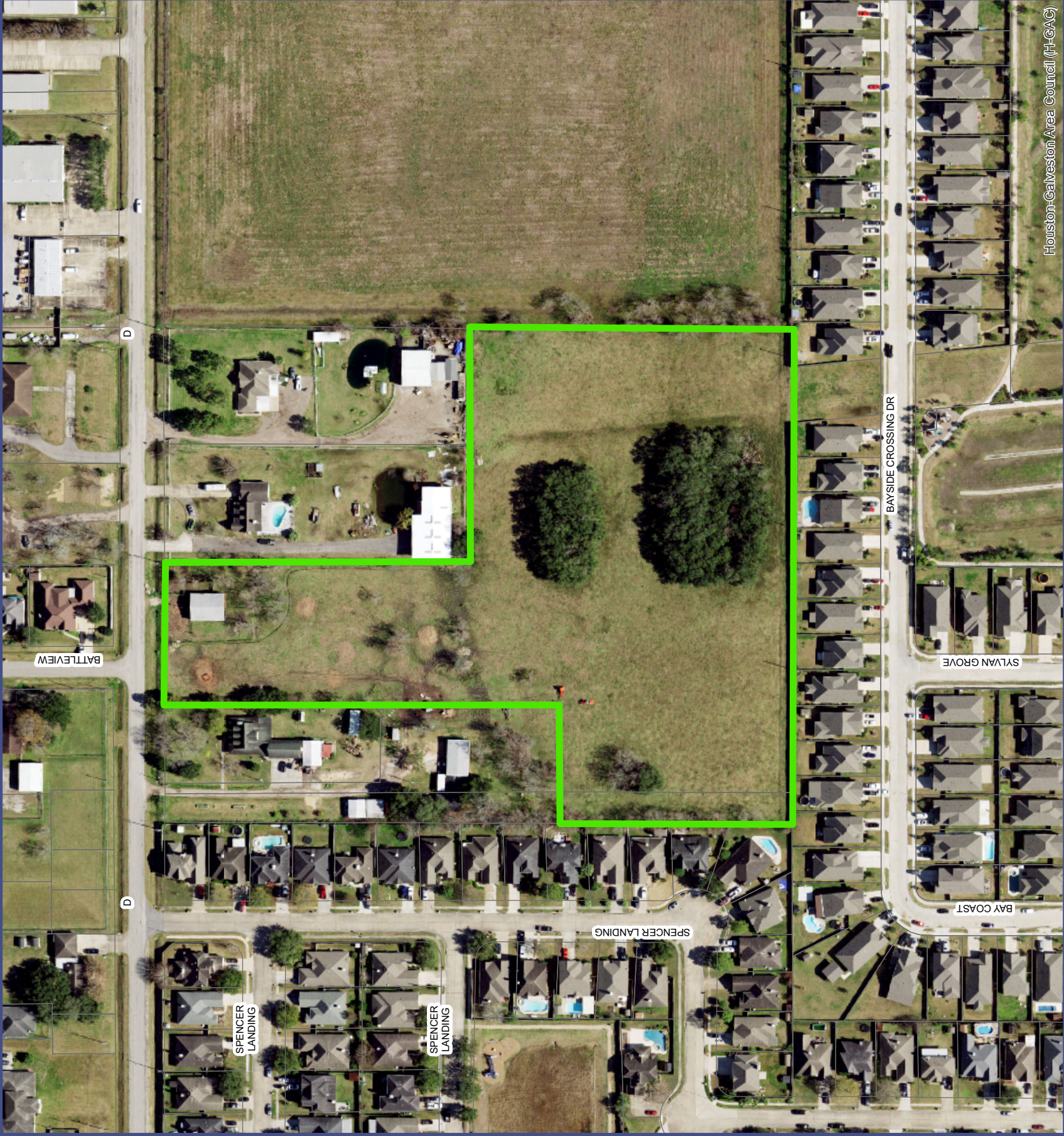


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 172 feet

JUNE 2021
PLANNING DEPARTMENT



ZONING MAP

REPLAT
#21-97000003

Bayside Acres
11626 N.D St.

Legend



Subject Tract



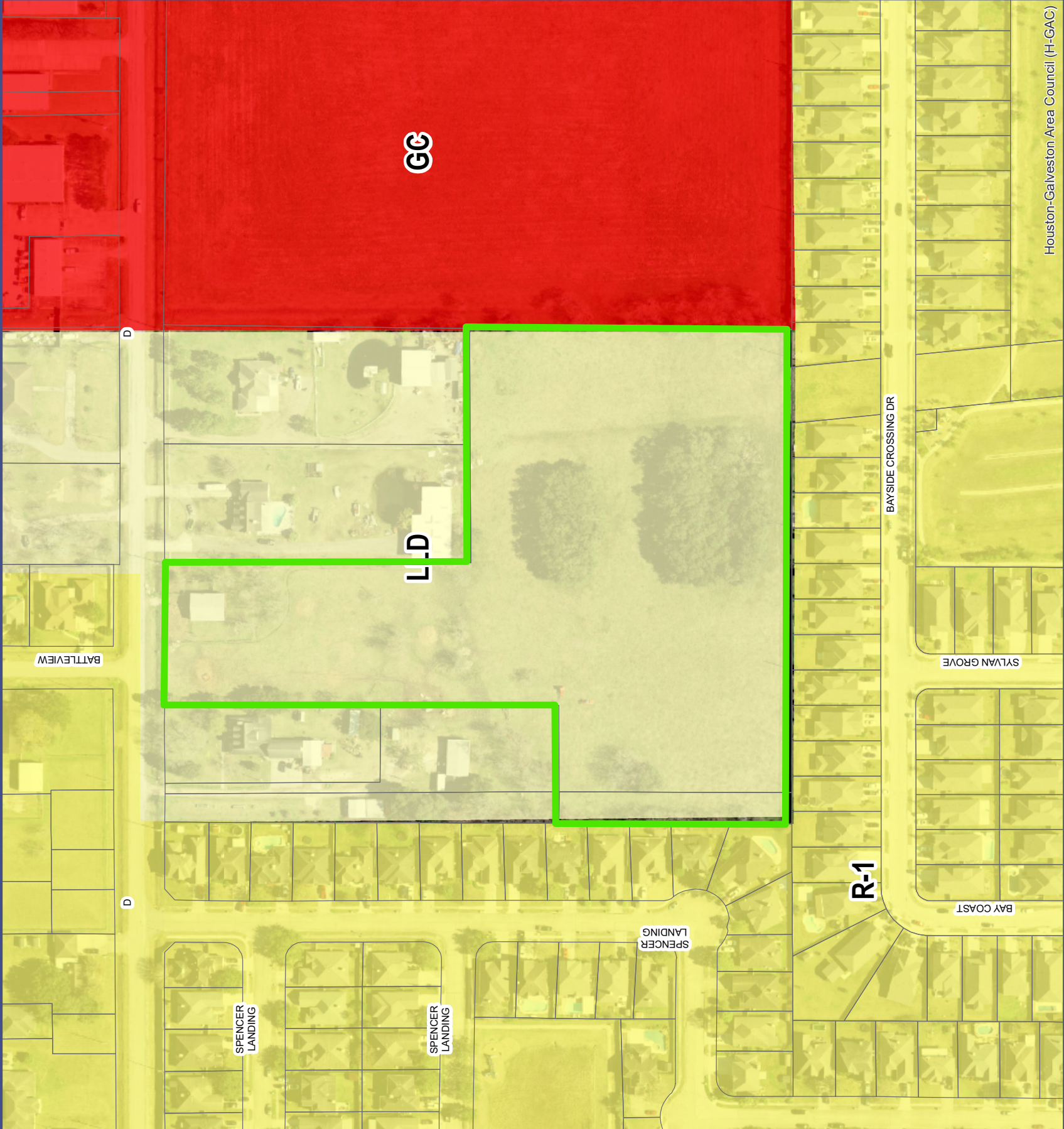
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JUNE 2021

PLANNING DEPARTMENT



FLUP MAP

REPLAT
#21-97000003

Bayside Acres
11626 N.D St.

Legend

 Subject Tract



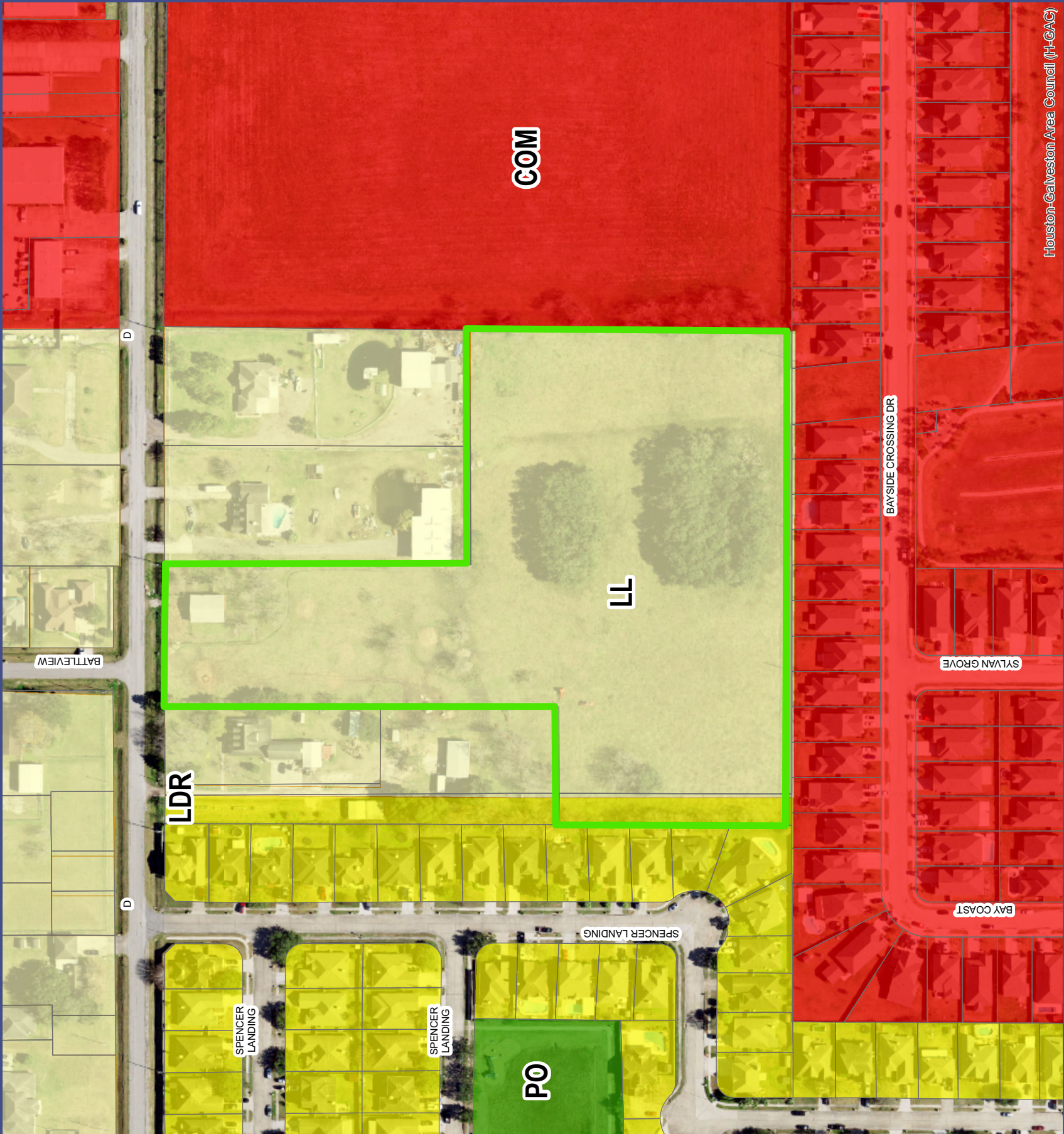
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JUNE 2021

PLANNING DEPARTMENT



STATE OF TEXAS
COUNTY OF HARRIS

We, PATRICIA SUE SABIN, HAROLD E. SABIN, JR., JAMES DAVID FURLOW and LANA JANE LIST, the undersigned, do hereby certify that the above and foregoing map of BAYSIDE ACRES do hereby make and establish said plat of said property according to all lines, dedications, restrictions, and dedications on said maps or plat and hereby dedicate to the use of the public parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, assigns and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever on unobstructed aerial easement five (5) feet wide, to be used for the purpose of installing and maintaining overhead, located adjacent to all common use public utility easements shown hereon.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on the above and foregoing map of BAYSIDE ACRES do hereby make and establish said plat of said property according to all lines, dedications, restrictions, and dedications on said maps or plat and hereby dedicate to the use of the public parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, assigns and assigns to warrant and forever defend the title on the land so dedicated.

WITNESS our hand in the City of _____, Texas, this _____ day of _____, 2021.

By: _____
Patricia Sue Sabin
Owner

By: _____
Harold E. Sabin, Jr.
Owner

By: _____
James David Furlow
Owner

By: _____
Lana Jane List
Owner

STATE OF TEXAS
COUNTY OF HARRIS

I, _____, ME, the undersigned authority, on this day personally appeared Patricia Sue Sabin, Harold E. Sabin, Jr., James David Furlow and Lana Jane List, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas
Printed Name: _____
My Commission expires: _____

This is to certify that the City Planning and Zoning Commission of the City of La Porte, Texas has approved this plat and subdivision of BAYSIDE ACRES in conformance with the laws of the State of Texas and the ordinances of the City of La Porte and authorized the recording of this plat this _____ day of _____, 2021.

ATTEST:

By: _____
La Porte City Engineer

By: _____
Director, Planning Department

By: _____
La Porte City Planner

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269
STATE OF TEXAS

I, Kevin K. Kolb, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above plat is true and correct; and that all bearings, distances, angles, curve radiuses, and central angles are accurately shown on the plat.

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269
STATE OF TEXAS

I, Tereisha Hudspeth, Clerk of the County Court of Harris County, Texas, do hereby certify that the above and foregoing map of BAYSIDE ACRES was filed for registration in my office on _____, 2021, at _____ o'clock _____m., and in Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Tereisha Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

NORTH "D" STREET
(80' R.O.W.)

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N 107° 00' 00" E 4.11' FROM CORNER



Planning and Development Department Staff Report SCUP Request - #21-91000002

DISCUSSION

Location:

The subject site is located at N. P St., East of Sens Rd, South of State Highway 225.

Background Information:

The property, Tracts 1 and 2, is currently undeveloped and owned by Union Pacific Railroad. Prologis, formerly Liberty Property, is interested in developing the 52.405 acre site as an industrial/commerce park similar to what they have developed at Port Crossing. The current proposal calls for the construction of three (3) SPEC warehouse/industrial buildings ranging in size from 128,750 square feet up to 474,350 square feet. The developer does not have a specific end user in mind at this time but anticipates interest from businesses that currently fall under the Merchant Wholesale uses NAICS. Currently, the zoning code restricts Merchant Wholesale uses to buildings no greater than 40,000 square feet on tracts of land no greater than 5 acres. The code does allow for the approval of a SCUP in order to permit larger buildings and larger acreage.

Staff has provided a list of three (3) conditions of approval. If approved, the proposed SCUP with conditions would permit buildings up to 500,000 square feet on a site not to exceed 55 acres in size.

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

	Zoning	Land Use
North	SH 225/ETJ	Battleground Industrial District
South	LI, Light Industrial	Drainage Channel
West	HI, Heavy Industrial	Industrial Developments
East	LI, Light Industrial	Rail Yard

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 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 floral shop/tea room use at this site would be consistent with other commercial uses in this area along Spencer Hwy.
2. *Access.* There is sufficient existing right-of-way access from Spencer Hwy.



3. *Utilities.* Water and sewer services are available along Spencer Hwy.

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

Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area would need to be extended to the site. Developer is willing to improve N. P St. in order to meet expanded demand. Developer is in talks with Union Pacific to gain an easement over existing rail lines along SH 225 which could permit direct drive access to SH 225.
Impact on the value and practicality of the surrounding land uses.	Proposed SCUP would be consistent with other industrial properties in this area along SH 225 and Sens Rd.
Conformance of a zoning request with the land use plan.	The proposed SCUP is in conformance with the future land use plan which designates the area as Light Industrial (LI)
Character of the surrounding and adjacent areas.	The proposed use is consistent with the industrial character of SH 225 and the specific portions of Sens Rd. and N. P that would act as access points to the development.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The developer has proposed improvements to adjacent roadways and adding direct access via SH 225 feeder in order to meet the expanded demands from the proposed project.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed SCUP would have primary access off of N. P St. with a possible access point directly onto SH 225. The applicant plans to conduct a Traffic Impact Analysis to determine what, if any improvements will be needed.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed use should not have a significant impact on environmental integrity of the surrounding area.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed project has the potential to increase the tax base and add additional jobs within the city limits.

RECOMENDATION

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed SCUP #21-91000002. If the Commission chooses to recommend approval, staff has listed a number of conditions that should be considered as part of the approval.



ATTACHMENTS

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

EXHIBIT A

AREA MAP

**SCUP
#21-92000002**

**N. P St. East
of Sens Rd.**

Legend

 Subject Tracts



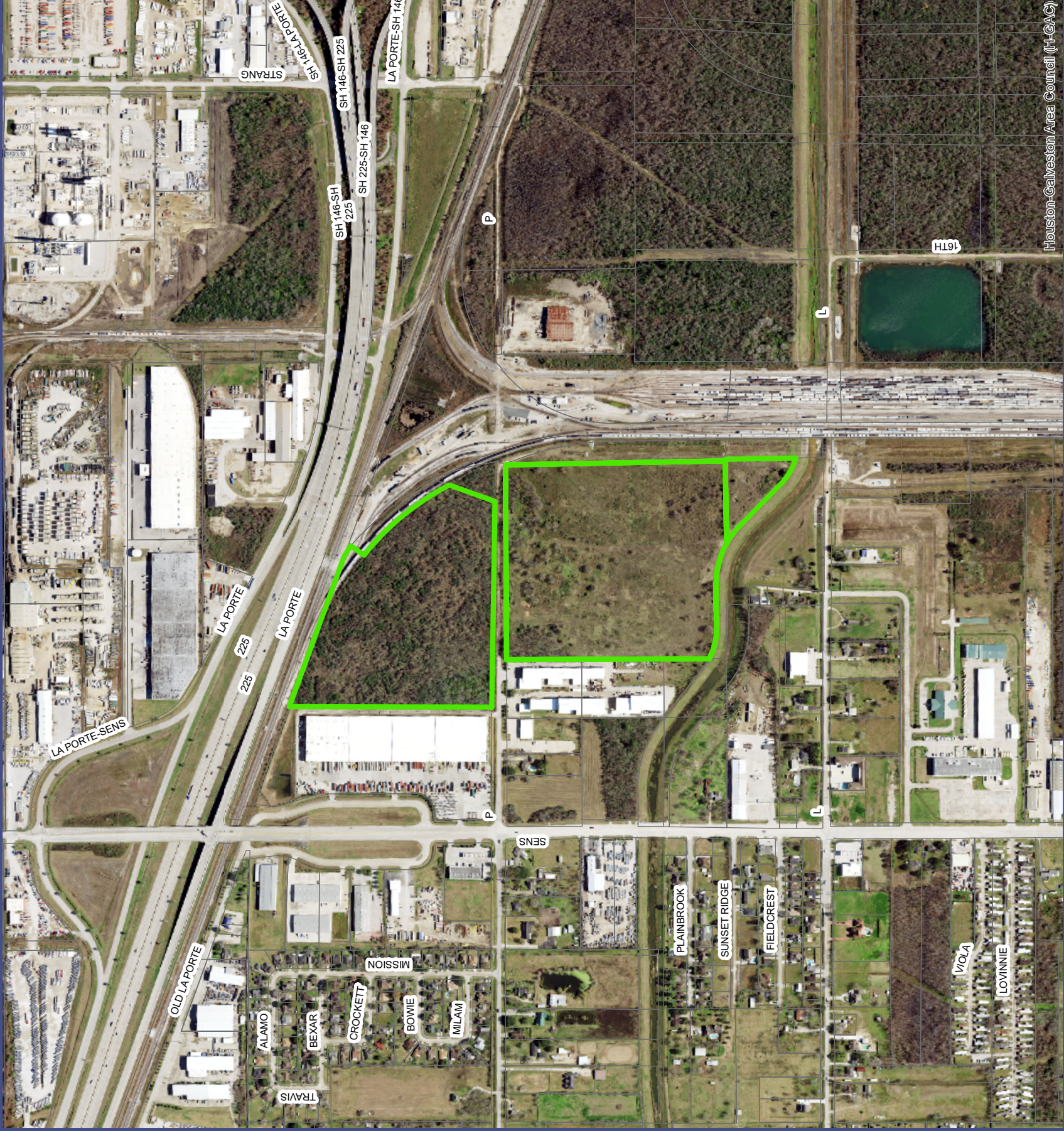
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1 inch = 690 feet

JUNE 2021

PLANNING DEPARTMENT



ZONING MAP

SCUP
#21-92000002

N. P St. East
of Sens Rd.

Legend



Subject Tracts



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1 inch = 690 feet

JUNE 2021

PLANNING DEPARTMENT

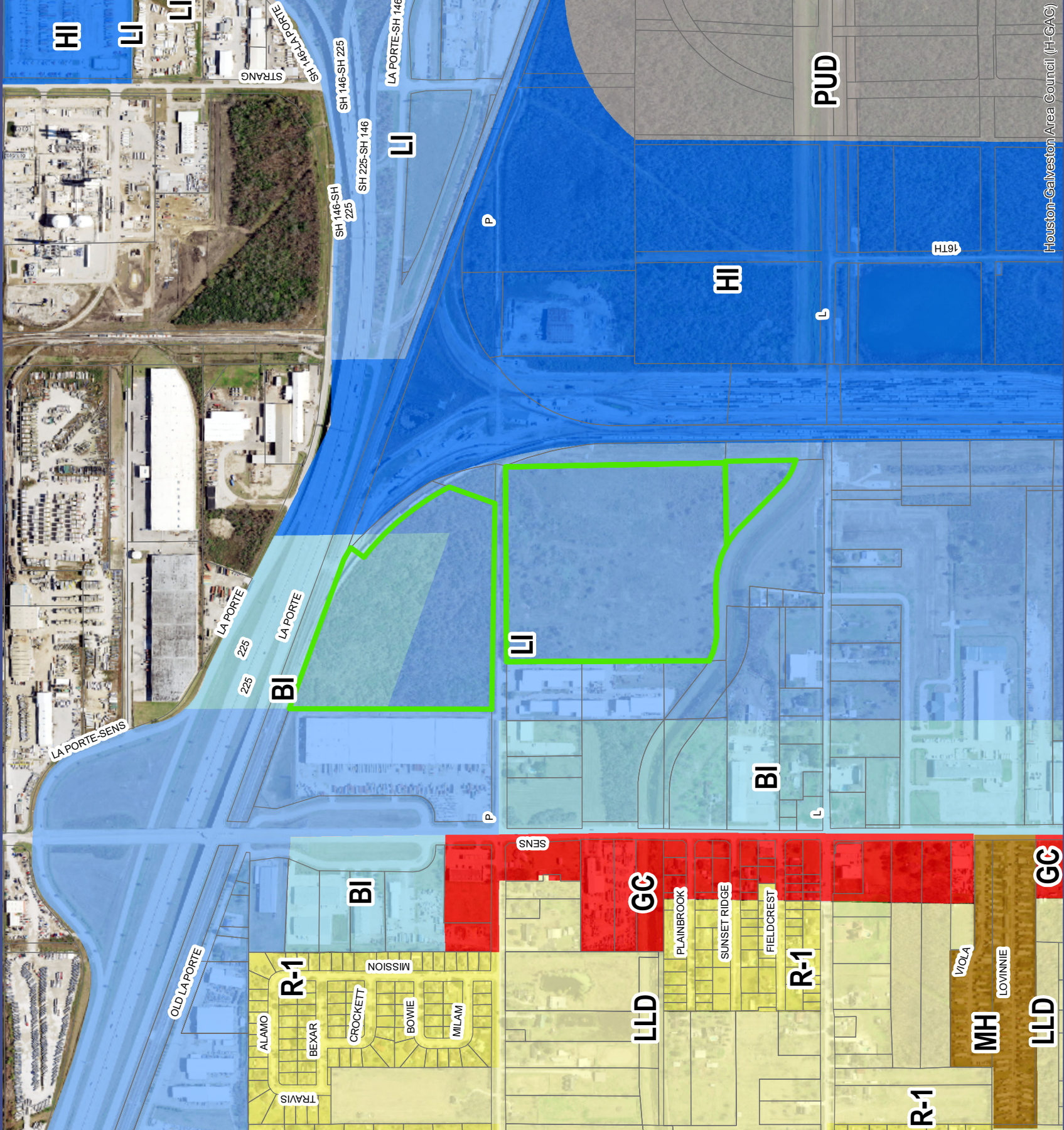


EXHIBIT C

FLUP MAP

SCUP
#21-92000002

N. P St. East
of Sens Rd.

Legend



Subject Tracts

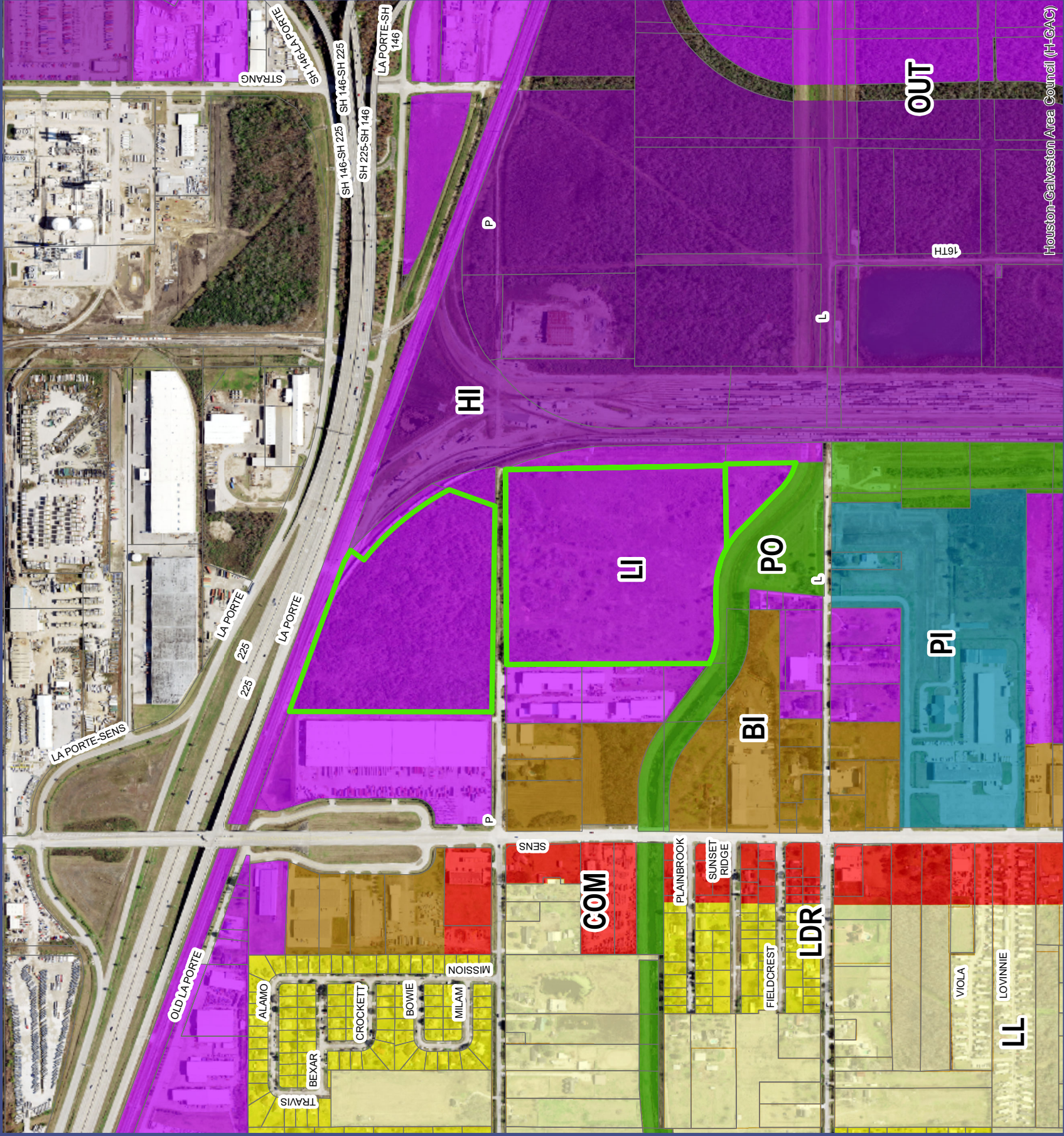


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1 inch = 690 feet

JUNE 2021
PLANNING DEPARTMENT



Houston-Galveston Area Council (H-GAC)



City of La Porte
Special Conditional Use Permit
#21-91000002

Applicant: Luke Peters, Prologis
Owner or Agent
2021 McKinney Ave, Suite 1050, Dallas, TX 75201
Address

Development Name/Type: P Street Industrial Park (Tracts 1 and 2)

Location: N. P St., East of Sens Rd, South of State Highway 225

Legal Description: Lots 904, 905, 906, 909, 910, 911, 918, 919, 920 & Tracts 907, 908, 921 La Porte Outlots; Tracts 4, 4E, 4F Abstract 5 Brinson; Tract 2 Abstract 5 Brinson, Harris County, Texas.

Zoning: LI, Light Industrial/BI, Business Industrial

Use: Industrial

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, if necessary, 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 Merchant Wholesale Uses listed in Chapter 106-310 shall be permitted to locate within buildings up to 500,000 square feet in total area and within a tract of land not to exceed 55 acres.
3. 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: N P St. East of Sens Rd.

Legal description where SCUP is being requested: LTSS 904, 905, 906, 909, 910, 911, 918, 919, 920 & TRS 907, 908, 921 LaPorte Outlots; TRS 4, 4E, 4F ABST 5 Brinson; TR 2 ABST 5 Brinson

HCAD Parcel Number where SCUP is being requested: 040-177-001-0002; 023-147-000-0904; 023-147-000-921

Zoning District: Business Industrial & Light Industrial Lot area: +/- 52.405 ac.

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

Description of Request: Approval of a Special Conditional Use Permit on the above referenced tracts to allow for the development of and industrial park consistent with the underlying zoning and general plan.

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: Rebecca Hoffman

Company (if applicable): Union Pacific Railroad Company

Address: 1400 Douglas Street STOP 1690

City: Omaha State: NE Zip: 68179

Phone: _____ Email: rhoffman@up.com

AUTHORIZED AGENT (If other than owner)

Name: Luke Peters

Company (if applicable): Prologis

Address: 2021 McKinney Ave, Suite 1050

City: Dallas State: TX Zip: 75201

Phone: (972) 884-9270 Email: lpeters@prologis.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: _____ Date: 5/20/2021

Owner(s)' Signature(s): Rebecca Hoffman Date: 5/17/2021

STAFF USE ONLY:

Case Number:

Date Application Received:



May 20, 2021

City of LaPorte
ATTN: Planning and Zoning Commission
604 West Fairmount Parkway
La Porte, Texas 77571

Re: SCUP Application: LTSs 904, 905, 906, 909, 910, 911, 918, 919, 920 & TRS 907, 908, 921
LaPorte Outlots; TRS 4, 4E, 4F ABST 5 Brinson; TR 2 ABST 5 Brinson

Dear Planning Commission:

Attached is a SCUP application in connection with the proposed development of an ~ 57.39 acre site that is south of Highway 225, east of Sens Road, on the north and south side of North P Street. The site is adjacent to a 267,450 SF industrial building on the west side, currently leased to Canal Cartage. The attached site plan outlines the proposed development, a multi-building Planned Unit Development (PUD) Class A industrial park. The proposed PUD is consistent with the future land use map for these sites. The development team includes both Hans Brindley and Ken Chang, both previously with Liberty Property Trust (the developers of Port Crossing). Prologis acquired Liberty Property Trust in February of 2020.

This project will put into production a tract of land which would attract new businesses, jobs and ultimately additional tax revenue to the City of La Porte. The development team envisions tenants similar to MRC Global and Valvoline (current tenants within the Port Crossing development). The project would be built to a Class A industrial building standard, consisting of structural concrete tilt wall construction.

We have spent the past few years building our relationship with the sellers of the property (Union Pacific Railroad) and are very excited about this specific development opportunity. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Luke Peters", is written over a light blue circular stamp.

Luke Peters
Vice President, Project Management
Prologis



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 Sens Rd. & 1311 Effie Ln.

LEGAL DESCRIPTION: LTSS 904, 905, 906, 909, 910, 911, 918, 919, 920 & TRS 907, 908, 921 LaPorte Outlots; TRS 4, 4E, 4F ABST 5 Brinson; TR 2 ABST 5 Brinson

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: 6/2/2021.
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

Luke Peters

Applicant's Printed Name

Subscribed and sworn before me this 15th day of May, 2021 by
Minnie P. Walker (Print Applicant's Name).

[Signature]

Notary Public

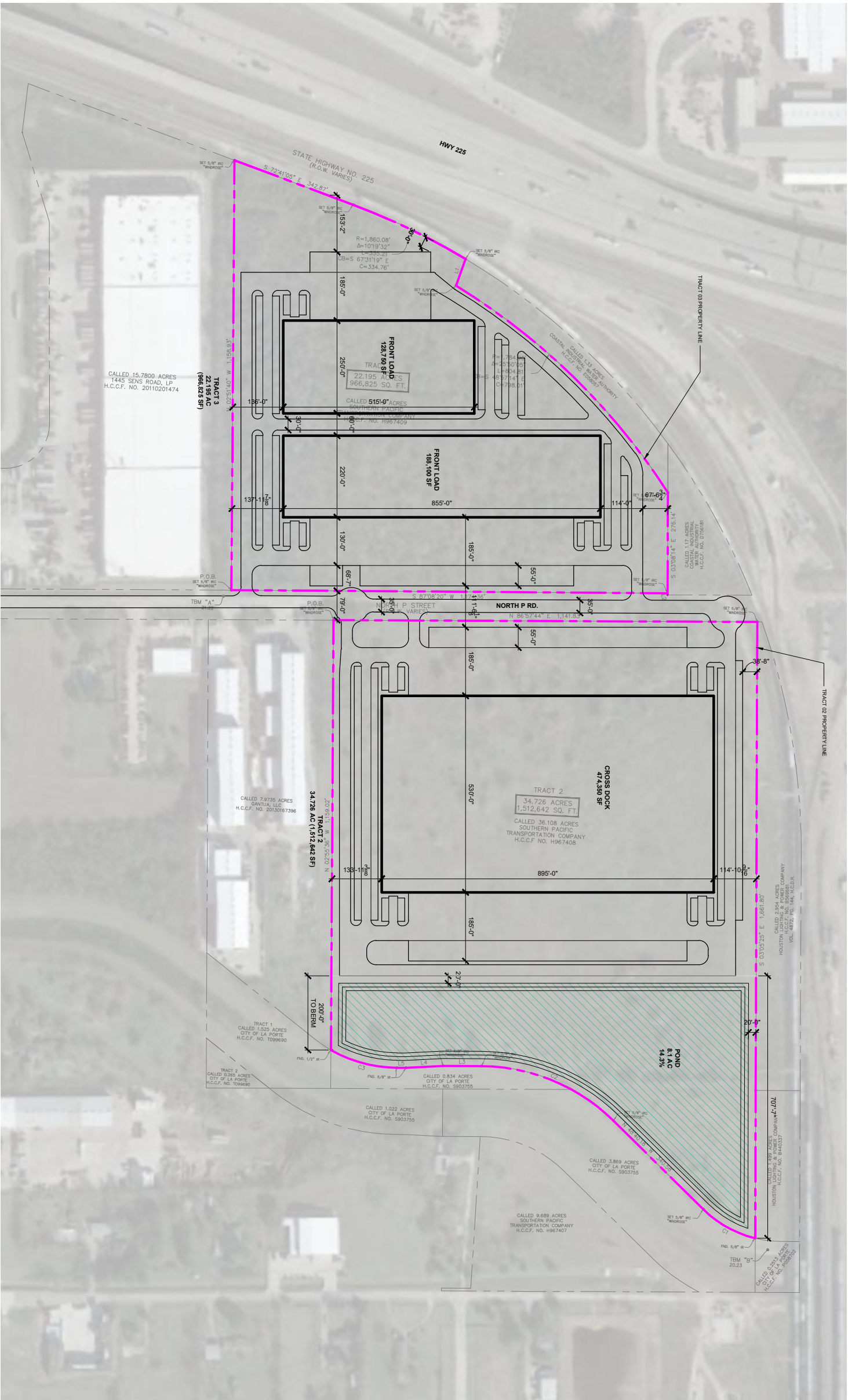
My commission expires: 07-05-2022



PROLOGIS
UP 225
HOUSTON, TX

SITE PLAN

SITE AREA: 56.92 AC (2,479,467 SF)
TOTAL BUILDING AREA: 791,200 SF
COVERAGE: 31.9%



OPTION 02



- * PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL.
- * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.
- * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED.



3765 INTERCHANGE DR. COLUMBUS, OH 43204
TELEPHONE (614) 274-9292

2100 TRAVIS ST., SUITE 501
HOUSTON, TEXAS
TELEPHONE (832) 856-5313

POWERS
BROWN
ARCHITECTS
SECURE

MAY 20, 2021

PROJECT #: 201146



Planning and Zoning Commission
June 17, 2021

Comment Sheets



Planning and Development Department Staff Report SCUP Request - #21-91000003

DISCUSSION

Location:

The subject site is located at the 2200 Block of Sens Rd.

Background Information:

The property, Tracts 3 and 4, is currently undeveloped and owned by Union Pacific Railroad. Prologis, formerly Liberty Property, is interested in developing the 53.06 acre site as an industrial/commerce park similar to what they have developed at Port Crossing. The current proposal calls for the construction of three (3) SPEC warehouse/industrial buildings each being 211,200 square feet in size. The developer does not have a specific end user in mind at this time but anticipates interest from businesses that presently fall under the Merchant Wholesale uses NAICS. Currently, the zoning code restricts Merchant Wholesale uses to buildings no greater than 40,000 square feet on tracts of land no greater than 5 acres. The code does allow for the approval of a SCUP in order to permit larger buildings and larger acreage.

Staff has provided a list of three (3) conditions of approval. If approved, the proposed SCUP with conditions would permit buildings up to 225,000 square feet on a site not to exceed 55 acres in size.

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

	Zoning	Land Use
North	LI, Light Industrial	LPISD Bus Barn/Loafing Barn
South	LI, Light Industrial	Undeveloped
West	GC, General Commercial	Mixed Commercial Developments
East	LI, Light Industrial	Pipeline

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 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 floral shop/tea room use at this site would be consistent with other commercial uses in this area along Spencer Hwy.
2. *Access.* There is sufficient existing right-of-way access from Spencer Hwy.
3. *Utilities.* Water and sewer services are available along Spencer Hwy.



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

Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area would need to be extended to the site.
Impact on the value and practicality of the surrounding land uses.	Proposed SCUP would be consistent with other industrial properties in this section of Sens Rd.
Conformance of a zoning request with the land use plan.	The proposed SCUP is in conformance with the future land use plan which designates the area as Light Industrial (LI)
Character of the surrounding and adjacent areas.	The proposed use is consistent with the industrial character of eastern side of Sens Rd.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	Sens Rd. was recently expanded and should have sufficient capacity to handle the additional traffic that could be generated by the proposed development.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed SCUP would have primary access off of Sens Rd. The applicant plans to conduct a Traffic Impact Analysis to determine what, if any improvements will be needed.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed use should not have a significant impact on environmental integrity of the surrounding area.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed project has the potential to increase the tax base and add additional jobs within the city limits.

RECOMENDATION

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed SCUP #21-91000003. If the Commission chooses to recommend approval, staff has listed a number of conditions that should be considered as part of the approval.

ATTACHMENTS

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

EXHIBIT A

AREA MAP

**SCUP
#21-92000003**

**2200 Block of
Sens Rd.**

Legend



Subject Tracts



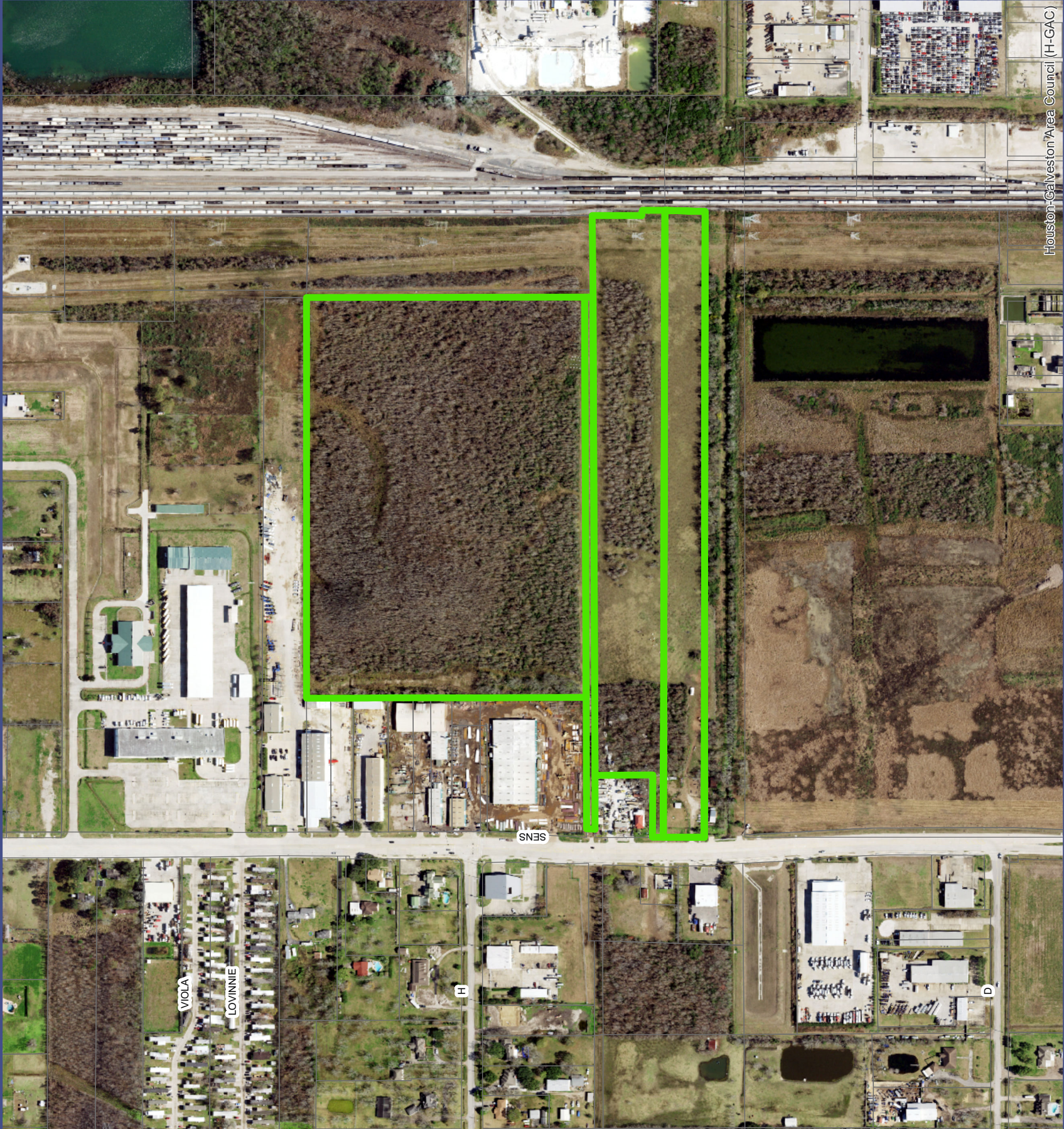
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1 inch = 431 feet

JUNE 2021

PLANNING DEPARTMENT



9L < 6H'6

ZONING MAP

SCUP
#21-92000003
2200 Block of
Sens Rd.

Legend
 Subject Tracts



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JUNE 2021
PLANNING DEPARTMENT

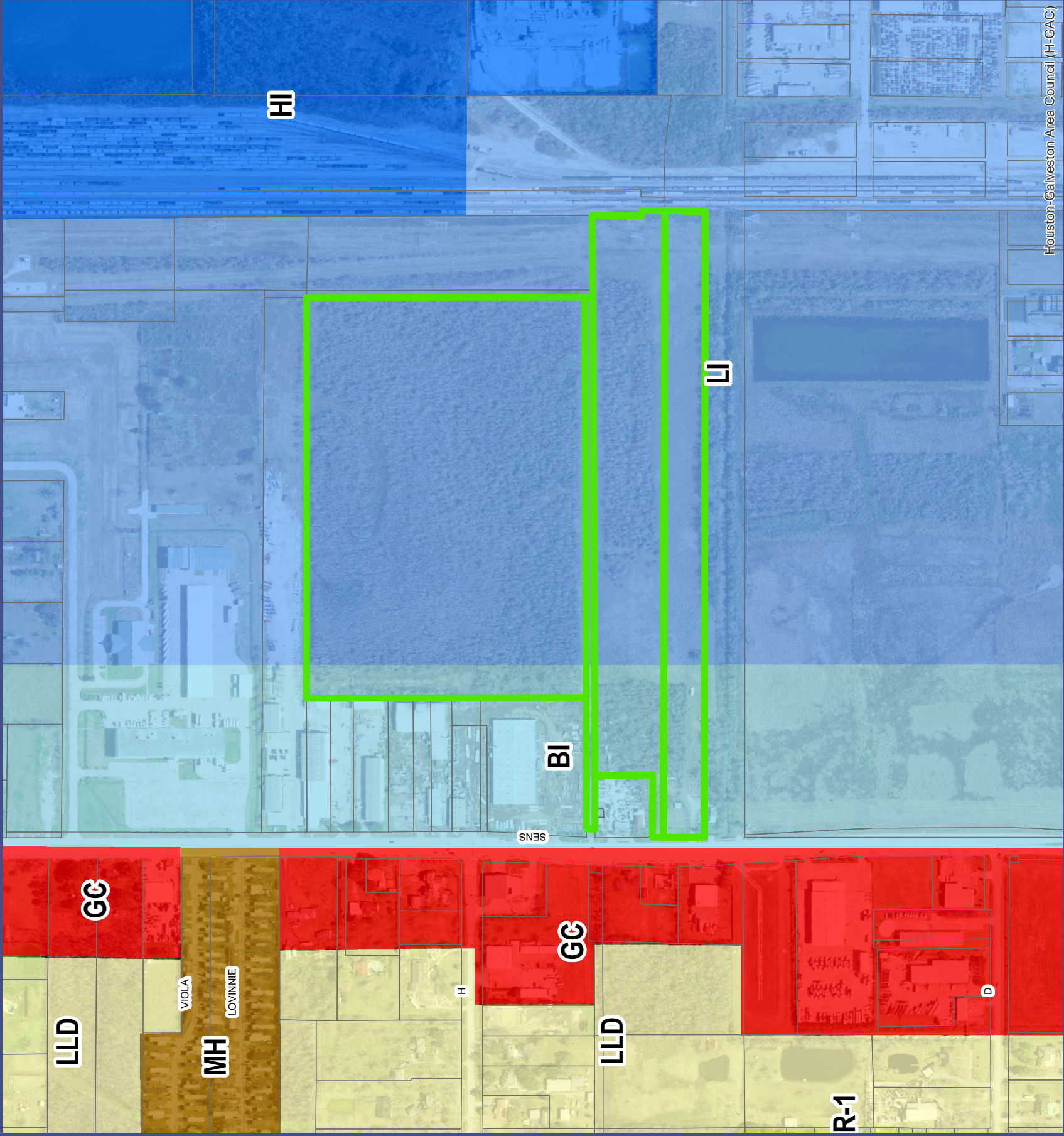


EXHIBIT C

FLUP MAP

SCUP
#21-92000003

2200 Block of
Sens Rd.

Legend



Subject Tracts



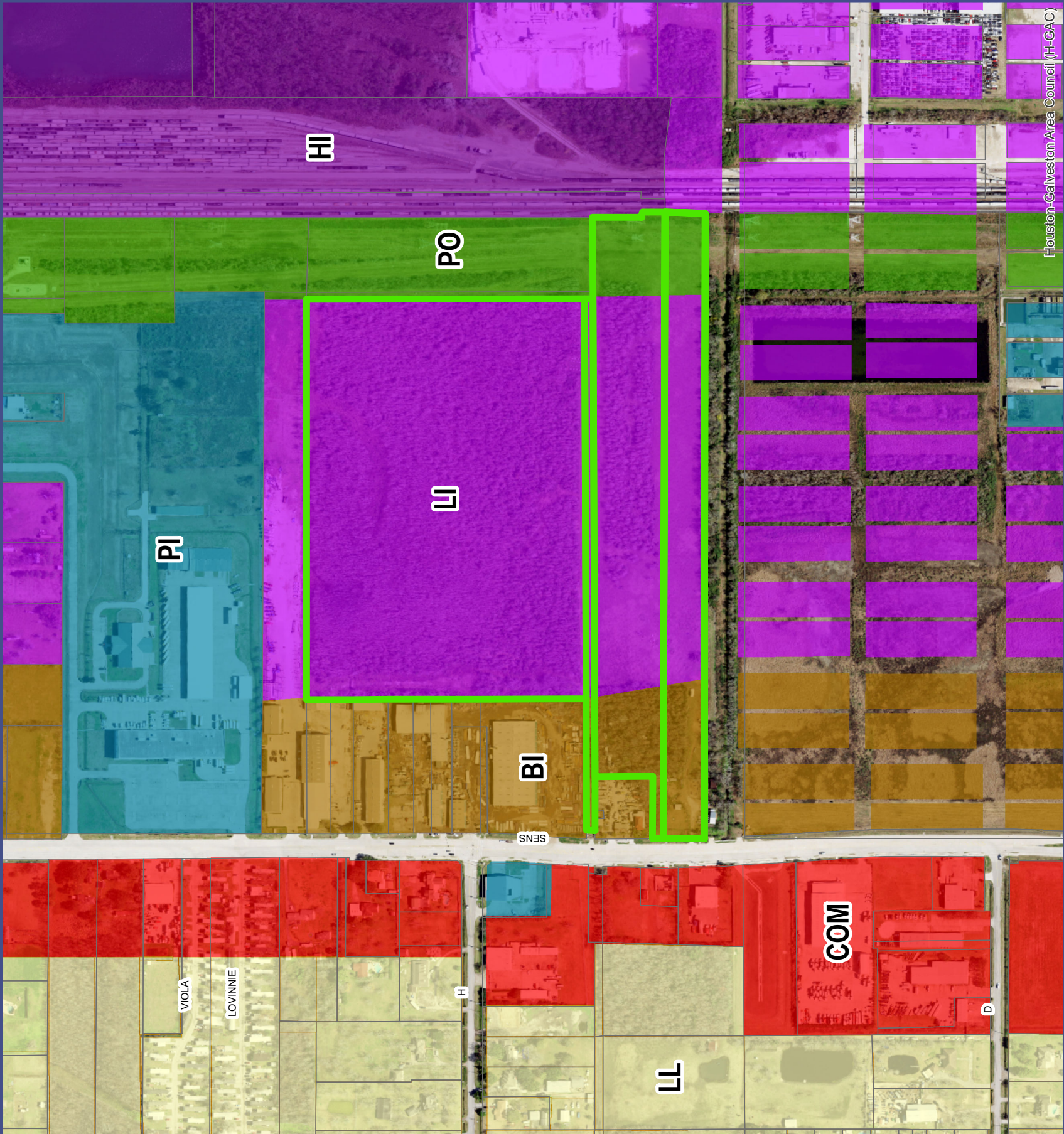
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1 inch = 431 feet

JUNE 2021

PLANNING DEPARTMENT





City of La Porte
Special Conditional Use Permit
#21-91000003

Applicant: Luke Peters, Prologis
Owner or Agent

2021 McKinney Ave, Suite 1050, Dallas, TX 75201
Address

Development Name/Type: Sens Rd. Industrial Park (Tracts 3 and 4)

Location: 2200 Block of Sens Rd.

Legal Description: Tract 1D, Abstract 5, E Brinson; Tract 7, Abstract 5, E Brinson;
Tract 6A, Abstract 625, R Pearsall, Harris County, Texas.

Zoning: LI, Light Industrial/BI, Business Industrial

Use: Industrial

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, if necessary, 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 Merchant Wholesale Uses listed in Chapter 106-310 shall be permitted to locate within buildings up to 225,000 square feet in area and within a tract of land not to exceed 55 acres.
3. 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 Sens Rd.

Legal description where SCUP is being requested: TR 1D ABST 5 E Brinson; TR 7 ABST 5 E Brinson; TR 6A ABST 625 R Pearsall

HCAD Parcel Number where SCUP is being requested: 040-1790000058; 040-1790000030; 044-0510000040; 040-051-000-0045; 040-179-000-003

Zoning District: Business Industrial & Light Industrial

Lot area: +/- 53.06 ac.

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

Description of Request: Approval of a Special Conditional Use Permit on the above referenced tracts to allow for the development of and industrial park consistent with the underlying zoning and general plan.

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: Rebecca Hoffman

Company (if applicable): Union Pacific Railroad Company

Address: 1400 Douglas Street STOP 1690

City: Omaha

State: NE

Zip: 68179

Phone: _____

Email: rhoffman@up.com

AUTHORIZED AGENT (If other than owner)

Name: Luke Peters

Company (if applicable): Prologis

Address: 2021 McKinney Ave, Suite 1050

City: Dallas

State: TX

Zip: 75201

Phone: (972) 884-9270

Email: lpeters@prologis.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: _____

Date: 5/20/2021

Owner(s)' Signature(s): _____

Date: 5/17/2021

STAFF USE ONLY:

Case Number: _____

Date Application Received: _____



May 20, 2021

City of LaPorte
ATTN: Planning and Zoning Commission
604 West Fairmount Parkway
La Porte, Texas 77571

Re: SCUP Application: TR 1D ABST 5 E Brinson; TR 7 ABST 5 E Brinson; TR 6A ABST 625 R Pearsall

Dear Planning Commission:

Attached is a SCUP application in connection with the proposed development of an ~53.06 acre site located approximately 1.1 miles south of Highway 225 on the east of Sens Road. The attached site plan outlines the proposed development, a multi-building Planned Unit Development (PUD) Class A industrial park. The proposed PUD is consistent with the future land use map for these sites. The development team includes both Hans Brindley and Ken Chang, both previously with Liberty Property Trust (the developers of Port Crossing). Prologis acquired Liberty Property Trust in February of 2020.

This project will put into production a tract of land which would attract new businesses, jobs and ultimately additional tax revenue to the City of La Porte. The development team envisions tenants similar to MRC Global and Valvoline (current tenants within the Port Crossing development). The project would be built to a Class A industrial building standard, consisting of structural concrete tilt wall construction.

We have spent the past few years building our relationship with the sellers of the property (Union Pacific Railroad) and are very excited about this specific development opportunity. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Luke Peters", is written over a light blue horizontal line.

Luke Peters
Vice President, Project Management
Prologis



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 Sens Rd.

LEGAL DESCRIPTION: TR 1D ABST 5 E Brinson; TR 7 ABST 5 E Brinson; TR 6A ABST 625 R Pearsall

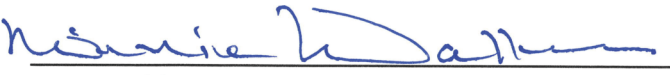
2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than fifteen (15) days prior to the scheduled public hearing; starting at least on the following date: 6/2/2021.
3. Said sign shall be placed on the property within 20 feet of the abutting street.
4. Said sign shall remain legible and visible for the entire fifteen (15) day posting period. If sign is damaged or missing, I hereby attest that I will contact the City of La Porte for a replacement sign.


Applicant's Signature

Luke Peters

Applicant's Printed Name

Subscribed and sworn before me this 18th day of May, 2021 by
Minnie P. Walker (Print Applicant's Name).


Notary Public

My commission expires: 07-05-2022



SITE PLAN - TRACTS 3 + 4 (OPTION 01)

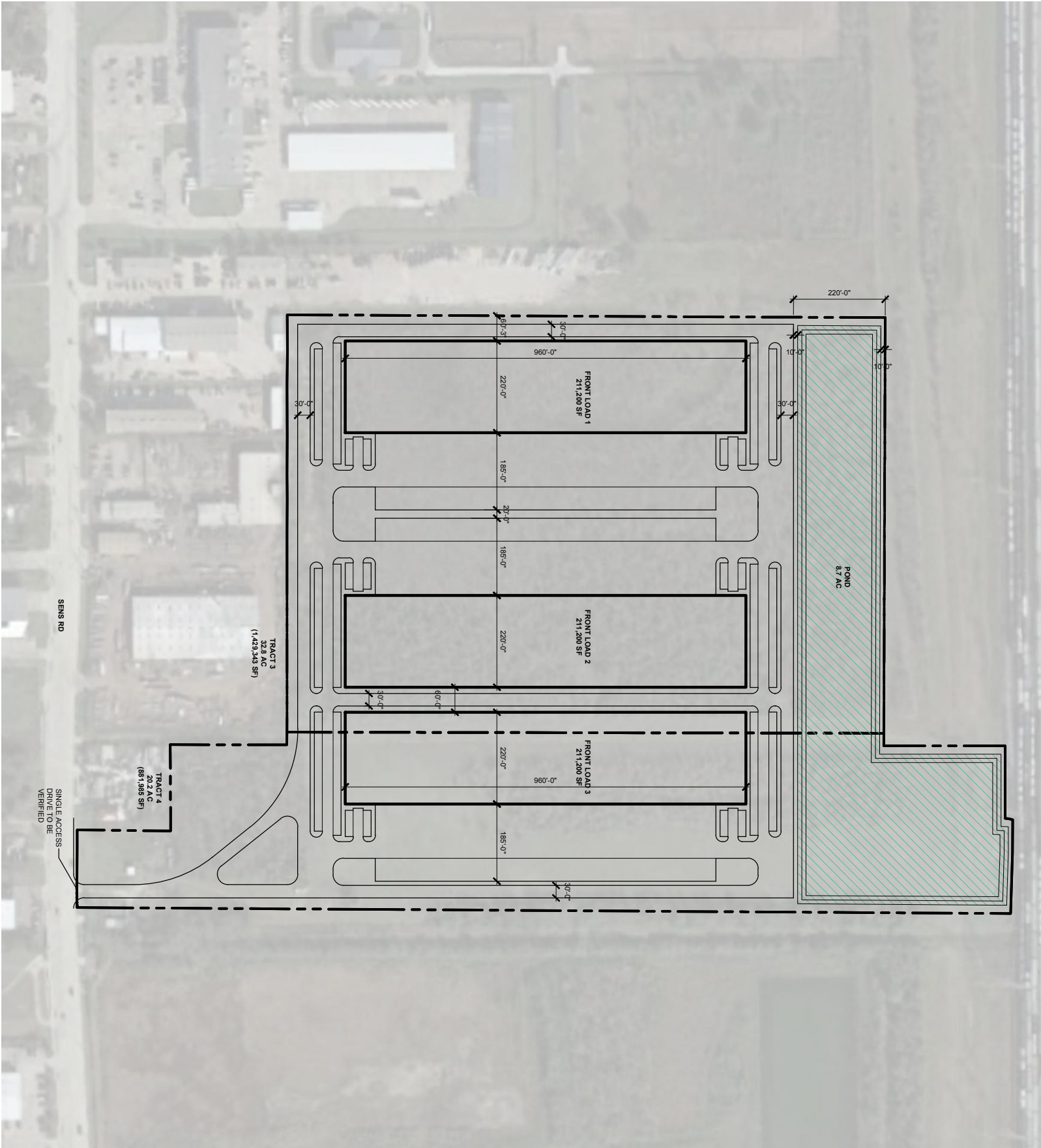
TOTAL SITE AREA = +/- 53.06 AC

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

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brown
architect
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201146



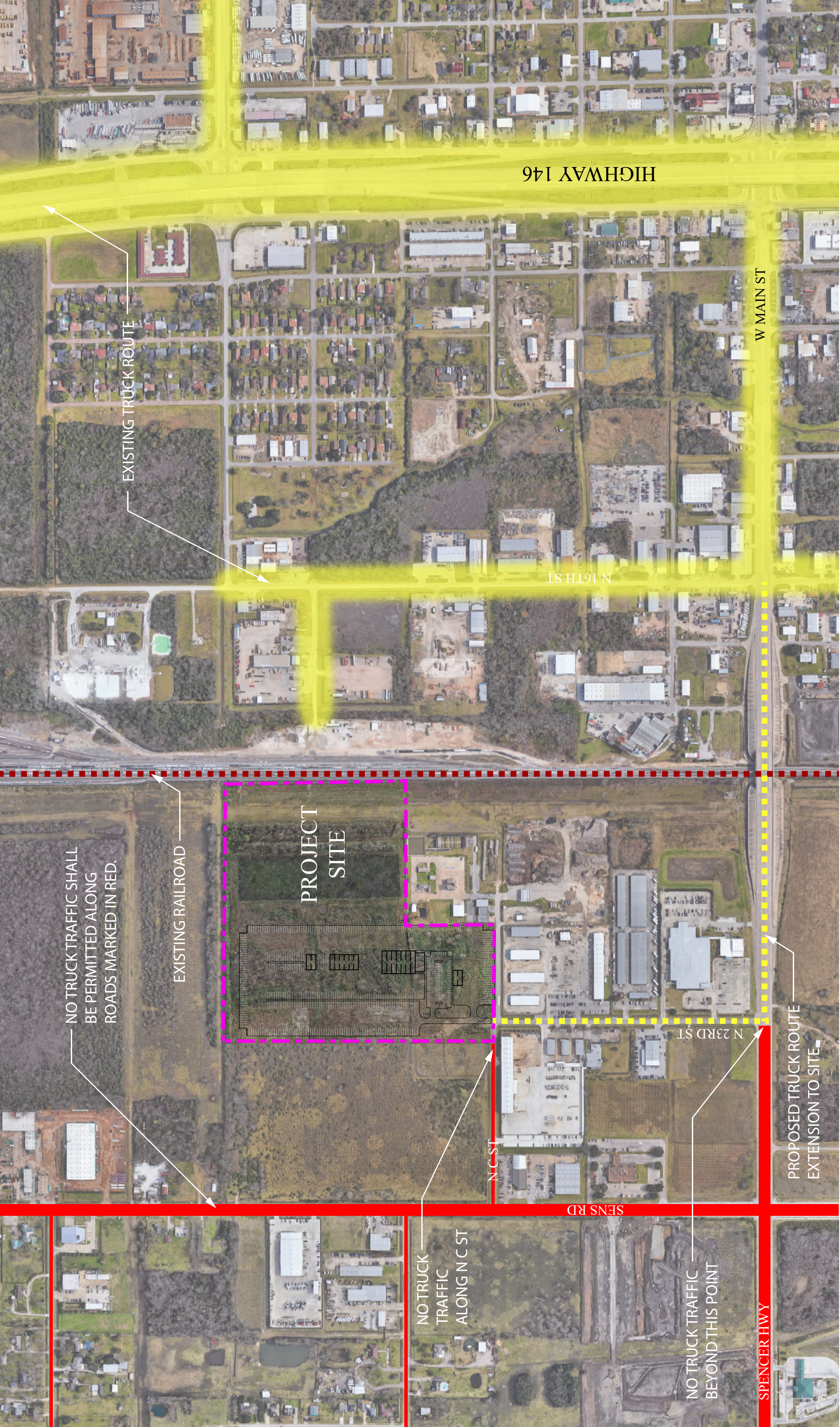
Planning and Zoning Commission
June 17, 2021

Comment Sheets



Discussion Item

- a. Proposed trucking development at N. 23rd St. and N. C St.





Administrative Report

- a. Update from Subcommittee on Zoning.
- b. Next Meeting – July 15, 2021.