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, JULY 15, 2021
REGULAR MEETING 6 P.M.

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

Remote participation is available. Attend via tablet or computer using the following link: https://us02web.zoom.us/j/85048068068?pwd=R1hlUTl2elINWEJMV2pSVHZrZ1A1dz09
Join by phone at 877 853 5257 or 888 475 4499. The meeting ID is 850 4806 8068. The passcode is 195217.

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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:** Approve the minutes of the June 17, 2021 regular meeting of the Planning and Zoning Commission.
5. **RESIDENTIAL REPLAT #21-97000002:** Open a public hearing for Residential Replat #21-97000002, a request by Donna Eckels of PRO-SURV, applicant, on behalf of Mary Marguerite Holloway Revocable Trust, owner, for the proposed replat of a portion of Sylvan Beach Subdivision, a 0.7143 acre replat located in the 200 block of S. Bayshore Dr. and legally described as Lots 16-20, Block 13, Sylvan Beach, Harris County, Texas.
    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 #21-97000002.
8. **COMMERCIAL REPLAT #20-97000010:** Consider approval of a Commercial Replat for Barbours Cut Terminal, a commercial development consisting of 8.2 acres, located at the southwest corner of North Broadway Street and N. K Street and legally described as Lots 1-16 & 28-32, Block 375, Town of La Porte and Lot 1, Block 1, Gulf Winds and being an abandoned alley and a portion of the abandoned R.O.W. of North J Street and North 1st Street.
9. **COMMERCIAL REPLAT #21-97000001:** Consider approval of a Commercial Replat for Brookglen Section 3, Reserve K, a commercial development consisting of 2.55 acres, located at the northeast corner of W. Fairmont Parkway and Somerton Drive and legally described as Brookglen Section 3, Reserve K, La Porte, Harris County, TX.

10. **PRELIMINARY PLAT #21-97000004:** Consider approval of a Preliminary Plat for Bay Creek Section 1, a single family residential development consisting of 28 lots on 5.091 acres, located at the northwest corner of McCabe Road and S. Broadway Street and legally described as Tracts A, 1A, and 2A, Abstract 30, WP Harris Survey.

11. **WORKSHOP:**

    a. Receive final updates and recommendations from the Planning and Zoning Subcommittee regarding proposed amendments to the official zoning map of the City of La Porte.

12. **ADMINISTRATIVE REPORTS:**

    a. Council Action Update

    b. Next Regular Meeting – August 19, 2021

13. **COMMISSION COMMENTS**: Comments on matters appearing on the agenda or inquiry of staff regarding specificfactual information or existing policy.

14. **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 Planning and Development office (281-470-5057) three (3) working days prior to the meeting for appropriate arrangements.

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 **July 15, 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. June 17, 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 June 17, 2021

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, June 17, 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: Nolan Allen; Richard Warren; James Walter; Christina Tschappat; Mark Follis; and Chairman Hal Lawler. Commissioner Martin attended the meeting via Zoom.

Commissioners absent: Joe Mock and Donna O'Conner.

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** – Chairman Lawler called the meeting to order at 6:01 p.m.

2. **ROLL CALL OF MEMBERS: –** Commissioners Mock and O'Conner were absent. Commissioner Follis arrived after the roll call.

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)***.**

   - N/A

4. **CONSIDER APPROVAL OF THE MEETING MINUTES**:
   a. Approve the minutes of the meeting held on May 20, 2021.

      Commissioner Allen moved to approve the meeting minutes; the motion was adopted, 6-0. (Commissioner Follis was absent for this vote)

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.

   City Planner Ian Clowes presented the residential replat and provided background information regarding the purpose of the replat.

6. **ADJOURN PUBLIC HEARING:** 6:13 PM.

   Commissioner Tschappat moved to approve the residential replat request #21-97000003; the motion was adopted, 6-0. (Commissioner Follis was absent for this vote.)

7. **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, 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.

City Planner Ian Clowes presented the SCUP proposal to the Commission and cited the section of development code that requires SCUP approval on the basis of structure and parcel size limitations for merchant wholesale uses.

Commissioner Follis moved to recommend denial of the SCUP request, #21-91000002; the motion was adopted, 7-0.

8. **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.

City Planner Ian Clowes presented the SCUP proposal to the Commission and cited the section of development code that requires SCUP approval on the basis of structure and parcel size limitations for merchant wholesale uses.

Commissioner Warren moved to recommend denial of the SCUP request, #21-91000003; the motion was adopted, 7-0

9. **DISCUSSION ITEM:**

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

Staff was informed by the applicant shortly before the meeting that their client had decided to pull their discussion item from consideration.

10. **ADMINISTRATIVE REPORT:**

a. Update from Subcommittee on Zoning

Commissioner Follis provided an update on progress made by the subcommittee on Zoning. The Commission agreed that the next step would be to hold a workshop of the entire Planning and Zoning Commission to determine next steps.

b. Next Meeting – July 15, 2021

ADJOURN: Without objection, the meeting adjourned at 7:35 PM.

_____
Hal Lawler, Planning and Zoning Commission Chairman

_____
Chase Stewart, Planning Technician

Planning and Development Department Staff Report
Residential Replat - #21-97000002

DISCUSSION

Applicant's Request:
The applicant, Donna Eckels of PRO-SURV, is requesting approval of a residential replat for a portion of the Sylvan Beach Subdivision, located at the 200 Block of S. Bayshore Dr. The 0.7143 acre tract is being replatted to combine five (5) existing tracts into two (2) larger tracts that are oriented towards S. Bayshore Dr. The tracts are currently oriented towards the unimproved Cypress St. right-of-way.

Background Information:
The site is zoned Low Density Residential (R-1). The newly created lots will each be approximately 15,500 square feet in total area. The minimum lot area for the R-1 zoning district is 6,000 square feet.

The table below indicates the surrounding zoning and land uses:

	Zoning	Land Use
North	R-1, Low Density Residential	Single Family Residential
South	R-1, Low Density Residential	Single Family Residential
West	R-1, Low Density Residential	Single Family Residential
East	R-1, Low Density Residential	Single Family Residential

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the residential replat of Lots 16-20, Block 13 of the Sylvan Beach Subdivision.

ATTACHMENTS

- Area Map
- Zoning Map
- Land Use Map
- Sylvan Beach Replat



AREA MAP

REPLAT #21-97000002

Sylvan Beach Replat

Legend

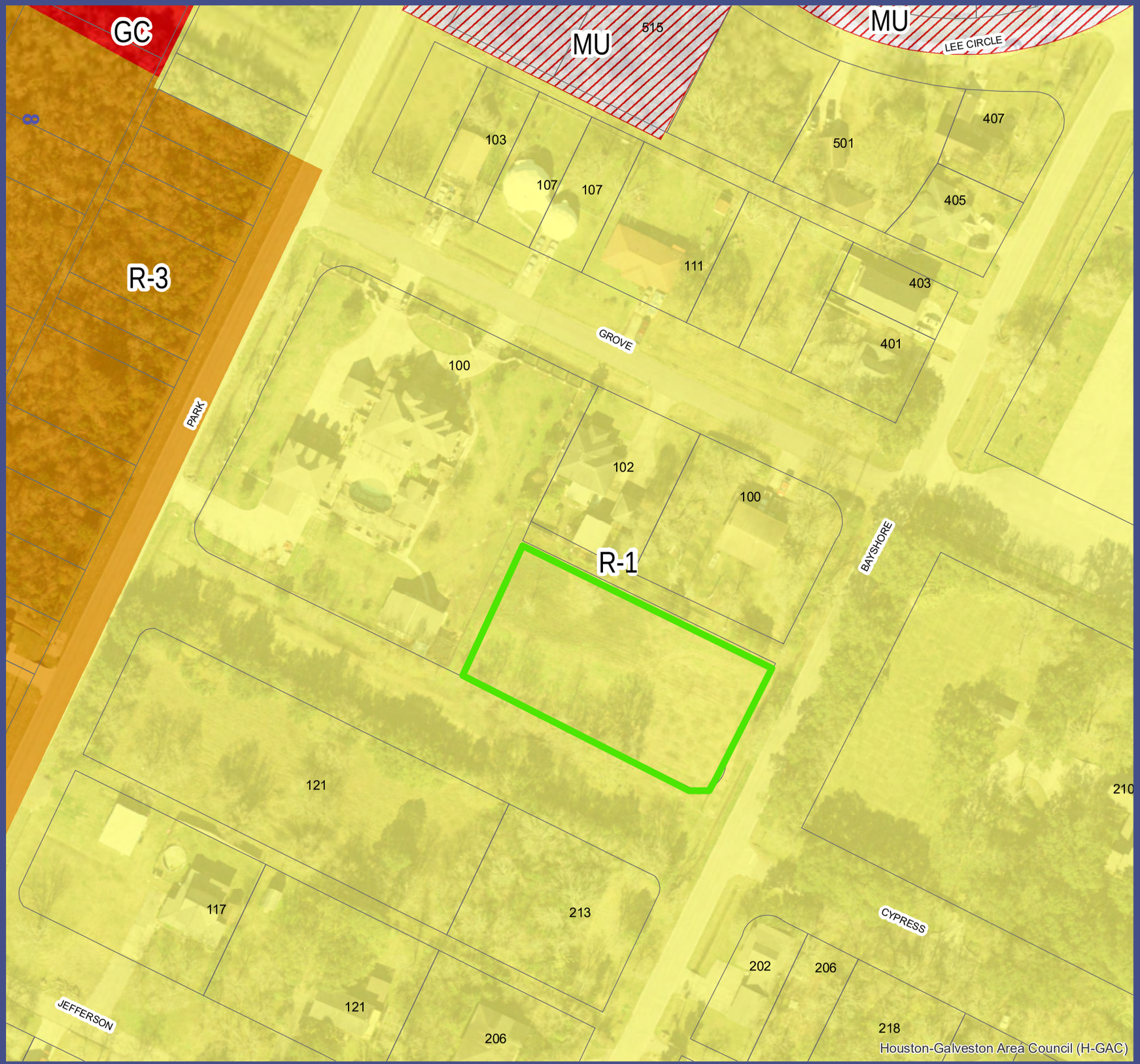
Subject Tract

CITY OF LA PORTE TEXAS

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 = 103 feet

JULY 2021
PLANNING DEPARTMENT



ZONING MAP

REPLAT #21-97000002

Sylvan Beach Replat

Legend

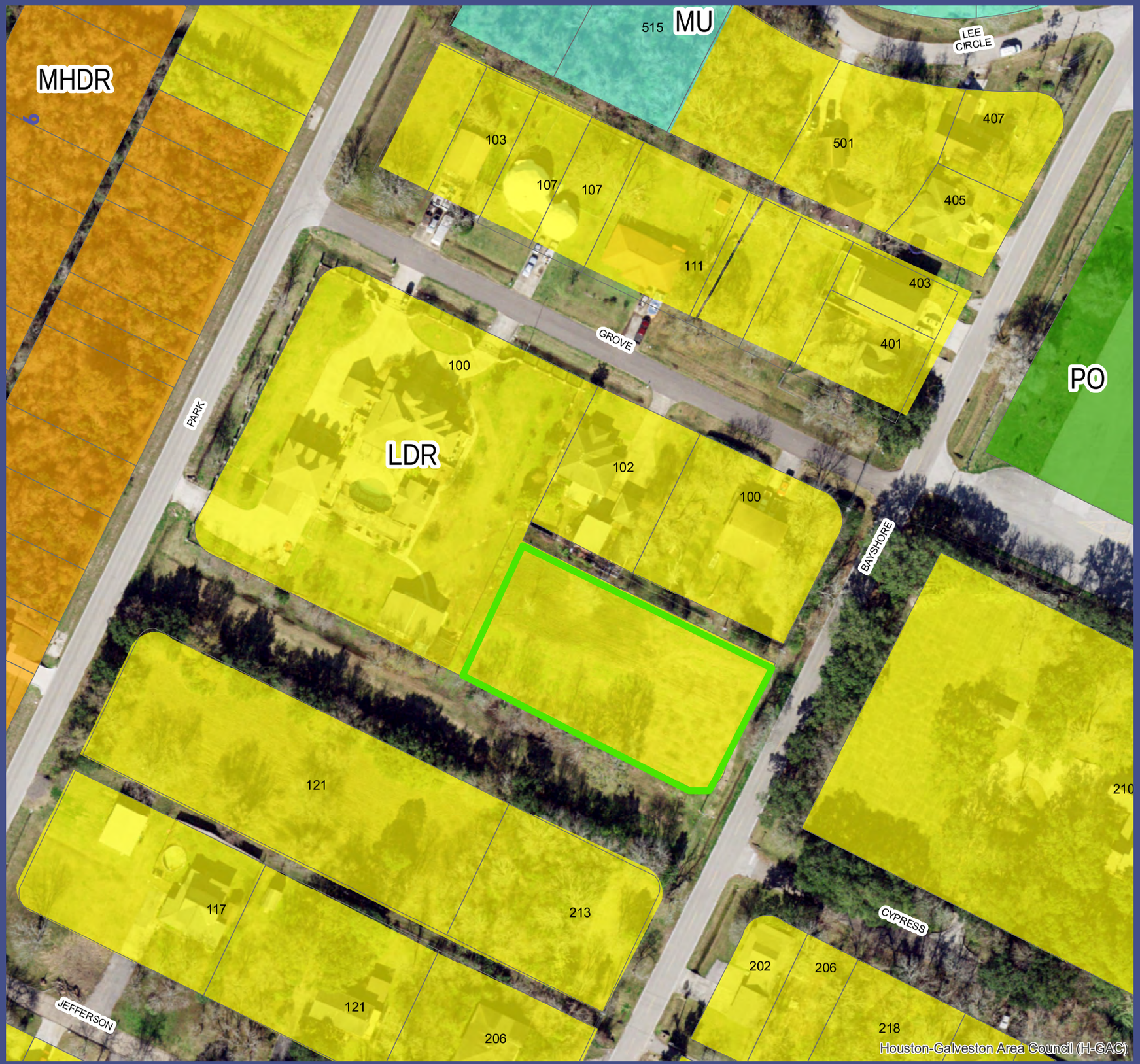
Subject Tract

CITY OF LA PORTE TEXAS

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1 inch = 103 feet

JULY 2021
PLANNING DEPARTMENT



FLUP MAP

REPLAT #21-97000002

Sylvan Beach Replat

Legend

Subject Tract

CITY OF LA PORTE TEXAS

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 = 103 feet

JULY 2021
PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF HARRIS

WE, MARY MARGUERITE HOLLOWAY REVOCABLE TRUST OWNER, ACTING BY AND THROUGH MARY MARGUERITE HOLLOWAY, MEMBER, BEING AN OFFICER OF MARY MARGUERITE HOLLOWAY REVOCABLE TRUST, HEREINAFTER REFERRED TO AS OWNERS OF THE 0.7143 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF REPLAT OF LOTS 16 THRU 20 BLOCK 13 OF SYLVAN BEACH, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY TO DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, 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 THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, MARY MARGUERITE HOLLOWAY REVOCABLE TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARY MARGUERITE HOLLOWAY, ITS MEMBER,THEREUNTO AUTHORIZED, THIS 24 DAY OF June, 2021.

MARY MARGUERITE HOLLOWAY REVOCABLE TRUST

By: M. Holloway
MARY MARGUERITE HOLLOWAY, MEMBER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY MARGUERITE HOLLOWAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of June, 2021.

Donna L. Eckels
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME DONNA L. ECKELS

MY COMMISSION EXPIRES: 5-26-2024

DONNA L. ECKELS
Notary Public, State of Texas
Comm. Expires 05-26-2024
Notary ID 130679032

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF REPLAT OF LOTS 16 THRU 20 BLOCK 13 OF SYLVAN BEACH IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LA PORTE, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS ____, DAY OF _____, 2021.

BY:_____ DIRECTOR, PLANNING DEPARTMENT

BY:_____ LA PORTE CITY ENGINEER

BY:_____ CHAIRMAN, LA PORTE PLANNING AND ZONING COMMISSION

CITY APPROVING AUTHORITY CERTIFICATION

THIS IS TO CERTIFY THAT THE CITY OF LA PORTE HAS APPROVED THIS PLAT AND SUBDIVISION OF REPLAT OF LOTS 16 THRU 20 BLOCK 13 OF SYLVAN BEACH IN CONFORMANCE WITH THE LAWS AND THE ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THIS RECORDED OF THIS PLAT, THIS _____ DAY OF _____, 2021.

BY:_____ DIRECTOR, LA PORTE PLANNING DEPARTMENT

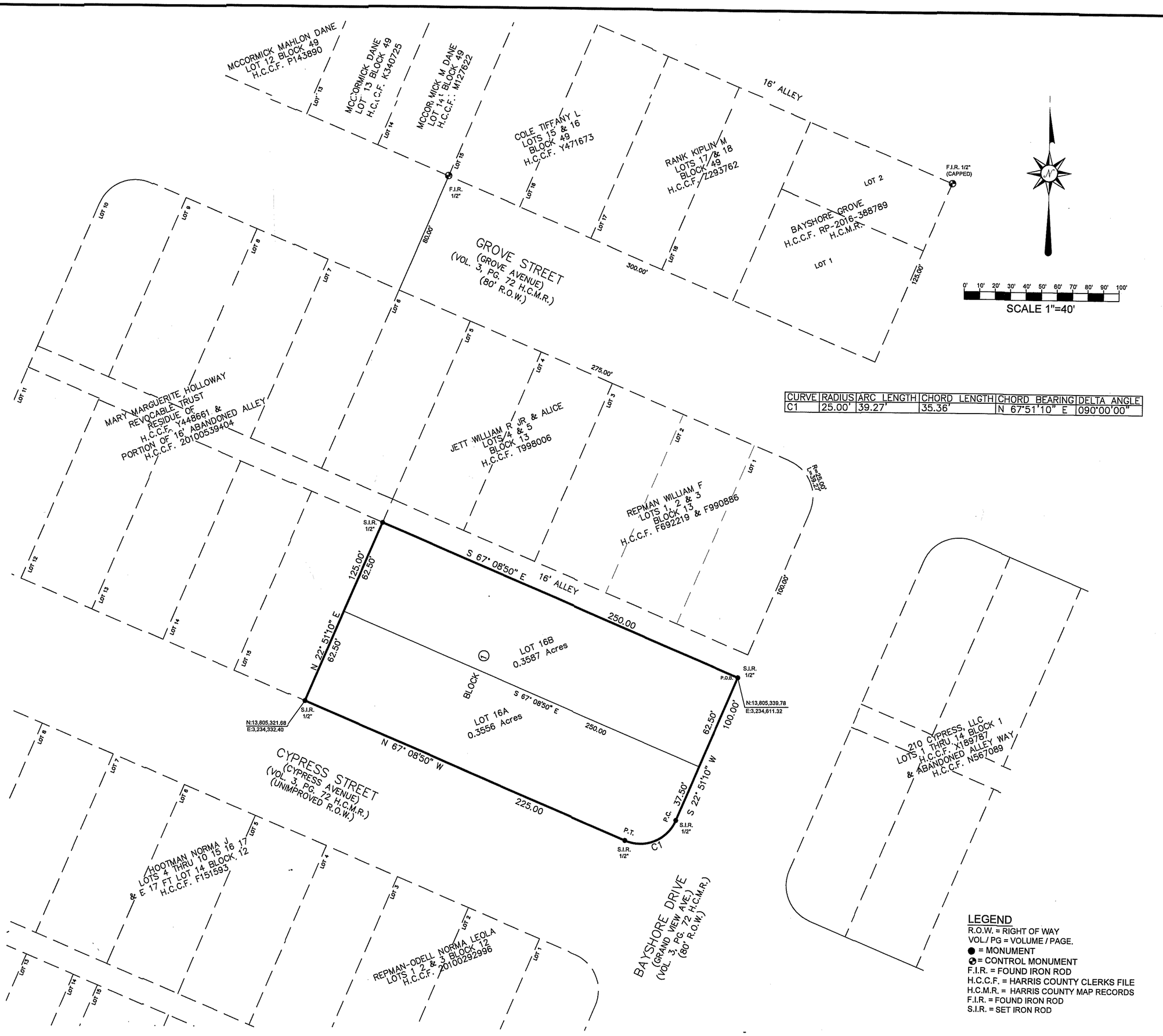
BY: _____ CITY PLANNER, CITY OF LA PORTE

I, TENESHIA HUDSPETH, CLERK OF THE COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK ____.M., AND DULY RECORDED ON _____, 2021, AT _____O'CLOCK ___.M., AND IN FILM CODE NUMBER NO._____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

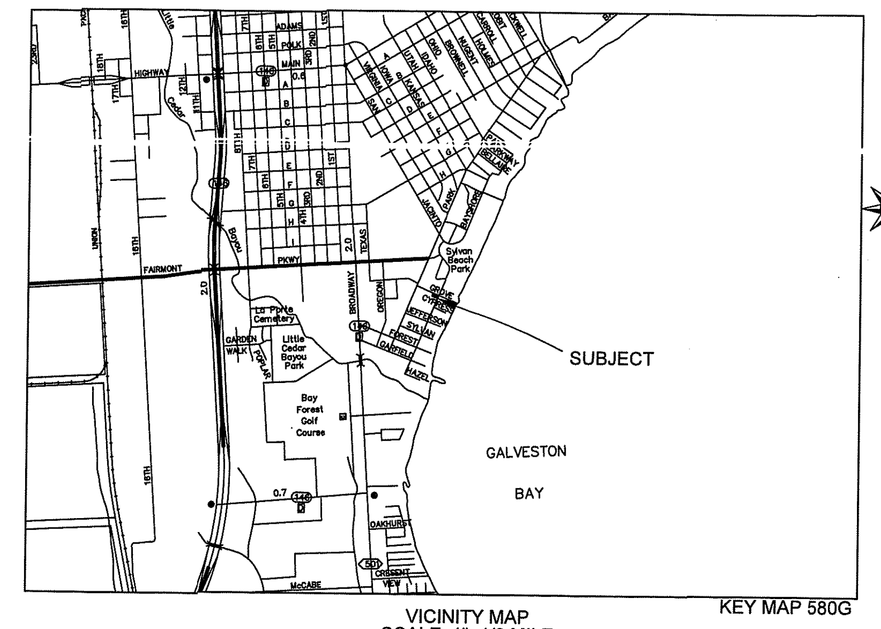
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
EX OFFICIO CLERK OF THE COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY:_____
DEPUTY



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 67°51'10" E	090°00'00"



VICINITY MAP
SCALE: 1"=1/2 MILE

KEY MAP 580G

NOTES:

1. COORDINATES SHOWN HEREON ARE BASED ON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 482010945M (EFFECTIVE 01/06/2017), THE SUBJECT PROPERTY LIES WHOLLY WITHIN ZONE AE WITH A BASE FLOOD ELEVATION OF 15.00'. FLOOD INFORMATION IS CURRENT AT THE RECORDING OF THIS PLAT AND SUBJECT TO CHANGES IMPLEMENTED BY FEMA MAP REVISIONS.

3. REFERENCE BENCHMARK - HARRIS COUNTY RM060020 (ELEV = 12.97') NAVD88 2001 ADJUSTMENT

4. THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF LA PORTE.. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF# 2791020-11409, EFFECTIVE DATE JANUARY 15, 2021.

METES AND BOUNDS:

A TRACT OF LAND CONTAINING 0.7143 ACRE BEING LOTS SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), IN BLOCK THIRTEEN (13), OF SYLVAN BEACH, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 20 AND BEING SITUATED AT THE INTERSECTION OF THE SOUTH LINE OF A 16 FOOT WIDE ALLEY WITH THE WEST LINE OF BAYSHORE DRIVE, ORIGINALLY PLATTED AS GRAND VIEW AVE., BASED ON A WIDTH OF 80.00 FEET;

THENCE SOUTH 22°51'10" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;

THENCE, ALONG AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET TO A SET 1/2 INCH CAPPED IRON ROD, BEING SITUATED ON THE NORTH RIGHT-OF WAY LINE OF CYPRESS STREET(UNIMPROVED R.O.W.), BASED ON A WIDTH OF 80.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 67°51'10" WEST - 35.36 FEET;

THENCE NORTH 67°08'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 225.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE COMMON SOUTH CORNER OF SAID LOT 16 WITH LOT 15 OF SAID SUBDIVISION;

THENCE NORTH 22°51'10" EAST, ALONG THE COMMON LINE OF SAID LOTS 15 AND 16A, A DISTANCE OF 125.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT; SAID POINT BEING ALSO THE COMMON NORTH CORNER OF LOTS 15 AND 16 AND BEING SITUATED IN THE SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY;

THENCE SOUTH 67°08'50" EAST, ALONG SAID SOUTH LINE OF THE ALLEY, A DISTANCE OF 250.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.7143 ACRE OF LAND.

LEGEND
R.O.W. = RIGHT OF WAY
VOL./ PG = VOLUME / PAGE.
● = MONUMENT
⊕ = CONTROL MONUMENT
F.I.R. = FOUND IRON ROD
H.C.C.F. = HARRIS COUNTY CLERKS FILE
H.C.M.R. = HARRIS COUNTY MAP RECORDS
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD

I, TOBY PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

_____
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO.5565

I, TOBY PAUL COUCHMAN, 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.

_____
TOBY PAUL COUCHMAN, RPLS # 5565

STATE OF TEXAS
REGISTERED
TOBY PAUL COUCHMAN
5565
PROFESSIONAL
LAND SURVEYOR

REPLAT
OF LOTS 16 THRU 20 BLOCK 13 OF SYLVAN BEACH

A SUBDIVISION CONTAINING A 0.7143 ACRE TRACT, BEING LOTS SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), IN BLOCK THIRTEEN (13), OF SYLVAN BEACH FIRST SUB-DIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE 2 LOTS, 1 BLOCK

APRIL 2021

PRO-SURV
SURVEYING & MAPPING SERVICES
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD,TX 77549
PH.281.996.1113

OWNERS
MARY MARGUERITE HOLLOWAY
REVOCABLE TRUST
2301 KILLARNEY
DEER PARK, TEXAS 77536
PHONE: 281-650-7050

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Planning and Development Department Staff Report
Commercial Replat - #20-97000010

DISCUSSION

Applicant's Request:
This is a request for approval of the Barbours Cut Terminal plat, a commercial replat of a portion of the Town of La Porte subdivision, located at the southwest corner of N. Broadway Street and N. K Street.

Background Information:
The site is zoned Heavy Industrial (HI). The 8.2 acre tract is being replatted to combine two (2) separate parcels along with two (2) sections of abandoned right-of-way.

The table below indicates the surrounding zoning and land uses:

	Zoning	Land Use
North	HI, Heavy Industrial	Undeveloped
South	PUD, Planned Unit Development	Container Yard
West	HI, Heavy Industrial	Industrial User
East	ETJ, Extra Territorial Jurisdiction	Battleground Industrial District

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the commercial replat of Barbours Cut Terminal.

ATTACHMENTS

- Area Map
- Barbours Cut Terminal plat



AREA MAP

REPLAT #20-97000010

Barbours Cut Terminal Replat

Legend

Subject Tract

CITY OF LA PORTE TEXAS

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

JULY 2021
PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF HARRIS

We, 1117 N. Broadway, LLC, a Texas limited liability company, acting by and through Steven J. Lindley, Manager, hereinafter referred to as Owners of the 8.1806 acre tract described in the above and foregoing map of BARBOURS CUT TERMINAL do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, 1117 N. Broadway, LLC, a Texas limited liability company, has caused these presents to be signed by Steven J. Lindley, its Manager, thereunto authorized,

this _____ day of _____, 20___.

1117 N. Broadway, LLC, a Texas limited liability company

By: _____
Steven J. Lindley
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Steven J. Lindley, Manager of 1117 N. Broadway, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

the _____ day of _____, 20___.

_____
Notary Public in and for the
State of Texas

_____
My Commission Expires:

I, LUCAS G. DAVIS, registered under the laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat accurately represents the results of a survey performed under my supervision and that all boundary corners, single points and points of curve have been, or will be, marked with five-eights inch iron rods not less than thirty (30) inches in length and that this plat complies with the requirements as specified in the City of La Porte Development Ordinance.

_____
LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

This is to certify that the City Planning and Zoning Commission of the City of La Porte, Texas has approved this replat and subdivision of BARBOURS CUT TERMINAL 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 replat this _____ day of _____, 20___.

By: _____
Director, Planning Department

ATTEST:

By: _____
La Porte City Engineer

By: _____
Chairman, La Porte Planning &
Zoning Commission

ATTEST:

By: _____
Secretary, La Porte
Planning & Zoning
Commission

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for

registration in my office on _____, 20___, at _____

o'clock___M., and duly recorded on _____, 20___, at _____

o'clock___M., and at 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.

_____
Teneshia Hudspeth
County Clerk of
Harris County, Texas

By: _____
Deputy

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR – 0.99988111730.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0945M REVISED/DATED JANUARY 06, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. THE LAND WAS ZONED "HEAVY INDUSTRIAL" AS OF THE DATE THAT THIS SUBDIVISION PLAT WAS APPROVED.
5. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE LA PORTE AREA WATER AUTHORITY CREATED BY ORDINANCE NO. 1295, A COPY OF WHICH HAS BEEN FILED UNDER HARRIS COUNTY CLERK'S FILE NO. L826773.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 8.1806 ACRES OR 356,345 SQUARE FEET OF LAND BEING LOTS 1 THRU 16, LOTS 28 THRU 32, AND A 16-FOOT ALLEY, BLOCK 375, LA PORTE, AS RECORDED IN VOL. 58, PG. 460, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), LOT 1, BLOCK 1, GULF WINDS SUBDIVISION, AS RECORDED UNDER FILM CODE NO. 611247, H.C.M.R., AND A PORTION OF THE RIGHT-OF-WAY (R.O.W.) OF NORTH 1ST STREET AND NORTH "J" STREET, AS RECORDED IN VOL. 58, PG. 460, H.C.M.R., SITUATED IN THE JOHNSON HUNTER LEAGUE, ABSTRACT NO. 35, CITY OF LA PORTE, HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF NORTH "K" STREET (60' R.O.W.) AS RECORDED IN VOL. 58, PG. 460, H.C.M.R., AND THE EAST R.O.W. LINE OF NORTH 2ND STREET (60' R.O.W.) AS RECORDED IN VOL. 58, PG. 460, H.C.M.R., FOR THE NORTHWEST CORNER OF SAID GULF WINDS SUBDIVISION AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 57 MIN. 37 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF NORTH "K" STREET, A DISTANCE OF 592.00 FEET TO A CAPPED 3/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF NORTH "K" STREET AND THE WEST R.O.W. LINE OF NORTH BROADWAY STREET (100' R.O.W.) AS RECORDED IN VOL. 58, PG. 460, H.C.M.R., MARKING THE NORTHEAST CORNER OF SAID GULF WINDS SUBDIVISION AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 02 MIN. 23 SEC. EAST, ALONG THE WEST R.O.W. LINE OF NORTH BROADWAY STREET, A DISTANCE OF 605.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHEAST CORNER OF LOT 28 AND THE NORTHEAST CORNER OF LOT 27, SAID BLOCK 375, AND THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 57 MIN. 37 SEC. WEST, A DISTANCE OF 125.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF LOT 28, THE NORTHWEST CORNER OF LOT 27, AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

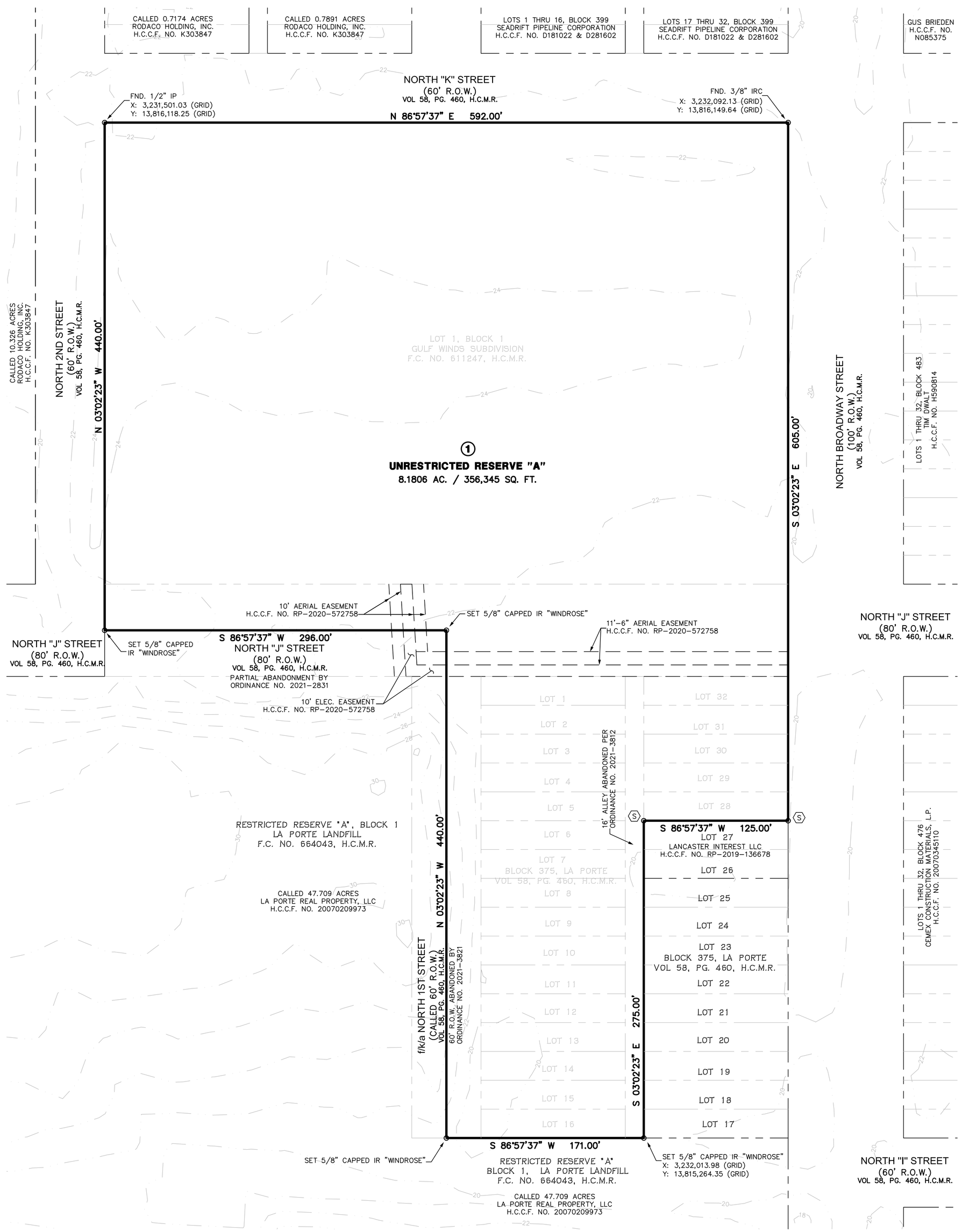
THENCE, SOUTH 03 DEG. 02 MIN. 23 SEC. EAST, A DISTANCE OF 275.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF RESTRICTED RESERVE "A", BLOCK 1, LA PORTE LANDFILL, AS RECORDED UNDER FILM CODE NO. 664043, H.C.M.R., AND MARKING THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 375, AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

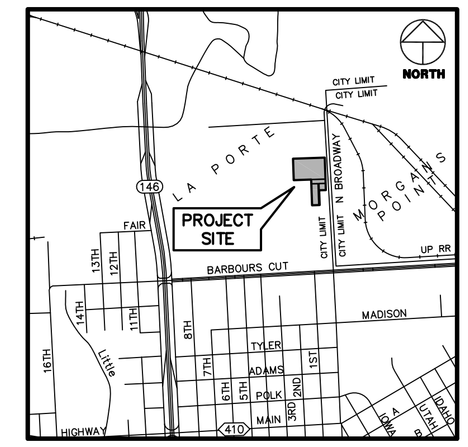
THENCE, SOUTH 86 DEG. 57 MIN. 37 SEC. WEST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "A", PASSING AT A DISTANCE OF 141.00 FEET THE EAST R.O.W. LINE OF NORTH 1ST STREET (60' R.O.W.) AS RECORDED IN VOL. 58, PG. 460, H.C.M.R., AND THE SOUTHWEST CORNER OF LOT 16, SAID BLOCK 375, IN ALL A TOTAL DISTANCE OF 171.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET IN THE CENTER LINE OF NORTH 1ST STREET AND MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 02 MIN. 23 SEC. WEST, A DISTANCE OF 440.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE CENTER LINE OF NORTH "J" STREET, AS RECORDED IN VOL. 58, PG. 460, H.C.M.R., AND THE CENTER LINE OF NORTH 1ST STREET, MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 57 MIN. 37 SEC. WEST, A DISTANCE OF 296.00 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE CENTER LINE OF NORTH "J" STREET, AND THE PROJECTED EAST R.O.W. LINE OF NORTH 2ND STREET, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 02 MIN. 23 SEC. WEST, PASSING AT A DISTANCE OF 40.00 FEET A CAPPED 3/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH "J" STREET AND THE EAST R.O.W. LINE OF NORTH 2ND STREET, IN ALL A TOTAL DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.1806 ACRES OR 356,345 SQUARE FEET OF LAND.





CITY OF LA PORTE, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000

NORTH

GRAPHIC SCALE: 1" = 50'

50 0 50 100 150 Feet

ABBREVIATIONS

A.E.	– AERIAL EASEMENT
D.E.	– DRAINAGE EASEMENT
ESMT.	– EASEMENT
FND	– FOUND
H.C.C.F.	– HARRIS COUNTY CLERK FILE
H.C.D.R.	– HARRIS COUNTY DEED RECORDS
H.C.M.R.	– HARRIS COUNTY MAP RECORDS
IP	– IRON PIPE
IR	– IRON ROD
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT-OF-WAY
AC.	– ACRES
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
B.L.	– BUILDING LINE
W.L.E.	– WATER LINE EASEMENT
S.S.E.	– SANITARY SEWER EASEMENT
U.E.	– UTILITY EASEMENT
(S)	– SET 5/8" CAPPED IR "WINDROSE"

BARBOURS CUT TERMINAL

A REPLAT OF
8.1806 AC. / 356,345 SQ. FT.
BEING A REPLAT OF LOTS 1 THRU 16
AND LOTS 28 THRU 32, BLOCK 375, LA PORTE,
VOL. 58, PG. 460, H.C.M.R., AND LOT 1,
BLOCK 1, GULF WINDS SUBDIVISION, F.C. NO. 611247,
H.C.M.R., AND BEING AN ABANDONED ALLEY
AND A PORTION OF THE ABANDONED R.O.W. OF
NORTH "J" STREET AND NORTH 1ST STREET, SITUATED
IN THE JOHNSON HUNTER LEAGUE, ABSTRACT
NO. 35, CITY OF LA PORTE, HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE

APRIL 2021

REASON FOR REPLAT: TO CREATE ONE (1)
UNRESTRICTED RESERVE

Owner

1117 N. Broadway, LLC, a Texas limited liability company
3900 Essex Lane, Suite 400
Houston, TX 77027

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Planning and Development Department Staff Report
Commercial Replat - #21-97000001

DISCUSSION

Applicant's Request:
This is a request for approval of the commercial replat of Brookglen Section 3, Reserve K, a subdivision of a commercial tract within the Brookglen Subdivision, located at the northeast corner of W. Fairmont Parkway and Somerton Drive.

Background Information:
The site is zoned General Commercial (GC). The 2.55 acre tract is being replatted to subdivide one (1) commercial parcel into two (2) unrestricted reserves.

The table below indicates the surrounding zoning and land uses:

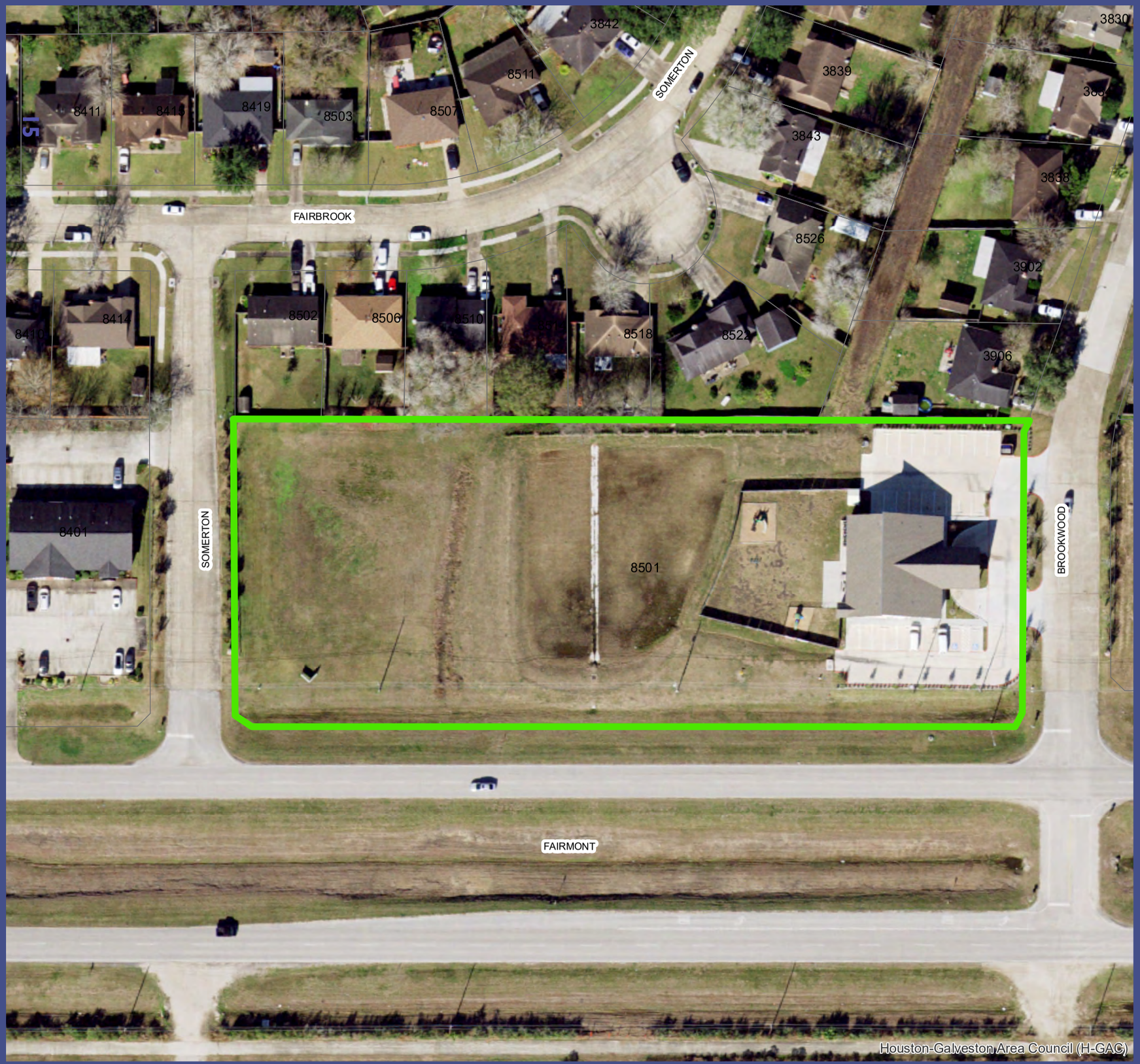
	Zoning	Land Use
North	R-1, Single Family	Brookglen Subdivision
South	ETJ, Extra Territorial Jurisdiction	Bayport Industrial District
West	GC, General Commercial	Undeveloped
East	GC, General Commercial	Professional Office

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the commercial replat of Brookglen Section 3, Reserve K.

ATTACHMENTS

- Area Map
- Brookglen Section 3, Reserve K Replat



AREA MAP

REPLAT #21-97000001

Brookglen Sec. 3 Reserve K Replat

Legend

Subject Tract

CITY OF LA PORTE TEXAS

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

1 inch = 86 feet

JULY 2021
PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF HARRIS

WE, A TO Z INVESTMENTS, INC., ACTING BY AND THROUGH RHONDA ZULUAGA, VICE PRESIDENT, BEING OFFICERS OF A TO Z INVESTMENTS, INC. HEREINAFTER REFERRED TO AS OWNERS OF THE 2.55 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF REPLAT OF RESERVE K BROOKGLEN SECTION 3 REPLAT NO 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY TO DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, 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 THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, A TO Z INVESTMENTS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY RHONDA ZULUAGA, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS _____DAY OF _____, 2021.

A TO Z INVESTMENTS, INC.

By:_____
RHONDA ZULUAGA, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RHONDA ZULUAGA, VICE PRESIDENT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME_____

MY COMMISSION EXPIRES:_____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF RESERVE K BROOKGLEN SECTION 3 REPLAT NO 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LA PORTE, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS ____, DAY OF _____, 2021.

BY:_____ BY:_____
DIRECTOR, PLANNING DEPARTMENT LA PORTE CITY ENGINEER

BY:_____
CHAIRMAN, LA PORTE PLANNING AND ZONING COMMISSION

ATTEST:

BY:_____
SECRETARY, LA PORTE PLANNING AND ZONING COMMISSION

CITY APPROVING AUTHORITY CERTIFICATION

THIS IS TO CERTIFY THAT THE CITY OF LA PORTE HAS APPROVED THIS PLAT AND SUBDIVISION OF REPLAT OF RESERVE K BROOKGLEN SECTION 3 REPLAT NO 1 IN CONFORMANCE WITH THE LAWS AND THE ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THIS RECORDED OF THIS PLAT, THIS _____ DAY OF _____, 2021.

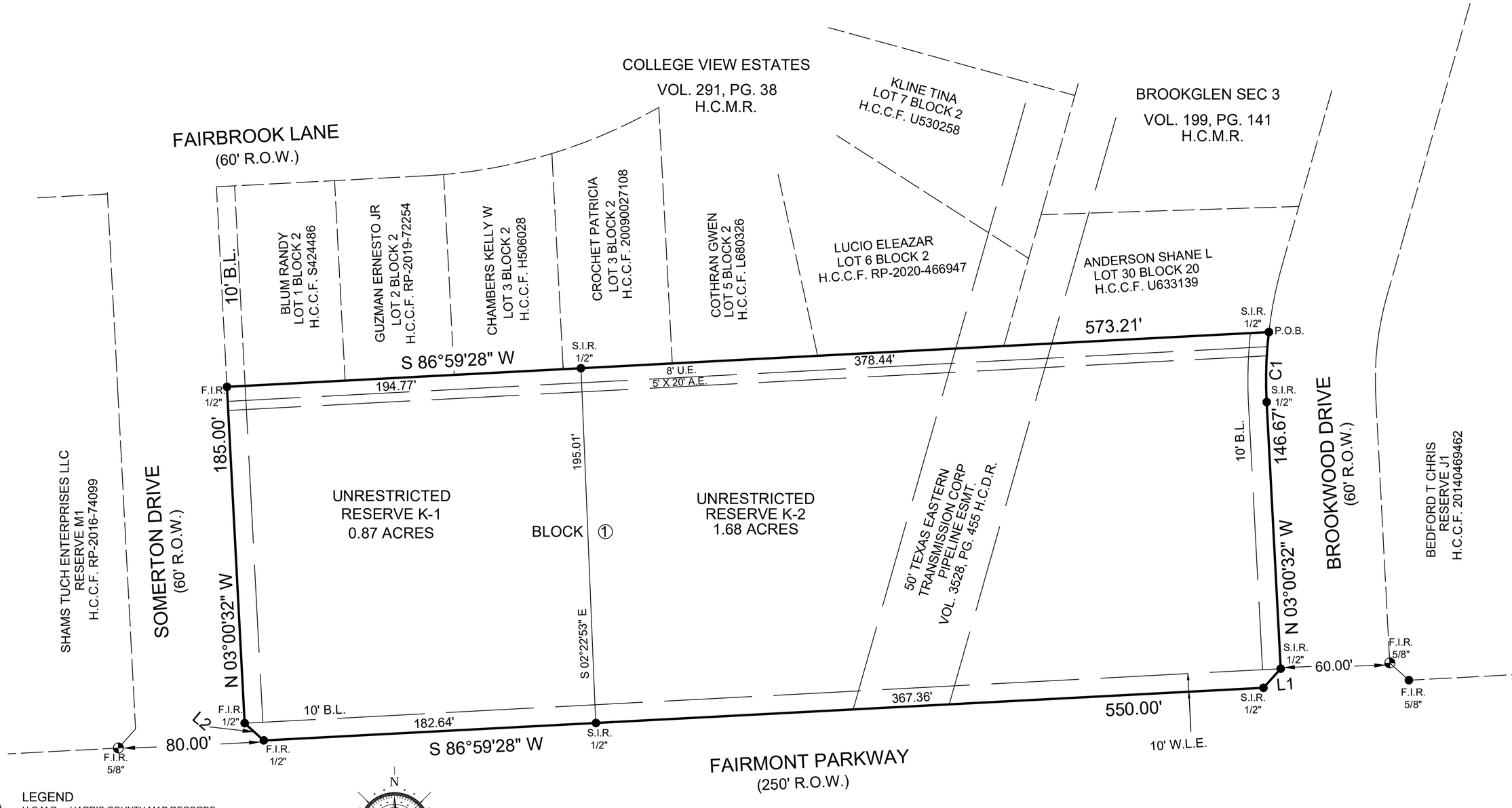
BY:_____
DIRECTOR, LA PORTE
PLANNING DEPARTMENT

I, TENESHIA HUDSPETH, CLERK OF THE COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK ____.M., AND DULY RECORDED ON _____ , 2021, AT _____O'CLOCK ____.M., AND IN FILM CODE NUMBER NO._____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

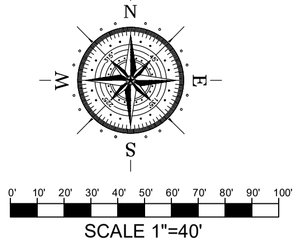
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
EX OFFICIO CLERK OF THE COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY:_____
DEPUTY



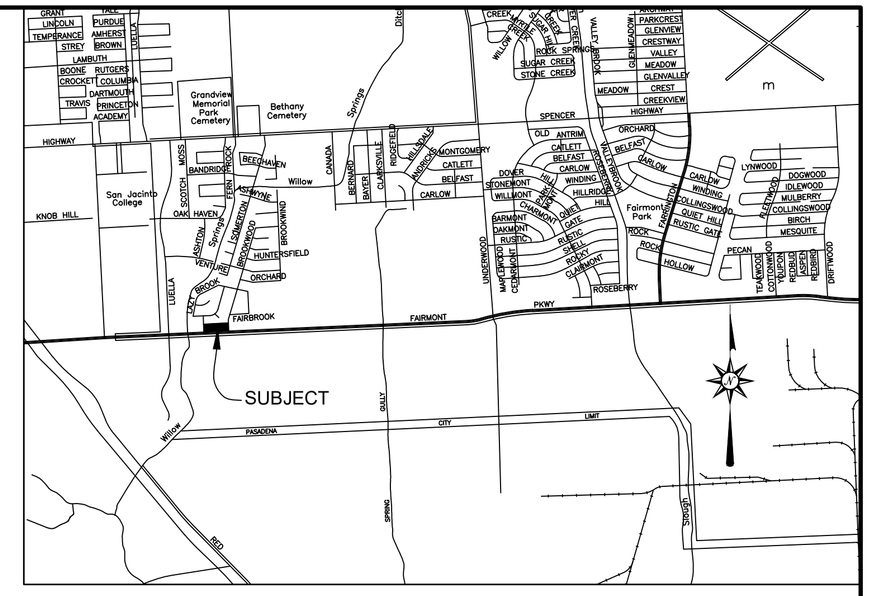
LEGEND
H.C.M.R. = HARRIS COUNTY MAP RECORDS
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
S.I.R. = SET IRON ROD
F.I.R. = FOUND IRON ROD
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
A.E. = ARIEL EASEMENT
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
VOL. / PG. = VOLUME / PAGE
● = MONUMENT
◔ = CONTROL MONUMENT



SCALE 1"=40'

LINE	BEARING	DISTANCE
L1	S 41°59'35" W	14.14'
L2	N 48°00'34" W	14.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	38.51'	38.46'	S 01°47'16" W	009°35'36"



VICINITY MAP
SCALE: 1"=1/2 MILE

NOTES:

1: COORDINATES SHOWN HEREON ARE BASED ON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE

2: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 482010945M (EFFECTIVE 01/06/2017), THE SUBJECT PROPERTY LIES WHOLLY WITHIN ZONE X WITH A BASE FLOOD ELEVATION OF 15.00'

3: THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF LA PORTE. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF# 2791020-13327, EFFECTIVE DATE DECEMBER 4, 2020

4: REFERENCE BENCHMARK - HARRIS COUNTY RM02020500 (ELEV = 18.91') NAVD88 2001 ADJUSTMENT

METES AND BOUNDS:

A TRACT OF LAND CONTAINING 2.55 ACRES, BEING ALL OF UNRESTRICTED RESERVE K, OF BROOKGLEN, SECTION 3, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 199, PAGE 141 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.55 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET IN THE WESTERLY RIGHT-OF-WAY LINE OF BROOKWOODS DRIVE, BASED ON A WIDTH OF 60.00 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 30, BLOCK 20 OF SAID BROOKGLEN SECTION 3 AND BEING SITUATED IN A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET;

THENCE IN A SOUTHERLY DIRECTION ALONG SAID CURVED RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 38.51 FEET TO A SET 1/2 INCH CAPPED IRON ROD, SAID ARC HAVING A CENTRAL ANGLE OF 09°35'36" AND A CHORD BEARING AND DISTANCE OF SOUTH 01°47'16" WEST - 38.46 FEET;

THENCE SOUTH 03°00'32" EAST, CONTINUING ALONG SAID BROOKWOODS DRIVE, A DISTANCE OF 146.67 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE NORTH CORNER OF THE CUTBACK INTERSECTION OF THE SAID WEST RIGHT-OF-WAY LINE OF BROOKWOODS DRIVE WITH FAIRMONT PARKWAY, BASED ON A WIDTH OF 250.00 FEET;

THENCE SOUTH 41°59'35" WEST, ALONG SAID CUTBACK CORNER, A DISTANCE OF 14.14 FEET TO A 1/2 INCH CAPPED IRON ROD SET IN THE NORTH RGHT-OF-WAY LINE OF SAID FAIRMONT PARKWAY;

THENCE SOUTH 86°59'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 550.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY CORNER OF THE CUTBACK INTERSECTION OF THE SAID NORTH RIGHT-OF-WAY LINE OF FAIRMONT PARKWAY WITH SOMERTON DRIVE, BASED ON A WIDTH OF 60.00 FEET;

THENCE NORTH 48°00'34" WEST, ALONG SAID CUTBACK CORNER, A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID SOMERTON DRIVE;

THENCE NORTH 03°00'32" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 185.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF COLLEGE VIEW ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 291, PAGE 38 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 86°59'28" EAST, AT A DISTANCE OF 427.35 FEET PASSING THE COMMON SOUTHERLY CORNER OF SAID COLLEGE VIEW ESTATES WITH SAID BROOKGLEN SECTION 3, AND CONTINUE FOR A TOTAL DISTANCE OF 573.21 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 2.55 ACRES (111,091 SQUARE FEET) OF LAND.

STATE OF TEXAS
COUNTY OF HARRIS

WE, MEMBERS CHOICE CREDIT UNION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS REPLAT OF RESERVE K BROOKGLEN SECTION 3 REPLAT NO 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. RP-2017-165766 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY:_____
BRYAN J. EASTERLY, BUSINESS RELATIONSHIP BANKER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE D BRYAN EASTERLY, ON BEHALF OF MEMBERS CHOICE CREDIT UNION , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME_____

MY COMMISSION EXPIRES:_____

SURVEYORS STATEMENT:

I, TOBY PAUL COUCHMAN, 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.

_____
TOBY PAUL COUCHMAN, RPLS # 5565

I, TOBY PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

_____
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO.5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD:
TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 01/21/2021

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

REPLAT
RESERVE K BROOKGLEN
SECTION 3 REPLAT NO 1

A SUBDIVISION CONTAINING 2.55 ACRES BEING UNRESTRICTED RESERVE K, OF BROOKGLEN, SECTION 3, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 199, PAGE 141 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 2 RESERVES

2 RESERVES 1 BLOCK

JANUARY 2021

PRO-SURV
SURVEYING & MAPPING SERVICES
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD,TX 77549
PH.281.996.1113

OWNERS
A TO Z INVESTMENTS, INC.
8501 FAIRMONT PARKWAY
PASADENA, TEXAS 77571
PHONE: 281-930-7678

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Planning and Development Department Staff Report
Preliminary Plat - #21-97000004

DISCUSSION

Applicant's Request:
This is a request for approval of a Preliminary Plat of Bay Creek Section 1, a plat consisting of 28 patio home/zero lot line residential lots, located at the northwest corner of S. Broadway Street and McCabe Rd.

Background Information:
The site is zoned High Density Residential (R-3). The 5.091 acre tract of land is being platted to create a 28 lot residential subdivision. Each lot will be an average of 4,500 square feet. The development will also include roughly 1.1 acres of detention/open space.

The table below indicates the surrounding zoning and land uses:

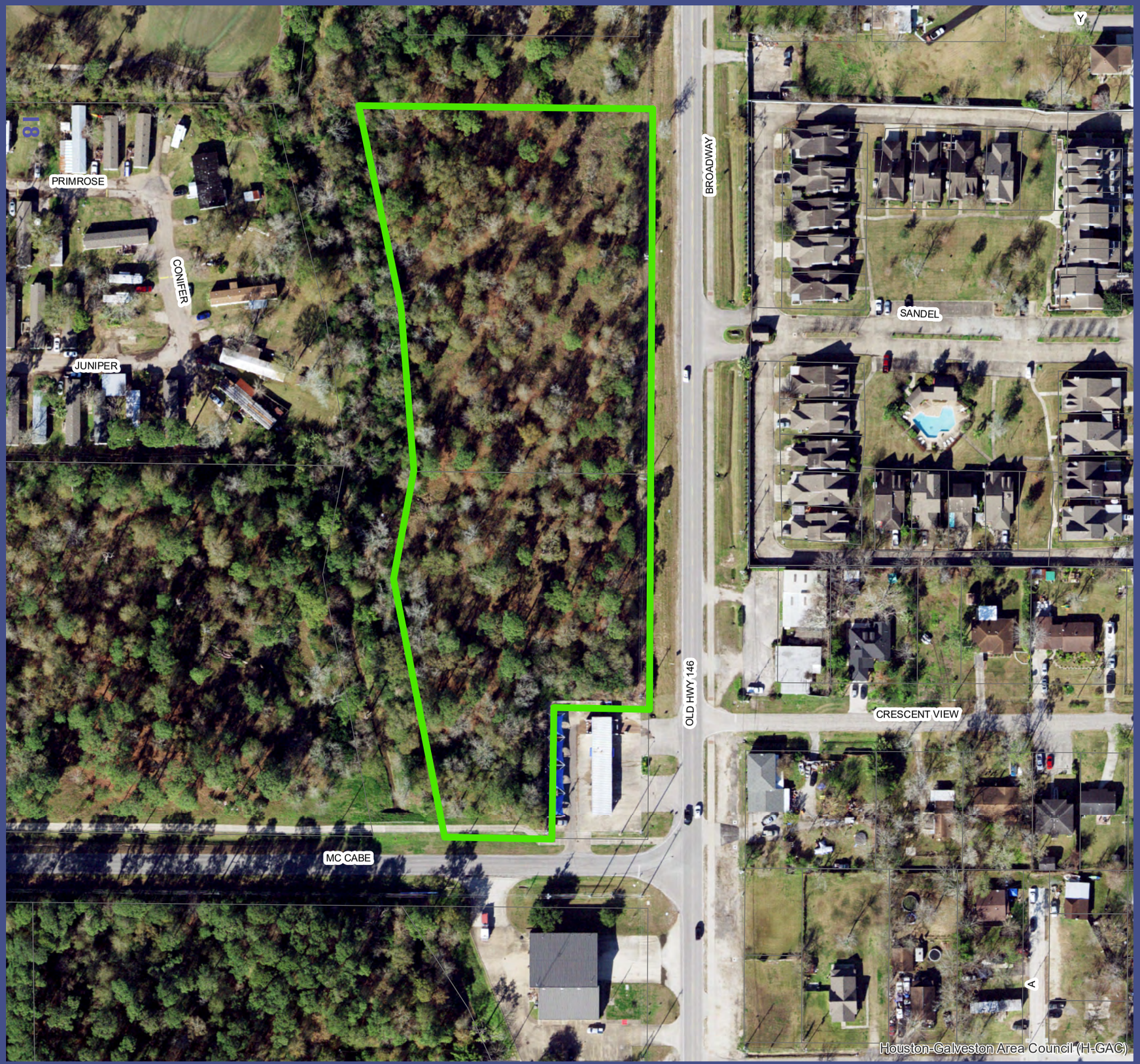
	Zoning	Land Use
North	NC, Neighborhood Commercial	Light of Christ Lutheran Church
South	PUD, Planned Unit Development	La Porte Fire Station #4
West	R-3, High Density Residential	Undeveloped
East	R-3, High Density Residential	Pelican Bay Townhomes

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the preliminary plat of Bay Creek Section 1.

ATTACHMENTS

- Area Map
- Bay Creek Section 1 Preliminary Plat



AREA MAP

PRELIM. PLAT #21-97000004

Bay Creek Section 1

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 = 138 feet

JULY 2021
PLANNING DEPARTMENT

GRAPHIC SCALE

0' 40' 80' 120'

(In Feet)
1 inch = 40 Feet

OWNER/DEVELOPER

Stonemarc at Bay Creek LLC
J. Mark Caldwell – President
8214 Upper Bay Road
Houston, Texas 77058
703-732-3811

ABBREVIATIONS

B.L. Building Line
D.E. Drainage Easement
Esmt. Easement
GCDR Galveston County Deed Records
GCMR Galveston County Map Records
Pg. Page
Res. Reserve
R.O.W. Right of Way
U.E. Utility Easement
Vol. Volume
W.M.E. Wall Maintenance Easement

NOTES

1) This property lies entirely within Zone AE (BFE 14') as shown on FIRM Panel 48201C0945M, dated January 6, 2017, as established by the Federal Emergency Management Agency.

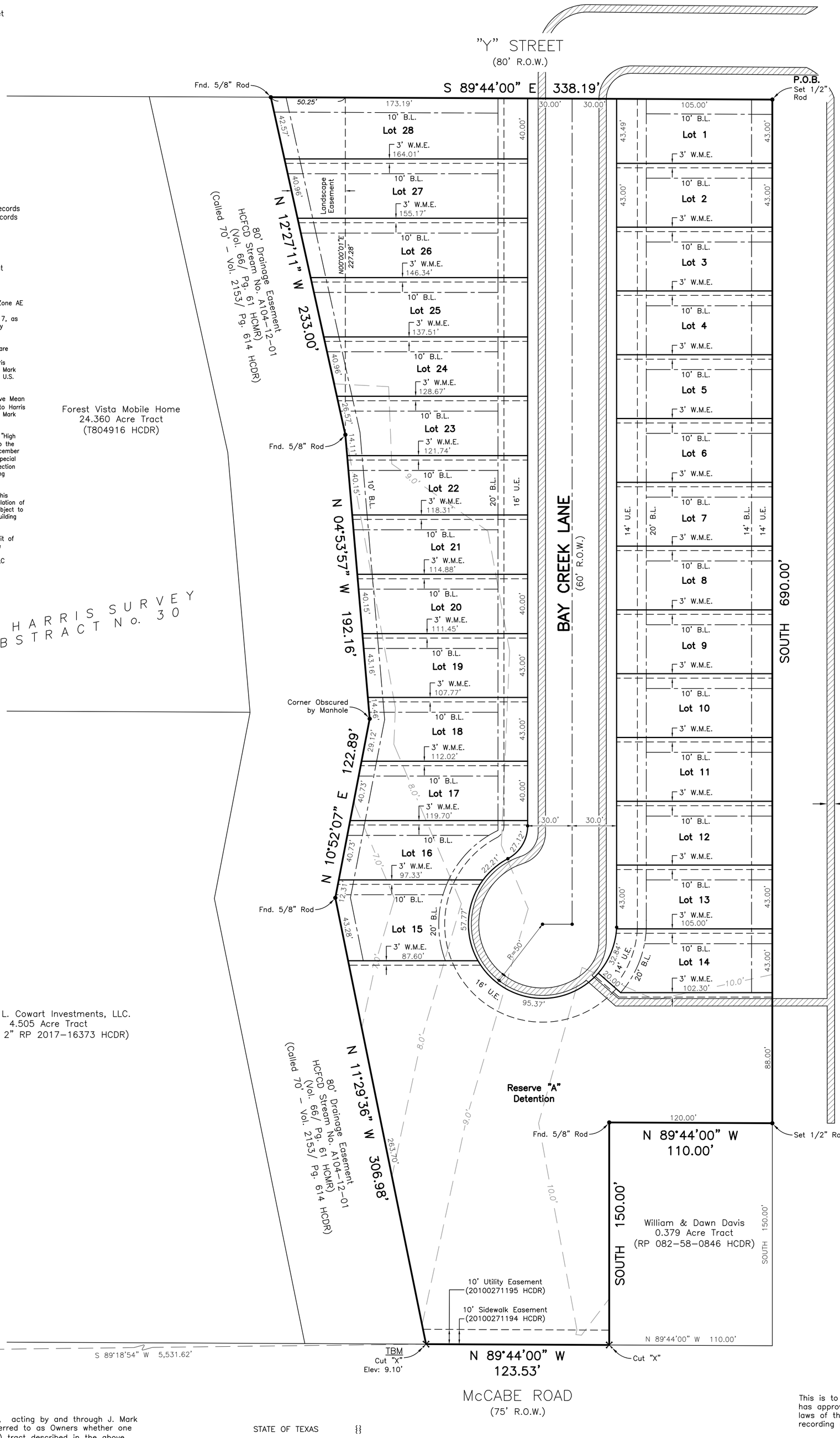
2) The Bearings and Distances shown are based on adjoining Tidewater Section 1 Subdivision, and are referenced to Harris County Flood Control District Reference Mark No. 010295. All units are expressed in U.S. Survey Feet.

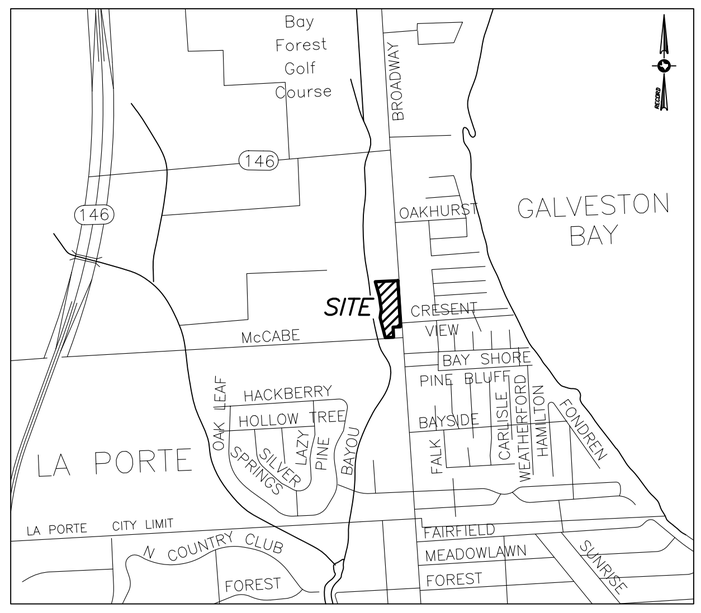
3) Elevations are shown in feet above Mean Sea Level NAVD '88 Datum as tied to Harris County Flood Control District Reference Mark No. 010295.

4) This property is currently zoned as "High Density Residential" (R-3), according to the City of La Porte Zoning Map dated December 2020. Intended use is "Single Family Special Lot Line (0 Lot Line)" as defined in Section 106-333 of the City of La Porte Zoning Ordinances.

5) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

6) Subject tract surveyed with benefit of Title Report provided by Stewart Title Guaranty Company.
Insured: Stonemarc at Bay Creek, LLC
GF No.: 1136013
Issue Date: March 25, 2021





VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

Being a tract of land situated in the W.P. Harris Survey, Abstract 30, Harris County, Texas, said tract being that certain 2.871 acre "Tract 1" and that certain 2.220 acre "Tract 3" conveyed to Stonemarc at Bay Creek LLC. in deed recorded under Instrument No. RP-2021-339155 in the Office of the County Clerk of Harris County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch rod set at the intersection of the South line of "Y" Street, being a 80 foot right-of-way, with the West line of Old State Highway No. 146 (AKA Broadway Street), being a 120 foot right-of-way;

Thence South along the West line of said Old State Highway No. 146, a distance of 690.00 feet to a 1/2 inch rod set at the Northeast corner of a 0.379 acre tract of land conveyed to William and Dawn Davis in deed recorded under Instrument No. RP 082-58-0846 in the Harris County Deed Records;

Thence North 89°44'00" West along the North line of said 0.379 acre Davis tract, a distance of 110.00 feet to a point for corner, and a found 5/8 inch rod;

Thence South along the West line of said 0.379 acre Davis tract, a distance of 150.00 feet to an "X" cut in the North line of McCabe Road, being a 75 foot right-of-way;

Thence North 89°44'00" West along the North line of said McCabe Road, a distance of 123.53 feet to an "X" cut in the Easterly line of an 80 foot drainage easement recorded in Volume 66, Page 61, in the Map Records of Harris County, Texas;

Thence along the Easterly line of said 80 foot drainage easement the following courses and distances:

North 11°29'36" West, a distance of 306.98 feet to a point for corner, and a found 5/8 inch rod;

North 10°52'07" East, a distance of 122.89 feet to a point for corner, said point being obscured by a manhole;

North 04°53'57" West, a distance of 192.16 feet to a point for corner, and a found 5/8 inch rod;

North 12°27'11" West, a distance of 233.00 feet to a 5/8 inch rod found in the South line of said "Y" Street;

Thence South 89°44'00" East along the South line of said "Y" Street, a distance of 338.19 feet to the Point of Beginning of the herein described tract, and containing 5.091 acres (221,769 square feet) of land, more or less.

AREA TABLE

Lot 1 – 0.104 AC (4,541 SF)
Lot 2 – 0.104 AC (4,516 SF)
Lot 3 – 0.104 AC (4,516 SF)
Lot 4 – 0.104 AC (4,516 SF)
Lot 5 – 0.104 AC (4,516 SF)
Lot 6 – 0.104 AC (4,516 SF)
Lot 7 – 0.104 AC (4,516 SF)
Lot 8 – 0.104 AC (4,516 SF)
Lot 9 – 0.104 AC (4,516 SF)
Lot 10 – 0.104 AC (4,516 SF)
Lot 11 – 0.104 AC (4,516 SF)
Lot 12 – 0.104 AC (4,516 SF)
Lot 13 – 0.104 AC (4,515 SF)
Lot 14 – 0.108 AC (4,706 SF)
Lot 15 – 0.111 AC (4,840 SF)
Lot 16 – 0.104 AC (4,528 SF)
Lot 17 – 0.106 AC (4,634 SF)
Lot 18 – 0.107 AC (4,668 SF)
Lot 19 – 0.108 AC (4,713 SF)
Lot 20 – 0.104 AC (4,527 SF)
Lot 21 – 0.107 AC (4,664 SF)
Lot 22 – 0.110 AC (4,801 SF)
Lot 23 – 0.114 AC (4,984 SF)
Lot 24 – 0.122 AC (5,324 SF)
Lot 25 – 0.130 AC (5,677 SF)
Lot 26 – 0.138 AC (6,030 SF)
Lot 27 – 0.147 AC (6,383 SF)
Lot 28 – 0.159 AC (6,939 SF)

RESERVE "A" – 1.074 AC (46,800 SF)

R.O.W. – 0.891 AC (38,830 SF)

TOTAL SITE – 5.091 AC (221,769 SF)

STATE OF TEXAS {}

COUNTY OF HARRIS {}

We, Stonemarc at Bay Creek LLC., acting by and through J. Mark Caldwell, President, hereinafter referred to as Owners whether one or more of the (number of acres) tract described in the above and foregoing map of **BAY CREEK – SECTION ONE**, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, 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 this plat are originally intended for the construction of single family homes thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

_____
J. Mark Caldwell
President
Stonemarc at Bay Creek LLC.

I Stephen C. Blaskey, registered under the laws of the State of Texas to practice the profession of land surveying, do hereby certify that this plat accurately represents the results of a survey performed under my supervision and that all boundary corners, single points and points of curve have been, or will be, marked with one-half inch iron rods not less than twenty-four (24) inches in length and that this plat complies with the requirements as specified in the City of La Porte Development Ordinance.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

STATE OF TEXAS REGISTERED STEPHEN C. BLASKEY 5856 PROFESSIONAL LAND SURVEYOR

REVISED:	JUNE 28, 2021
SURVEY DATE:	MAY 4, 2021
FILE No.:	0402440010036
DRAFTING:	JTK
JOB No.:	21-0260

STATE OF TEXAS {}

COUNTY OF HARRIS {}

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared J. Mark Caldwell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS {}

COUNTY OF HARRIS {}

I, Teneshia Hudspeth, Clerk of the County of Harris County, Texas, do hereby certify that the within instrument with its certificate and authentication was filed for registration in my office on _____, at _____m. o'clock and duly recorded on _____, _____m. o'clock, and in Film Code Number _____, of the Map Records of Harris County for said county.

WITNESS MY HAND AND SEAL OF OFFICE at Houston, Texas, the day and date last above written.

By: _____
Teneshia Hudspeth
Clerk of the County Court
Harris County, Texas

By: _____, Deputy

High Tide Land Surveying LLC.
8017 HARBORSIDE DRIVE
P.O. BOX 16142 (mailing)
GALVESTON, TX 77552
ph (409) 740-1517
Registration Number: 10193855
www.hightidelandsurveying.com

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 **BAY CREEK – SECTION ONE** 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: _____
Director, Planning Department

By: _____
La Porte City Engineer

By: _____
Chairman, La Porte Planning and Zoning Commission

ATTEST:

By: _____
Secretary, La Porte Planning and Zoning Commission

PRELIMINARY PLAT
BAY CREEK – SECTION ONE

BEING A REPLAT OF

A TRACT OF LAND SITUATED IN THE W.P. HARRIS SURVEY, ABSTRACT No. 30, IN HARRIS COUNTY, TEXAS, SAID TRACT ALSO BEING THAT CERTAIN TRACT "1" AND TRACT "3" CONVEYED TO STONEMARC AT BAY CREEK LLC., ACCORDING TO DEED RECORDED UNDER INSTRUMENT No. RP-2021-339155, IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS.

LA PORTE, HARRIS COUNTY, TEXAS
5.091 ACRES (221,769 SQ.FT.)
JUNE, 2021

28 LOTS, 1 RESERVE

Workshop

a. Receive final updates and recommendations from the Planning and Zoning Subcommittee regarding proposed amendments to the official zoning map of the City of La Porte.

Administrative Report

a. Council Action Update
b. Next Meeting – August 19, 2021.

COUNCIL ACTION

Application #	Request	Location	P&Z Meeting	P&Z Action/REC	CC Meeting	CC Action
FLUP 21-92000001	COMM - MHDR	Utah and E. Main	05.20.2021	Approve	06.28.2021	Failed - Lack of Motion
ZC 21-92000001	GC-R3	Utah and E. Main	05.20.2021	Approve	06.28.2021	Failed - Lack of Motion
SCUP 21-91000002	Merchant Wholesale	Sens and P	06.17.2021	Denied		
SCUP 21-91000003	Merchant Wholesale	2200 Block of Sens	06.17.2021	Denied		