

**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, JANUARY 20, 2022**  
**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/87316294460?pwd=dTFjTzhhUXNnZFIPMUJhbFpObk13Zz09>  
Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 873 1629 4460. The passcode is 385793.

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- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:** Approve the minutes of the December 16, 2021 regular meeting of the Planning and Zoning Commission.
- 4. MAJOR DEVELOPMENT PLAT #21-97000009:** Consider approval of a Major Development Plat for LP Two Twenty Five Business Park, a commercial development consisting of 56.924-acres, located south of SH 225, bisected by North P Street and legally described as 56.924-acres of land situated in the Enoch Brinson League, Abstract Number 5, Harris County, Texas.
- 5. SCUP REQUEST #22-91000001:** Open a public hearing on SCUP Request #22-91000001, a request by Melaney Gibbs and Ronald Tarantino, applicant and owner; for approval of a SCUP to allow for a secondary dwelling unit in the Low Density Residential (R-1) zoning district, on a 0.53- acre tract of land located at 9305 Carlow Lane; legally described as Lots 67 & 68, Block 4, Spenwick Place Section 1, Harris County, Texas.
  - a. Staff Presentation.
  - b. Applicant Presentation.
  - c. Public Comments (Limited to 5 minutes per person).
  - d. Question and Answer.
- 6. ADJOURN PUBLIC HEARING**
- 7. CONSIDERATION:** Consider approval or other action on SCUP Request #22-91000001.
- 8. ZONE CHANGE REQUEST #22-92000001:** Open a public hearing on Zone Change Request #22-92000001, a request by the City of La Porte, applicant, for approval of a zone change from Medium Density Residential (R-2) to Low Density Residential (R-1), for a 11.3-acre tract of land located along Ashton Lane and Oakhaven Road; legally described as Lots 45-53, Block 8, Brookglen Section 2; Tract 17D, Abstract 482 W Jones; Lot 1, Block 1, Rigo Estates; and Lots 1-5, Block 1, Risen Valley, Harris County, Texas.

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

**9. ADJOURN PUBLIC HEARING**

**10. CONSIDERATION:** Consider approval or other action on Zone Change Request #22-92000001.

**11. ZONE CHANGE REQUEST #22-92000002:** Open a public hearing on Zone Change Request #22-92000002, a request by the City of La Porte, applicant, for approval of a zone change from Medium Density Residential (R-2) to Low Density Residential (R-1), for a 9.98-acre tract of land located within the Pecan Crossing subdivision, Section 1; legally described as Lots 1-9, Block 1 and Lots 1-30, Block 3, Pecan Crossing Section 1, and a portion of Tract 714A, La Porte Outlots, Harris County, Texas.

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

**12. ADJOURN PUBLIC HEARING**

**13. CONSIDERATION:** Consider approval or other action on Zone Change Request #22-92000002.

**14. ZONE CHANGE REQUEST #22-92000003:** Open a public hearing on Zone Change Request #22-92000003, a request by the City of La Porte, applicant, for approval of a zone change from Medium Density Residential (R-2) to Low Density Residential (R-1), for a 19.5-acre tract of land located within the Pecan Crossing subdivision, Section 4 and the Summer Winds Subdivision Section 4; legally described as Lots 30-36, Block 6, Lots 72-78, Block 1, Lots 11-15, Block 7, Lots 6 & 12, Block 8, Reserve A, Block 1, Pecan Crossing Section 4; Lots 8-20, Block 1, Lots 1-4, Block 3, and Reserve A, Block 1, Summer Winds Section 3 Amending; and Lot 696B, La Porte Outlots, Harris County, Texas.

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

**15. ADJOURN PUBLIC HEARING**

**16. CONSIDERATION:** Consider approval or other action on Zone Change Request #22-92000003.

**17. DISCUSSION ITEM:**

- a. Battery Storage use discussion.
- b. Update on High Frequency Truck Route proposed amendments.
- c. Chapter 106 Updates – Subcommittee.

**18. ADMINISTRATIVE REPORTS:**

- a. Council Action Update.
- b. Next Regular Meeting – February 17, 2022.

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

**20. 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 **January 20, 2022** 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**

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- a. December 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 DECEMBER 16, 2021**

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

**Commissioners absent:** Commissioner Nolan Allen.

**City Staff present:** Ian Clowes, City Planner; Teresa Evans, Planning and Development Director; Chase Stewart, Planning Technician; Corby Alexander, City Manager; Clark Askins, Assistant City Attorney.

1. **CALL TO ORDER** – Chairman Lawler called the meeting to order at 6:04 p.m.
2. **ROLL CALL OF MEMBERS:** – Commissioner Allen was absent. Commissioner Follis arrived 6:07. Commissioner Walter left the meeting at 6:41.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on November 18, 2021.  
Commissioner O'Conner moved to approve the meeting minutes; the motion was adopted, 7-0.
4. **ZONE CHANGE REQUEST #21-92000005:** Open a public hearing on Zone Change Request #21- 92000005, a request by Paul Pittman of Gulf Coast Crating, applicant and owner, for approval of a Zone Change from Medium Density Residential (R-2) to Planned Unit Development (PUD), on a 6.264 – acre tract of land located at 3337 Canada Road, legally described as Tracts 692 & 693, La Porte Outlots, Harris County, Texas.

City Planner Ian Clowes presented the Zone Change request and provided background information regarding the zone change request.

Applicant Paul Pittman presented additional information explaining that they purchased the property to run their crating/packaging operation. After purchasing the property, they were informed that property was no longer considered a pre-existing non-conforming property because of an extended period of vacancy.

The Commission had a number of questions regarding the process in which the applicant acquired the property and also regarding the proposed business operations at the site.

5. **ADJOURN PUBLIC HEARING:** 7:23 PM.

Commissioner Follis moved to recommend denial of Zone Change Request #21-92000005 as presented; the motion was adopted, 7-0.

6. **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 6.264 – acre located at 3337 Canada Road, legally described as Tracts 692 & 693, La Porte Outlots, Harris County, Texas, from “Mid-High Density Residential” to “Light Industrial”

City Planner Ian Clowes presented the Future Land Use Amendment request and referred back to the previously denied zone change request for the reasoning behind the request.

Commissioner Follis moved to recommend denial of SCUP Request #21-91000009 as presented; the motion was adopted, 7-0.

- 7. SCUP REQUEST #21-91000009:** Open a public hearing on SCUP Request #21-91000009, a request by Paul Pittman of Gulf Coast Crating, applicant and owner, for approval of a SCUP to allow for Light Industrial (LI) uses in the Planned Unit Development (PUD) zoning district, on a 6.264 – acre tract of land located at 3337 Canada Road, legally described as Tracts 692 & 693, La Porte Outlots, Harris County, Texas.

City Planner Ian Clowes presented the SCUP request and referred back to the previously denied zone change request for the reasoning behind the request.

Applicant Paul Pittman reiterated the desire for the SCUP in order to operate a crating/packaging operation.

The Commissioners had no additional questions regarding this request.

- 8. ADJOURN PUBLIC HEARING: 7:30 PM.**

Commissioner Follis moved to recommend denial of SCUP Request #21-91000009 as presented; the motion was adopted, 7-0.

- 9. DISCUSSION ITEM:**

- a. Council Action Update -

City Planner Ian Clowes went over recent City Council action on items previously heard by the Commission.

- 10. ADMINISTRATIVE REPORT:**

- a. Next Meeting – January 20, 2022

**ADJOURN:** Without objection, the meeting adjourned at 7:33 PM.

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Hal Lawler, Planning and Zoning Commission Chairman

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Chase Stewart, Planning Technician



## Planning and Development Department Staff Report Major Development Plat - #21-97000009

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### DISCUSSION

#### Applicant's Request:

This is a request for approval of the LP Two Twenty Five Business Park plat, a commercial development plat of 56.924-acres of land located south of SH 225 and bisected by North P Street.

#### Background Information:

The site is zoned Light Industrial (LI) and Business Industrial (BI), and is currently undeveloped. The site will be accessed by North P Street which currently terminates at the site.

The table below indicates the surrounding zoning and land uses:

	<b>Zoning</b>	<b>Land Use</b>
<b><i>North</i></b>	Battleground Industrial District (ETJ)	Industrial/SH 225
<b><i>South</i></b>	Light Industrial (LI)	City of La Porte Drainage
<b><i>West</i></b>	Business Industrial (BI)	Industrial User
<b><i>East</i></b>	Heavy Industrial (HI)	Southern Pacific Rail Yard

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the major development plat of LP Two Twenty Five Business Park.

### ATTACHMENTS

- Area Map
- LP Two Twenty Five Business Park plat



# Area Map

Major Plat  
#21-97000009

LP Two Twenty  
Five Business Park

## Legend



Subject Tracts

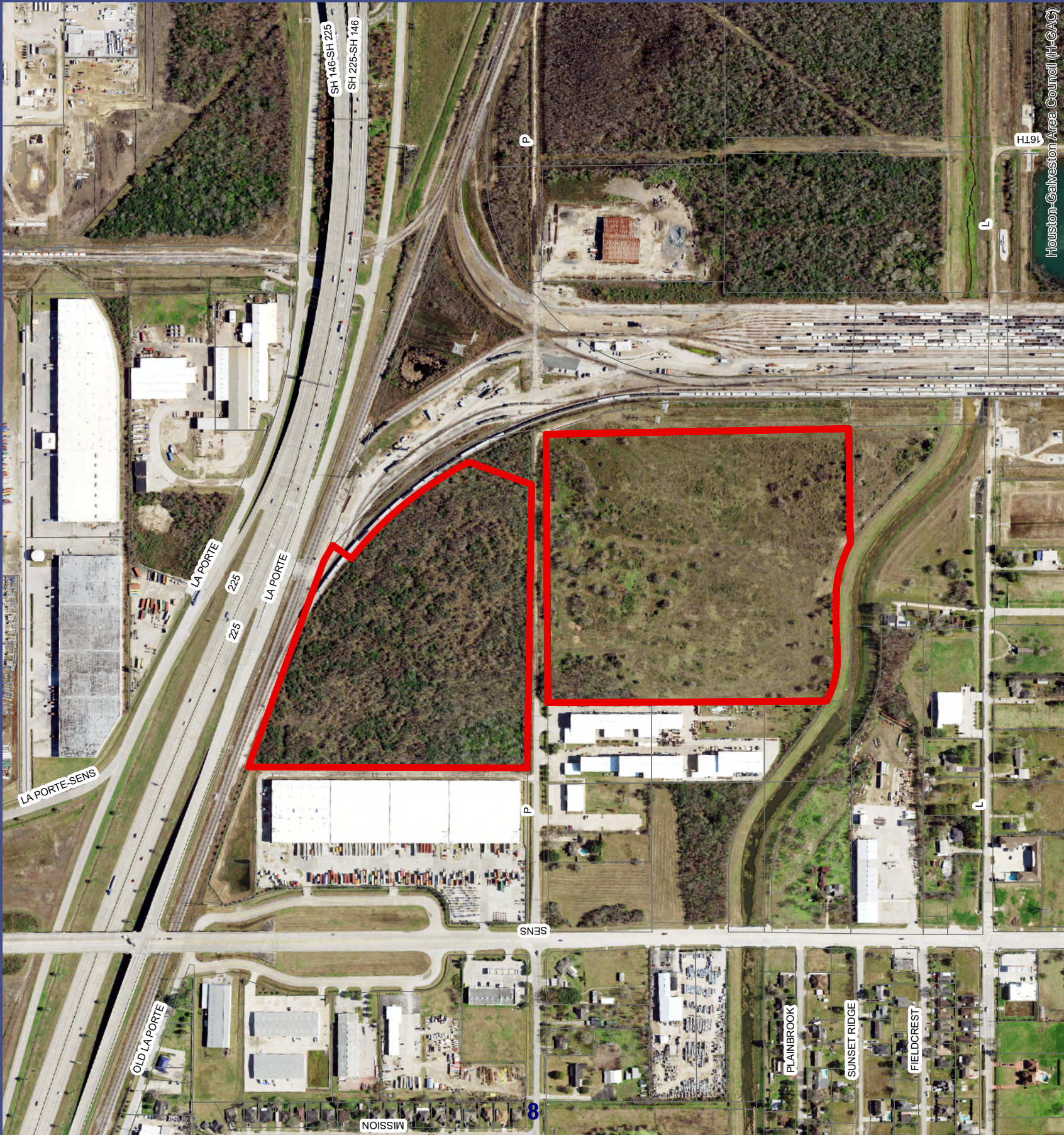


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

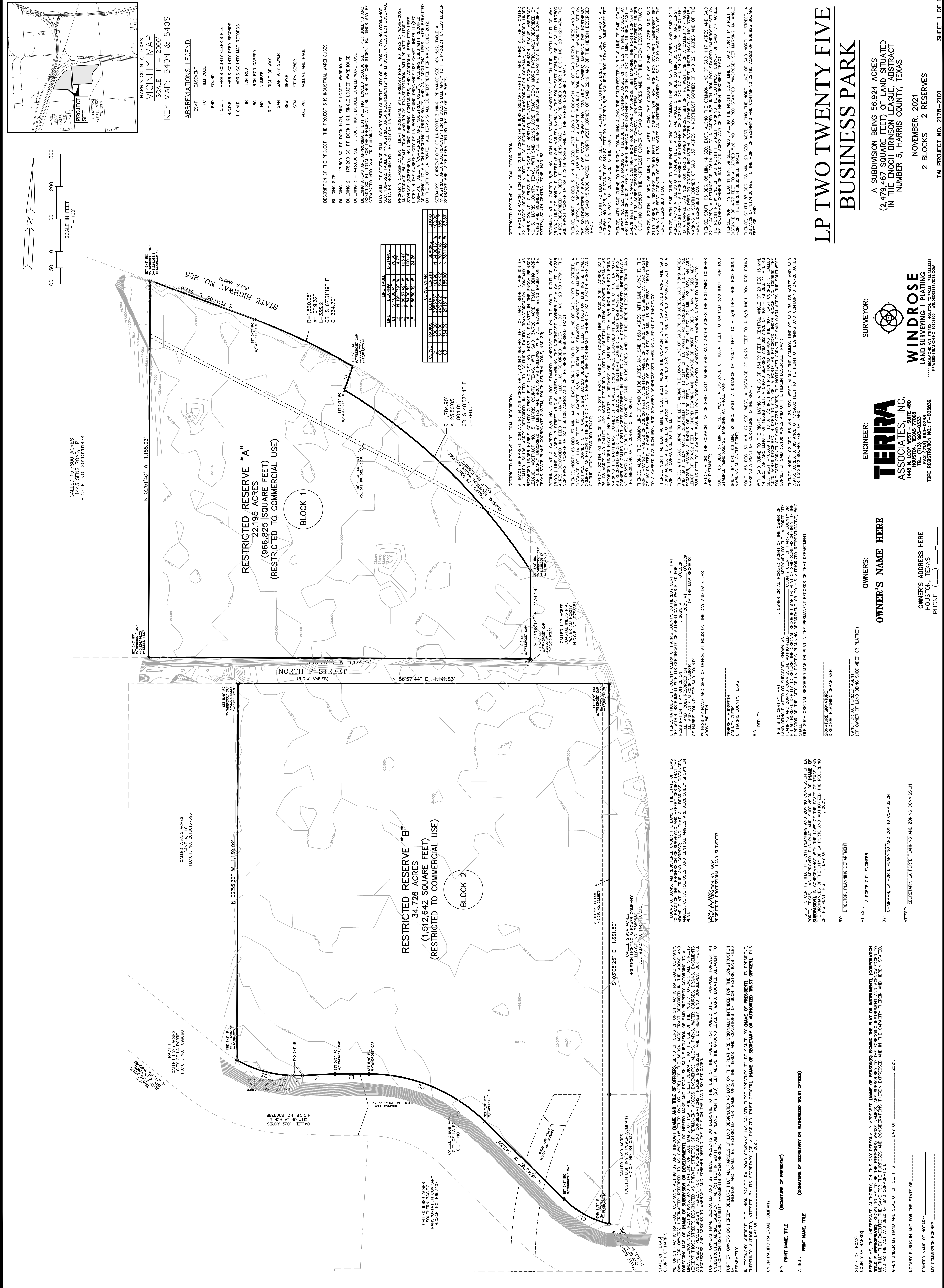


1 inch = 502 feet

JANUARY 2022  
PLANNING DEPARTMENT







**LP TWO TWENTY FIVE BUSINESS PARK**

A SUBDIVISION BEING 56.924 ACRES  
(2,479,467 SQUARE FEET) OF LAND SITUATED  
IN THE ENOCH BRINSON LEAGUE, ABSTRACT  
NUMBER 5, HARRIS COUNTY, TEXAS

NOVEMBER, 2021  
2 BLOCKS 2 RESERVES  
TAI PROJECT NO. 2178-2101

SHEET 1 OF 1

**ENGINEER:**  
**TERRA ASSOCIATES, INC.**  
1448 LINDSEY VEST DRIVE  
HOUSTON, TEXAS 77058  
TEL: (713) 963-0333  
FAX: (713) 963-0743  
TBE REGISTRATION NO. 17-00060 TERRASSOCIATES.COM

**SURVEYOR:**  
**WINDROSE**  
LAND SURVEYING & PLATING  
11111 LINDSEY VEST DRIVE  
HOUSTON, TEXAS 77058  
TBE REGISTRATION NO. 17-00060 TERRASSOCIATES.COM

**OWNERS:**  
**OWNER'S NAME HERE**

**OWNER'S ADDRESS HERE**  
HOUSTON, TEXAS  
PHONE: ( ) - -

**OWNER OF AUTHORIZED AGENT**  
(IF OWNER OF LAND BEING SUBDIVIDED OR PLATTED)

**SIGNATURE**  
DIRECTOR, PLANNING DEPARTMENT

**OWNER OF AUTHORIZED AGENT**  
(IF OWNER OF LAND BEING SUBDIVIDED OR PLATTED)

**SIGNATURE**  
DIRECTOR, PLANNING DEPARTMENT

**OWNER OF AUTHORIZED AGENT**  
(IF OWNER OF LAND BEING SUBDIVIDED OR PLATTED)

**SIGNATURE**  
DIRECTOR, PLANNING DEPARTMENT

**OWNER OF AUTHORIZED AGENT**  
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**SIGNATURE**  
DIRECTOR, PLANNING DEPARTMENT

**OWNER OF AUTHORIZED AGENT**  
(IF OWNER OF LAND BEING SUBDIVIDED OR PLATTED)

**SIGNATURE**  
DIRECTOR, PLANNING DEPARTMENT





## Planning and Development Department Staff Report SCUP Request - #21-91000008

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### DISCUSSION

#### Location:

The subject site is located at 9305 Carlow Ln.

#### Background Information:

The property is currently zoned Low Density Residential (R-1) and consists of two (2) individually platted lots (lots 67-68) that have been combined into one (1) tax parcel. The site has a single residential home along with a detached garage on the property. The property owner is requesting approval of a Special Conditional Use Permit (SCUP) to allow for a small secondary dwelling to be added to the existing site.

Staff has provided a list of 3 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.

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Low Density Residential (R-1)	Vacant Lot
<b>South</b>	Low Density Residential (R-1)	Single Family Home
<b>West</b>	Low Density Residential (R-1)	Single Family Home
<b>East</b>	Low Density Residential (R-1)	Single Family Home

#### 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:

1. *Land Use.* The proposed secondary dwelling is in line with the surrounding character of the neighborhood.
2. *Access.* The site has existing access to a public street (Creel Circle).
3. *Utilities.* The site is connected to city water and sewer.

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.



<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed development would be consistent with other residential properties in the immediate area.
Conformance of a zoning request with the land use plan.	The proposed SCUP is in conformance with the current future land use plan.
Character of the surrounding and adjacent areas.	The proposed SCUP would be consistent with surrounding neighborhood. Proposed dwelling will not be visible from ROW or adjacent properties.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The site has sufficient room and access to accommodate a secondary dwelling.
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 dwelling will utilize the existing access point on Creel Circle.
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 #22-91000001. 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  
#22-91000001  
9305 Carlow Ln.

## 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 = 75 feet

JANUARY 2022  
PLANNING DEPARTMENT





# Zoning Map

SCUP

#22-91000001

9305 Carlow Ln.

## Legend



Subject Tract



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1 inch = 75 feet

JANUARY 2022  
PLANNING DEPARTMENT





# FLUP Map

SCUP  
#22-91000001  
9305 Carlow Ln.

## Legend

 Subject Tract



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1 inch = 75 feet

JANUARY 2022  
PLANNING DEPARTMENT



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**City of La Porte**  
**Special Conditional Use Permit**  
**#22-91000001**

**Applicant:** Melaney Gibbs and Ronald Tarantino  
**Owner or Agent**

3905 Carlow Ln., La Porte, TX 77571  
**Address**

**Development Name/Type:** Gibbs/Tarantino Secondary Dwelling

**Location:** 3905 Carlow Ln.

**Legal Description:** Lots 67 & 68, Spenwick Place Section 1

**Zoning:** Low Density Residential (R-1)

**Use:** Secondary Dwelling

**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. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process.
2. The site is zoned Low Density Residential (R-1). All R-1 zoning and development requirements will need to be met, in addition to any conditions listed below.
3. 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: 9305 Carlou Lane La Porte, TX 77571

Legal description where SCUP is being requested: LT 67968 Blk 4 - Sperrywick Place Sec 1

HCAD Parcel Number where SCUP is being requested: 0810850000067

Zoning District: \_\_\_\_\_ Lot area: 28,244 sq ft

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

Description of Request: \_\_\_\_\_

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: RONALD TARANTINO - Melaney Gibbs

Company (if applicable): MGT Complete Services LLC

Address: 9305 Carlou Lane

City: La Porte State: TX Zip: 77571

Phone: 713.775.9048 Email: MEL-gibbs2006@yahoo.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): Ronald Tarantino Melaney Gibbs Date: 12/21/2021

### STAFF USE ONLY:

Case Number:

22-910000a1

Date Application Received:

12.21.2021

\* February 17 meeting



# 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: 9305 Carlows Lane La Porte, Tx 77571

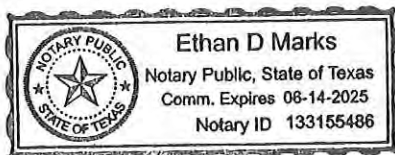
LEGAL DESCRIPTION: LT 67 + LT 68 BLK 4 - Spewick Place Sec 1

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.

Ronald Tarantino  
Applicant's Signature

Ronald Tarantino  
Applicant's Printed Name

Subscribed and sworn before me this 21 day of December, 2021, by  
Ronald Tarantino (Print Applicant's Name).



(Seal)

[Signature]  
Notary Public

My commission expires: 6/14/2025

December 21, 2021

City of LaPorte Texas

Planning and Development Department

West Fairmont Parkway

LaPorte, Texas 77571

RE: Special Conditional Use Permit Application

We are requesting a Special Use Permit to build a freestanding single unit on our property. This unit will be self-contained and used as a second living/office facility. It will be in the back fenced area of our property on the left side of our existing house.

The unit will be used to run our LLC business as well as a second living quarter as needed. It has been designed to coordinate with the exiting dwelling.

Our LLC is a property management company, that we are hoping to expand in the future. For now, it only manages our own investment property. There should be no foot traffic for this business, therefore, any additional traffic concerns are diminished.

The unit will enhance our current property and not meant to distract but compliment.

Please consider our application. We look forward to having an approved special use permit to start our build.

Cordially,

Handwritten signatures of Melaney Gibbs and Ronald Tarantino. The signature of Melaney Gibbs is on top, and the signature of Ronald Tarantino is below it, written in a cursive script.

Melaney Gibbs, Ronald Tarantino

MGT Complete Services



<div> <div>LOCATION MAP</div> </div>	<div> <div>PROJECT DESCRIPTION</div> <div>Free Standing ADU</div> </div>
--------------------------------------	--

OWNER:	Melanny Gibbs
DESIGNER:	Nunes Designs LLC
Phone Number:	(909) 838-1456
Email Address:	melan@nunesdesigns.com


<p><b>PROJECT DATA</b></p> <p>Location: 9305 Canrow Ln, LaPorte, TX 77571</p> <p>Owner: McElaney Gibbs</p> <p>Occupancy Type: Residential</p> <p>Lot size: 28,244 Sqft.</p> <p>APN: 08108500000067</p>
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**GENERAL NOTES**

STATE:  
Texas

**CODS:**

2016 INTERNATIONAL RESIDENTIAL CODE  
2016 INTERNATIONAL SPORE CONSERVATION CODE  
2016 INTERNATIONAL PLUMBING CODE  
2016 INTERNATIONAL MECHANICAL CODE  
2016 FUEL GAS CODE

  
NUNEZ DESIGNS LLC  
Phone Number: (909) 838-1455  
Email Address: [amela@nunezdesignz.com](mailto:amela@nunezdesignz.com)

REVISION DATES		
MARK	DATES	DESCRIPTION

[illegible]

SHEET INDEX	
A0.1	COVER SHEET
A1.0	SITE PLAN
A1.1	ROOF PLAN
A1.2	LAYOUT PLAN
A2.1	ELEVATIONS
M1.1	HVAC PLAN
E1.1	ELECTRICAL PLAN
P1.1	PLUMBING PLAN
S1.0	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S2.0	FRAMING PLAN
S2.1	FRAMING PLAN

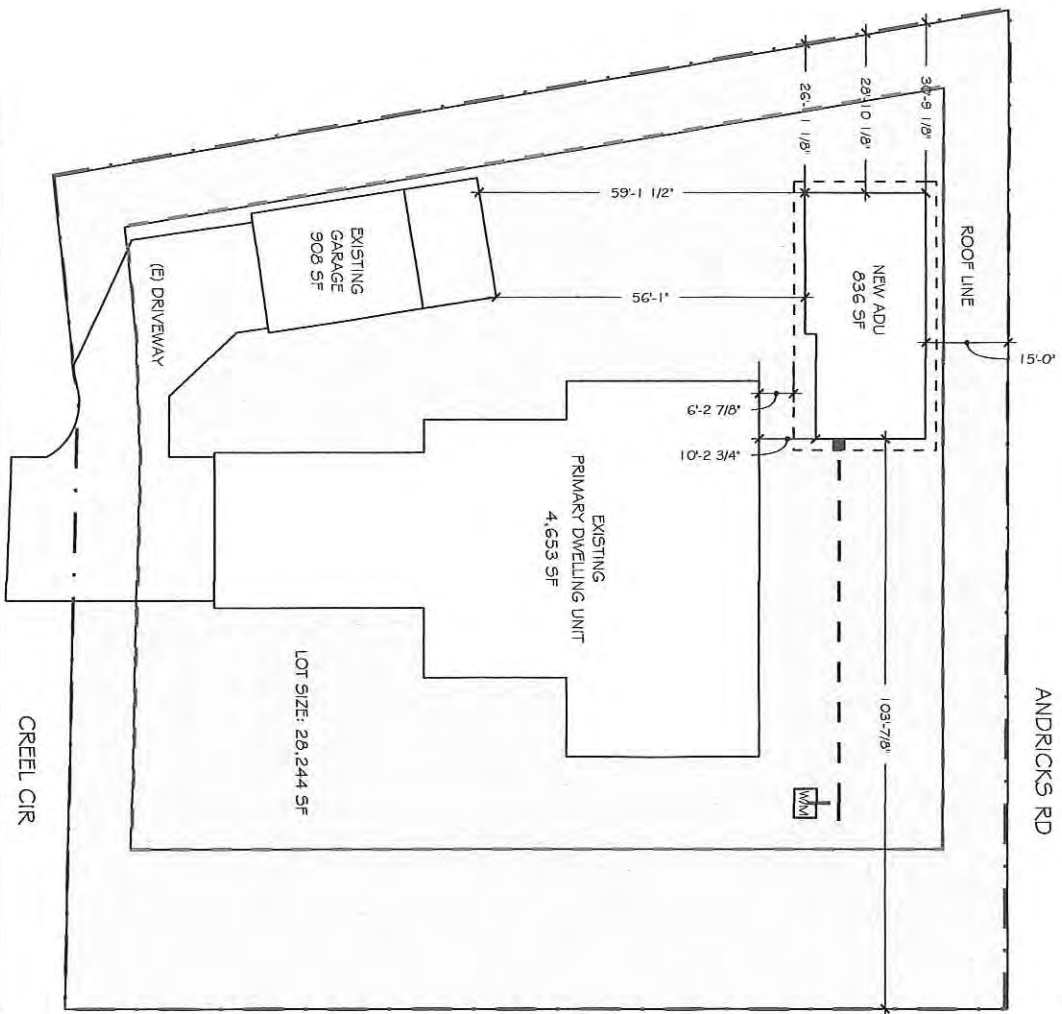
Sheet: 01	AO.1
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[illegible]





1 SITE PLAN  
1" = 22'-0"



### SYMBOL LEGEND

- SET BACK
- PROPERTY LINE
- (N) WATER MAIN FROM METER TO ADU
- (E) WATER METER



NUNEZ DESIGNS LLC

Phone Number: (909) 836-1459  
Email Address: anez@nunezdesigns.com

### PROJECT DESCRIPTION

Free Standing ADU

### PROJECT DIRECTORY

LOCATION:  
9305 Carlow Lane  
Lafayette, TX 77571

OWNER:  
Matseny, Gibbs

DESIGNER:  
Nunez Designs LLC

Phone Number: (909) 836-1459  
Email Address: anez@nunezdesigns.com

### REVISION DATES

MARK	DATES	DESCRIPTION

### SHEET INDEX

AO.1	COVER SHEET
A1.0	SITE PLAN
A1.1	ROOF PLAN
A1.2	LAYOUT PLAN
A2.1	ELEVATIONS
M1.1	HVAC PLAN
E1.1	ELECTRICAL PLAN
P1.1	PLUMBING PLAN
S1.0	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S2.0	FRAMING PLAN
S2.1	FRAMING PLAN

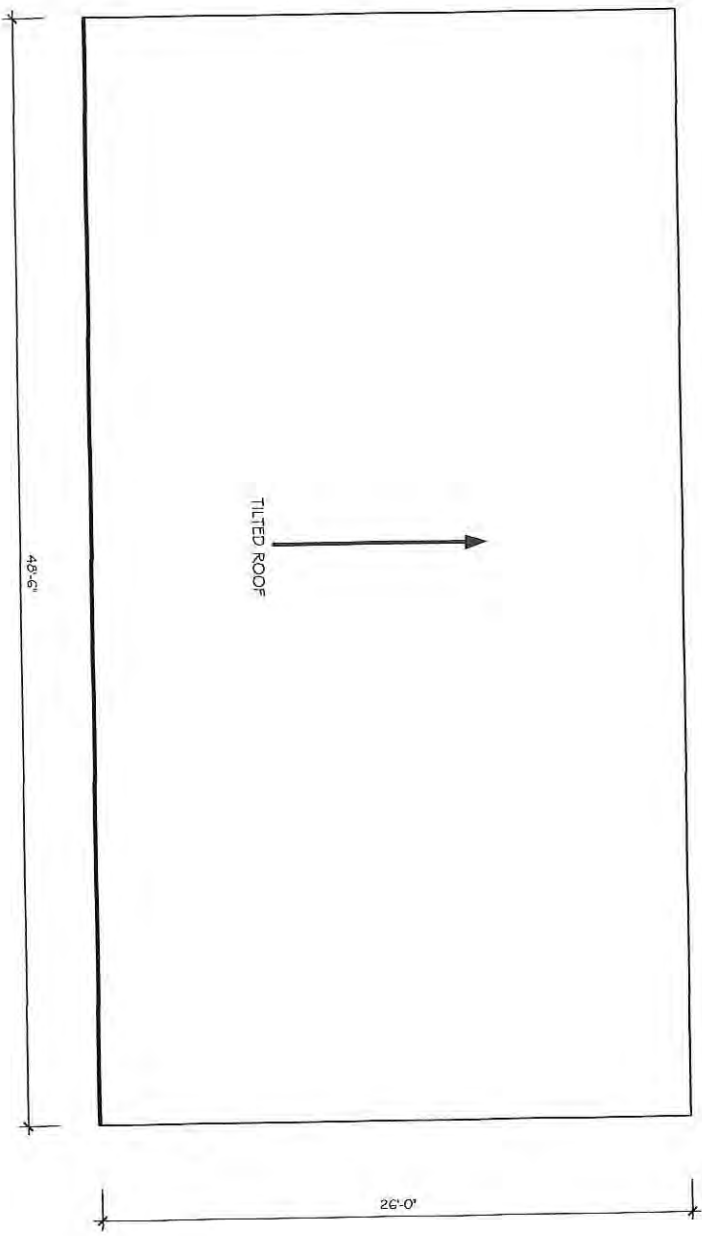
### SHEET TITLE

Site Plan

Sheet: 2 A1.0



1 ROOF PLAN  
3/16" = 1'-0"





NUNEZ DESIGNS LLC

Phone Number: (809) 838-1459  
Email Address: [info@nunezdesigns.com](mailto:info@nunezdesigns.com)

PROJECT DESCRIPTION

Free Standing ADU

PROJECT DIRECTORY

LOCATION:  
9305 Carlow Lane  
LaPorte, TX 77571

OWNER:  
McNeely Gibbs

DESIGNER:  
Nunez Designs LLC  
Phone Number: (809) 838-1459  
Email Address:  
[amclia@nunezdesigns.com](mailto:amclia@nunezdesigns.com)

REVISION DATES

MARK DATES DESCRIPTION

SHEET INDEX

- A0.1 COVER SHEET
- A1.0 SITE PLAN
- A1.1 ROOF PLAN
- A1.2 LAYOUT PLAN
- A2.1 ELEVATIONS
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- S1.0 FOUNDATION PLAN
- S1.1 FOUNDATION DETAILS
- S2.0 FRAMING PLAN
- S2.1 FRAMING PLAN

SHEET TITLE

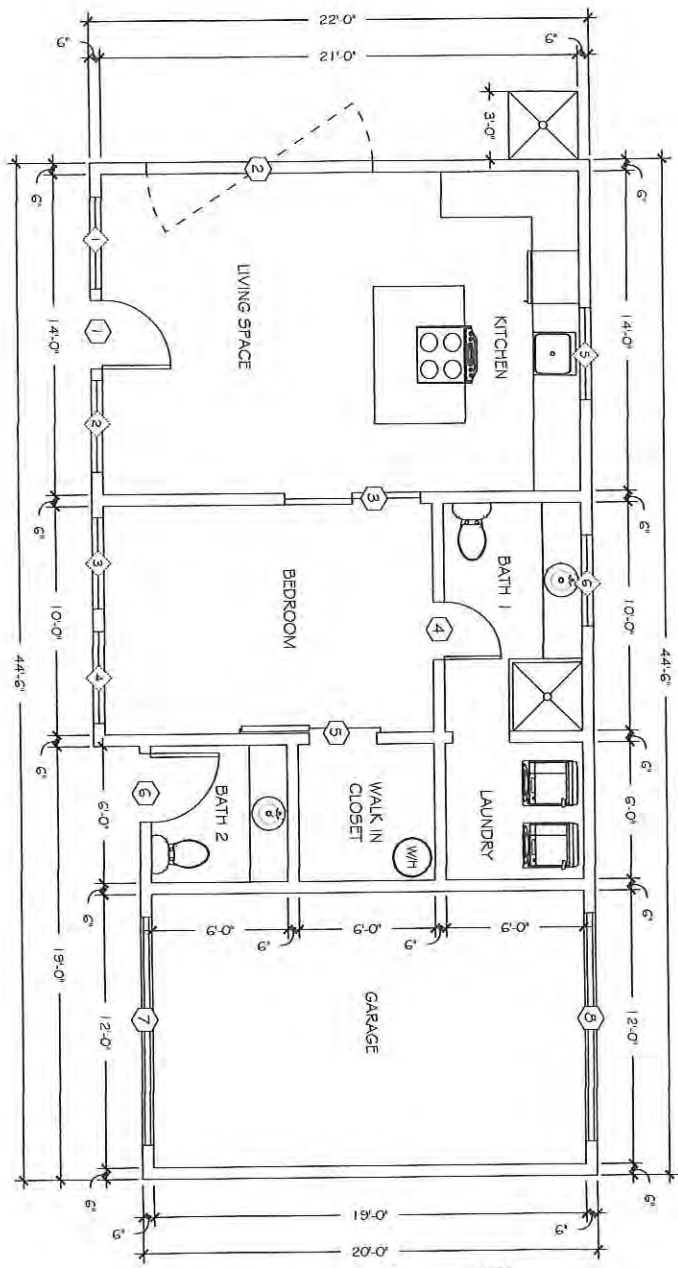
Proposed Roof Plan

Sheet: 3 | A1.1



WINDOW SCHEDULE			
#	LOCATION	WHT (in.)	POSTS FOR HEADERS
1	LIVING	40x72	2ca - 2x6 #1 or #2 Spruce, Pine, Fir per End - 1ca 2x6 #1 or #2 Spruce, Pine, Fir
2	LIVING	40x72	2ca - 2x6 #1 or #2 Spruce, Pine, Fir per End - 1ca 2x6 #1 or #2 Spruce, Pine, Fir
3	BEDROOM	40x48	2ca - 2x6 #1 or #2 Spruce, Pine, Fir per End - 1ca 2x6 #1 or #2 Spruce, Pine, Fir
4	BEDROOM	40x48	2ca - 2x6 #1 or #2 Spruce, Pine, Fir per End - 1ca 2x6 #1 or #2 Spruce, Pine, Fir
5	KITCHEN	40x48	2ca - 2x6 #1 or #2 Spruce, Pine, Fir per End - 1ca 2x6 #1 or #2 Spruce, Pine, Fir
6	BATH 1	40x48	2ca - 2x6 #1 or #2 Spruce, Pine, Fir per End - 1ca 2x6 #1 or #2 Spruce, Pine, Fir
7	LIVING	14x24	2ca - Weyerhaeuser 1-1/2" x 1-7/8" L5E Timberstrand LSL per End - 3ca 2x6 #1 or #2 Spruce, Pine, Fir
8	BEDROOM	108x24	2ca - Weyerhaeuser 1-1/2" x 1-7/8" L5E Timberstrand LSL per End - 2ca 2x6 #1 or #2 Spruce, Pine, Fir
9	BATH 2	64x24	2ca - Weyerhaeuser 1-1/2" x 1-7/8" L5E Timberstrand LSL per End - 2ca 2x6 #1 or #2 Spruce, Pine, Fir
10	LIVING	120x24	2ca - Weyerhaeuser 1-1/2" x 1-7/8" L5E Timberstrand LSL per End - 3ca 2x6 #1 or #2 Spruce, Pine, Fir
11	KITCHEN	14x24	2ca - Weyerhaeuser 1-1/2" x 1-7/8" L5E Timberstrand LSL per End - 2ca 2x6 #1 or #2 Spruce, Pine, Fir
12	BATH 1	108x24	2ca - Weyerhaeuser 1-1/2" x 1-7/8" L5E Timberstrand LSL per End - 2ca 2x6 #1 or #2 Spruce, Pine, Fir
13	LAUNDRY	64x24	2ca - Weyerhaeuser 1-1/2" x 1-7/8" L5E Timberstrand LSL per End - 2ca 2x6 #1 or #2 Spruce, Pine, Fir

DOOR SCHEDULE			
#	LOCATION	WHT (in.)	NOTES
1	LIVING	36x64	2ca - 2x6 #1 or #2 Spruce, Pine, Fir per End - 1ca 2x6 #1 or #2 Spruce, Pine, Fir
2	LIVING	120x64	PIVOT DOOR per End - 1ca 2x6 #1 or #2 Spruce, Pine, Fir
3	BEDROOM	72x64	
4	BATH 1	30x64	
5	BEDROOM	36x64	BATH DOOR
6	BATH 2	36x64	2ca - 2x6 #1 or #2 Spruce, Pine, Fir
7	GARAGE	120x108	
8	GARAGE	120x108	



**SYMBOL LEGEND**

WINDOW TAG

DOOR TAG

**PROPOSED FLOOR PLAN**

1  
S1/E = 1'-0"

**NUNEZ DESIGNS LLC**

Phone Number: (909) 836-1459  
Email Address: [info@nunezdesigns.com](mailto:info@nunezdesigns.com)

**PROJECT DESCRIPTION**

Free Standing ADU

**PROJECT DIRECTORY**

**LOCATION:**  
9305 Carlow Lane  
Lafayette, TX 77571

**OWNER:**  
Madamey Gibbs

**DESIGNER:**  
Nunez Designs LLC

Phone Number: (909) 836-1459  
Email Address: [info@nunezdesigns.com](mailto:info@nunezdesigns.com)

**REVISION DATES**

NO.	DATE	DESCRIPTION

**MARK DATES DESCRIPTION**

NO.	DATE	DESCRIPTION

**SHEET INDEX**

NO.	DESCRIPTION
A0.1	COVER SHEET
A1.0	SITE PLAN
A1.1	ROOF PLAN
A1.2	LAYOUT PLAN
A2.1	ELEVATIONS
M1.1	HVAC PLAN
E1.1	ELECTRICAL PLAN
P1.1	PLUMBING PLAN
S1.0	FOUNDATION PLAN
S1.1	FRAMING PLAN
S2.0	FRAMING PLAN
S2.1	FRAMING PLAN

**SHEET TITLE**

Proposed Floor Plan

Sheet: 4     A1.1



SYMBOL LEGEND	
◇	WINDOW TAG
◻	DOOR TAG

**NUNEZ DESIGNS LLC**

Phone Number: (909) 936-1459  
Email Address: [info@nunezdesigns.com](mailto:info@nunezdesigns.com)

**PROJECT DESCRIPTION**

Free Standing ADU

**PROJECT DIRECTORY**

**LOCATION:**  
9305 Carlow Lane  
LaPorte, TX 77571

**OWNER:**  
Madrey Gibbs

**DESIGNER:**  
Nunez Designs LLC

Phone Number: (909) 936-1459  
Email Address: [info@nunezdesigns.com](mailto:info@nunezdesigns.com)

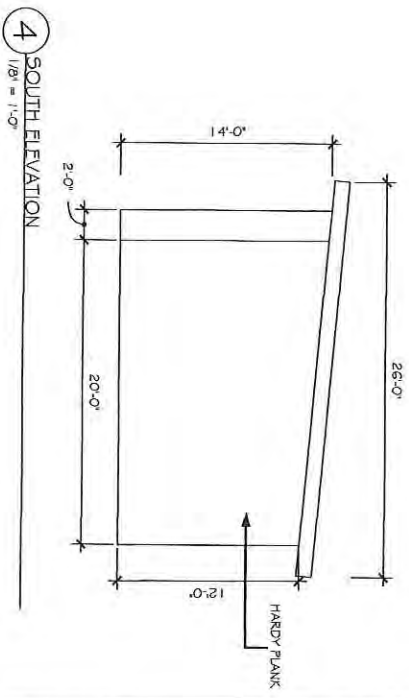
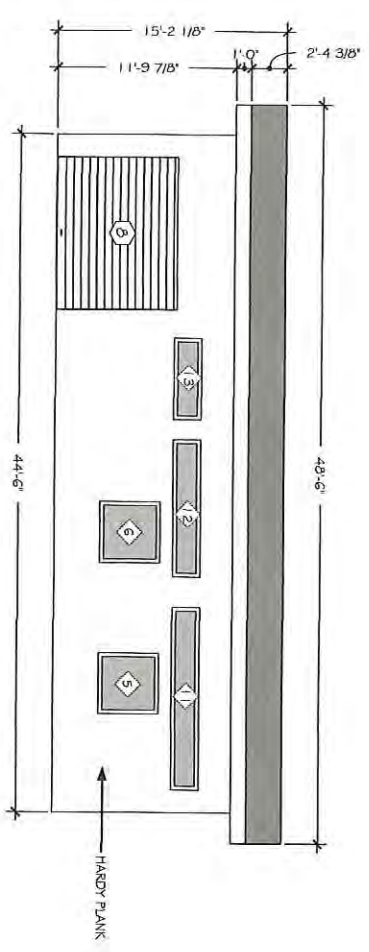
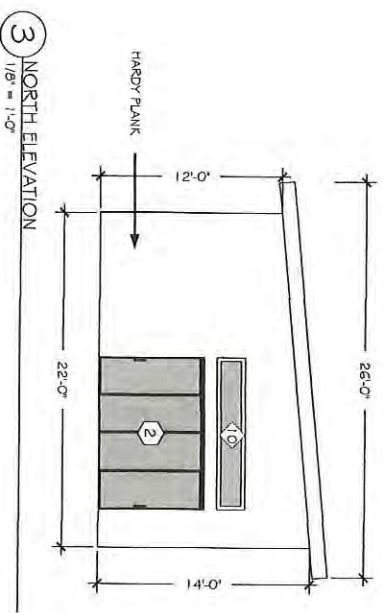
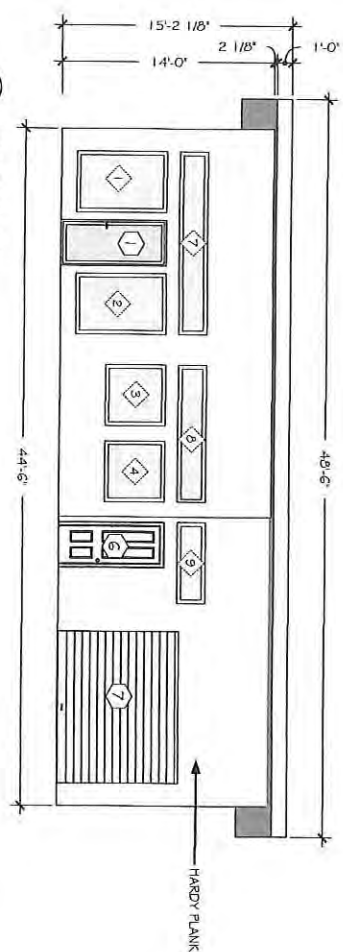
REVISION DATES	

MARK	DATES	DESCRIPTION

SHEET INDEX	

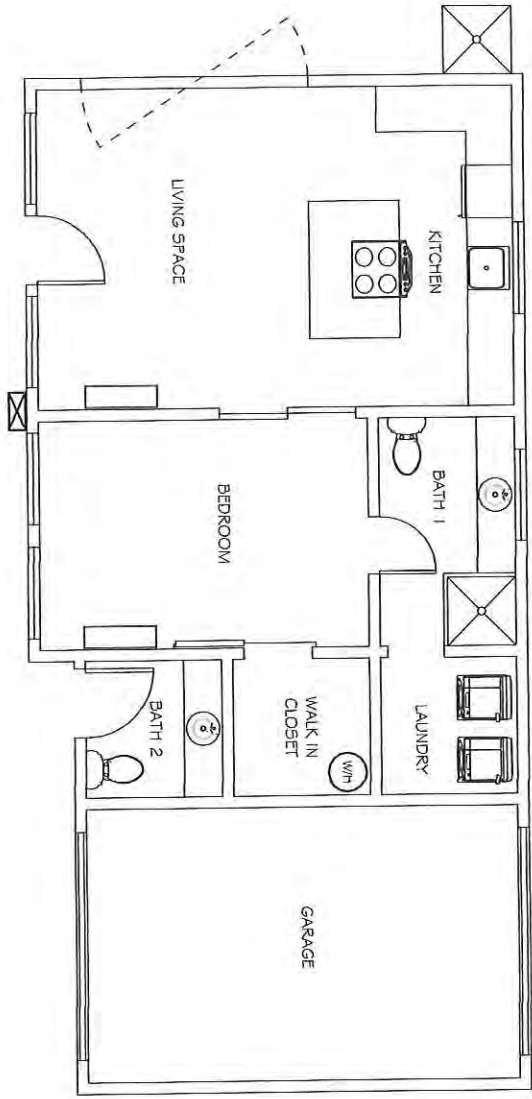
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- A1.0 SITE PLAN
- A1.1 ROOF PLAN
- A1.2 LAYOUT PLAN
- A2.1 ELEVATIONS
- M1.1 HVAC PLAN
- E1.1 ELECTRICAL PLAN
- P1.1 PLUMBING PLAN
- S1.0 FOUNDATION PLAN
- S1.1 FOUNDATION DETAILS
- S2.0 FRAMING PLAN
- S2.1 FRAMING PLAN

SHEET TITLE	
Proposed Elevations	
Sheet: 5	A2.1





1 HVAC PLAN  
1/8" = 1'-0"

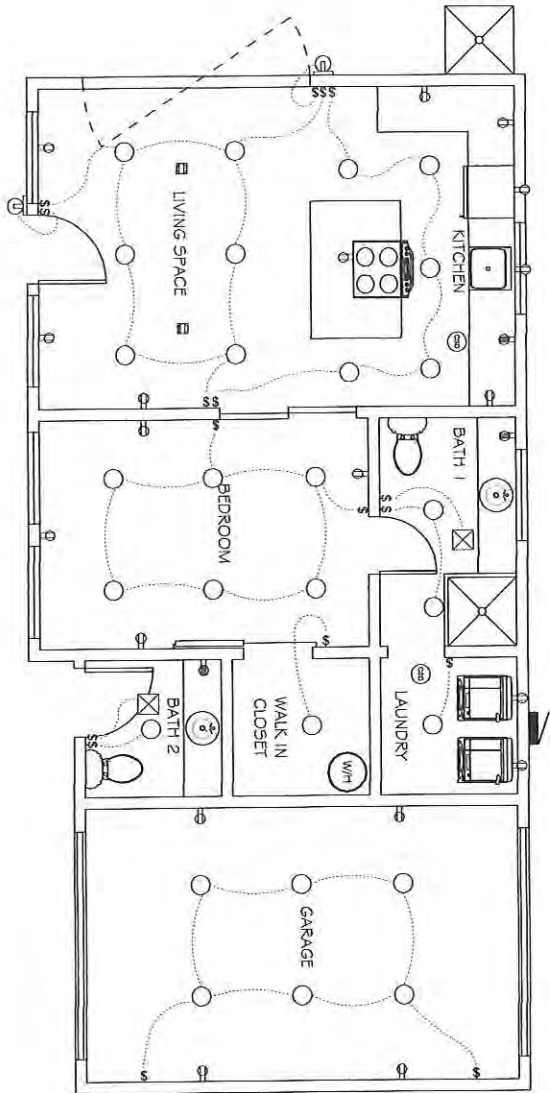


SYMBOL LEGEND	
	HEADER
	MINI SPLIT CONDENSOR

		NUNEZ DESIGNS LLC	
Phone Number: (909) 836-1459		Free Standing ADU	
Email Address: info@nunezdesigns.com		PROJECT DIRECTORY	
LOCATION: 9305 Carlton Lane Laforte, TX 77571		OWNER: Melaney Gibbs	
DESIGNER: Nunez Design LLC		Phone Number: (909) 836-1459	
Email Address: amelia@nunezdesigns.com		Revision Dates	
MARK DATES DESCRIPTION		SHEET INDEX	
		AO.1 COVER SHEET	
		A1.0 SITE PLAN	
		A1.1 ROOF PLAN	
		A1.2 LAYOUT PLAN	
		A2.1 ELEVATIONS	
		M1.1 HVAC PLAN	
		E1.1 ELECTRICAL PLAN	
		P1.1 PLUMBING PLAN	
		S1.0 FOUNDATION PLAN	
		S1.1 FOUNDATION DETAILS	
		S2.0 FRAMING PLAN	
		S2.1 FRAMING PLAN	
SHEET TITLE		Sheet: 6	
Proposed HVAC Plan		M1.1	



1 ELECTRICAL PLAN  
1/8" = 1'-0"



SYMBOL LEGEND	
	Recessed Lighting
	SWITCH
	OUTLET
	GFCI OUTLET
	FLOOR OUTLET
	EXHAUST FAN
	WIRING
	COVERSWITCH DETECTOR
	ELECTRIC PANEL
	LIGHT WALL SCONCE

 MUNIEZ DESIGNS LLC  
Phone Number: (909) 838-1459  
Email Address: amelia@muniezdesigns.com

PROJECT DESCRIPTION

Free Standing ADU

PROJECT DIRECTORY

LOCATION:  
9305 Carlow Lane  
LaPorte, TX 77571

OWNER:  
Melaney Glass

DESIGNER:  
Muniez Designs LLC  
Phone Number: (909) 838-1459  
Email Address: amelia@muniezdesigns.com

REVISION DATES

MARK	DATES	DESCRIPTION
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SHEET INDEX

A0.1	COVER SHEET
A1.0	SITE PLAN
A1.1	ROOF PLAN
A1.2	LAYOUT PLAN
A2.1	ELEVATIONS
M1.1	HVAC PLAN
E1.1	ELECTRICAL PLAN
P1.1	PLUMBING PLAN
S1.0	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S2.0	FRAMING PLAN
S2.1	FRAMING PLAN

SHEET TITLE

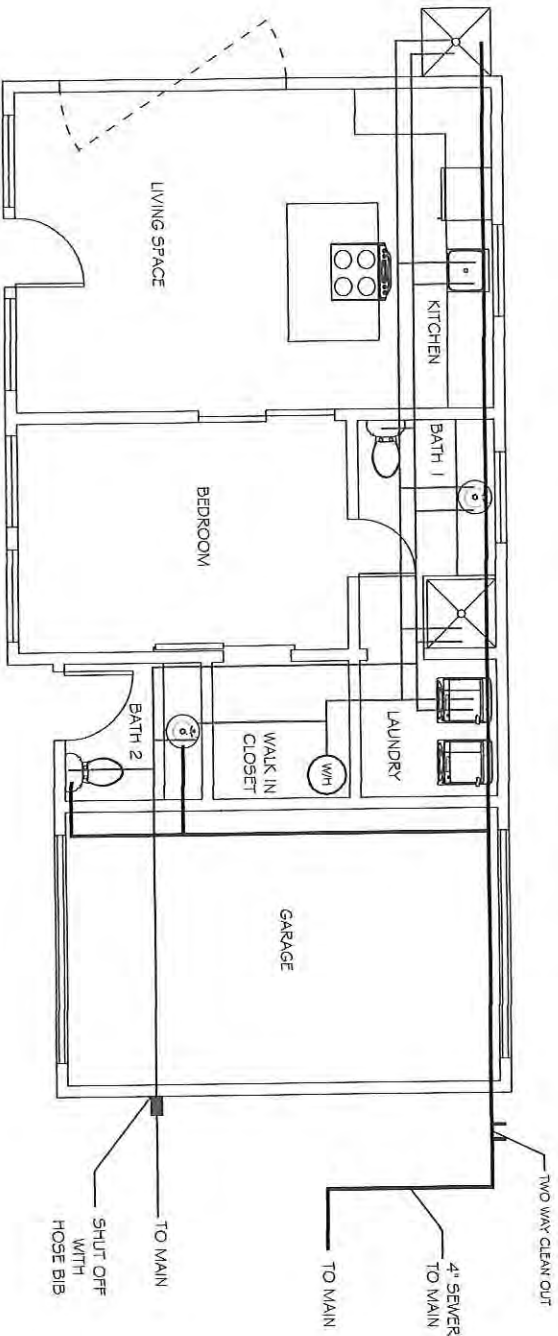
Proposed Electrical Plan

Sheet: 7 E1.1



MATERIALS	
PVC ESCHEDULE 40	4", 3", 2"
PEX	3/4", 2/1"

SYMBOL LEGEND	
—	HOT WATER
—	COLD WATER
—	SEWER LATERAL
W/H	TANKLESS WATER HEATER



1 PLUMBING PLAN  
1/8" = 1'-0"



NUNEZ DESIGNS LLC

Phone Number: (909) 838-1459  
Email Address: [info@nunezdesigns.com](mailto:info@nunezdesigns.com)

PROJECT DESCRIPTION

Free Standing ADU

PROJECT DIRECTORY

LOCATION:  
9305 Carlow Lane  
Lubbock, TX 79411

OWNER:  
McNary Gibbs

DESIGNER:  
Nunez Designs LLC

Phone Number: (909) 838-1459  
Email Address: [info@nunezdesigns.com](mailto:info@nunezdesigns.com)

REVISION DATES

MARK DATES DESCRIPTION

SHEET INDEX

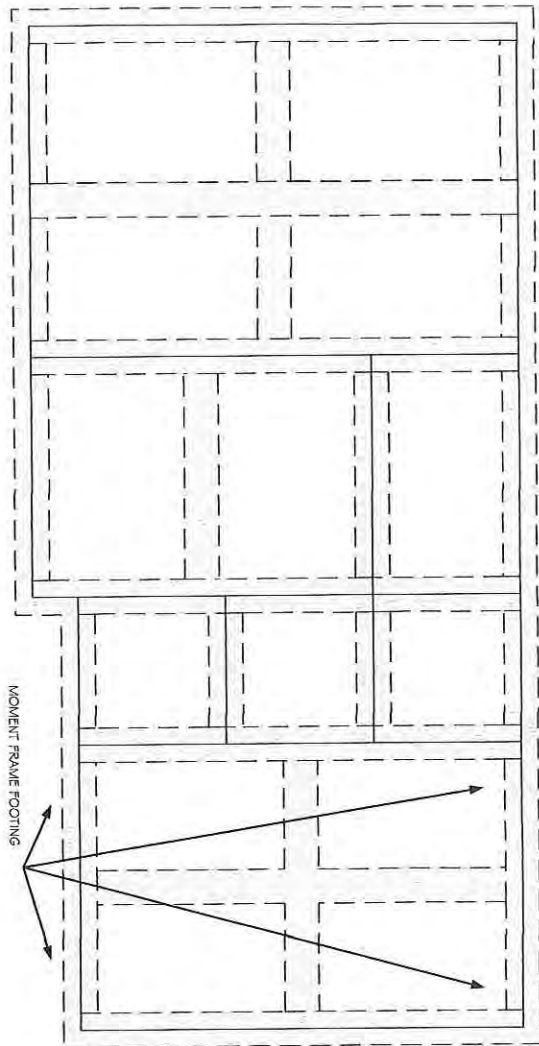
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- A1.0 SITE PLAN
- A1.1 ROOF PLAN
- A1.2 LAYOUT PLAN
- A2.1 ELEVATIONS
- M1.1 HVAC PLAN
- E1.1 ELECTRICAL PLAN
- P1.1 PLUMBING PLAN
- S1.0 FOUNDATION PLAN
- S2.0 FRAMING PLAN
- S2.1 FRAMING PLAN

SHEET TITLE

Proposed Plumbing Plan

Sheet: 8 P | 1





**NUMEZ DESIGNS LLC**

Phone Number: (909) 834-1459  
 Email Address: [ame@numezdesigns.com](mailto:ame@numezdesigns.com)

**PROJECT DESCRIPTION**

Free Standing ADU

**PROJECT DIRECTORY**

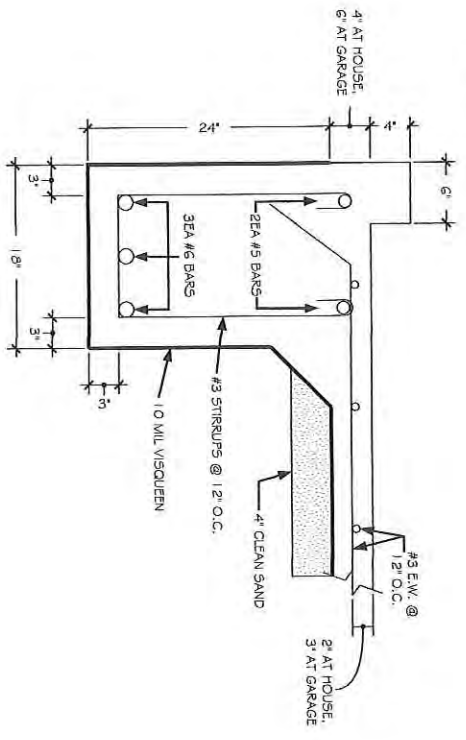
**LOCATION:**  
 9305 Carlow Lane  
 LaPorte, TX 77571

**OWNER:**  
 McHenry Gibbs

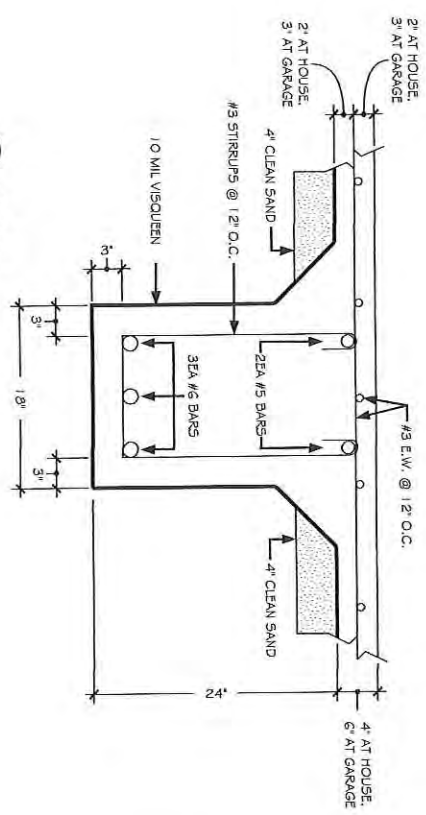
**DESIGNER:**  
 Numez Designs LLC

Phone Number: (909) 834-1459  
 Email Address: [ame@numezdesigns.com](mailto:ame@numezdesigns.com)

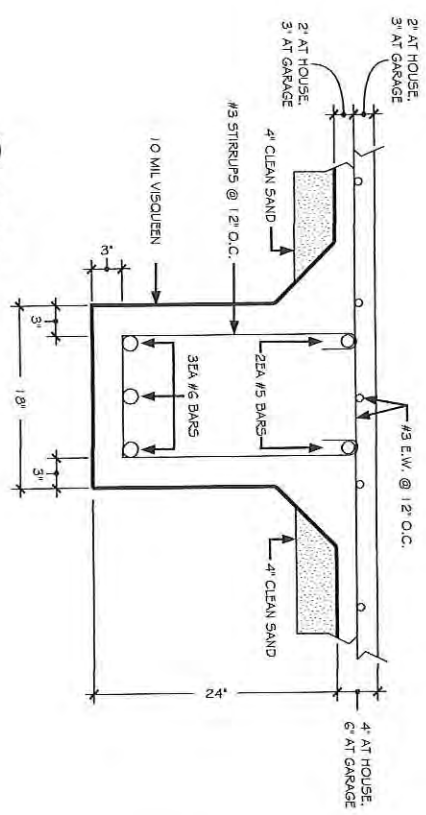
**1 FOUNDATION PLAN**  
 3/16" = 1'-0"



**2 EDGE BEAM**  
 1" = 1'-0"



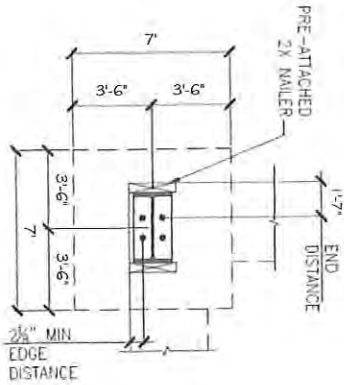
**3 INT. BEAM**  
 1" = 1'-0"



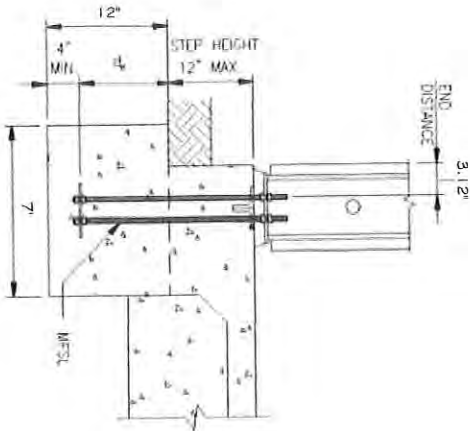
REVISION DATES	
MARK	DATES DESCRIPTION
SHEET INDEX	
A0.1	COVER SHEET
A1.0	SITE PLAN
A1.1	ROOF PLAN
A1.2	LAYOUT PLAN
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E1.1	ELECTRICAL PLAN
P1.1	PLUMBING PLAN
S1.0	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S2.0	FRAMING PLAN
S2.1	FRAMING PLAN
SHEET TITLE	
Proposed Foundation Plan	
Sheet: 9	S1.0



# GARAGE MOMENT FRAME FOOTING DESIGN



1 PLAN VIEW  
3/16" = 1'-0"



2 SECTION VIEW  
NTS

NOTES

#3 BARS AT 9" ON CENTER, BOTH WAYS, TOP AND BOTTOM



NUNEZ DESIGNS LLC

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## PROJECT DESCRIPTION

Free Standing ADU

## PROJECT DIRECTORY

LOCATION:  
3505 Carlow Lane  
Lubbock, TX 79411


OWNER:  
Meaneey Gibbs

DESIGNER:  
Nunez Designs LLC

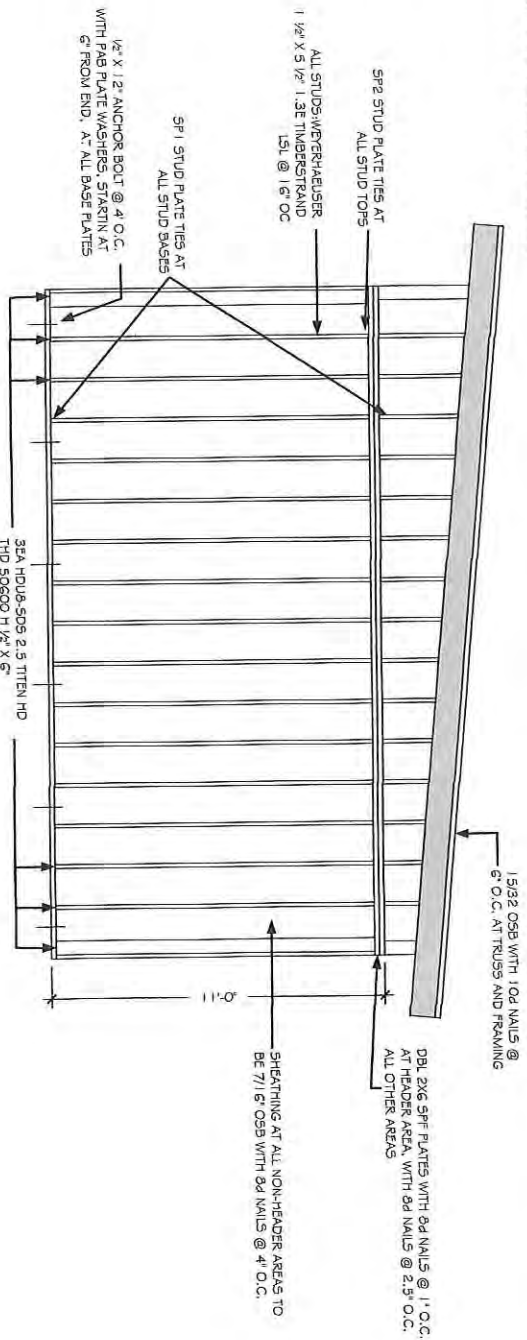
Phone Number: (809) 838-1459  
Email Address: [info@nunezdesigns.com](mailto:info@nunezdesigns.com)

15/32 OSB WITH 10d NAILS @

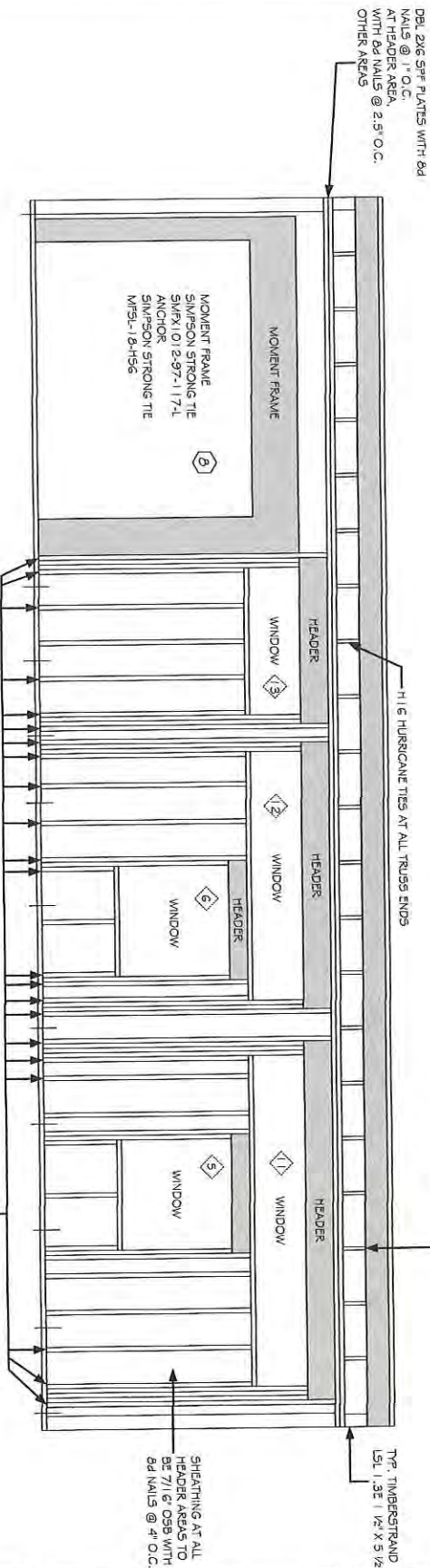


 <b>NUNEZ DESIGNS LLC</b> Phone Number: (909) 830-1459 Email Address: anel@nunedesigns.com	
<b>PROJECT DESCRIPTION</b>	
Free Standing ADU	
<b>PROJECT DIRECTORY</b>	
<b>LOCATION:</b> 9309 Carlow Lane LaPorte, TX 77571 <b>OWNER:</b> Metcay Gibbs <b>DESIGNER:</b> Nunez Designs LLC Phone Number: (909) 830-1459 Email Address: anel@nunedesigns.com	
<b>REVISION DATES</b>	
<b>MARK</b>	<b>DATES DESCRIPTION</b>
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S1.0	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S2.0	FRAMING PLAN
S2.1	FRAMING PLAN
<b>SHEET TITLE</b>	
Proposed Framing Plan	
<b>Sheet: 11</b>	<b>S2.0</b>

\*\*SEE WINDOW AND DOOR SCHEDULE FOR HEADER AND LEG INFORMATION\*\*



1 SOUTH FRAMING CROSS SECTION  
1/4" = 1'-0"



2 EAST FRAMING CROSS SECTION  
1/4" = 1'-0"



NUNEZ DESIGNS LLC

Phone Number: (909) 836-1459  
Email Address: ann@nunezdesigns.com

PROJECT DESCRIPTION

Free Standing ADU

PROJECT DIRECTORY

LOCATION:  
9305 Carlow Lane  
Lafayette, TX 77571

OWNER:  
Melaney Gibbs

DESIGNER:  
Nunez Designs LLC

Phone Number: (909) 836-1459  
Email Address:  
ann@nunezdesigns.com

REVISION DATES

MARK DATES DESCRIPTION

SHEET INDEX

- AO.1 COVER SHEET
- A1.0 SITE PLAN
- A1.1 ROOF PLAN
- A1.2 LAYOUT PLAN
- A2.1 ELEVATIONS
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- E1.1 ELECTRICAL PLAN
- P1.1 PLUMBING PLAN
- S1.0 FOUNDATION PLAN
- S1.1 FRAMING PLAN
- S2.0 FRAMING PLAN
- S2.1 FRAMING PLAN

SHEET TITLE

Proposed Framing Plan

Sheet: 12 S2.1





## Planning and Development Department Staff Report Zone Change Request - #22-92000001

---

### DISCUSSION

#### Location:

The subject site is located along Ashton Lane and Oakhaven Road.

#### Legal Description:

Lots 45-53, Block 8, Brookglen Section 2; Tract 17D, Abstract 482 W Jones; Lot 1, Block 1, Rigo Estates; and Lots 1-5, Block 1, Risen Valley, Harris County, Texas

#### Background Information:

The property is currently developed with single family homes. The Commission determined that due to the existing development and due to the character of the surrounding neighborhood, the property should be rezoned from Medium Density Residential (R-2) to Low Density Residential (R-1).

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

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Low Density Residential (R-1)	Single Family Residential (Brookglen)
<b>South</b>	High Density Residential (R-3)	Apartment Complex
<b>West</b>	High Density Residential (R-3)	San Jacinto College
<b>East</b>	Low Density Residential (R-1)	Single Family Residential (Brookglen)

#### 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 low density single family residential is an ideal fit for the existing site.
2. *Access.* There is sufficient existing right-of-way access from Ashton Ln.
3. *Utilities.* The site is already connected to city utilities.

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.



<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the existing use.
Impact on the value and practicality of the surrounding land uses.	Proposed zone change 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 in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	Proposed zone change would be consistent with other properties in the immediate area.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The existing uses on site are consistent with the low density single family (R-1) zoning district.
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 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 protect the existing developments from being redeveloped into higher density residential in the future.

## **RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed Zone Change request #22-92000001.

## **ATTACHMENTS**

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



# Area Map

Zone Change  
#22-9200001

R-2 to R-1  
Low Density  
Residential

## Legend



Subject Tracts



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 = 251 feet

JANUARY 2022  
PLANNING DEPARTMENT



Houston-Galveston Area Council (H-GAC)



# Zoning Map

Zone Change  
#22-92000001

R-2 to R-1  
Low Density  
Residential

## Legend



Subject Tracts

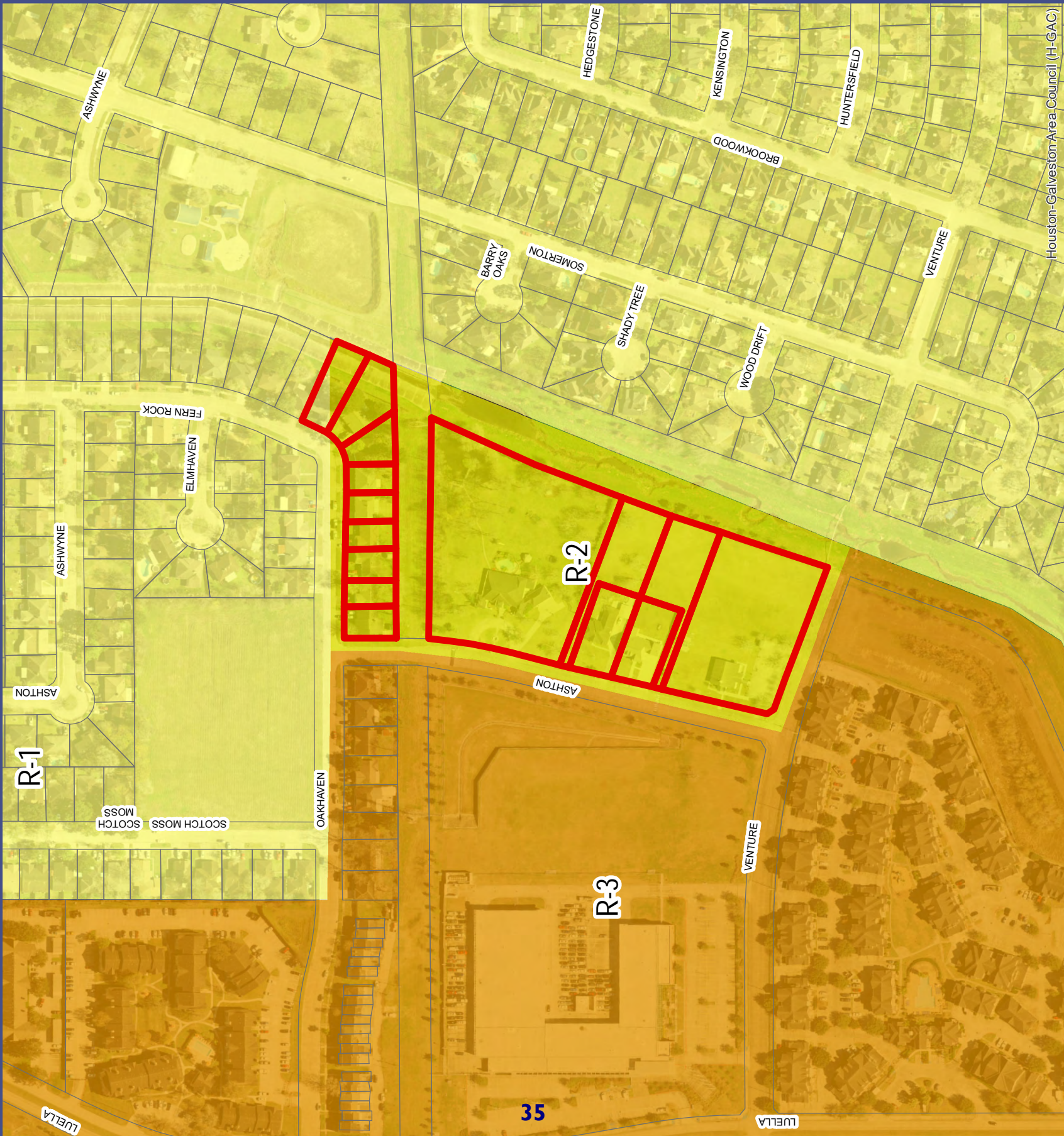


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 251 feet

JANUARY 2022  
PLANNING DEPARTMENT





# FLUP Map

Zone Change  
#22-92000001

R-2 to R-1  
Low Density  
Residential

## Legend



Subject Tracts



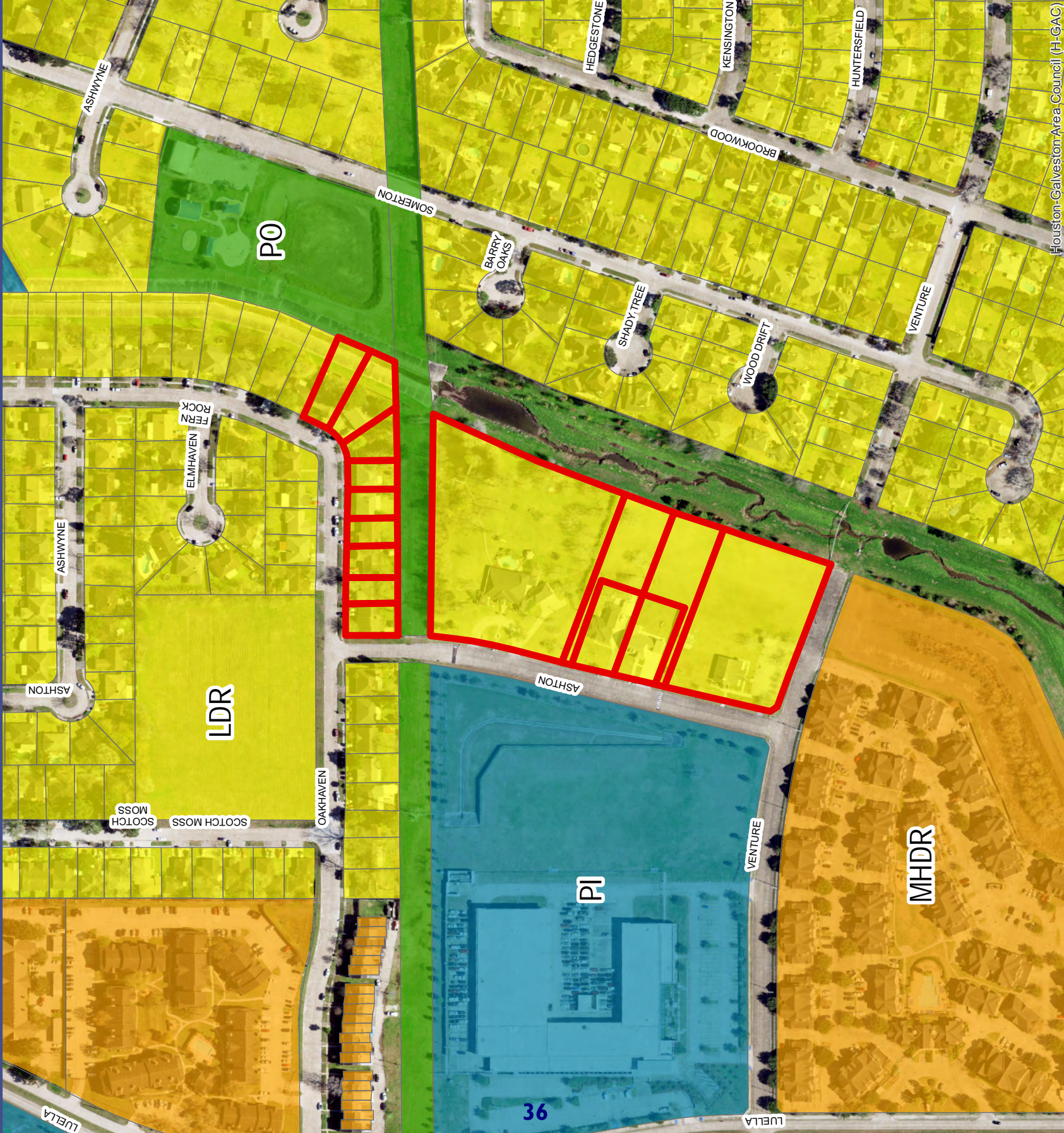
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1 inch = 251 feet

JANUARY 2022  
PLANNING DEPARTMENT

Houston-Galveston Area Council (H-GAC)







## Planning and Development Department Staff Report Zone Change Request - #22-92000002

---

### DISCUSSION

#### Location:

The subject site is located within the Pecan Crossing subdivision, Section 1.

#### Legal Description:

Lots 1-9, Block 1 and Lots 1-30, Block 3, Pecan Crossing Section 1, and a portion of Tract 714A, La Porte Outlots, Harris County, Texas

#### Background Information:

The property is currently developed with single family homes. The Commission determined that due to the existing development and due to the character of the surrounding neighborhood, the property should be rezoned from Medium Density Residential (R-2) to Low Density Residential (R-1).

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

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Low Density Residential (R-1)	Single Family Residential (Pecan Crossing)
<b>South</b>	Bayport Industrial District (ETJ)	Fairmont Pkwy.
<b>West</b>	General Commercial (GC)	Vacant/Spring Gully
<b>East</b>	Med. Density Residential (R-2)	Life Community Church

#### 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 low density single family residential is an ideal fit for the existing site.
2. *Access.* There is sufficient existing right-of-way access from Pecan Crossing Ln.
3. *Utilities.* The site is already connected to city utilities.

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.



<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the existing use.
Impact on the value and practicality of the surrounding land uses.	Proposed zone change 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 in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	Proposed zone change would be consistent with other properties in the immediate area.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The existing uses on site are consistent with the low density single family (R-1) zoning district.
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 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 protect the existing developments from being redeveloped into higher density residential in the future.

## **RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed Zone Change request #22-92000002.

## **ATTACHMENTS**

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



# Area Map

Zone Change  
#22-92000002

R-2 to R-1  
Low Density  
Residential

## Legend



Subject Tracts

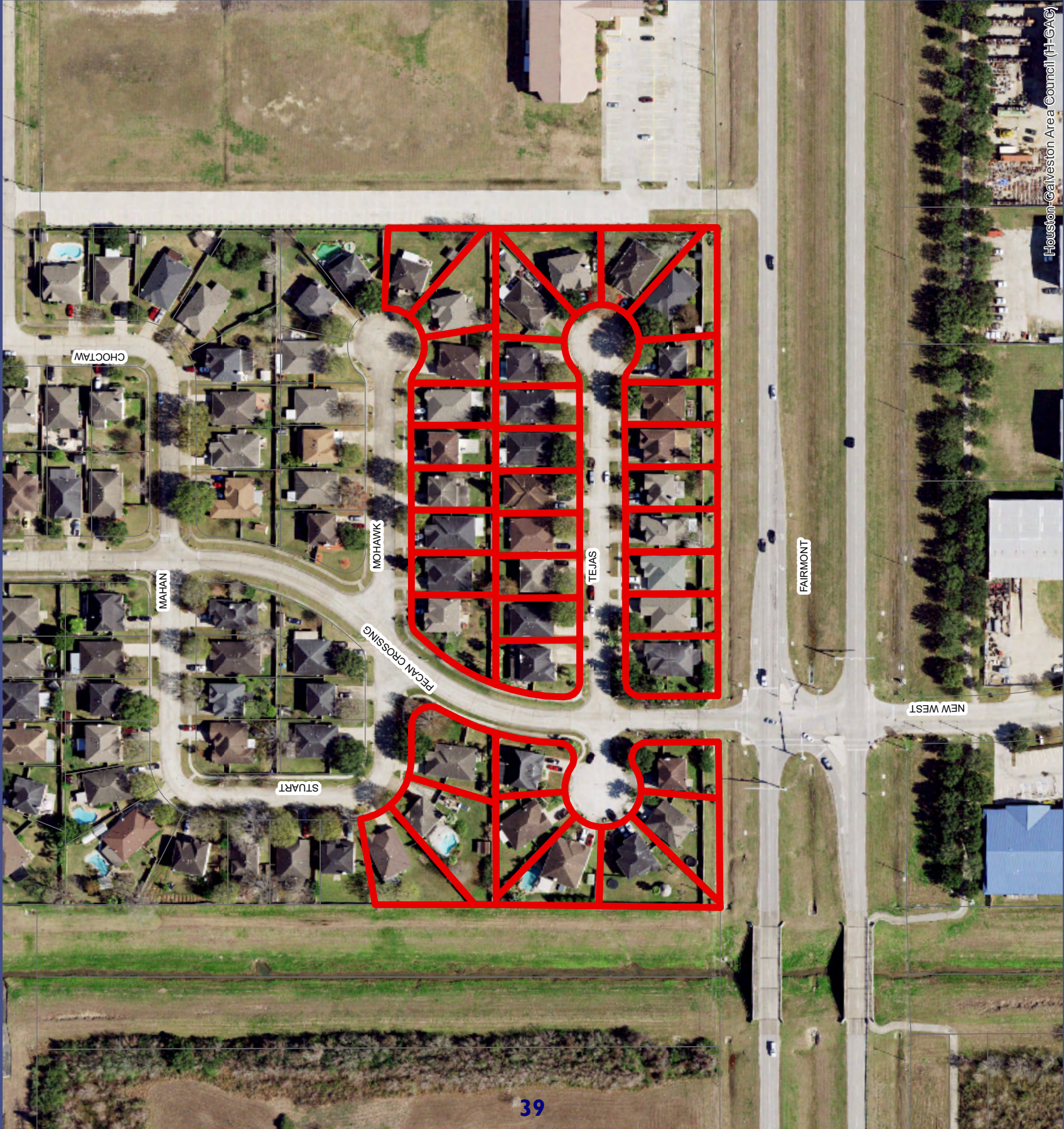


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 157 feet

JANUARY 2022  
PLANNING DEPARTMENT





# Zoning Map

**Zone Change  
#22-92000002**

**R-2 to R-1  
Low Density  
Residential**

## Legend



Subject Tracts

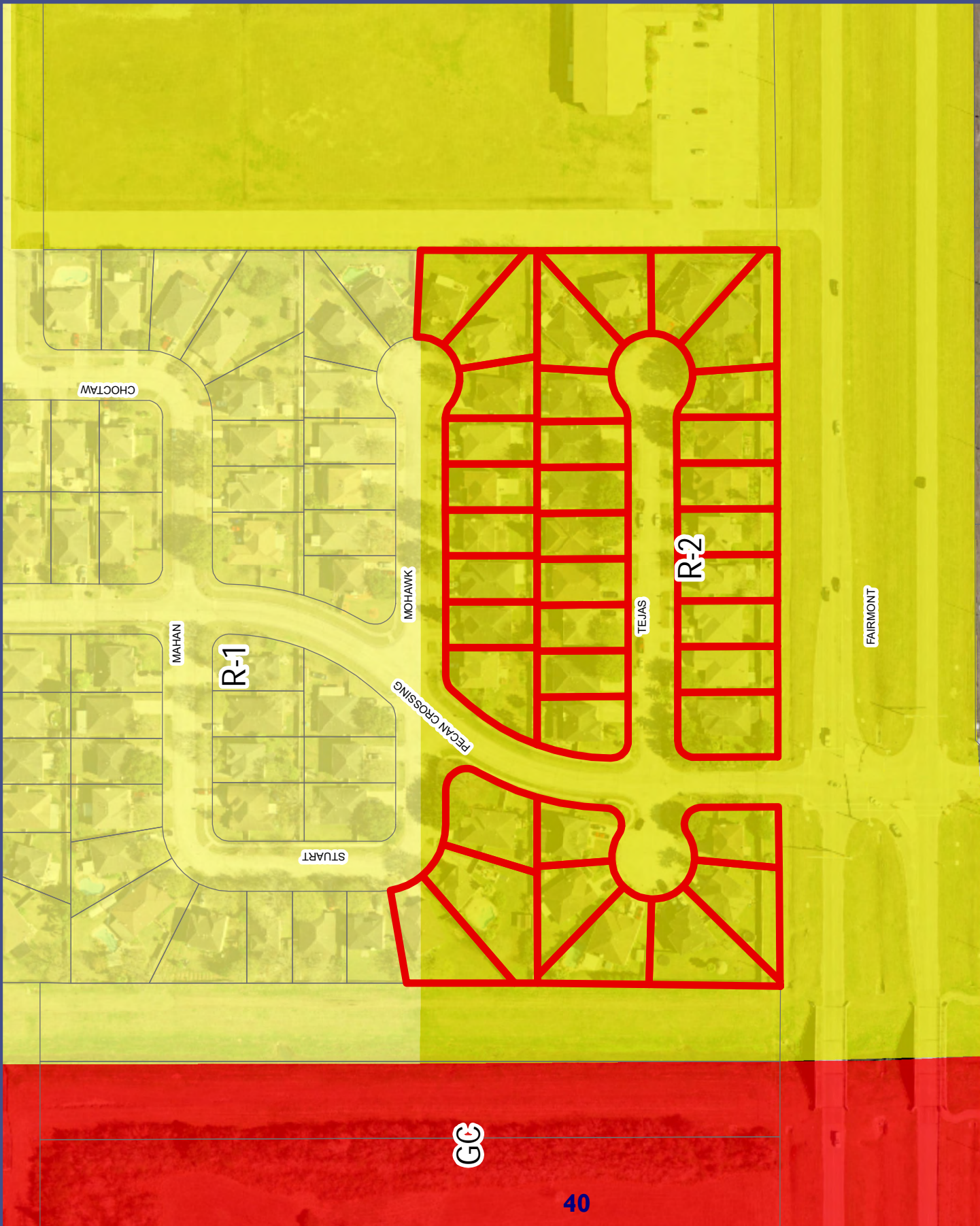


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JANUARY 2022  
PLANNING DEPARTMENT





# FLUP Map

Zone Change  
#22-92000002

R-2 to R-1  
Low Density  
Residential

## Legend



Subject Tracts

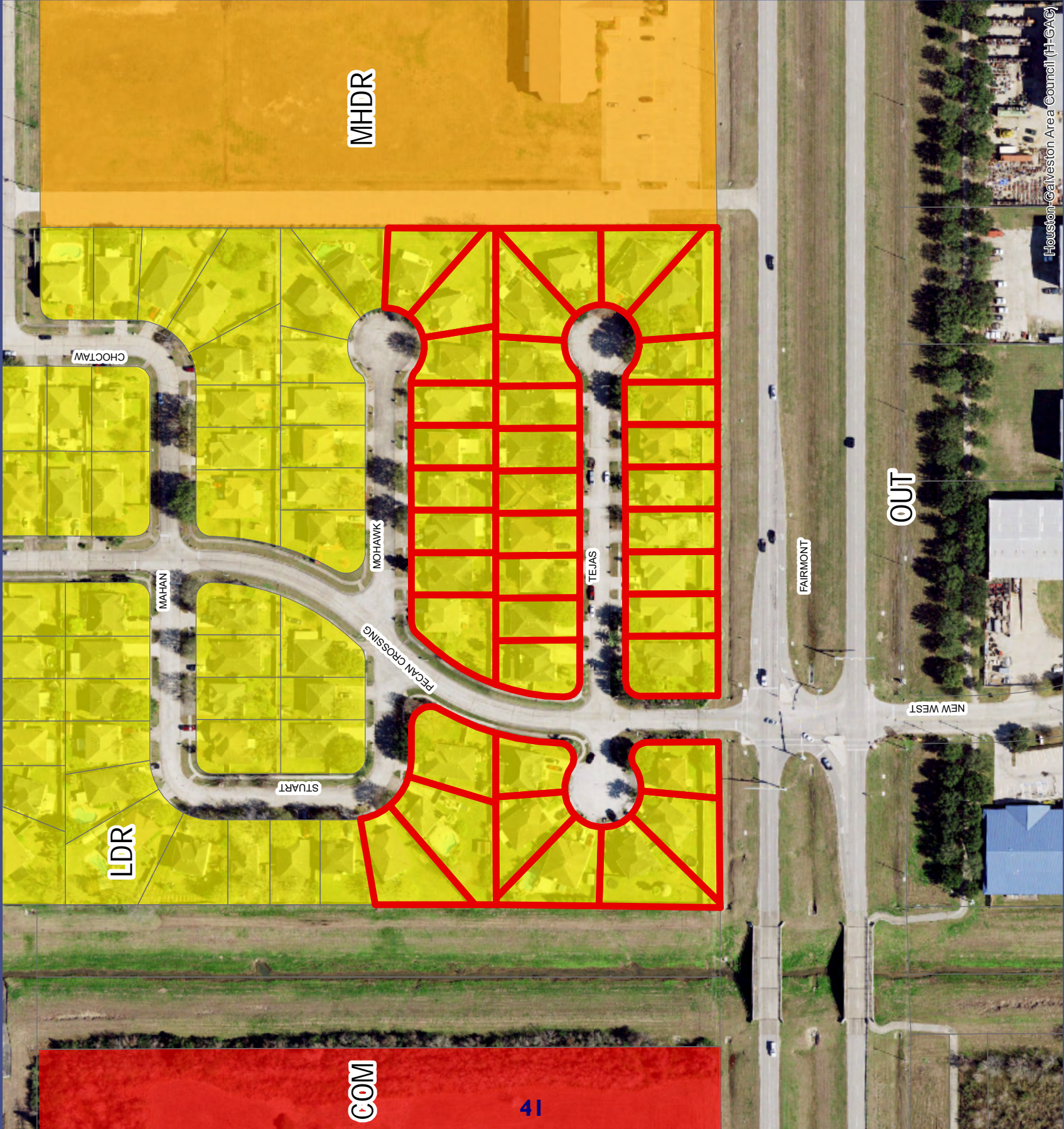


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## Planning and Development Department Staff Report Zone Change Request - #22-92000003

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### DISCUSSION

#### Location:

The subject site is located within the Pecan Crossing subdivision, Section 4 and the Summer Winds Subdivision Section 4.

#### Legal Description:

Lots 30-36, Block 6, Lots 72-78, Block 1, Lots 11-15, Block 7, Lots 6 & 12, Block 8, Reserve A, Block 1, Pecan Crossing Section 4; Lots 8-20, Block 1, Lots 1-4, Block 3, and Reserve A, Block 1, Summer Winds Section 3 Amending; and Lot 696B, La Porte Outlots, Harris County, Texas

#### Background Information:

The property is currently developed with single family homes. The Commission determined that due to the existing development and due to the character of the surrounding neighborhood, the property should be rezoned from Medium Density Residential (R-2) to Low Density Residential (R-1).

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

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Low Density Residential (R-1)	Single Family Residential (Spenwick Place)
<b>South</b>	Low Density Residential (R-1)	Single Family Residential
<b>West</b>	Planned Unit Dev. (PUD)	Spring Gully/Boat a& RV Storage
<b>East</b>	Med. Density Residential (R-2)	Vacant

#### 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 low density single family residential is an ideal fit for the existing site.
2. *Access.* There is sufficient existing right-of-way access from Pecan Crossing Ln. and Desert Run Dr.
3. *Utilities.* The site is already connected to city utilities.



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.

<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the existing use.
Impact on the value and practicality of the surrounding land uses.	Proposed zone change 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 in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	Proposed zone change would be consistent with other properties in the immediate area.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The existing uses on site are consistent with the low density single family (R-1) zoning district.
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 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 protect the existing developments from being redeveloped into higher density residential in the future.

## **RECOMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed Zone Change request #22-92000003.





## **ATTACHMENTS**

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



# Area Map

Zone Change  
#22-92000003

R-2 to R-1  
Low Density  
Residential

## Legend



Subject Tracts

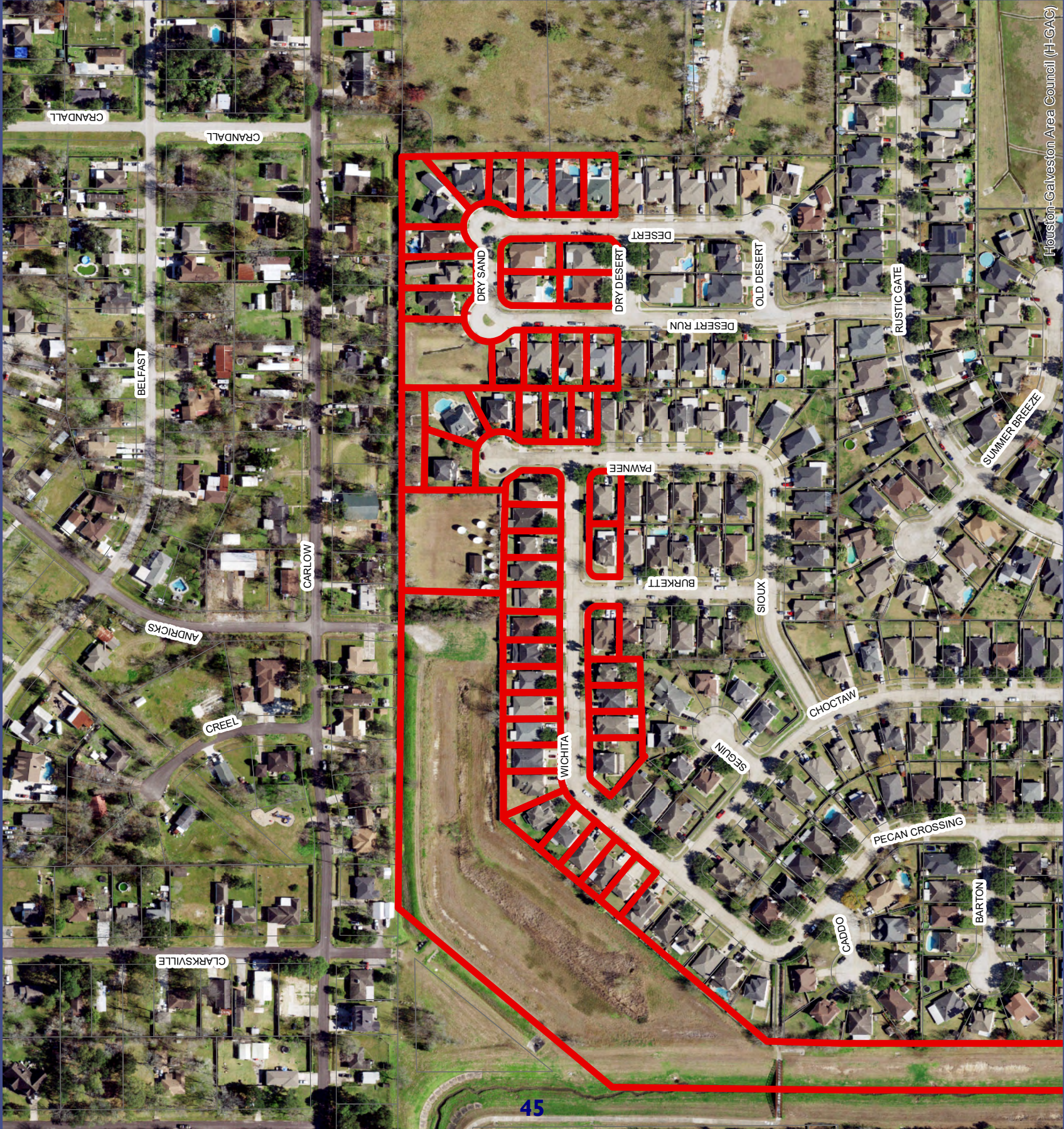


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1 inch = 251 feet

JANUARY 2022  
PLANNING DEPARTMENT





# Zoning Map

Zone Change  
#22-92000003

R-2 to R-1  
Low Density  
Residential

## Legend



Subject Tracts

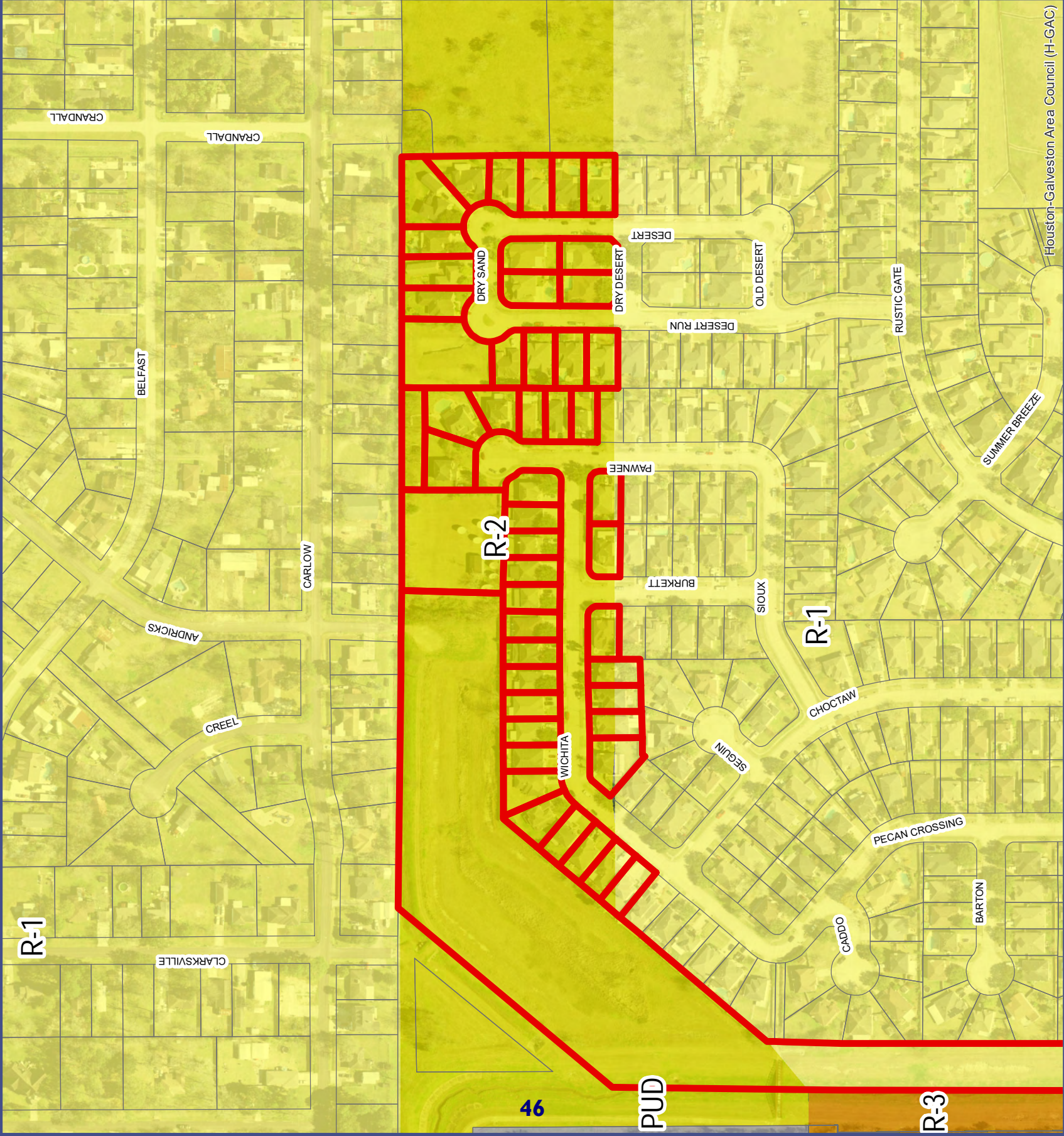


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1 inch = 251 feet

JANUARY 2022  
PLANNING DEPARTMENT





# FLUP Map

Zone Change  
#22-92000003

R-2 to R-1  
Low Density  
Residential

## Legend



Subject Tracts

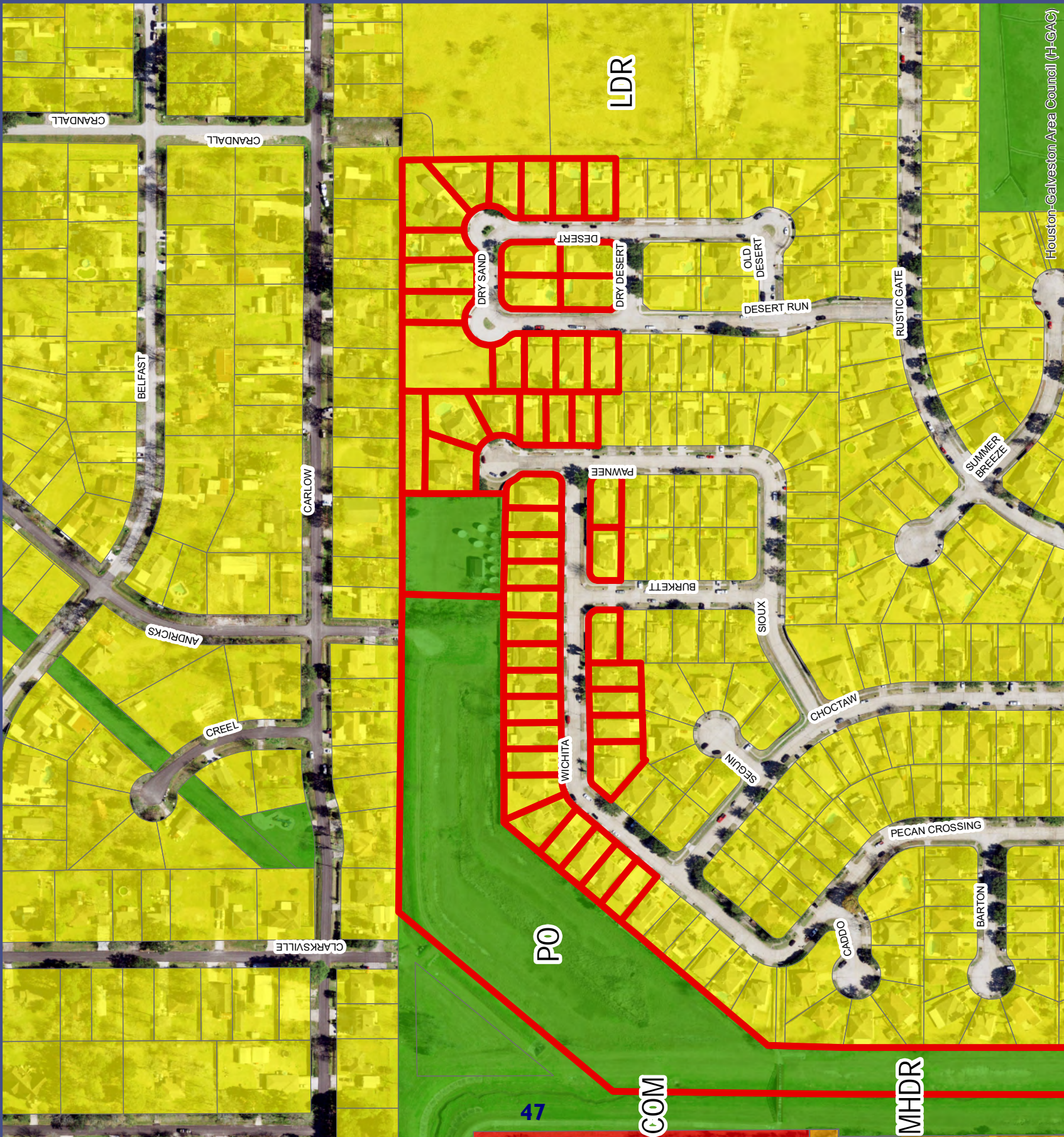


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PLANNING DEPARTMENT







## **Discussion Item**

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- a. Battery Storage use discussion.
- b. Update on High Frequency Truck Route proposed amendments.
- c. Chapter 106 Updates – Subcommittee.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 106 “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF LA PORTE BY AMENDING REGULATIONS RELATED TO DESIGNATION OF HIGH FREQUENCY TRUCK ROADS; PROVIDING THAT ANY PERSON VIOLATING THE TERMS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND UPON CONVICTION SHALL BE FINED IN A SUM NOT TO EXCEED TWO THOUSAND DOLLARS; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; CONTAINING A SEVERABILITY CLAUSE; FINDING COMPLIANCE WITH THE OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE HEREOF.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA PORTE, TEXAS:

**Section 1:** That Chapter 106, “Zoning,” Article I. “In General”, Section 106-1 “Definitions”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended by revising the definition of “High Frequency Truck Road”, and which definition shall hereinafter read as follows:

**Sec. 106-171. –Amendment procedures.**

...

*“High Frequency Truck Road* means a road designated by the city intended to accommodate the heavy truck uses **corresponding to eligible uses under the North American Industry Classification System (NAICS)** and referenced in section 106-746 **of this Chapter** (Location of heavy truck uses).”

...

**Section 2:** That Chapter 106, “Zoning,” Article V. “Supplementary District Regulations”, Division 2 “Accessory Buildings, Uses and Equipment” of the Code of Ordinances of the City of La Porte, Texas, is hereby amended by revising Section 106-746 “Location of heavy truck uses”, and which section shall hereinafter read as follows:

**“106-746. - Location of heavy truck uses.**

**(1) For purposes of this chapter, those streets and thoroughfares within the corporate limits of the city which are enumerated below are hereby designated as high frequency truck roads.**

(2) Heavy truck uses generated from NAICS uses ~~484110, 484121, 484220, 484230 and 493~~ **shall only be located from or** within properties **which are assigned** NAICS use **codes** 484110, 484121, 484220, 484230 and 493 **shall only be located** directly adjacent to the right-of-way of designated high frequency truck roads, provided those uses comply with the underlying zoning classification applicable to the property.



(3) Overnight parking of heavy trucks shall only be permitted on properties within the GC, MU, MSD and NC zoning districts adjacent to high frequency truck roads or in any BI, LI or HI zoning district.

Route	Extent
State Highway 225 (including frontage roads)	Entire extent within corporate limits
New State Highway 146 (including frontage roads)	Entire extent within corporate limits
Barbours Cut Boulevard	New State Highway 146 east to corporate limits
16th Street	Barbour's Cut Boulevard south to Fairmont Parkway
Fairmont Parkway	New State Highway 146 to west corporate limits
West Main Street	New State Highway 146 to 16 <sup>th</sup> Street, and from Underwood Road to west corporate limits
Underwood Road	Entire extent within corporate limits
Powell Road (S. 16 <sup>th</sup> Street)	Fairmont Parkway south to 1700 block of Powell Road
Export Drive	From South 16 <sup>th</sup> Street to State Highway 146
South 16 <sup>th</sup> Street	From south of Export Drive to Wharton Weems Blvd. and McCabe Road connecting with State Highway 146.
North Broadway	From north of Barbours Cut Blvd. to North "L" Street.
North "L" Street	From west of North Broadway to North 6 <sup>th</sup> Street
North "J" Street	From North 6 <sup>th</sup> Street to west connecting with State Highway 146.
North 8th Street	Barbours Cut Boulevard to a point 300 feet north of the north right-of-way line of Barbours Cut Boulevard
West "M" Street	From South 16 <sup>th</sup> Street, west to the existing railyard
West "D" Street	From South 16 <sup>th</sup> Street, west to dead end at 1903 West D St.

**Section 3:** That Chapter 106, “Zoning,” Article III. “Districts”, Division 1 “Generally”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended by revising Section 106-310 “Table A, Commercial & Industrial Uses”, Footnote “6”, and which footnote shall hereinafter read as follows:

...

“Footnotes:

6 Must be adjacent to high frequency truck roads as designated in Section 106-746 of this Chapter as shown on ~~High Frequency~~ Truck Road Map (Ref. ~~Section 106-746~~).

...

**Section 4.** Any person, as defined in Section 1.07 (27), Texas Penal Code, who shall violate any provision of the ordinance, shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed TWO THOUSAND DOLLARS (\$2,000.00).

**Section 5.** Each and every provision, paragraph, sentence and clause of this Ordinance has been separately considered and passed by the City Council of the City of La Porte, Texas, and each said provision would have been separately passed without any other provision, and if any provision hereof shall be ineffective, invalid or unconstitutional, for any cause, it shall not impair or affect the remaining portion, or any part thereof, but the valid portion shall be in force just as if it had been passed alone.

**Section 6.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

**Section 7.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council is posted at a place convenient to the public at the City Hall of the city for the time required by law preceding this meeting, as required by Chapter 551, Tx. Gov’t Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 8.** This Ordinance shall be effective fourteen (14) days after its passage and approval. The City Secretary shall give notice of the passage of this ordinance by causing the caption hereof to be published in the official newspaper of the City of La Porte at least once within ten (10) days after the passage of this ordinance.

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.



CITY OF LA PORTE, TEXAS

By: \_\_\_\_\_  
Louis R. Rigby, Mayor

ATTEST:

\_\_\_\_\_  
Lee Woodward, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Clark Askins, City Attorney



## **Administrative Report**

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- a. Council Action Update.
- b. Next Regular Meeting – February 17, 2022



## COUNCIL ACTION

Application #	Request	Location	P&Z Meeting	P&Z Action	CC Meeting	CC Action
ZC 21-92000004	MSD - MSO	E. Main St.	11.18.2021	APPROVE	01.10.2022	APPROVE 9-0
SCUP 21-91000007	BESS Facility	Spencer Hwy	11.18.2021	DENIED	N/A - Withdrawn	N/A
ZC 21-92000005	R-2 to PUD	3337 Canada	12.16.2021	DENIED	01.24.2022	
FLUP 21-92000005	RES-LI	3337 Canada	12.16.2021	DENIED	01.24.2022	
SCUP 21-91000009	LI Uses	3337 Canada	12.16.2021	DENIED	01.24.2022	