

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, OCTOBER 21 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, mobile phone, or computer using the following link: <https://us02web.zoom.us/j/89306029179?pwd=cWV0cjBIUW1kR3diN3FvQm1wR25FZz09>
Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 893 0602 9179. The passcode is 386418.

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:** Approve the minutes of the September 16, 2021 regular meeting of the Planning and Zoning Commission.
- 4. SCUP REQUEST #21-91000006:** Open a public hearing on SCUP Request #21-91000006, a request by Tammy Millstid of C.M. Millstid Properties LLC., applicant and owner, for approval of a SCUP to allow for Business Industrial (BI) uses in the Planned Unit Development (PUD) zoning district on a 3.38 acre tract of land located at 11007 W. Fairmont Pkwy., legally described as Tract 1H, Abstract 625 R, Pearsall Survey, Harris County, Texas.
 - a. Staff Presentation.
 - b. Applicant Presentation.
 - c. Public Comments (Limited to 5 minutes per person).
 - d. Question and Answer.
- 5. ADJOURN PUBLIC HEARING**
- 6. CONSIDERATION:** Consider approval or other action on SCUP Request #21-91000006.
- 7. FUTURE LAND USE MAP AMENDMENT:** Consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 3.38 acre tract of land located at located at 11007 W. Fairmont Pkwy., legally described as Tract 1H, Abstract 625 R, Pearsall Survey, Harris County, Texas, from "Mid-High Density Residential" to "Business Industrial."
- 8. ZONE CHANGE REQUEST #21-92000003:** Open a public hearing on Zone Change Request #21-92000003, a request by Maria Cristina Rodriguez, applicant and owner, for approval of a zone change from General Commercial (GC) to Medium Density Residential (R-2) on a 0.27 acre (11,969 square feet) tract of land located at the northeast corner of N. 1st St. and W. Madison St., legally described as Lots 13-16, Block 108, Town of La Porte, Harris County, Texas.

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

9. ADJOURN PUBLIC HEARING

10. CONSIDERATION: Consider approval or other action on Zone Change Request #21-92000003

11. FUTURE LAND USE MAP AMENDMENT: Consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 0.27 acre (11,969 square feet) tract of land located at the northeast corner of N. 1st St. and W. Madison St., legally described as Lots 13-16, Block 108, Town of La Porte, Harris County, Texas, from "Low Density Residential" to "Mid-High Density Residential."

12. DISCUSSION ITEM:

- a. Discussion on proposed 11 acre residential subdivision on McCabe Rd.
- b. Discussion regarding status of the Commission initiated zone changes.

13. ADMINISTRATIVE REPORTS:

- a. Next Regular Meeting – November 18, 2021.

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

15. ADJOURN

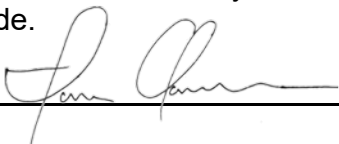
A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

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) business 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 **October 21, 2021** Planning and Zoning Commission agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.



Title: City Planner

DATE OF POSTING 10.14.2021

TIME OF POSTING 1:45 PM

TAKEN DOWN _____



Approval of Meeting Minutes

- a. September 16, 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 September 16, 2021

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, September 16, 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: Commissioners Richard Warren; Mark Follis; Donna O'Conner; Christina Tschappat; James Walter; and Chairman Hal Lawler.

Commissioners absent: Commissioner Nolan Allen; Joe Mock; and Lou Ann Martin.

City Staff present: 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 6:00 p.m.
2. **ROLL CALL OF MEMBERS:** – Commissioners Allan, Mock, Martin, and Follis were absent. (Commissioner Follis arrived at 6:05).
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. Approve the minutes of the meeting held on August 19, 2021.
Commissioner O'Conner moved to approve the meeting minutes; the motion was adopted, 5-0.
4. **SCUP REQUEST #21-91000005:** Open a public hearing on SCUP Request #21- 91000004, a request by Dawna Boudreaux of PALT Inc., applicant; on behalf of Charles and Marjorie Pollard, owner; for approval of a SCUP to allow for a senior living multifamily complex to be developed in the Planned Unit Development (PUD) zoning district, on a 5.4 acre tract of land located at the 800 Block of McCabe Rd.; legally described as Part of Tract 5E, Abstract 30, WP Harris Survey, Harris County, Texas.

City Planner Ian Clowes presented the SCUP request and provided background information regarding the proposed development.

Applicant Dawna Boudreaux presented additional information regarding the operation of the proposed facility and answered questions from the Commission.

A total of eight (8) residents spoke during the hearing, all in opposition to the proposed development.

The Commission had a number of questions regarding landscape buffers, lighting, building height, and drainage.

Staff explained that if the Commission chose, they could add conditions to the SCUP to address these concerns.

5. ADJOURN PUBLIC HEARING: 7:13 PM.

Commissioner Follis moved to recommend approval of SCUP Request #21-91000005 as presented with additional conditions to address the size of the buffer, landscaping/fill within the buffer, building height, lighting, and drainage requirements; the motion was adopted, 6-0.

6. DISCUSSION ITEM:

- a. Discussion of Able Grid Energy's proposed Battery Energy Storage System project.

Representatives from Able Grid introduced their proposed project in the City of La Porte, and explained the company's operations. Able Grid plans to submit a formal SCUP application in the coming months.

- b. Discuss Zone Change recommendations and timeline of upcoming events.

Staff presented the final list of affected property owners and proposed timeline for upcoming meetings.

7. ADMINISTRATIVE REPORT:

- a. Texas APA Conference – Fort Worth, November 1-3
- b. Next Meeting – October 21, 2021

ADJOURN: Without objection, the meeting adjourned at 8:30 PM.

Hal Lawler, Planning and Zoning Commission Chairman

Chase Stewart, Planning Technician



Planning and Development Department Staff Report SCUP Request - #21-91000006

DISCUSSION

Location:

The subject site is located at 11007 W. Fairmont Parkway.

Background Information:

The property is currently zoned Planned Unit Development (PUD) and is being utilized as outdoor storage for the business located on the adjacent property to the south. The PUD zoning does not allow for any specific land uses, outside of agriculture uses, prior to the approval of a Special Conditional Use Permit (SCUP). The applicant has yet to obtain approval of a SCUP for any specific use and has been cited for this specific zoning violation. The applicant is now requesting approval of a SCUP to allow for Business Industrial (BI) uses on the site. This request would bring it in line with the property to the south, currently zoned BI, and also owned by the applicant. The applicant applied for a zone change in December of 2019 to change the zoning of the site to Business Industrial (BI). The Planning and Zoning Commission recommended denial of the zone change. The City Council formally denied the request in January of 2020. The site has been utilized for minor industrial uses dating back as far as the 1980's.

Staff has provided a list of 10 conditions of approval. These conditions are intended to limit negative impacts to adjoining residential properties. The conditions are listed in Exhibit D.

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

| | Zoning | Land Use |
|--------------|-------------------------------|------------------------------|
| North | PUD, Planned Unit Development | Morgan's Landing Subdivision |
| South | BI, Business Industrial | Trucking Logistics |
| West | PUD, Planned Unit Development | Pipeline Corridor |
| East | PUD, Planned Unit Development | Morgan's Landing Subdivision |

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 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:

Staff evaluated land use, access and utility considerations as part of their application review. The following is a summary of this analysis:



Planning and Zoning Commission
October 21, 2021 – SCUP #21-91000006

1. *Land Use.* The proposed BI use, along with the recommended conditions, is a sufficient fit for the existing site. The existing lot has been utilized for minor industrial uses, in conjunction with the property to the south, for at least 35 years.
2. *Access.* The site will have direct access to W. Fairmont Parkway once it is legally combined with the adjacent property to the south.
3. *Utilities.* Water and sewer services are both available along W. Fairmont Parkway.

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 findings.

| Criterion: | Staff Findings: |
|--|---|
| Ability of infrastructure to support the permitted use. | Existing infrastructure in the area is sufficient to support the proposed use. |
| Impact on the value and practicality of the surrounding land uses. | Proposed development would be consistent with other industrial properties in the immediate area. Future industrial development on the site could have more significant impacts on surrounding residential uses. |
| Conformance of a zoning request with the land use plan. | The proposed SCUP is not in conformance with the current future land use plan. |
| Character of the surrounding and adjacent areas. | The proposed SCUP would be consistent with current development to the south but would be in contrast to the newly developed residential subdivision to the north and east. |
| Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services. | The current use of the property has minimal impacts to the adjacent properties. Other uses permitted in the BI zoning district may be more impactful if developed on site. Staff has proposed a number of conditions of approval that should minimize the impacts to surrounding residential. |
| The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road. | The proposed SCUP will have minimal impact on the traffic in the vicinity. The proposed development will utilize existing driveways on W. Fairmont Parkway. No new driveways are proposed. |
| The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties. | The proposed SCUP will not create any known excessive air pollution or other negative environmental issues at this time. |
| The gain, if any, to the public health, safety, and welfare of the City. | No gain has been identified at this time. |



RECOMENDATION

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed SCUP #21-91000006. If the Commission chooses to recommend approval, staff has listed a number of amended 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

Area Map

SCUP
#21-910000006

11007 W. Fairmont

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 = 157 feet

OCTOBER 2021
PLANNING DEPARTMENT



Zoning Map

SCUP
#21-910000006

11007 W. Fairmont

Legend

 Subject Tract

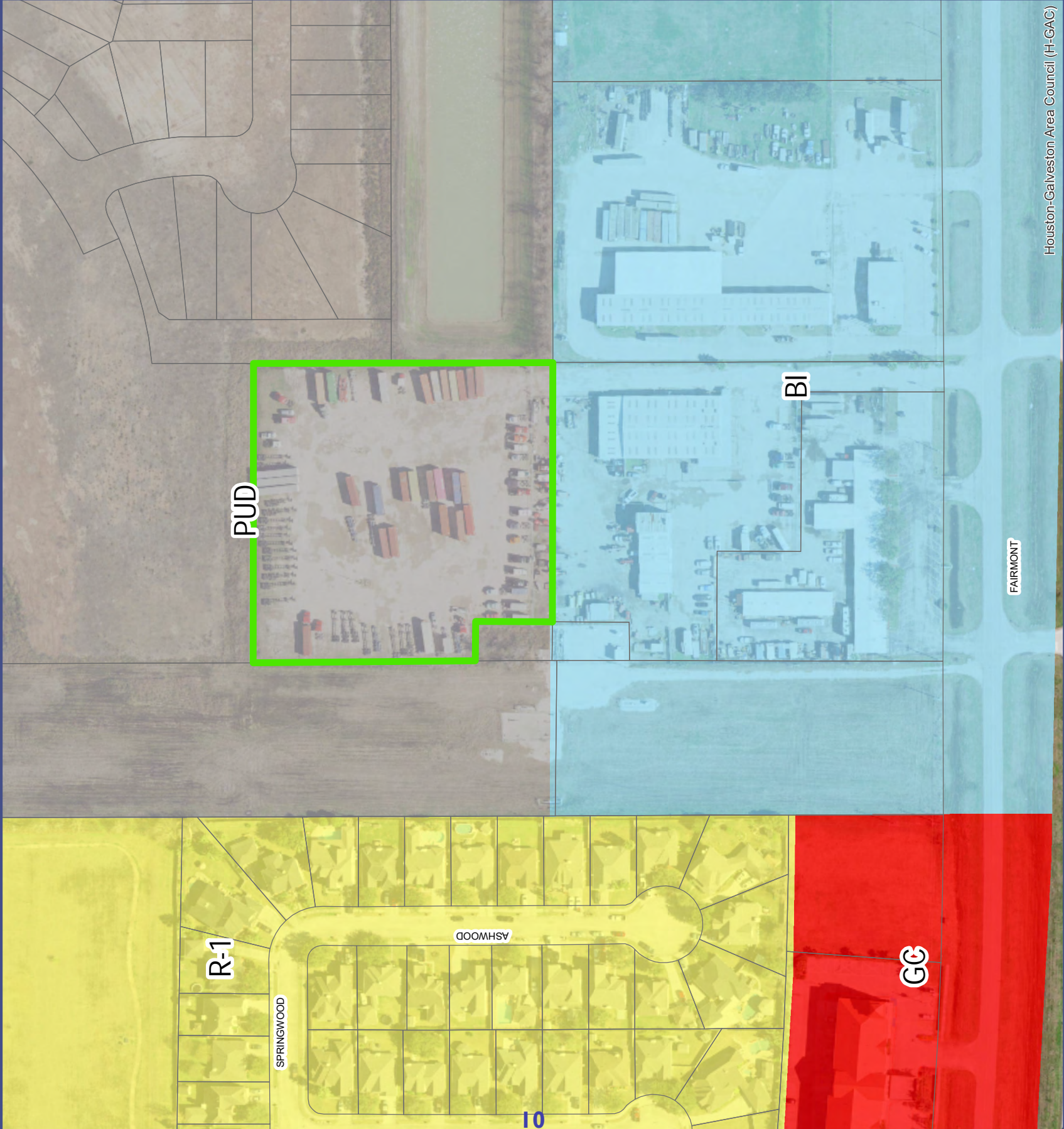


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FLUP Map

SCUP
#21-910000006

11007 W. Fairmont

Legend



Subject Tract

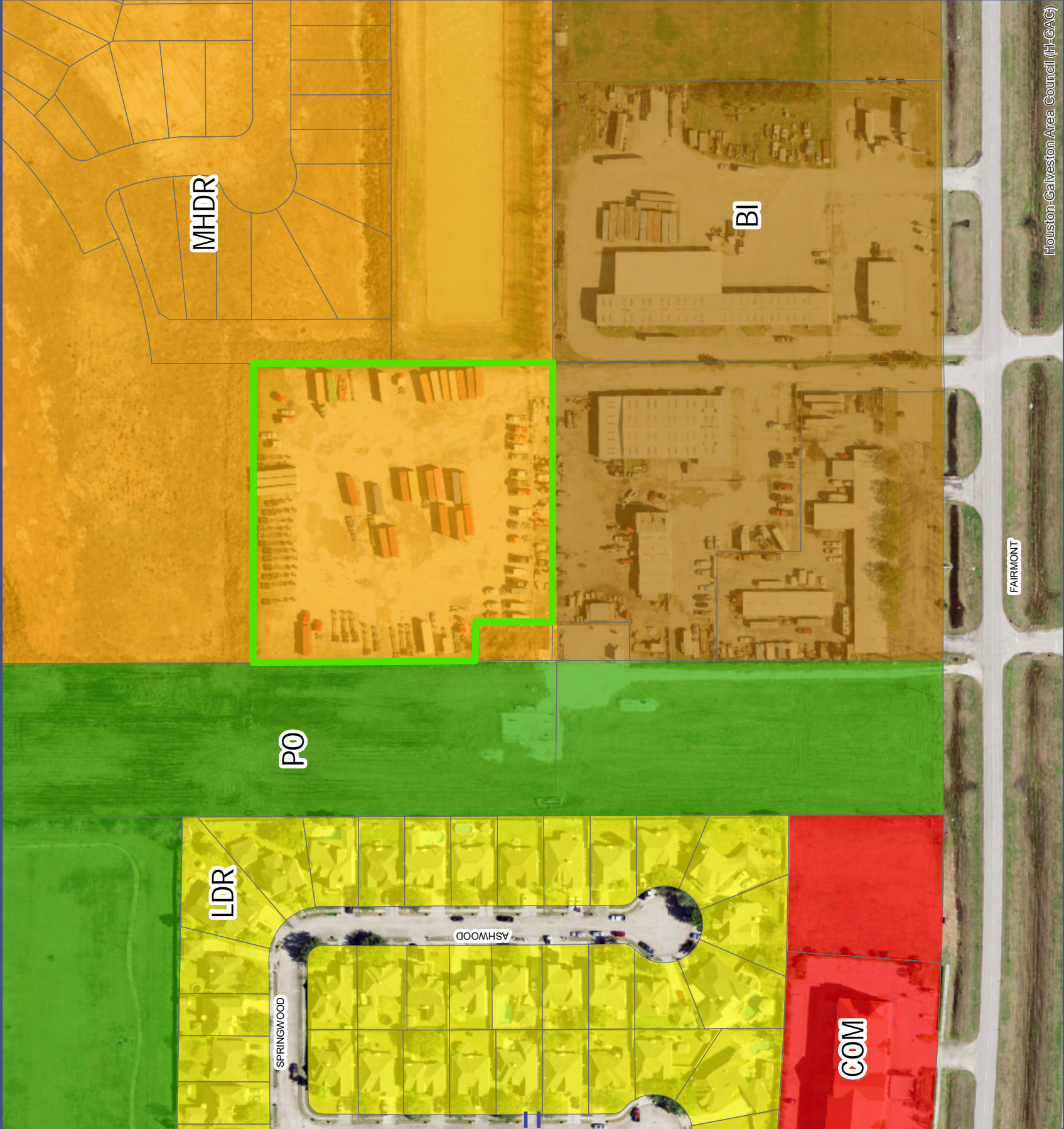


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PLANNING DEPARTMENT



FAIRMONT

Houston-Galveston Area Council (H-GAC)



City of La Porte
Special Conditional Use Permit
#21-91000006

Applicant: Tammy Jo Millstid/C.M. Millstid Properties LLC.
Owner or Agent

1905 Laura Lane, La Porte, TX 77571
Address

Development Name/Type: Millstid BI Development

Location: 11007 W. Fairmont Pkwy.

Legal Description: Tract 1H, Abstract 625 R Pearsall Survey

Zoning: PUD, Planned Unit Development

Use: Business 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 in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. The underlying zoning is Business Industrial (BI). All BI zoning and development requirements will need to be met, in addition to any conditions listed below.
3. Perimeter fencing must be constructed along all portions of the property adjacent to residential.
4. Perimeter fencing must be 8' tall and 100% opaque.
5. Onsite lighting must be hooded and include motion sensors to limit light pollution on adjacent properties.
6. Any trucking operations are limited to the hours of 7:00 AM – 9:00 PM.
7. No modular or temporary structures, including shipping containers, may be utilized on site at any time for any purpose. Shipping containers on chassis and defined as in-transit shall be permitted.
8. All onsite areas utilized for storage, parking, or driving must be paved with either concrete or asphalt, or chip seal.
9. Hazardous materials which may or may not require a placard may not be stored on site for any length of time. This prohibition includes shipments of hazardous materials that are defined as in-transit by the Department of Transportation (DOT)
10. Any proposed 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: O Fairmont Pkwy

Legal description where SCUP is being requested: TR 1H ABST 425 R Pearson 11

HCAD Parcel Number where SCUP is being requested: 0440510000078

Zoning District: _____ Lot area: _____

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

Description of Request: allow O Fairmont Pkwy to support 1100N W. Fairmont Pkwy. in respects to using it as a laydown yard, "temporary" parking for semi-trailers & trucks only while being repaired (short term)

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

PROPERTY OWNER(S) INFORMATION

Name: Charles M. Millstid / Tammy Jo Millstid

Company (if applicable): C.M. Millstid Properties LLC

Address: 1905 Laura Lane

City: La Porte State: Texas Zip: 77571

Phone: 713-854-1845 Email: +m.millstid1@aatt.net

AUTHORIZED AGENT (If other than owner)

Name: _____

Company (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: _____ Date: _____

Owner(s)' Signature(s): Tammy Jo Millstid Executing for Charles Michael Millstid Estate Date: _____

STAFF USE ONLY:

Case Number: _____

Date Application Received: _____



Special Conditional Use Permit Application

Planning and Development Department

AFFIDAVIT OF POSTING

PLANNING AND ZONING COMMISSION PUBLIC HEARING

STATE OF TEXAS

COUNTY OF HARRIS

CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:

ADDRESS: 0 Fairmont Pkwy

LEGAL DESCRIPTION: TR 1 ABST 625 R Pearsall

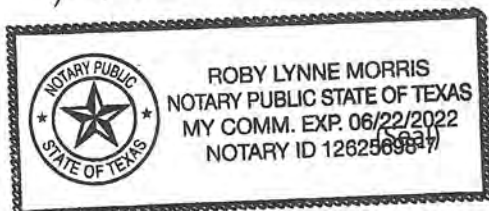
2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than fifteen (15) days prior to the scheduled public hearing; starting at least on the following date: _____.
3. Said sign shall 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.

Tammy Jo Millsted
Applicant's Signature

Tammy Jo Millsted
Applicant's Printed Name

Subscribed and sworn before me this 15 day of September, 2021, by

Tammy Millsted (Print Applicant's Name).



[Signature]
Notary Public

My commission expires: 6/22/2022



Planning and Development Department Staff Report FLUP Amendment - #21-91000006

DISCUSSION

Location:

The subject site is located at 11007 W. Fairmont Parkway.

Background Information:

Staff is presenting for consideration an amendment to the City's Future Land Use Plan in conjunction with a SCUP request on a 3.38-acre tract of land for a Business Industrial (BI) development. The site is currently developed and is located at 11007 W. Fairmont Parkway.

The City's Future Land Use Plan (FLUP) identifies this property as "Mid-High Density Residential". In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Business Industrial". The FLUP may be amended from time to time if approved by the City Council, upon recommendation by the Planning and Zoning Commission. The attached Exhibit A demonstrates the existing land use while Exhibit B shows the proposed future land use plan.

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

| | Zoning | Land Use |
|--------------|-------------------------------|------------------------------|
| North | PUD, Planned Unit Development | Morgan's Landing Subdivision |
| South | BI, Business Industrial | Trucking Logistics |
| West | PUD, Planned Unit Development | Pipeline Corridor |
| East | PUD, Planned Unit Development | Morgan's Landing Subdivision |

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

RECOMENDATION

Should the Planning and Zoning Commission desire to recommend approval for SCUP #21-91000006, then the City's Future Land Use Plan should be amended as described in this item.

ATTACHMENTS

- Exhibit A: Current Future Land Use (FLUP) Map
Exhibit B: Proposed Future Land Use (FLUP) Map

Current FLUP

SCUP

#21-910000006

11007 W. Wairmont

Legend



Subject Tract

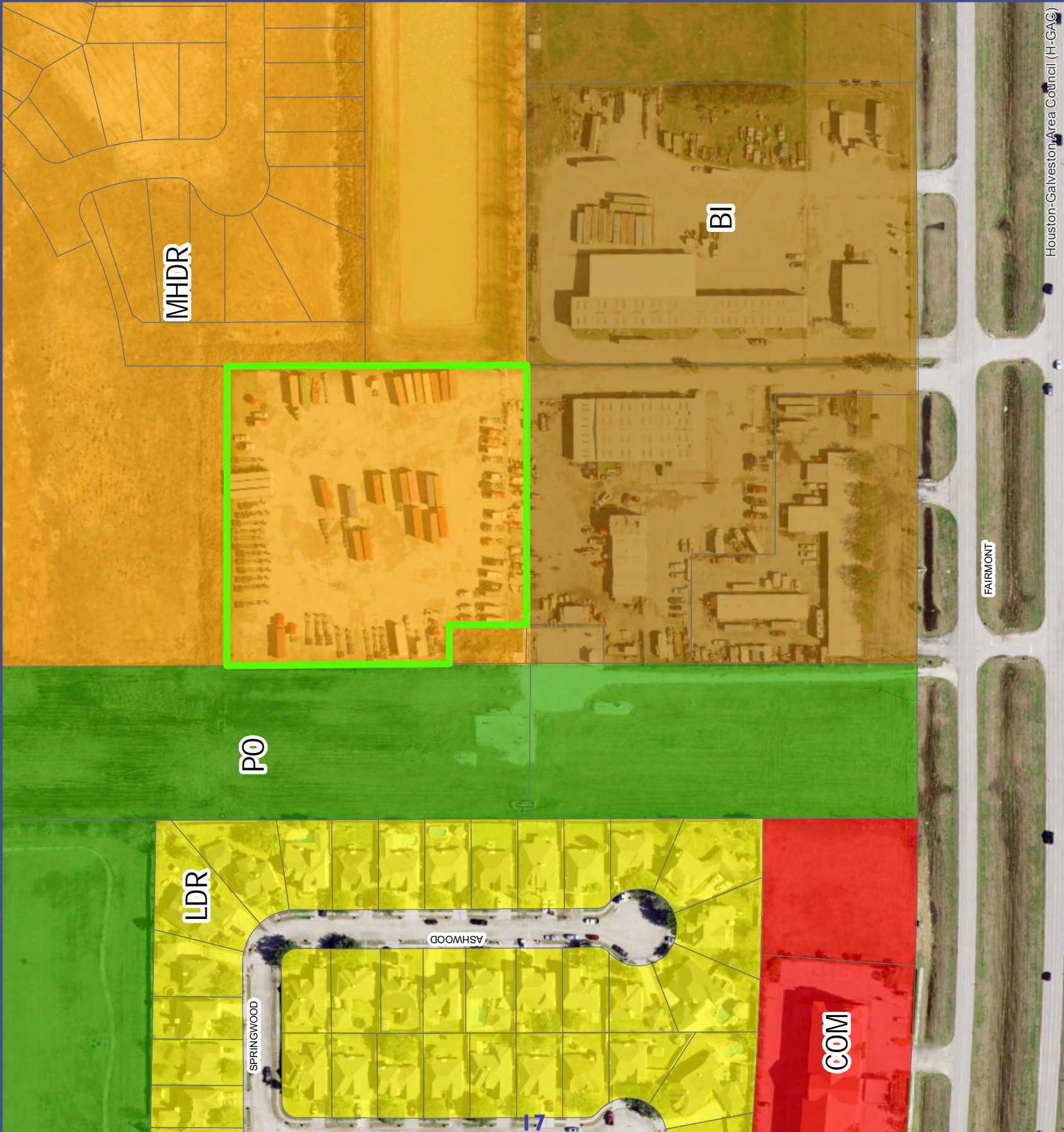


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OCTOBER 2021
PLANNING DEPARTMENT



FAIRMONT

Proposed FLUP

SCUP

#21-910000006

11007 W. Wairmont

Legend



Subject Tract

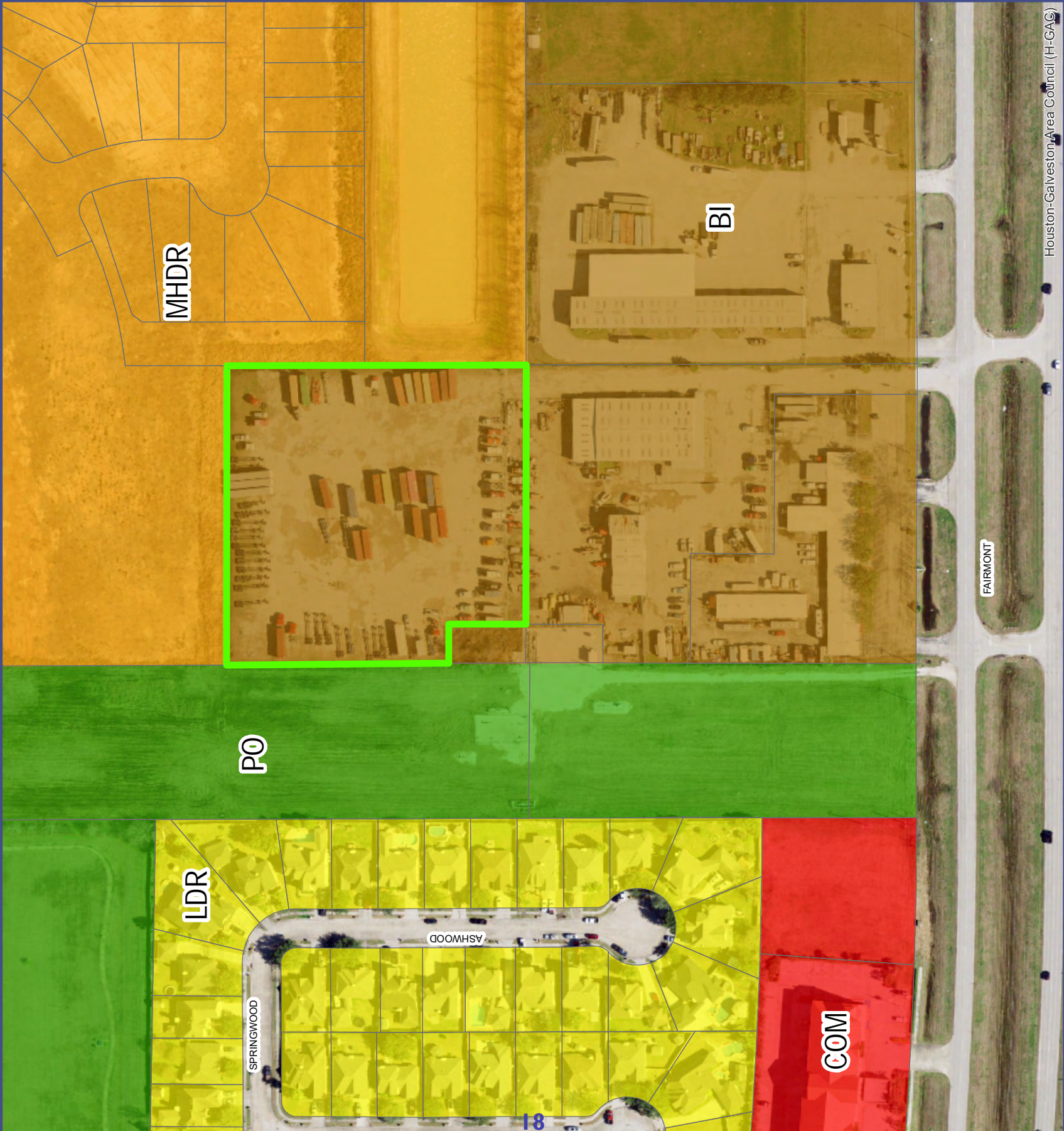


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Planning and Development Department Staff Report Zone Change Request - #21-92000003

DISCUSSION

Location:

The subject site is located at the northeast corner of N. 1st St. and W. Madison St.

Background Information:

The property is currently undeveloped. The applicant would like to change the zoning of the property to R-2 to allow for the construction of a single family home on the site. A similar zone change for the property at N. 1st and W. Tyler S. was approved in October of 2019.

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 | GC, General Commercial | Undeveloped/Single Family |
| South | GC, General Commercial | Office/Warehouse |
| West | R-2, Medium Density Residential | Single Family Homes |
| East | GC, General Commercial | Office/Warehouse |

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 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:

Staff evaluated land use, access and utility considerations during the review of this application. The following describes staff's analysis:

1. *Land Use.* Staff finds that medium density residential is an ideal fit for the existing site. The current size and configuration would not lend itself to new commercial projects.
2. *Access.* There is sufficient existing right-of-way access from N. 1st St. and W. Madison St.
3. *Utilities.* Water service is available along N. 1st St. and W. Madison. Sewer service is available in the alley adjacent to the property on the east.

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 findings.



Planning and Zoning Commission
October 21, 2021 – Zone Change #21-92000003

| Criterion: | Staff Findings: |
|--|---|
| Ability of infrastructure to support the permitted use. | Existing infrastructure in the area is sufficient to support the proposed use. |
| Impact on the value and practicality of the surrounding land uses. | Proposed development would be consistent with other properties in the immediate area. |
| Conformance of a zoning request with the land use plan. | The proposed zone change is not in conformance with the future land use plan. |
| Character of the surrounding and adjacent areas. | The proposed zone change would be consistent with recent development patterns along N. 1 st St. |
| Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services. | The proposed use will be consistent with other medium and low density single family in the area. |
| The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road. | The proposed zone change will have minimal impact on the traffic in the vicinity. The R-2 zone should in the end, decrease traffic when compared to commercial projects permitted in the GC zone. |
| The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties. | The proposed zone change will not create excessive air pollution or other negative environmental issues. |
| The gain, if any, to the public health, safety, and welfare of the City. | The proposed zone change will allow a vacant parcel to develop in a manner consistent with other properties in the area. |

RECOMENDATION

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed Zone Change request #21-92000003.

ATTACHMENTS

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

Area Map

Zone Change
#21-920000003

NE Corner
N. 1st and Madison

Legend



Subject Tract



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1 inch = 63 feet

OCTOBER 2021
PLANNING DEPARTMENT



Zoning Map

Zone Change
#21-920000003

NE Corner
N. 1st and Madison

Legend



Subject Tract

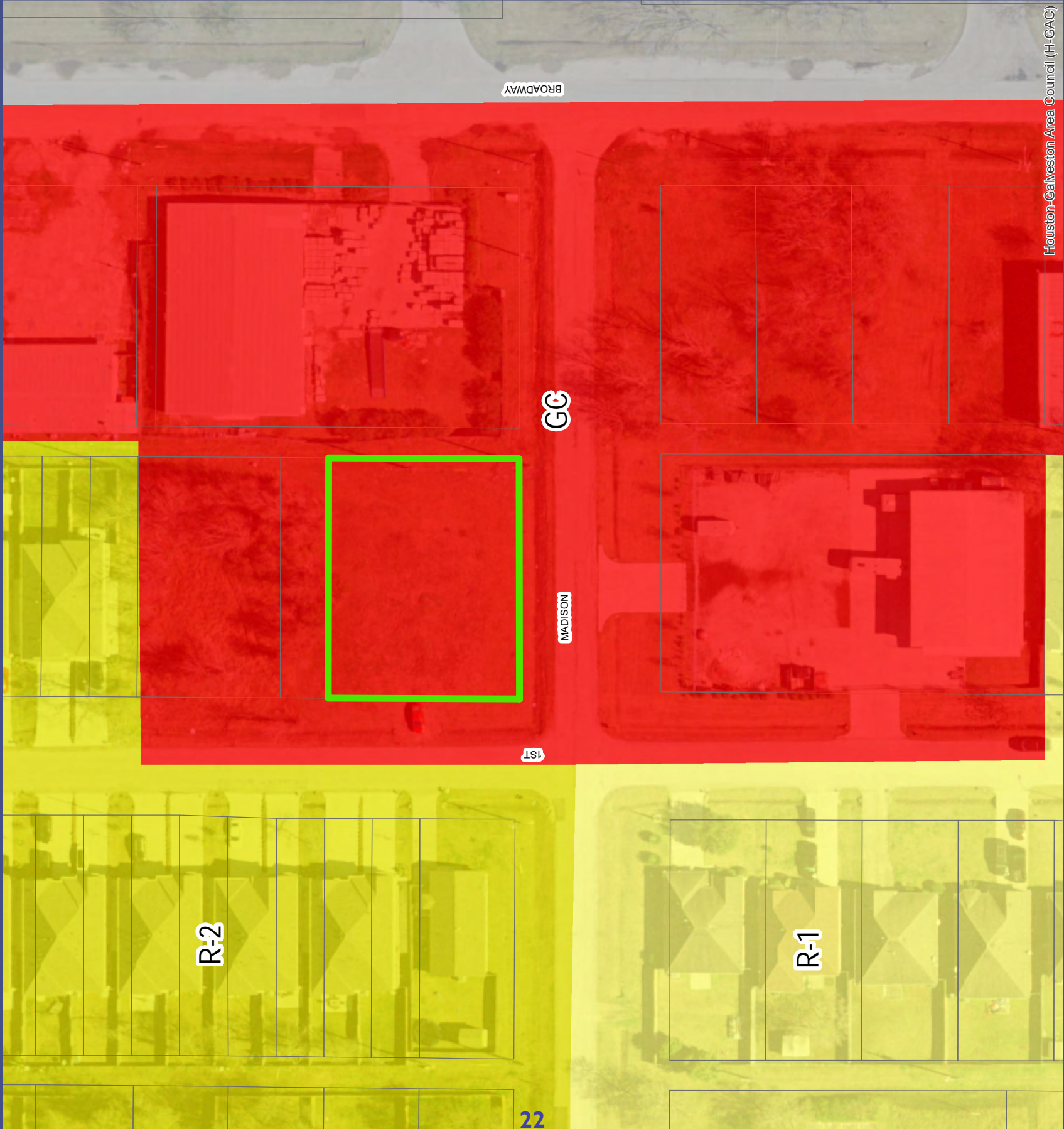


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OCTOBER 2021
PLANNING DEPARTMENT



FLUP Map

Zone Change
#21-920000003

NE Corner
N. 1st and Madison

Legend



Subject Tract

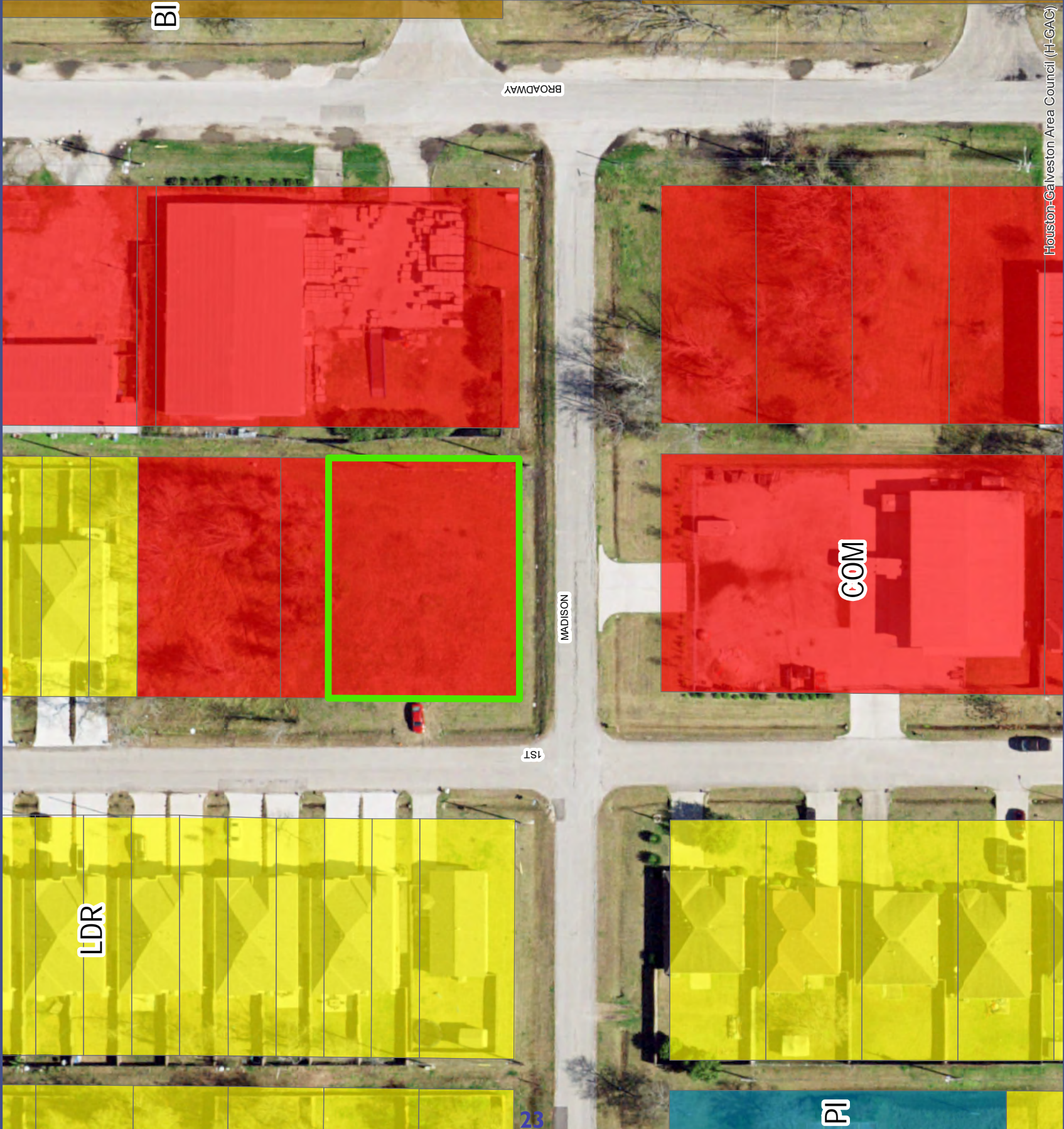


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OCTOBER 2021
PLANNING DEPARTMENT





Zone Change Application

Planning and Development Department

PROJECT INFORMATION

Address where zone change is being requested: N 45TH AVE. LA PORTE TX. 77571

Legal description where zone change is being requested: LTS. 13, 14, 15 & 16 BLK 108

HCAD Parcel Number where zone change is being requested: 023-218-008-0013

Zoning District: Current GC, desired R2

Lot area: 12,500 SF

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

Description of Request: Formally requesting to change the above mentioned property from commercial to a residential property

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: Maria Cristina Rodriguez

Company (if applicable): _____

Address: 519 Arxana St

City: Houston

State: Texas

Zip: 77034

Phone: (832) 453-4587

Email: maricris_cantu@hotmail.com

AUTHORIZED AGENT (If other than owner)

Name: _____

Company (if applicable): _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Email: _____

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: _____

Date: _____

Owner(s)' Signature(s): [Signature]

Date: 09/15/2021

STAFF USE ONLY:

Case Number:

SCUP 21-92000003

Date Application Received:

9/15/2021



Zone Change Application

Planning and Development Department

AFFIDAVIT OF POSTING

PLANNING AND ZONING COMMISSION PUBLIC HEARING

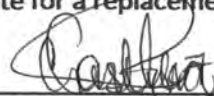
STATE OF TEXAS

COUNTY OF HARRIS

CITY OF LA PORTE

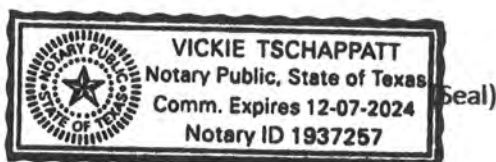
The undersigned hereby duly swears on oath and says:

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


Applicant's Signature

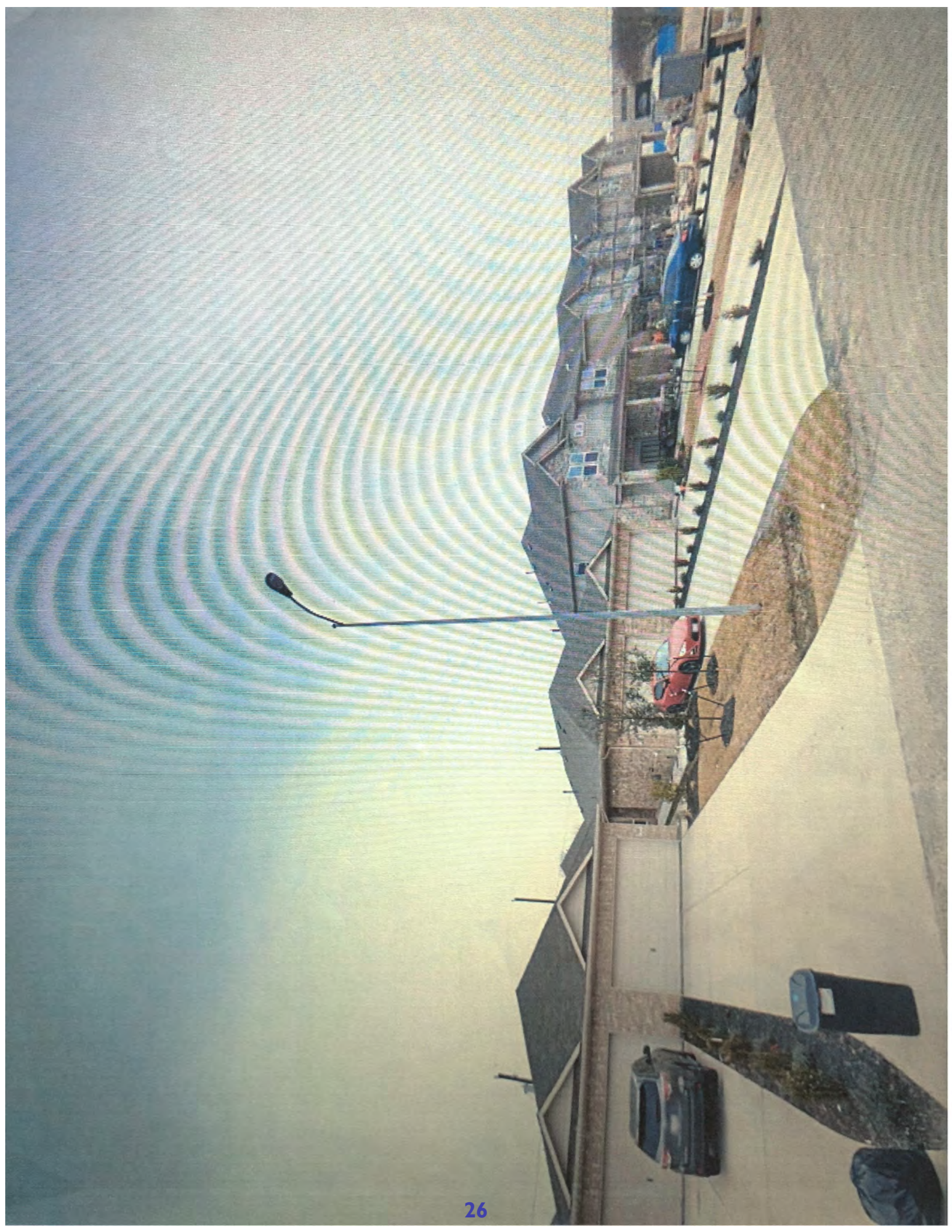
Maria Cristina Rodriguez
Applicant's Printed Name

Subscribed and sworn before me this 15 day of September, 2021, by _____
(Print Applicant's Name).



Vickie Tschappatt
Notary Public

My commission expires: 12-7-24





Planning and Development Department Staff Report FLUP Amendment - #21-92000003

DISCUSSION

Location:

The subject site is located at the northeast corner of N. 1st St. and W. Madison St.

Background Information:

Staff is presenting for consideration an amendment to the City's Future Land Use Plan in conjunction with a SCUP request on a 0.27-acre (11,969 square feet) tract of land for a single family home. The site is currently undeveloped and is located at the northeast corner of N. 1st St. and W. Madison St.

The City's Future Land Use Plan (FLUP) identifies this property as "General Commercial". In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Mid-High Density Residential". The FLUP may be amended from time to time if approved by the City Council, upon recommendation by the Planning and Zoning Commission. The attached Exhibit A demonstrates the existing land use while Exhibit B shows the proposed future land use plan.

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

| | Zoning | Land Use |
|--------------|---------------------------------|---------------------------|
| North | GC, General Commercial | Undeveloped/Single Family |
| South | GC, General Commercial | Office/Warehouse |
| West | R-2, Medium Density Residential | Single Family Homes |
| East | GC, General Commercial | Office/Warehouse |

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

RECOMENDATION

Should the Planning and Zoning Commission desire to recommend approval for Zone Change request #21-92000003, then the City's Future Land Use Plan should be amended as described in this item.

ATTACHMENTS

- Exhibit A: Current Future Land Use (FLUP) Map
Exhibit B: Proposed Future Land Use (FLUP) Map

Current FLUP

Zone Change
#21-92000003

NE Corner
N 1st and Madison

Legend



Subject Tract

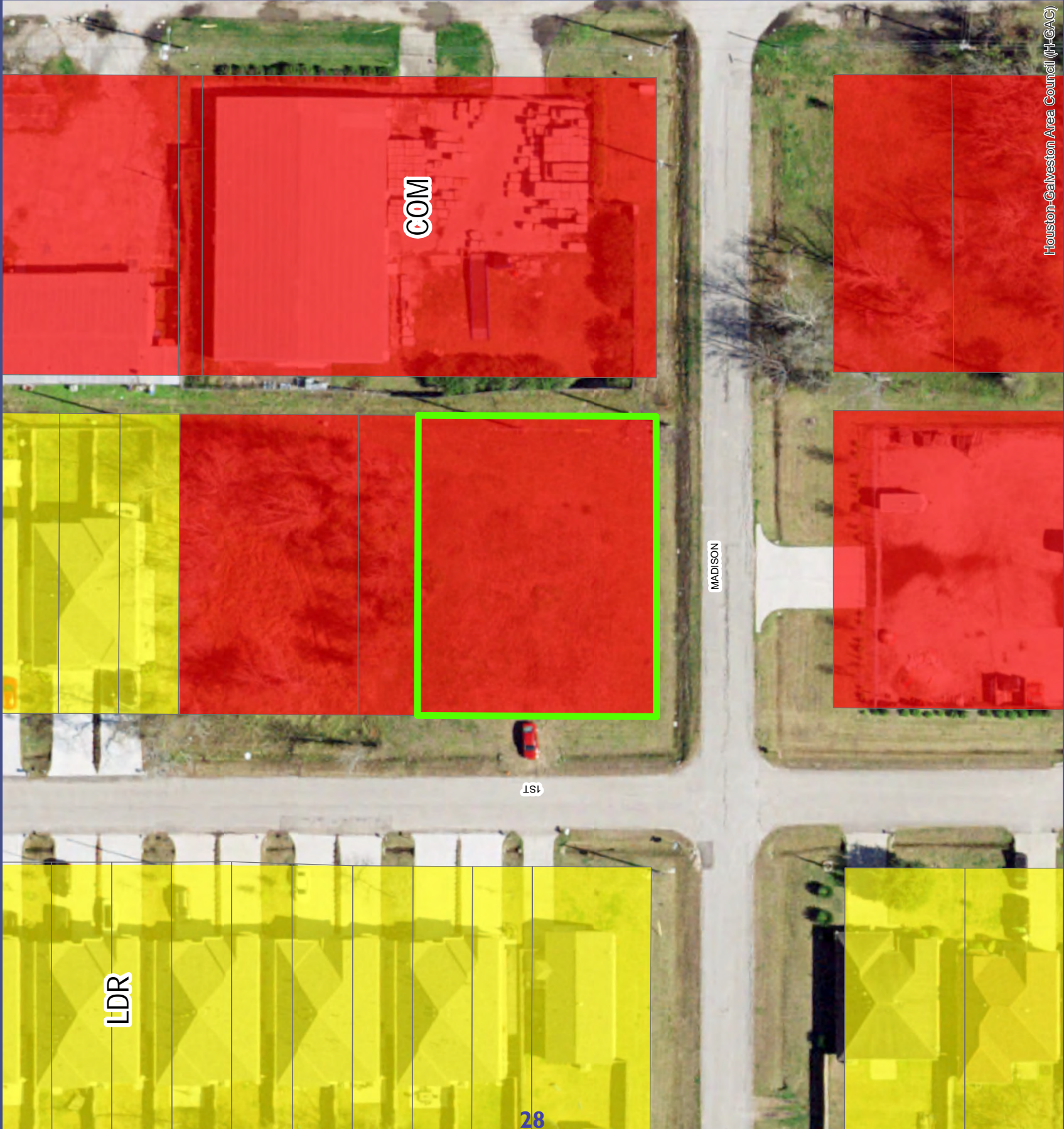


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 50 feet

OCTOBER 2021
PLANNING DEPARTMENT



Proposed FLUP

Zone Change
#21-92000003

NE Corner
N 1st and Madison

Legend



Subject Tract

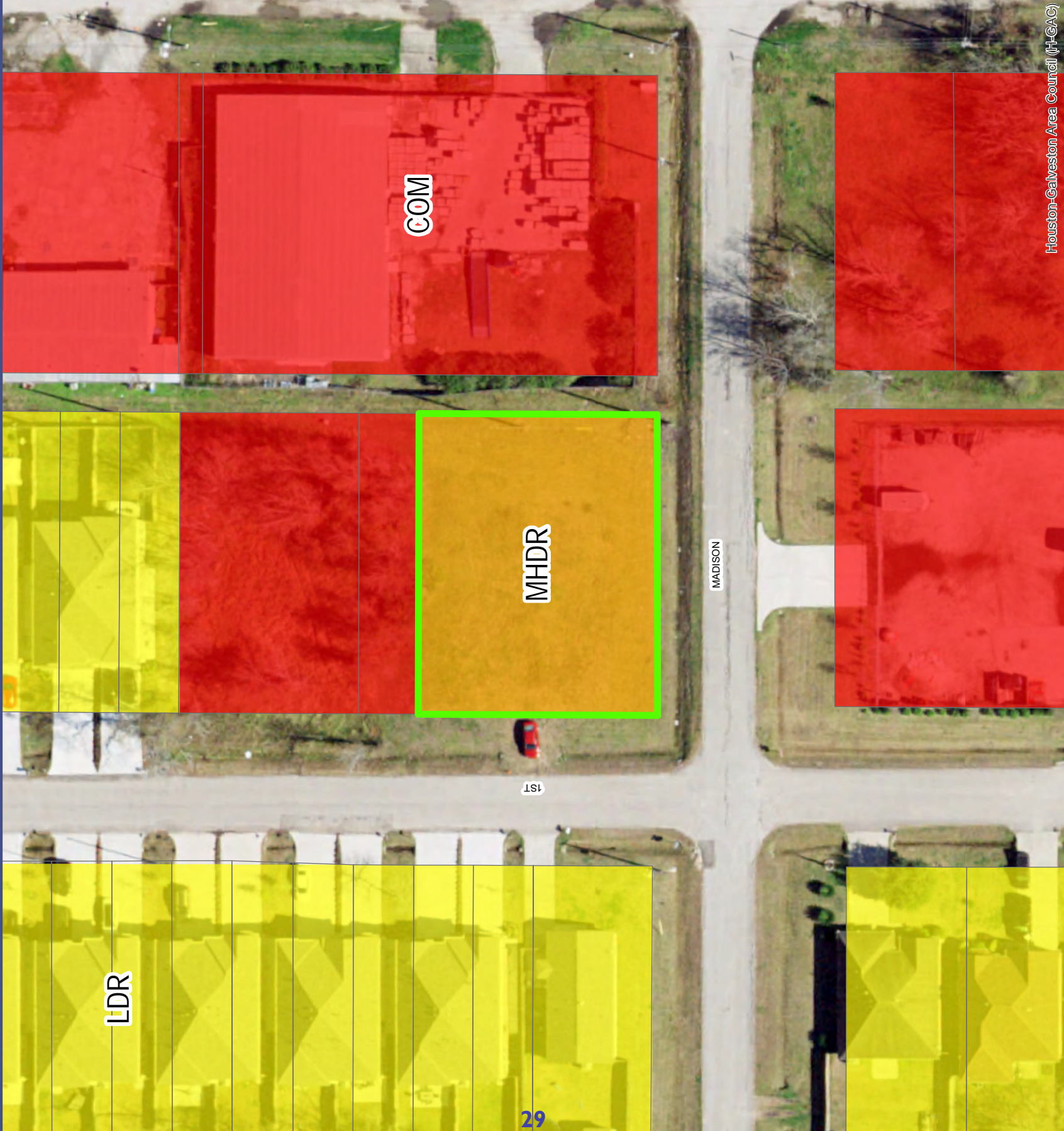


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 50 feet

OCTOBER 2021
PLANNING DEPARTMENT





Discussion Item

- a. Discussion on proposed 11 acre residential subdivision on McCabe Rd.
- b. Discussion regarding status of the commission initiated zone changes.



Administrative Report

- a. Next Regular Meeting – November 18, 2021.