

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
NANCY OJEDA
Commissioner District 6

LA PORTE PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, JUNE 16, 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/84446095330?pwd=TDZUVIZEUXpiRVZuZ2VrYng2MGFadz09>
Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 844 4609 5330. The passcode is 217264.

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:** Approve the minutes of the May 19, 2022 regular meeting of the Planning and Zoning Commission.
- 4. FINAL PLAT #22-97000001:** Consider approval of a Final Plat for Hawthorne at Fairmont, a commercial tract consisting of one lot on 12.61 acres located at the northwest corner of Canada Rd. and Fairmont Pkwy. and legally described as a portion of Outlots 710 and 711, La Porte Outlots, Vol. 83 Pg. 344, H.C.D.R., situated in the Enoch Brinson League, Abstract No. 5, City of La Porte, Harris County, TX.
- 5. MAJOR DEVELOPMENT SITE PLAN #21-83000001:** Consider approval of the major development site plan #21-83000001, Hawthorne at Fairmont, a 12.61-acre commercial development located at the northwest corner of Canada Rd. and Fairmont Pkwy.
- 6. ZONE CHANGE REQUEST #22-92000010:** The Commission will hold a public hearing for Zone Change Request #22-92000010, pursuant to an application from Jennifer Curtis, on behalf of Shannon Wiespape, applicant, and the Dutko Family Partnership Ltd, owner, for approval of a zone change from Low Density Residential (R-1) to Planned Unit Development (PUD), on a 76.2-acre tract of land located at the southeast corner of McCabe Road and State Highway 146, and legally described as portions of Tracts 5F, 5F-1, 8, 8A, 9B, 49 & 49A, Abstract 30, W P Harris Survey, Harris County, Texas.
 - a. Staff Presentation
 - b. Public Comments (Limited to 5 minutes per person)
 - c. Adjourn Hearing
- 7. COMMISSION DISCUSSION AND POSSIBLE ACTION:** Zone Change Request #22-92000010

8. SCUP REQUEST #22-91000003: The Commission will hold a public hearing for SCUP Request #22-91000003, pursuant to an application from Jennifer Curtis, on behalf of Shannon Wiespape, applicant, and the Dutko Family Partnership Ltd, owner, for approval of a SCUP to allow for a Single Family Residential development in the Planned Unit Development (PUD) zoning district, on a 107.2- acre tract of land located at the southeast corner of McCabe Road and State Highway 146, and legally described as Tracts 5F, 5F-1, 8, 8A, 9B, 10, 11, 49 & 49A, Abstract 30, W P Harris Survey, Harris County, Texas.

- d. Staff Presentation
- e. Public Comments (Limited to 5 minutes per person)
- f. Adjourn Hearing

9. COMMISSION DISCUSSION AND POSSIBLE ACTION: SCUP Request #22-91000003

10. FUTURE LAND USE MAP AMENDMENT: The Commission will 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 1.43-acre tract of land located at the southeast corner of McCabe Rd. and SH 146, from "Commercial" to "Low Density Residential".

11. DISCUSSION ITEMS:

- a. Street and Alley Closure Requests
- b. Future Land Use Designation – 3900 Underwood Rd.

12. ADMINISTRATIVE REPORTS:

- a. Next Regular Meeting – July 21, 2022

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

14. ADJOURN

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

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning and Development office (281-470-5057) three (3) 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 **June 16, 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 at LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

_____ Title: _____

DATE OF POSTING _____

TIME OF POSTING _____

TAKEN DOWN _____



Approval of Meeting Minutes

- a. May 19, 2022

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
NANCY OJEDA
Commissioner District

MINUTES OF THE REGULAR MEETING OF THE LA PORTE PLANNING AND ZONING COMMISSION MAY 19, 2022

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, May 19, 2022, 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 Joe Mock, Nancy Ojeda, Donna O'Conner, James Walter, and Nolan Allen.

Commissioners absent: Commissioners Mark Follis, Lou Ann Martin, and Richard Warren.

City Staff present: Ian Clowes, City Planner; Teresa Evans, Planning and Development Director; Clark Askins, Assistant City Attorney; Matt Daeumer, Assistant City Manager.

1. **CALL TO ORDER** –Chairman Lawler called the meeting to order at 6:02 PM.
2. **ROLL CALL OF MEMBERS:** – Commissioners Follis, Warren, and Martin were absent.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. Approve the minutes of the meeting held on March 17, 2022.
Commissioner Ojeda moved to approve the meeting minutes; the motion was adopted, 6-0.
4. **PRELIMINARY PLAT #21-97000006:** Consider approval of a Preliminary Plat for Bay Creek Section 2, a single family residential development consisting of 22 lots on 4.505-acres, located on the north side of McCabe Road west of S. Broadway Street and legally described as Tract 1C, Abstract 30, WP Harris Survey, Harris County, Texas.

City Planner Ian Clowes presented the Plat and explained the reasoning behind the request.

Commissioner Allen moved to approve the plat; the motion was adopted, 5-1. Commissioner Walter was the dissenting vote.
5. **ZONE CHANGE REQUEST #22-92000009:** The Commission will hold a public hearing for Zone Change Request #22-92000009, pursuant to an application from Staci Trahan and Sidney Espinoza, Jr, applicants and owners, for approval of a zone change from Low Density Residential (R-1) to Residential Large Lot (LLD), on a 1.22-acre tract of land located at 11007 Houston Drive; legally described as Reserve A & A1, Block 12, Battleground Estates Section 2, Harris County, Texas.

The hearing was opened at 6:11 PM. City Planner Ian Clowes presented the request and provided background information.

6. **ADJOURN PUBLIC HEARING:** 6:15 PM.

Commissioner O'Conner moved to recommend approval of Zone Change Request #22-92000009 as presented; the motion was adopted, 6-0.

7. DISCUSSION ITEMS:

a. Proposed Development at Wharton Weems and SH 146:

Staff introduced a prospective developer for the 57-acres of land located at Wharton Weems Blvd and SH 146. The developer went over a broad vision for a possible mixed use development consisting of single family residential and commercial. The commission provided feedback regarding possible uses and access to the site. The developer will regroup and decide whether to proceed with a SCUP application.

b. Future Land Use Designation – 3900 Underwood Rd:

This item was a request by Commissioner Follis. Due to his absence, the item was postponed and will be brought back at a future meeting.

c. Chapter 106 Subcommittee – Update:

Commissioner Ojeda volunteered to take part on the subcommittee, replacing former Commissioner Tschappat.

d. Comprehensive Plan – Update:

Director Evans provided a brief update to the Commission on the status of the ongoing Comprehensive Plan update.

8. ADMINISTRATIVE REPORT:

a. Council Action Update.

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

b. Next Regular Meeting – June 16, 2022

ADJOURN: Commissioner O'Conner made the motion to adjourn at 6:57 PM; the motion was adopted 6-0.

Hal Lawler, Planning and Zoning Commission Chairman

Ian Clowes, City Planner



Planning and Development Department Staff Report Final Plat - #22-97000001

DISCUSSION

Applicant's Request:

This is a request for approval of a Final Plat for Hawthorne at Fairmont, a plat consisting of a single tract totaling 12.61-acres, located at the northwest corner of Canada Rd. and Fairmont Pkwy.

Background Information:

The site is zoned Planned Unit Development (PUD) with an approved Special Conditional Use Permit (SCUP) to allow for multi-family uses. The property is being platted to allow for the development of a single 143,611 square foot multi-family building consisting of 173 one-bedroom units, 106 two-bedroom units, and 16 three-bedroom units. The site will also have 505 parking spaces located on surface lots, private garages, and a multilevel parking structure.

The table below indicates the surrounding zoning and land uses:

	Zoning	Land Use
<i>North</i>	Manufactured Housing (MH)	COLP Pecan Park
<i>South</i>	N/A	Outside City Limits
<i>West</i>	Mid Density Residential (R-2)	Pipeline Easement
<i>East</i>	General Commercial (GC)	7 Eleven Gas Station/Undeveloped

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the final plat of Hawthorne at Fairmont.

ATTACHMENTS

- Area Map
- Hawthorne at Fairmont Final Plat

Area Map

Final Plat
#22-97000001

Hawthorne @
Fairmont

Legend



Subject Parcel

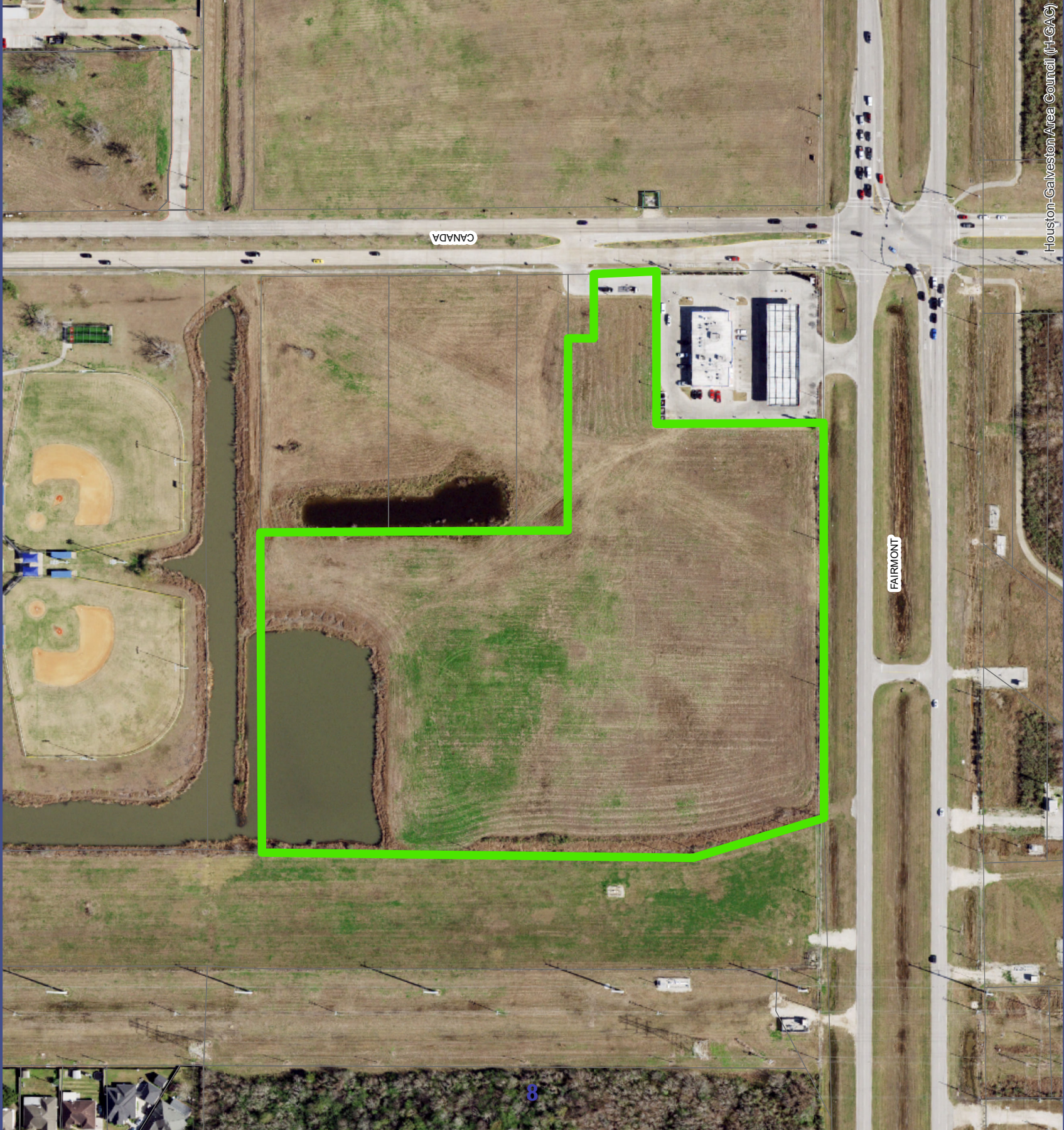


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1 inch = 188 feet

JUNE 2022
PLANNING DEPARTMENT



Houston-Galveston Area Council (H-GAC)



Planning and Development Department Staff Report Major Development Site Plan - #21-83000001

DISCUSSION

Applicant's Request:

This is a request for approval of a Major Development Site Plan, a plan consisting of a single multi-family development on a 12.61-acres, located at the northwest corner of Canada Rd. and Fairmont Pkwy.

Background Information:

The site is zoned Planned Unit Development (PUD) with an approved Special Conditional Use Permit (SCUP) to allow for multi-family uses. The development will consist of a single 143,611 square foot building consisting of 173 one-bedroom units, 106 two-bedroom units, and 16 three-bedroom units. The site will also have 505 parking spaces located on surface lots, private garages, and a multilevel parking structure.

The table below indicates the surrounding zoning and land uses:

	Zoning	Land Use
North	Manufactured Housing (MH)	COLP Pecan Park
South	N/A	Outside City Limits
West	Mid Density Residential (R-2)	Pipeline Easement
East	General Commercial (GC)	7 Eleven Gas Station/Undeveloped

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the major development site plan of Hawthorne at Fairmont.

ATTACHMENTS

- Area Map
- Hawthorne at Fairmont Site Plan

Area Map

MDSP
#21-83000001

Hawthorne @
Fairmont

Legend



Subject Parcel

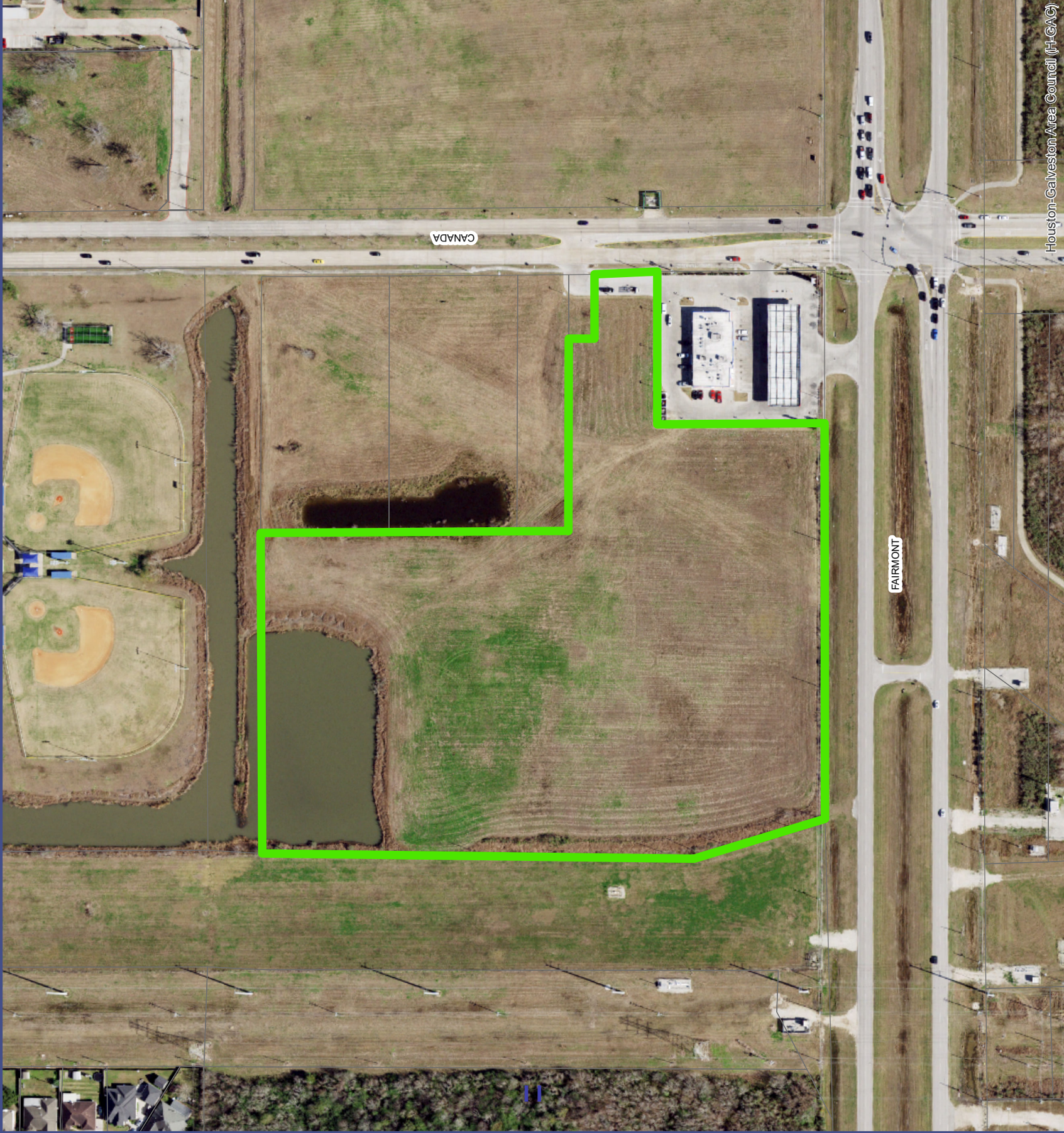


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JUNE 2022
PLANNING DEPARTMENT





Major Development Site Plan Application

Planning and Development Department

PROJECT INFORMATION

Property address, if known: 0 Fairmont Parkway La Porte, TX 77571
Legal description of site: 12.608 AC situated in the Enoch Brinson League Survey Abst No. 5 Harris County, Texas
HCAD Parcel Number/s of site: 0231460000710
Zoning District: _____ Lot area: 12.608 Acres
Attach to this application a Project Description Letter that describes in detail the proposed development.

PROPERTY OWNER(S) INFORMATION

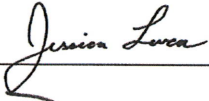

Name: Doak Brown
Company (if applicable): Hawthorne at Fairmont, LLC
Address: 6517 Mapleridge
City: Houston State: Texas Zip: 77081
Phone: (713) 432-7727 Email: doak@tbsg.com

AUTHORIZED AGENT (If other than owner)

Name: Jessica Lara
Company (if applicable): WGA Consulting Engineers
Address: 2500 Tanglewilde, Suit 120
City: Houston State: Texas Zip: 77063
Phone: 713-789-1900 Email: jlara@wga-llp.com

OWNER(S) & AGENT CERTIFICATION

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

Agent's Signature:  Date: 8/31/2021
Owner(s)' Signature(s):  Date: 9/2/21

STAFF USE ONLY:

Case Number:

21-83000001

Date Application Received:

09.07.2021

DEVELOPMENT SUMMARY

Hawthorne at Fairmont will be a Class A residential apartment community that provides 292 new luxury units to the City of La Porte. While offering a wide range of residential options – including one, two, and three bedroom floor plans, the interior features and exterior amenities will remain top-notch and exceed similar existing Class A apartment communities in the surrounding cities.

Hawthorne at Fairmont has been designed in an urban architectural style, to accommodate the increasing multi-family market demand in La Porte. Situated on 12.608 acres of land located at the northwest intersection of Fairmont Parkway and Canada, Hawthorne at Fairmont development will serve residents from the increasing petrochemical job growth and economic expansion that is impacting the nearby ship channel. Moreover, this new community will provide luxury apartment options for nearby businesses and working residents in the La Porte vicinity.

At *Hawthorne at Fairmont*, the interiors will feature luxury kitchens with designer cabinets, stainless steel appliances, luxury plank style flooring, granite countertops, full size washers and dryers, and open living areas. Other distinctive features will include pantries, large walk-in closets, garden size tubs with enclosed shower areas, and spacious balconies and patios.

The exterior of *Hawthorne at Fairmont* will include a pleasurable design of brick and fiber cementitious wall panel siding on the four-story building. This attractive Class-A building will provide a comfortable residential feel situated around an internal courtyard with a heavy use of pleasing landscaping and fencing around the perimeter. The clubhouse will feature a furnished community room with custom home finishes. The building will be elevator served and the development will include a fitness center, outdoor grilling areas, along with a resort style swimming pool in the interior courtyard. Additionally, Hawthorne at Fairmont will be a gated access community and have detached garages and covered parking options.



Planning and Development Department Staff Report Zone Change Request - #22-92000010

DISCUSSION

Location:

The subject site is located at the southeast corner of McCabe Rd. and SH 146.

Zoning:

Low Density Residential (R-1)

Background Information:

The subject property is approximately 76-acres in total area and is zoned R-1. The subject tract is part of a larger 107.2-acre tract with the remaining 31-acres currently zoned Planned Unit Development (PUD). The applicant, Beazer Homes, has submitted an application to rezone the 76-acres that is currently R-1 to PUD in order to have one cohesive zone for the entire 107-acre tract. Beazer Homes has an option on the property and plans to develop the site for single family homes. Beazer Homes proposes to develop Phase 1 with 128 single family lots and two detention ponds and Phase 2 with 121 residential lots. In total, the development will have 249 lots, all being a minimum of 50' x 130'. The developer proposes two main access points for McCabe Rd. and gated fire access at the south side of the development, connecting to Bayou Forest Dr. in Shoreacres.

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	Planned Unit Development (PUD)	Bayshore Elementary
South	N/A - City of Shoreacres	Single Family Residential
West	Extra Territorial Jurisdiction (ETJ)	South La Porte Industrial District
East	Planned Unit Development (PUD)/ Single Family Residential (R-1)	Taylor Bayou, Undeveloped, Shady River 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 were posted in the area of the rezoning within 10 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City's website.

Analysis:

There are a number of different considerations staff evaluated during the review of this application. The following describes staff's analysis of those considerations:

1. **Land Use.** Staff finds that allowing for a single family development would be consistent with other similar uses in this area.



2. *Access.* A Traffic Impact Analysis (TIA) has been requested by staff but has not yet been completed. Proposed project may have significant impacts on McCabe Rd.
3. *Utilities.* A full utility analysis has not yet been completed. The ability of existing infrastructure to handle the impacts of the proposed project has not yet been determined.

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

Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	The PUD Zone does not permit any specific uses outside of agricultural uses. The infrastructure in this area is sufficient for agriculture but will need further analysis prior to approval of any other uses.
Impact on the value and practicality of the surrounding land uses.	The proposed zone change request would be consistent with other PUD zoning in this area.
Conformance of a zoning request with the land use plan.	The proposed zone change request is in conformance with the future land use plan which designates the majority of this area as Low Density Residential (LDR).
Character of the surrounding and adjacent areas.	The proposed PUD zoning would be consistent with the character of this section of McCabe Rd.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	Existing infrastructure in the area has not yet been analyzed in order to determine the feasibility of any proposed use on this site.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	Existing infrastructure in the area has not yet been analyzed in order to determine the feasibility of any proposed use on this site.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed use could have an impact on the adjacent Taylor Bayou along with the wetlands that formerly existed on the property, depending on the type of use that is approved for the PUD zoning district.
The gain, if any, to the public health, safety, and welfare of the City.	No gain has been identified at this time.

RECOMMENDATION

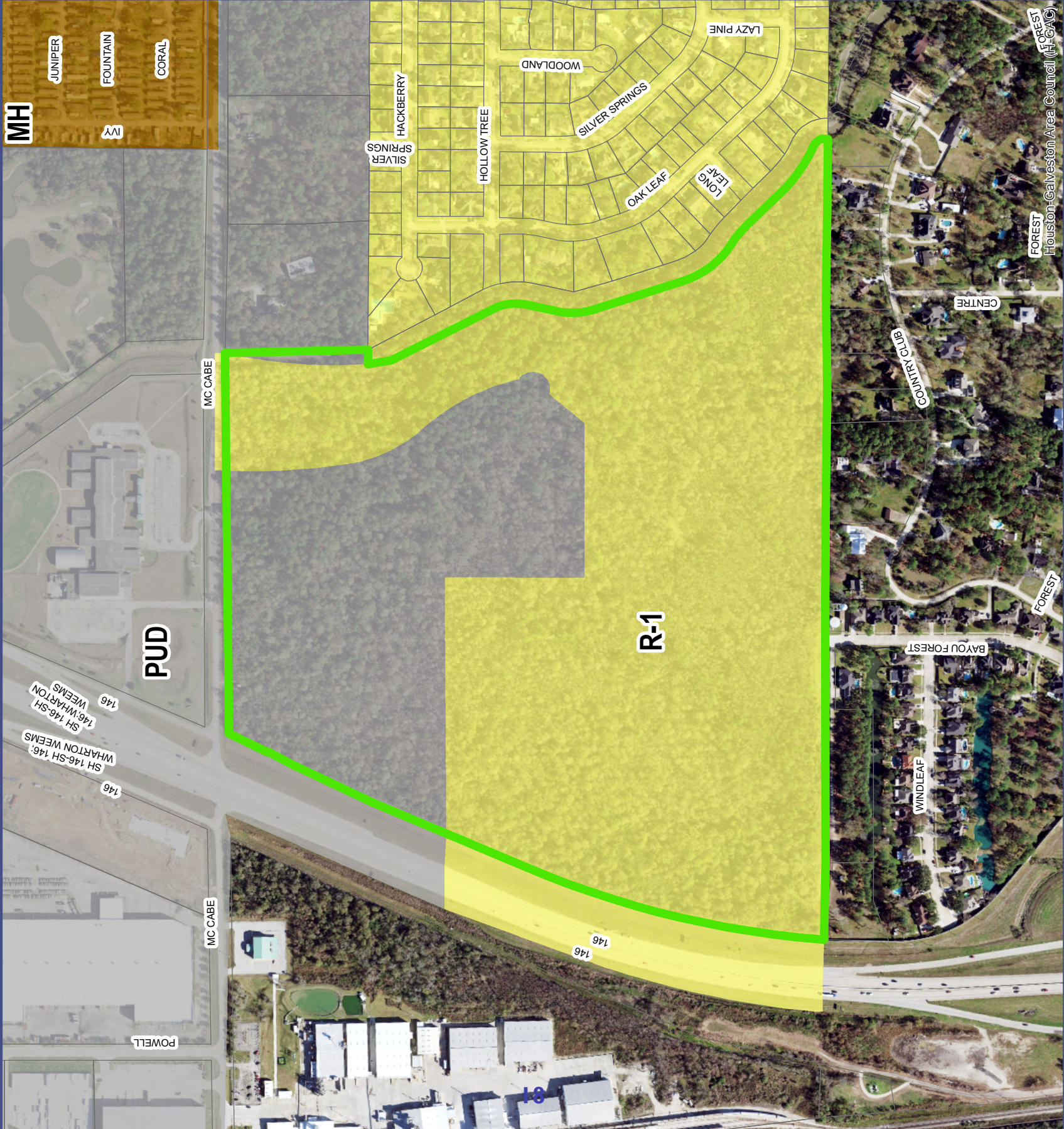
Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed Zone Change Request #22-92000010.



ATTACHMENTS

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





Zoning Map

Zone Change
#22-92000010

McCabe @
SH 146

Legend



Subject Parcel



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



1 inch = 452 feet

JUNE 2022
PLANNING DEPARTMENT

FOREST
Houston-Galveston Area Council (H-GAC)

JUNE 2022
PLANNING



Zone Change Application

Planning and Development Department

PROJECT INFORMATION

Address where zone change is being requested: 0 Mc Cabe Road, La Porte, TX 77571

Legal description where zone change is being requested: TRS 5F 5F-1 8 8A 9B 10 11 49 & 49A ABST 30 W P HARRIS

HCAD Parcel Number where zone change is being requested: 0402440010013

Zoning District: PUD/R-1 (Undeveloped)

Lot area: 4,667,890 SF

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

Description of Request: to change the entire site to the PUD Zone with reference to R-1 Single-Family

Residential standards - see related SCUP 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: Dutko Family Partnership Ltd

Company (if applicable): _____

Address: 1002 Gemini Street Suite 130

City: Houston

State: TX

Zip: 77058

Phone: _____

Email: corriedutko@aol.com

AUTHORIZED AGENT (If other than owner)

Name: Jennifer Curtis, on behalf of Shannon Wiesepape

Company (if applicable): META Planning + Design LLC, on behalf of Beazer Homes

Address: 24275 Katy Freeway, Suite 200

City: Katy

State: TX

Zip: 77494

Phone: 281-895-2602

Email: jcurtis@meta-pd.com

OWNER(S) & AGENT CERTIFICATION

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

Agent's Signature: *Jennifer Curtis*

Date: March 7, 2022

Owner(s) Signature(s): *C. Curtis*

Date: February 25, 2022

STAFF USE ONLY:

Case Number:

22-92000010

Date Application Received:

4/14/2022



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

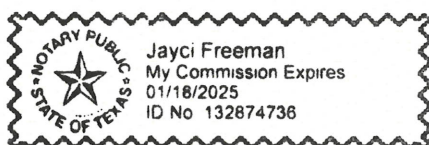
The undersigned hereby duly swears on oath and says:

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: 0 Mc Cabe Road, La Porte, TX 77571 (opposite Bayshore Elementary School)
LEGAL DESCRIPTION: TRS 5F 5F-1 8 8A 9B 10 11 49 & 49A ABST 30 W P HARRIS
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: March 31st, 2022.
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.

Jennifer Curtis
Applicant's Signature

JENNIFER CURTIS
Applicant's Printed Name

Subscribed and sworn before me this 17 day of March, 2022 by
Jennifer Curtis (Print Applicant's Name).



(Seal)

J Freeman
Notary Public

My commission expires: 01/18/2025



Planning and Development Department Staff Report SCUP Request - #22-91000003

DISCUSSION

Location:

The subject site is located at the southeast corner of McCabe Rd. and SH 146.

Zoning:

Planned Unit Development (PUD)

Background Information:

The subject property is approximately 107.2-acres in size and is currently undeveloped. Beazer Homes has an option on the property and plans to develop the site for single family homes. The site is partially zoned Single Family Residential (R-1) with the remaining acreage being zoned Planned Unit Development (PUD). The developer is in the process of rezoning the entire acreage to PUD in order to better facilitate their proposed development.

As part of the requirements of the SCUP submittal, the applicant has provided staff with the proposed general plan for the overall development. The general plan shows that the project will be completed in two phases. Phase 1 will include 128 single family lots and two detention ponds. Phase 2 will include an additional 121 residential lots. In total, the development will have 249 lots all being a minimum of 50' x 130'. The developer proposes two main access points on McCabe Rd. and gated fire access at the south side of the development, connecting to Bayou Forest Dr. in the City of Shoreacres.

Staff has provided a list of ten (10) conditions of approval.

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	Planned Unit Development (PUD)	Bayshore Elementary
South	N/A - City of Shoreacres	Single Family Residential
West	Extra Territorial Jurisdiction (ETJ)	South La Porte Industrial District
East	Planned Unit Development (PUD)/ Single Family Residential (R-1)	Taylor Bayou, Undeveloped, Shady River 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 were posted in the area of the rezoning within 10 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City's website.



Analysis:

There are a number of different considerations staff evaluated during the review of this application. The following describes staff's analysis of those considerations:

1. *Land Use.* Staff finds that allowing for a single family development would be consistent with other similar uses in this area.
2. *Access.* A Traffic Impact Analysis (TIA) has been requested by staff but has not yet been completed. The proposed project may have significant impacts on McCabe Rd. A secondary point of access, in addition to the McCabe Road access, is required for fire apparatus in accordance with Section D107 of the International Fire Code.
3. *Utilities.* A full utility analysis has not yet been completed. The ability of existing infrastructure to handle the impacts of the proposed project has not yet been determined.

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

Criterion:	Staff Findings:
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area has not yet been analyzed in order to determine the feasibility of this project.
Impact on the value and practicality of the surrounding land uses.	The proposed SCUP would be consistent with other residential subdivisions in this area.
Conformance of a zoning request with the land use plan.	The proposed SCUP is in conformance with the future land use plan which designates the majority of this area as Low Density Residential (LDR). There is a small 1.43-acre parcel at the corner that will need to be changed from Commercial (COM) to LDR.
Character of the surrounding and adjacent areas.	The proposed use is consistent with the residential character of this section of McCabe Rd.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	Existing infrastructure in the area has not yet been analyzed in order to determine the feasibility of this project.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed development would have two points of access off of McCabe Rd. A secondary point of access for fire apparatus is required in accordance with Section D107 of the International Fire Code. A Traffic Impact Analysis (TIA) must be conducted prior to development in order to determine if any additional improvements are required to the existing roadway.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed use could have an impact on the adjacent Taylor Bayou and the wetlands that exist on the property.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed project would add to the existing housing stock in the city.



In addition to the above analysis, the City has contracted with HDR Engineering to provide additional analysis and feedback. Attached is the engineering comment letter provided by HDR, Inc. regarding their review of the documents submitted related to the proposed development. A number of significant questions and concerns raised by HDR and city staff still remain concerning the overall feasibility of the project as currently planned. A number of issues specially regarding access, drainage, traffic impact, floodplain mitigation efforts and screening still remain and must be discussed and finalized prior to final approval.

RECOMMENDATION

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed SCUP #22-91000003. If the Commission chooses to recommend approval, staff has listed a number of conditions that should be considered as part of the approval.

ATTACHMENTS

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

Area Map

SCUP
#22-91000003

McCabe @
SH 146

Legend



Subject Parcel

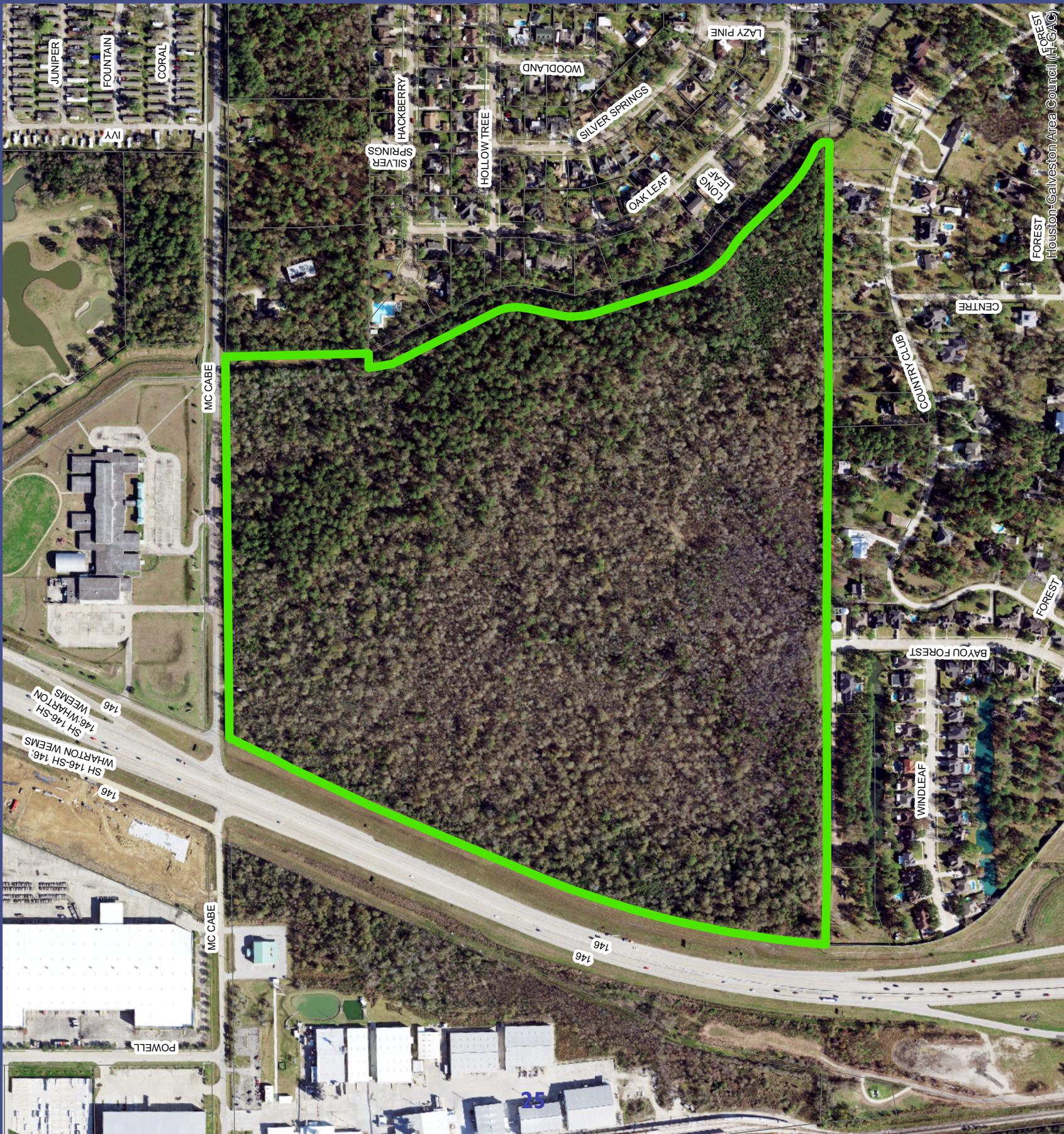


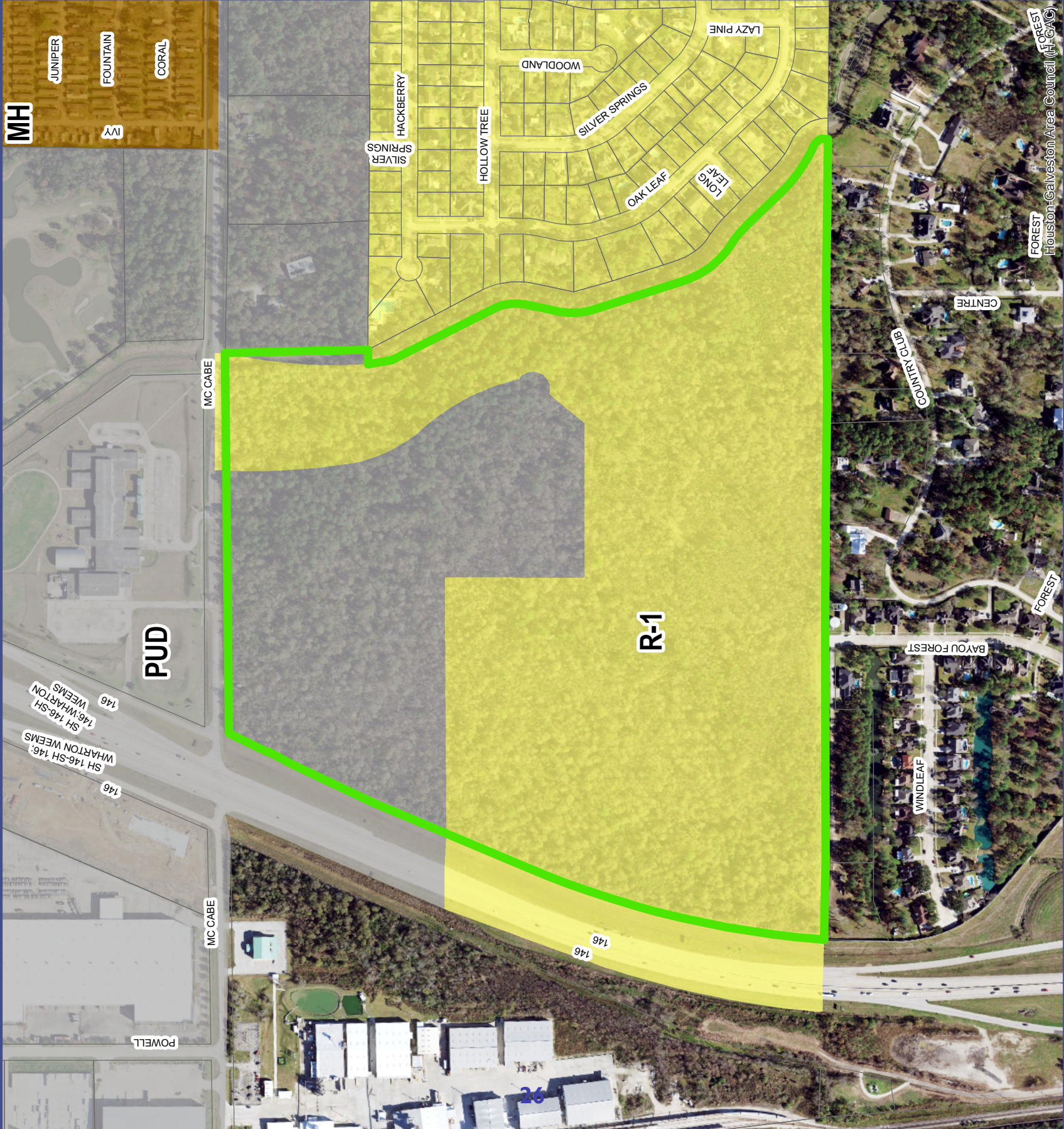
This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 452 feet

JUNE 2022
PLANNING DEPARTMENT





Zoning Map

SCUP
#22-91000003

McCabe @
SH 146

Legend
 Subject Parcel



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



1 inch = 452 feet

JUNE 2022
PLANNING DEPARTMENT

FOREST
Houston-Galveston Area Council (H-GAC)

FLUP Map

SCUP
#22-91000003

McCabe @
SH 146

Legend



Subject Parcel



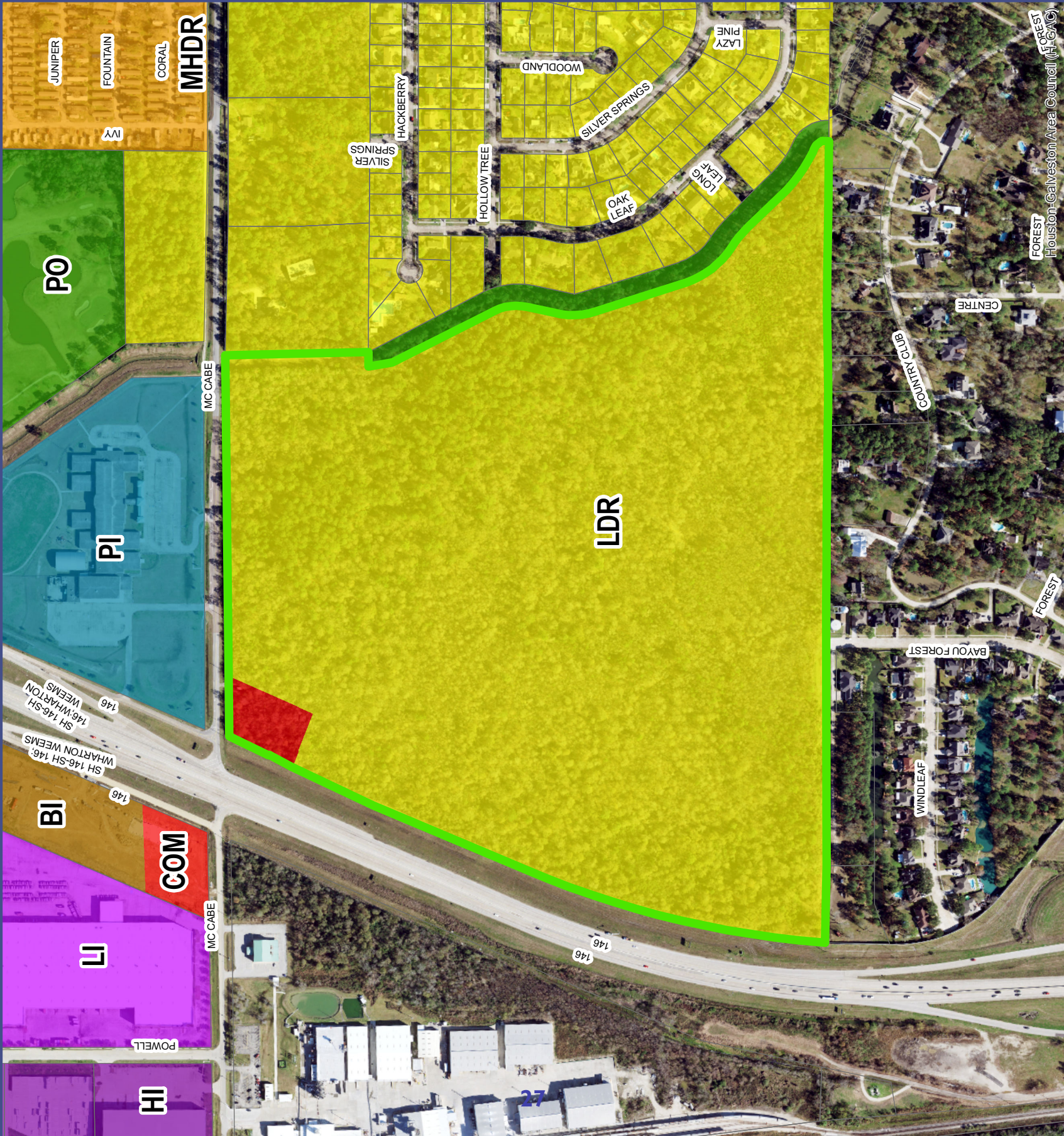
This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 452 feet

JUNE 2022

PLANNING DEPARTMENT





City of La Porte
Special Conditional Use Permit
#22-91000003

Applicant: Jennifer Curtis (META Design) for Shannon Wiespape (Beazer)
Owner or Agent

24275 Katy Freeway, Suite 200, Katy, TX 77494
Address

Development Name/Type: Beazer Single Family

Location: Southeast corner of McCabe Rd. and SH 146

Legal Description: Tracts 5F, 5F-1, 8, 8A, 9B, 10, 11, 49 & 49A, Abstract 30, W P Harris Survey, , Harris County, TX

Zoning: Planned Unit Development (PUD)

Use: Single Family Residential

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. The development shall comply with all applicable provisions of Chapter 86, "Development Regulations", Chapter 94, "Floods", and Chapter 106, "Zoning", of the City of La Porte's Code of Ordinances, and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. All residential land uses identified in the General Plan as "Single Family" shall be constructed in accordance with the requirements outlined in Section 106-333 of the Code of Ordinances and applicable building code requirements.
3. All public infrastructure related to the development shall be designed and constructed in accordance with the City's Public Improvement Criteria Manual and shall be dedicated to the City. Harris County, TxDOT, the City of Shoreacres, and any other jurisdictional permit approvals for right-of-way access shall be presented prior to City of La Porte approval of public infrastructure improvements.
4. Any proposed variances to public improvement criteria must be reviewed and approved by appropriate City Staff prior to plat submittal.
5. Access to any public right-of-way is subject to the requirements of Section 106-835, Figure 10-2 and will be reviewed at the time of Site Development Plan. ..
6. Perimeter fencing along SH 146 and McCabe Rd. must be 100% masonry.
7. The developer will be required to submit for approval by the City Engineer, a drainage report indicating how the proposed development will accommodate the requirements for storm water detention in accordance with the City's Public Improvement Criteria Manual, or if discharging in a TXDOT or Harris County system, approval by such authority.
8. A traffic impact analysis, performed by a licensed engineer, shall be required. If any mitigation is required by the study, the applicant will be responsible for their proportion of the impact.
9. The applicant will be required to execute a utility extension agreement with the city and install such improvements at the cost of the developer.
10. Any substantive modifications to this Special Conditional Use Permit will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

Failure to start construction of the site within 12 months after issuance or as scheduled under the terms of a special conditional use permit shall void the permit as approved, except upon an extension of time granted after application to the Planning and Zoning Commission.

If contract or agreement is terminated after completion of any stage and there is ample evidence that further development is not contemplated, the ordinance establishing such special conditional use permit may be rescinded by the City Council, upon its own motion or upon the recommendation of the Planning and Zoning Commission of the City of La Porte, and the previous zoning of the entire tract shall be in full effect on the portion which is undeveloped.

Validation Date: _____

Director of Planning and Development

City Secretary



Memo

Date: Thursday, June 09, 2022

Project: City of La Porte – Development Services Review

To: Teresa Evans, CECD, EDFP – Director of Planning & Development

Cc: Lorenzo Wingate, PE, CFM – Assistant Public Works Director

From: Javier Vasquez, PE, CFM

Subject: McCabe Road 107 ± acre Residential Subdivision

HDR Engineering, Inc. (HDR) is in receipt of planning documents for a proposed 107 acre development located in the southeast corner of the intersection of State Highway 146 and McCabe Road in the City of La Porte, Texas. The City of La Porte has requested that HDR provide development review services for this subdivision on behalf of the City. The following memo provide background information on the project site and HDR's review comments. HDR has reviewed the following planning documents submitted for the above referenced property:

- SCUP/zone change Justification Letter (prepared by META Planning + Design, LLC)
- General Plan (prepared by META Planning + Design, LLC)
- TIA Memo (prepared by Cobb, Fendley & Associates, Inc.)
- Preliminary Drainage Analysis of Taylor Bayou (prepared by Cobb, Fendley & Associates, Inc.)
- Utility Layouts (Water, Sanitary Sewer, and Storm Sewer - prepared by Cobb, Fendley & Associates, Inc.)
- Environmental Correspondence (coordinated for the Dutko Family Partnership LTD)

In review of these items, HDR offers the following comments:

General Plan Comments by HDR (see comments on attached PDF)

1. Provide the plat/plan geometric standards per table on Sec. 86-15. General standards for subdivision and developments, m. (Code of Ordinances Sec 86-6 General Plans, (d)).
2. Verify phasing shown. It appears the phasing shown does not match the description in the justification letter. (Code of Ordinances Sec 86-6 General Plans, (d)).
3. Show existing water courses and railroads on vicinity map. (Code of Ordinances Sec 86-6 General Plans, (d)).
4. Identify required building lines adjacent to all existing or proposed public and private streets and alleys. (TYPICAL) (Code of Ordinances Sec 86-6 General Plans, (d)).
5. Label Legal Description shown on the General Plan (Code of Ordinances Sec 86-6 General Plans, (d)).
6. Label water course (Taylor Bayou). (Code of Ordinances Sec 86-6 General Plans, (d)).
7. Label street (Bayou Forest Drive). (Code of Ordinances Sec 86-6 General Plans, (d)).
8. Notate existing and proposed "Zoning" (Code of Ordinances Sec 86-6 General Plans, (d)).
9. Show rights-of-way for all proposed streets and if they are public/private. Indicate rights-of-way width of all streets as identified in the PICM.
10. Show rights-of-way for all adjacent streets. (Code of Ordinances Sec 86-6 General Plans, (d)).
11. Label and define limits of Floodplain Zone AE w/ moderate wave action. (Code of Ordinances Sec 86-6 General Plans, (d)).

12. Indicate approximate location, width, and type of easements (existing and proposed) adjacent to the general plan boundaries (TYPICAL). (Code of Ordinances Sec 86-6 General Plans, (d)).
13. The location and width of all easements shall be determined by the director for all plats or plans within the cities jurisdiction, and by the director in conjunction with Harris County Flood Control District (HCFCD) for all easements that HCFCD may have an interest in. (Code of Ordinances Sec 86-6 General Plans, (d)).
14. An approval letter from City of Shore Acres for connection to Bayou Forest Drive shall be provided. Any proposed connection to this street will require full access within the right-of-way and no gate of any kind can be installed.
15. If the connection point to Bayou Forest Drive is not allowed per previous comment, then a street connection to the proposed subdivision shall be made along the SH 146 corridor and shall be coordinated with TxDOT.

TIA Memo Comments by HDR

- In review of the TIA Memo provided, there are no comments at this time regarding the approach of calculating peak hour trips and the information provided regarding the current level of traffic on McCabe Road; however, as the Development continues into the development process, information associated with the analysis shall be provided to verify the conclusions provided in the memo.

H&H Review Comments by HDR

- Please refer to the attached Memo dated 06/06/2022 provided by Jeremy Blevins, PE, CFM (HDR) for comments pertaining to drainage and floodplain.

Utility Layout (water, sanitary sewer, storm sewer) Review Comments by HDR

- Water
 - Proposed water demands shall be provided and modeled by the engineer for analysis of existing and proposed conditions. The analysis shall demonstrate that the proposed Development meets minimum TCEQ criteria for pressures and fire flow and other pertinent requirements. Please coordinate with the City Public Works for the latest City water model.
 - The proposed layout shown for the three (3) cul-de-sac streets along the southwest boundary shall review utilizing utility easements for providing water line looping between these streets.
 - Show adjacent water lines along McCabe Road.
 - Show proposed water line sizes for the lines connecting to the existing 12-inch on McCabe Road.
 - Verify requirements for extension of water main along SH 146 in accordance to required utility planning and requirements.
- Sanitary Sewer
 - The proposed sanitary sewer capacity loading shall be analyzed by the engineer to verify capacity and any constraints downstream that would require offsite improvements be made.
 - Analysis shall be made from the point of connection to the first lift station including the gravity main, lift station, and force main. The next segment of gravity main from the discharge point shall also be evaluated for capacity.
 - If capacity constraints are identified, other available options will need to be coordinated with the City.
- Storm Sewer
 - The layout was reviewed for general review; however, final location, type, and size will be determined by a final drainage impact analysis and drainage design.



Environmental Review Comments by HDR

- Please refer to the following comments provided by Christine Magers, CWB (HDR) for comments pertaining to Environmental Review:
- In review of the provided information there is an approved jurisdictional determination (AJD) dated August 30, 2021 for the property. Additional information should be provided as outlined below to confirm that it is still valid. The AJD states that all waters delineated are non-jurisdictional and therefore, no Section 404 permit would be required to impact them. The property is located in the 100-year floodplain, in flood hazard zone AE, in the coastal zone boundary, and the eastern boundary stream is a tributary to Taylor Bayou – a traditional navigable water.
- Based on provided information there was a permit that expired in 2005 and there may be a new permit that is not in the information provided. It appears that a new permit request with mitigation plan was submitted and was put on public notice on February 26, 2019. Please verify if there is a permit authorization associated with that public notice. If there is not an authorized permit that used the AJD before the navigable waters protection rule (NWPR) rule was vacated August 30, 2021, then the AJD is no longer valid. Per the EPA “AJDs completed **prior** [emphasis added] to the court’s decision and not associated with a permit action (also known as ‘stand-alone’ AJDs under RGL 16-01) will not be reopened until their expiration date, unless one of the criteria for revision is met under RGL 05-02.” And “AJD requests pending on, or received after, the Arizona court’s vacatur decision will be completed consistent with the pre-2015 regulatory regime.” (<https://www.epa.gov/wotus/current-implementation-waters-united-states>) We recognize the same day AJD letter and court decision but reference this EPA implementation guidance which states the AJD must be completed prior to the vacatur or have an associated approved permit to be valid.
- If there is not an associated permit and this AJD is likely invalid then a new site delineation, report, and AJD or PJD under Rapanos with a permit request should be submitted to USACE prior to development of this property. The most recent delineation report referenced in the information provided is from 2015 which cannot be relied upon because the field data was collected more than 5 years ago.
- Please provide documentation of an existing permit authorization or confirm that a new delineation and permit request will be submitted to USACE.

Conclusion

The proposed plan is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the McCabe Road 107 ± acre Residential Subdivision Planning Documents be Revised and Resubmitted

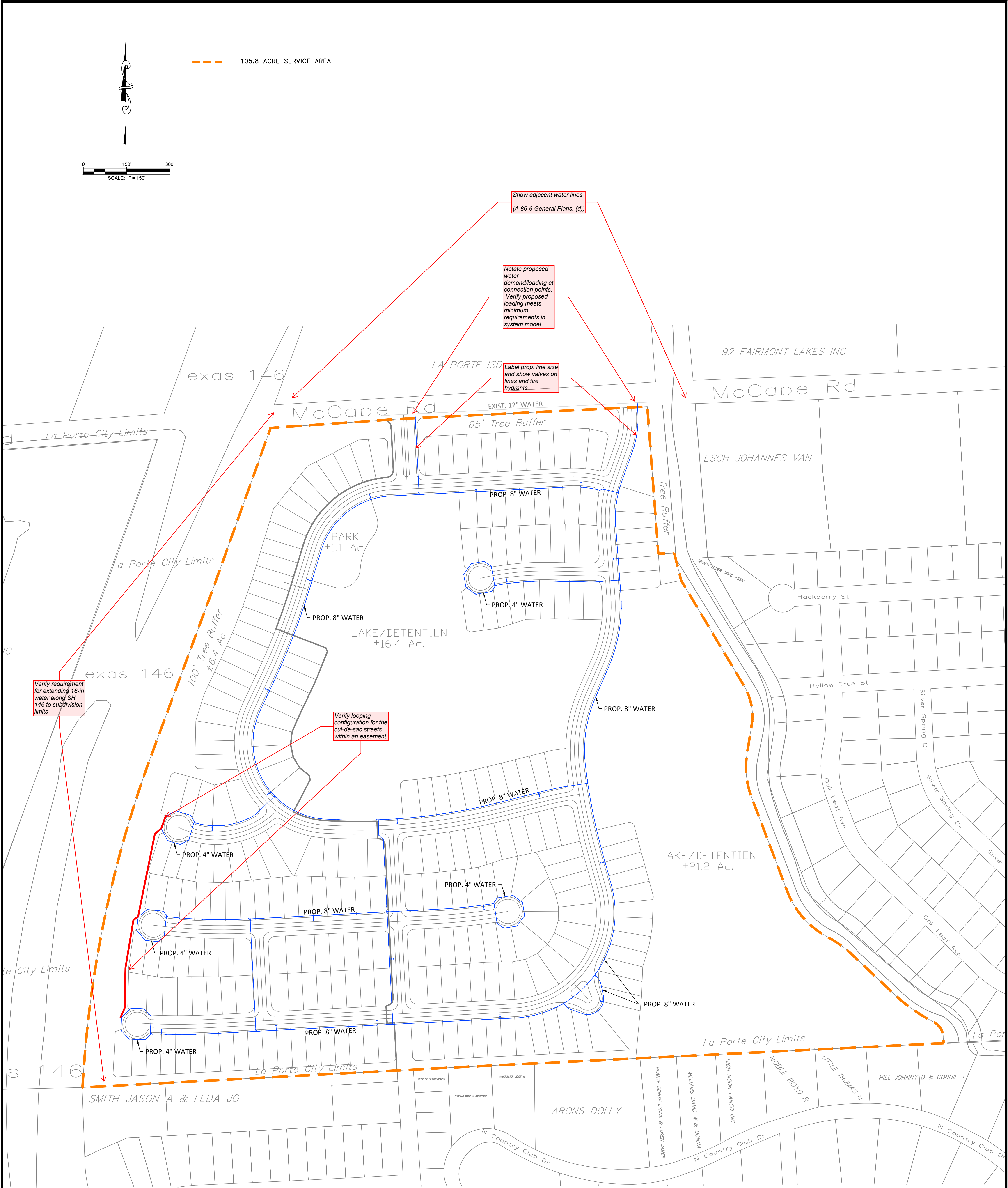
Please feel free to contact our team at 713.622.9264 should you or the Development Team have any questions regarding this review.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, PE, CFM
Civil Engineer

Attachments



OVERALL WATER LAYOUT

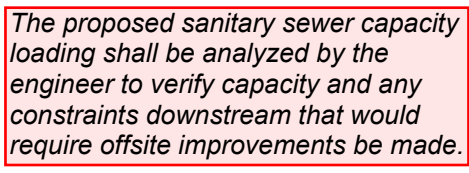
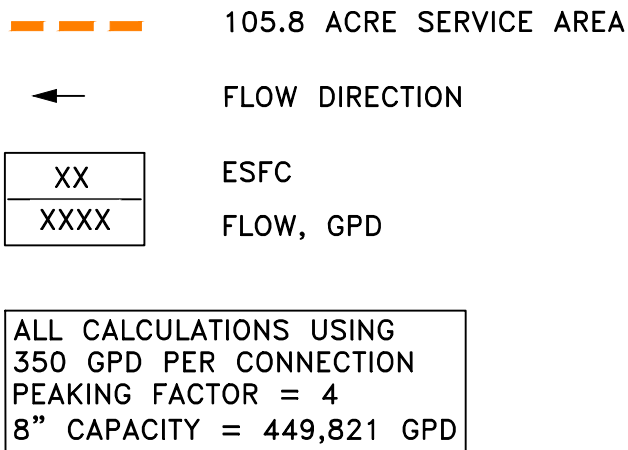
LA PORTE 249 LOT RESIDENTIAL SUBDIVISION

BEAZER HOMES

LA PORTE, TEXAS

CobbFendley
TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

DATE: APRIL 2022



**LA PORTE 249 LOT RESIDENTIAL SUBDIVISION
BEAZER HOMES**

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35



Memo

Date: Tuesday, June 07, 2022

Project: City of La Porte – Development Review

To: Lorenzo Wingate & Teresa Evans

From: Jeremy Blevins, PE, CFM

Subject: CobbFendley/Beazer Homes 249 Lot Residential Subdivision

HDR is in receipt of a technical memorandum prepared by CobbFendley regarding a preliminary HEC-RAS Analysis of Taylor Bayou in relation to a proposed 249 lot subdivision located in the southeast corner of the intersection of State Highway 146 and McCabe Road in the City of La Porte, Texas. The City of La Porte has requested that HDR provide development review services for this subdivision on behalf of the City. The following paragraphs provide background information on the project site and HDR's review comments.

Background Information

The proposed development lies on a 107.5-acre tract located east of State Highway 146, south of McCabe Road, and west of Taylors Bayou (Harris County Flood Control District Unit # A104-00-00). The property lies entirely within the City of La Porte. The subject property is currently undeveloped with dense forested vegetation. According to Flood Insurance Rate Map Panel Nos. 48201C0945M and 48201C1085M dated January 6, 2017, the property lies entirely within the Special Flood Hazard Area Zone AE with base flood elevations identified. The base flood elevation on the property ranges from 14 feet to 15 feet. Additionally, a portion of the property is identified as an area subject to moderate wave action from coastal storm surge. Exhibit 1 provides a map depicting the Special Flood Hazard Area and the limit of moderate wave action as it relates to the subject property. Based on 2018 LIDAR topographic data obtained from Houston-Galveston Area Council and Harris County Flood Control District, the natural ground elevation of the subject property generally ranges from approximately 7 feet above mean sea level to 10 feet above mean sea level. Exhibit 2 provides a shaded topographic map of the subject property and surrounding area.

H&H Review Comments by HDR

The following paragraphs provide review comments by HDR:

- The City of La Porte Floodplain Ordinance Chapter 94 describes the requirements of development within special flood hazard areas within the City of La Porte. Refer to the floodplain ordinance located here: [Chapter 94 - FLOODS | Code of Ordinances | La Porte, TX | Municode Library](#). Specifically, Section 94-92 requires that areas within Zone AE designated as limited to moderate wave action must meet the criteria set forth in Section 94-91. Section 94-91 prohibits the use of fill for structural support of buildings and requires the use of pilings and columns to elevate the lowest horizontal member above the base flood elevation. Refer to Section 94-91 and 94-87 for additional requirements for areas located within the limit of moderate wave action.
- The City of La Porte Floodplain Ordinance Chapter 94 also requires that developments within a coastal Zone AE provide compensatory floodplain mitigation storage for any fill placed below the riverine base flood elevation and/or the 500-year floodplain elevation. Because HCFCD Unit A104-00-00 is an un-studied stream, it is necessary to develop a hydraulic model to understand



the riverine flood levels along Unit A104-00-00. Any fill proposed to be placed below the 500-year riverine flood level of Unit A104-00-00 and/or A104-07-00 must be mitigated via compensatory floodplain mitigation storage.

- Please comply with Chapter 5 of the City of La Porte Public Improvement Criteria Manual as it relates to stormwater detention design, storm sewer design, and roadway profiles. Refer to the PICM here: [Public Improvement Criteria Manual | La Porte, TX - Official Website \(la-porte.tx.us\)](http://la-porte.tx.us/public-improvement-criteria-manual).
- Based on 2018 LIDAR data, there is a natural ravine in the southwest corner of the property, which may provide drainage for areas along and west of State Highway 146. It is assumed that this ravine will be filled to allow for the development of lots in this area. Please verify the offsite drainage area that is draining to that ravine and provide accommodations to convey offsite flow through the site to maintain existing drainage patterns.
- The proposed storm sewer layout calls out approximately 37 acres of lake/detention within the development. HDR does not have sufficient information to understand if that area set aside for detention and/or floodplain fill mitigation is sufficient to mitigate potential adverse impacts associated with the development of the site.
- Please provide a detailed drainage impact analysis to satisfy requirements of the Harris County Flood Control District Policy, Criteria, and Procedures Manual and the City of La Porte Public Improvement Criteria Manual. In the memo provided, CobbFendley states that an unsteady 2D HEC-RAS model was developed to provide a preliminary assessment of potential impacts on riverine flood levels. Additional details regarding the boundary condition were provided. Please verify that those assumptions are reasonable, specifically the use of normal depth for the stream segments.
- It is unclear what the limits of fill on the project site are. Please provide a detailed cut and fill plan as a part of the drainage impact analysis.
- Please provide geotechnical recommendations for the placement of fill and/or building pad sites within the project area as it relates to the potential for tidal storm surge and hurricane wave wash.
- Please provide documentation that proposed fill within the limits of moderate wave action and coastal Zone AE on the project site will not cause adverse impacts on adjacent properties as it relates to the ability of tidal storm surge to move through and/or around the subject property.

Conclusion

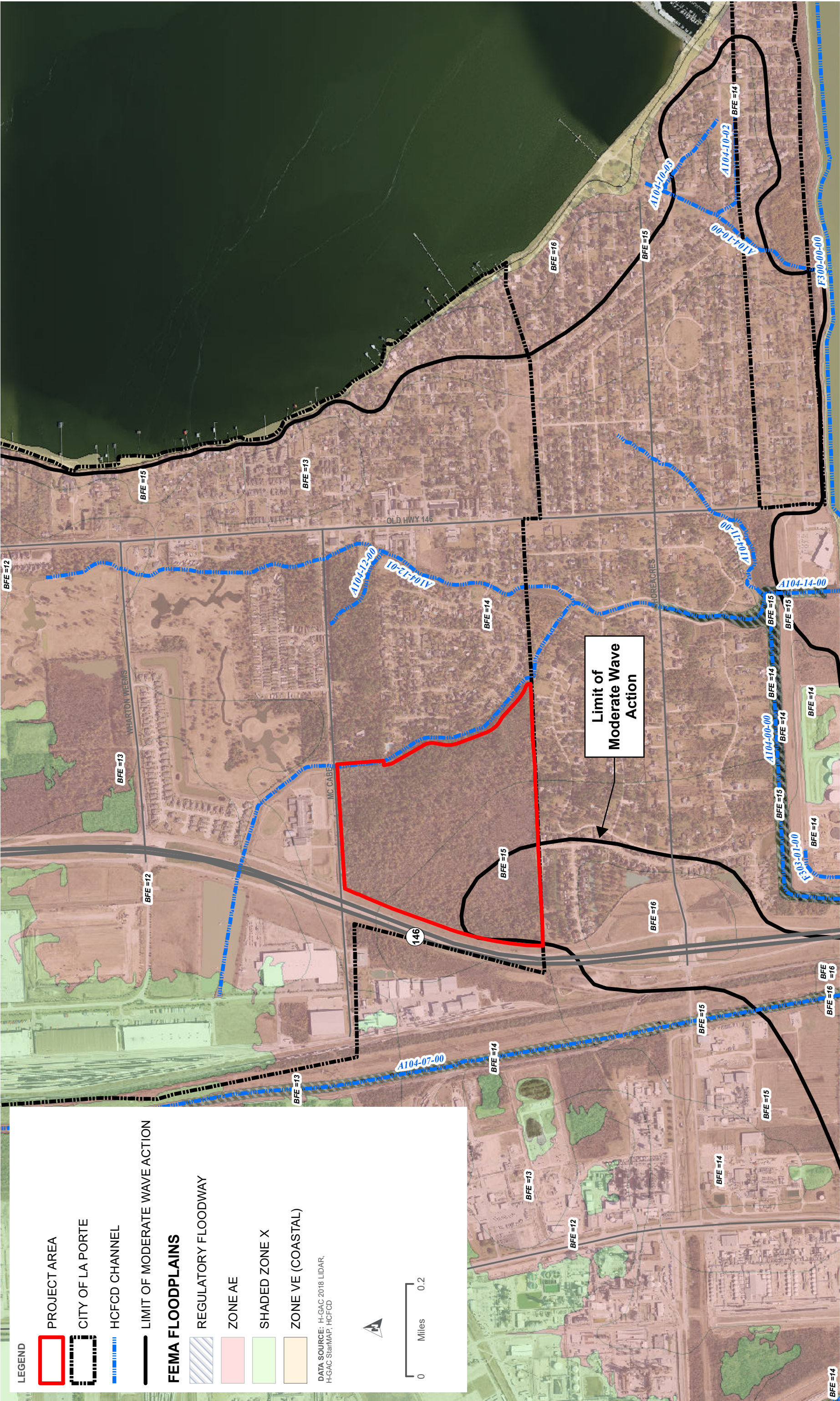
Thank you for the opportunity to work with you on this important project. Please feel free to contact me at 713.576.3513 should you or CobbFendley have any questions regarding this review.

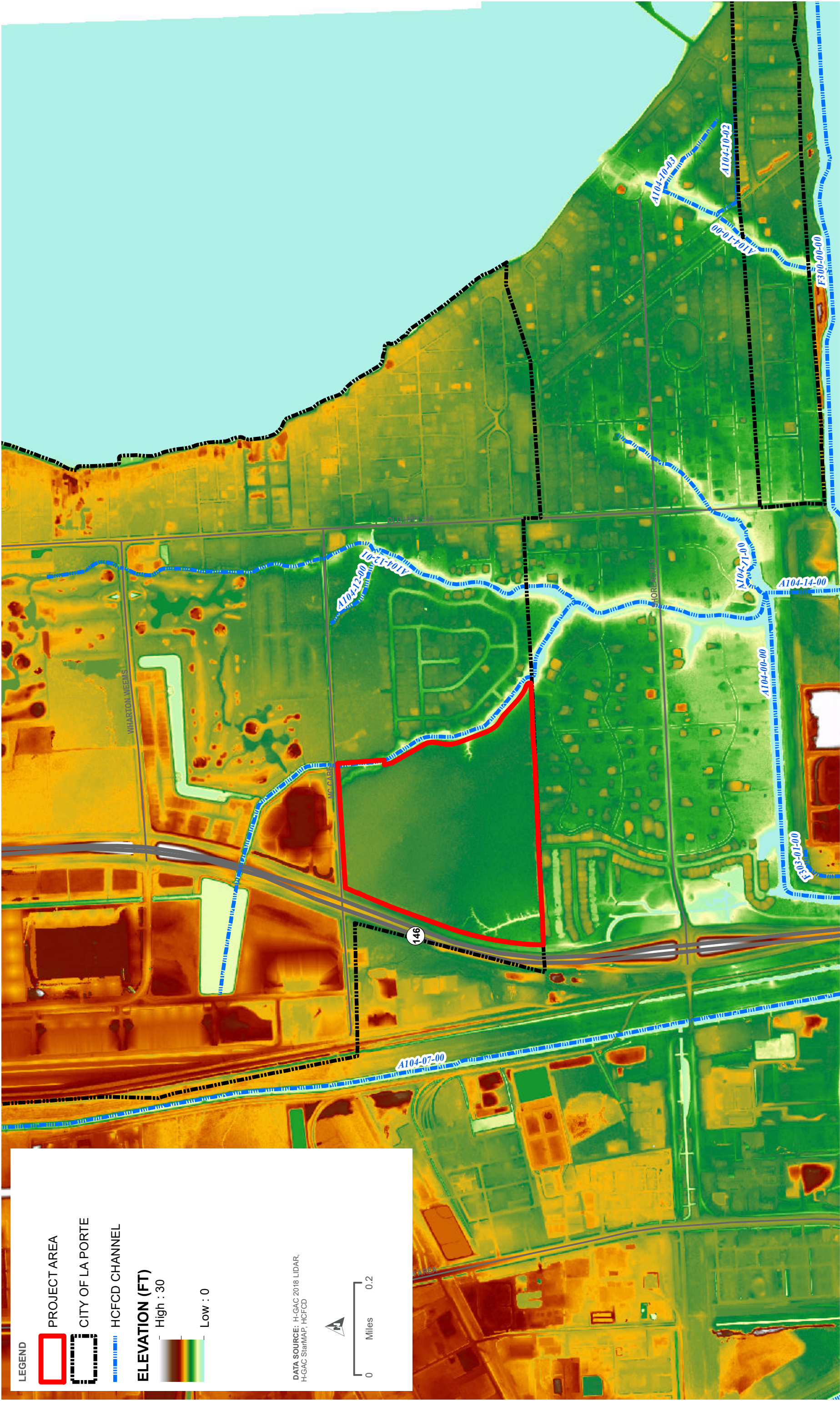
Sincerely,

HDR Engineering, Inc.

Jeremy Blevins, PE, CFM
Associate | Sr. Water Resources Project Manager.

Attachments: Exhibit 1; Exhibit 2








Fri 6/10/2022 8:57 AM

Wingate, Lorenzo

Beazer Potential Floodplain Issue

To Alexander, Corby; Evans, Teresa; Clowes, Ian; Daeumer, Matt

Cc Mayo, Ray

 Follow up. Start by Friday, June 10, 2022. Due by Friday, June 10, 2022.

Good morning, All.

According to HDR's review, there appears to be a section of the development that exists within the moderate wave action zone, which may impact the feasibility of the development. Here is an excerpt from HDR's comments and the associated exhibit:

Section 94-92 requires that areas within Zone AE designated as limited to moderate wave action must meet the criteria set forth in Section 94-91. Section 94-91 prohibits the use of fill for structural support of buildings and requires the use of pilings and columns to elevate the lowest horizontal member above the base flood elevation. Refer to Section 94-91 and 94-87 for additional requirements for areas located within the limit of moderate wave action.





Special Conditional Use Permit Application

Planning and Development Department

PROJECT INFORMATION

Address where SCUP is being requested: 0 McCabe Road, La Porte, TX 77571

Legal description where SCUP is being requested: TRS 5F 5F-1 8 8A 9B 10 11 49 & 49A ABST 30 W P HARRIS

HCAD Parcel Number where SCUP is being requested: 0402440010013

Zoning District: PUD/R-1 (Undeveloped)

Lot area: 4,667,890 SF

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

Description of Request: to create a single-family residential community off of McCabe Road with associated open space, parkland, and detention lakes (see related rezone 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: Dutko Family Partnership Ltd

Company (if applicable): _____

Address: 1002 Gemini Street Suite 130

City: Houston

State: TX

Zip: 77058

Phone: _____

Email: corriedutko@aol.com

AUTHORIZED AGENT (If other than owner)

Name: Jennifer Curtis, on behalf of Shannon Wiesepape

Company (if applicable): META Planning + Design LLC, on behalf of Beazer Homes

Address: 24275 Katy Freeway, Suite 200

City: Katy

State: TX

Zip: 77494

Phone: 281-895-2602

Email: jcurtis@meta-pd.com

OWNER(S) & AGENT CERTIFICATION

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

Agent's Signature: *Jennifer Curtis*

Date: March 7, 2022

Owner(s)' Signature(s): *C. Curtis*

Date: February 25, 2022

STAFF USE ONLY:

Case Number:

22-91000003

Date Application Received:

4/14/2022



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

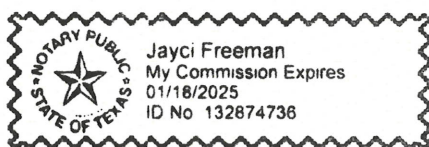
The undersigned hereby duly swears on oath and says:

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: 0 Mc Cabe Road, La Porte, TX 77571 (opposite Bayshore Elementary School)
LEGAL DESCRIPTION: TRS 5F 5F-1 8 8A 9B 10 11 49 & 49A ABST 30 W P HARRIS
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: March 31st, 2022.
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.

Jennifer Curtis
Applicant's Signature

JENNIFER CURTIS
Applicant's Printed Name

Subscribed and sworn before me this 17 day of March, 2022 by
Jennifer Curtis (Print Applicant's Name).



(Seal)

J Freeman
Notary Public

My commission expires: 01/18/2025



March 18th, 2022

Ian Clowes, City Planner
City of La Porte
Planning & Development Department
604 W Fairmont Parkway
La Porte, TX 77571

Re: 105-acre McCabe Road Tract – SCUP/zone change justification letter

Dear Mr. Clowes,

We, META Planning + Design LLC, respectfully submit this request for a Zone Change and Special Conditional Use Permit on behalf of Dutko Family Partnership Ltd, Owner, and Beazer Homes, Developer, of the above-referenced McCabe Rd Tract.

Zoning

The subject site is currently zoned a mixture of PUD and “Low Density Residential” (also known as R-1). The proposed development is a single-family residential community in keeping with the requirements of the Low Density Residential zone. Part of the tract is already within the PUD Zone, requiring a Special Conditional Use Permit (SCUP) for at least that portion of the site. Since the dividing line between the two zones meanders across the site, the first aspect of this request is to rezone the entire site as PUD for clarity. Bringing the entire site into the PUD zone will make it easier to review and apply the SCUP requirements evenly across the entire site. The “Low Density Residential” characteristics will be the basis of the new PUD/SCUP zoning.

Special Conditional Use Permit

Land Use Characteristics

Although the PUD zone requires a Special Conditional Use Permit, the proposed land use is in keeping with the adjacent residential character, both in terms of the R-1 zoning that currently exists on part of the subject site and in reference to the surrounding residential communities to the east and south. The proposed single-family residential development is compatible and complementary with the adjacent developments. It is an extension of the R-1 character that already exists around the site, not spot zoning, and will not impose any nuisances on the surrounding neighbors nor will it be injurious to the neighboring owners or detrimentally affect property values surrounding the subject site.

The proposed schematic plan contains 249 residential lots, with a typical lot size of 50' x 130' (6,500 sqft typical), to be developed in two phases as shown on the plan. The ultimate lot count may fluctuate slightly in response to feedback during the SCUP approval process and/or as a result of refinement of the drainage and detention calculations. At no point shall the total number of lots within the subject site exceed 275 units. At the maximum 275 lots, the overall site density is less than 3 lots per acre (roughly 2.6 du/ac).

The residential lots in the schematic plan are accompanied by ample landscaping, open spaces, tree buffers, dedicated parkland, and detention ponds to serve the community. These uses are all necessary and



Phase I will be a new boulevard street to McCabe Rd, located opposite the school driveway on the north side of McCabe Rd. This location is approximately 400' from TX SH-146. The second point of access to McCabe Rd is a smaller local street, located at the eastern edge of the subject site, roughly 700' east of the main entrance. An emergency-only gated connection will be provided on the southern boundary at the end of Bayou Forest Drive, a dead-end street coming out of the Gateway Village neighborhood in the City of Shoreacres to the south. All three access points will be provided in the first phase of development, which will take up the eastern half of the site along with the two amenity lakes and the parkland reserve. The second phase of development will complete the internal street loop around the west side of the upper lake and fill in the remainder of the residential streets and lots.

Summary & Conclusion

The granting of this Special Conditional Use Permit will enable the creation of a quality single-family residential neighborhood that is entirely compatible with the surrounding communities. The specific deviations described above will not be injurious to the public health, safety, or welfare. Based on these considerations, we respectfully request your review and recommendation to approve this Zone Change and Special Conditional Use Permit.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Curtis". The signature is fluid and cursive.

Jennifer Curtis
Senior Planner

Enclosure: Schematic Land Plan
 Application Forms
 Affidavit of Posting
 Application Fees



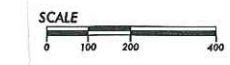
LOT SUMMARY

50'x130'	249 LOTS	100%
TOTAL 249 LOTS		

a schematic development plan for
MCCABE RD TRACT
±105.8 ACRES OF LAND
prepared for
BEAZER HOMES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-0440
FEBRUARY 21, 2022

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OVERALL STORM SEWER LAYOUT
LA PORTE 249 LOT RESIDENTIAL SUBDIVISION
BEAZER HOMES

LA PORTE, TEXAS

**CobbFendley**
TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

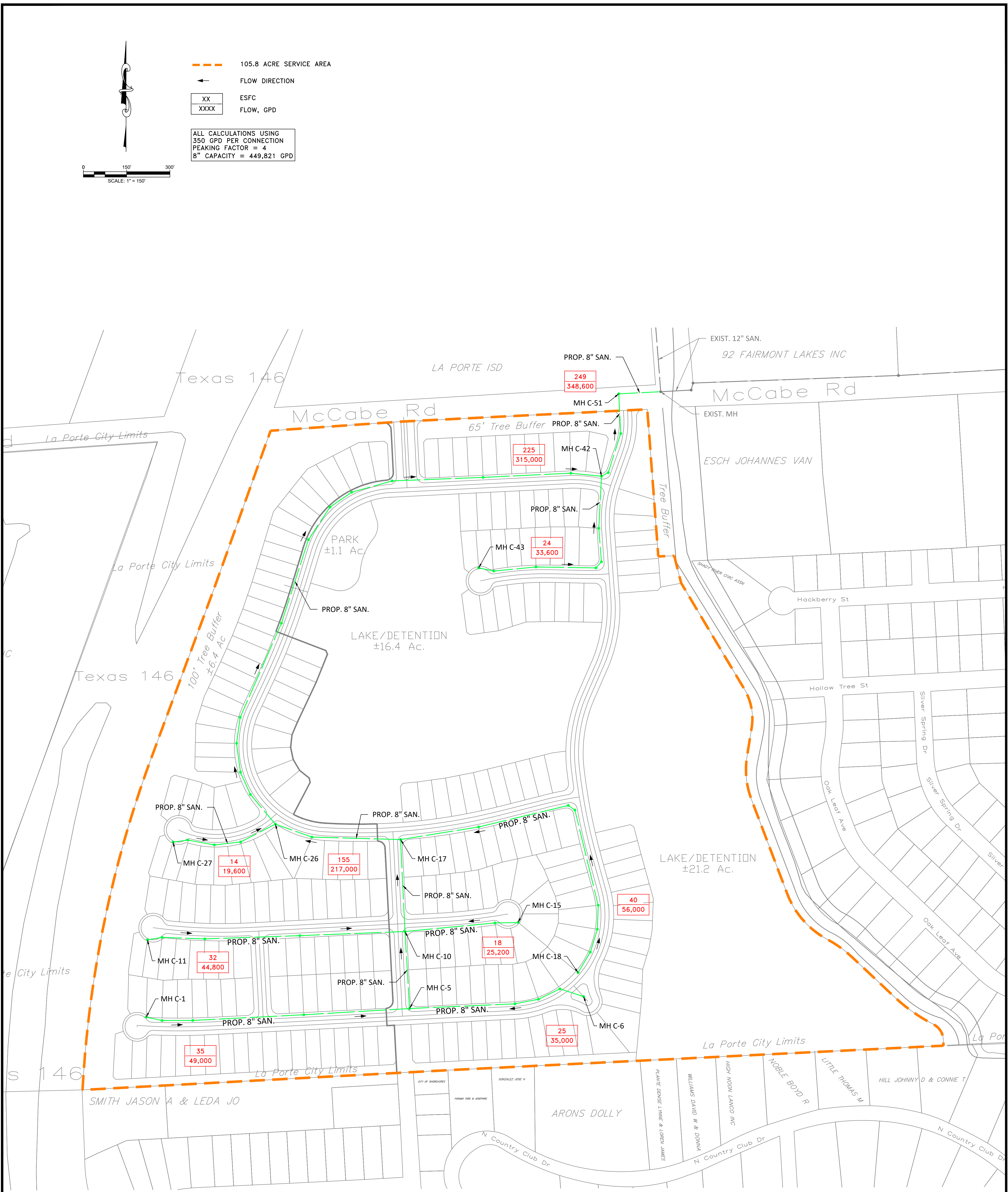
DATE: APRIL 2022



OVERALL WATER LAYOUT
LA PORTE 249 LOT RESIDENTIAL SUBDIVISION
BEAZER HOMES

LA PORTE, TEXAS
CobbFendley
TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

DATE: APRIL 2022



OVERALL SANITARY SEWER LAYOUT
LA PORTE 249 LOT RESIDENTIAL SUBDIVISION
BEAZER HOMES

LA PORTE, TEXAS
CobbFendley
TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
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www.cobbfendley.com

DATE: APRIL 2022

CHANNEL CONVEYANCE ANALYSIS

BY: Carl Ahrendt, P.E.

RE: Preliminary HEC-RAS Analysis of Taylor Bayou

COBBFENDLEY PROJECT NO.: 2110-011-01

DATE: March 28, 2022

CobbFendley was contracted by Beazer Homes – Houston to perform a preliminary channel analysis of Taylor Bayou (HCFCD Unit# A104-00-00) in the general vicinity of a potential neighborhood development site within the city limits of La Porte, Texas.

Concern was raised due to the location of the potential development relative to its proximity to a known area of repetitive flooding, the Shady River Neighborhood. Shady River is immediately across Taylor Bayou from the proposed project site and has experienced flooding in several recent rainfall events. Because this portion of Taylor Bayou is currently unstudied, present day 100-year water surface elevations were not known. It was concerning that 100-year water surface elevations from the channel could be at an elevation which would not only inundate the proposed property but Shady River as well. If this was the case, by constructing the proposed neighborhood at an elevation higher than the current level, the fill placed on the property to raise the home elevations would have resulted in a shift in the 100-year floodplain further east, worsening inundation and potential flooding in Shady Acres.

In order to gain a better understanding of the present day condition of the channel, an abbreviated HEC-RAS analysis of Taylor Bayou was performed to determine its conveyance capacity and resultant water surface elevations associated with the 100-year rainfall event.

To perform this analysis drainage areas were delineated for key points along the streams, including the tributary adjacent to the property and the tributary on the far side of the neighborhood since the confluence is immediately downstream of the proposed project site. Hydrologic parameters were calculated using the Harris County Flood Control District BDF methodology and Atlas-14 rainfall. Hydrographs were created using HEC-HMS then imported into a 2D Unsteady HEC-RAS model.

The 2D Unsteady HEC- RAS model was created using the HCFCD 2018 LiDAR, and supplemented using the effective HEC-RAS data, which was obtained from the HCFCD M3 website. Roughness coefficients were determined using aerial imagery for the 2D flow area. The HEC-HMS hydrographs were input along the stream centerline within each drainage area. The downstream boundary condition for the HEC-RAS model was set to “Normal depth” for the stream segments, and high tide for the portion that has a direct route to outfall into the bay.

Through this analysis, it was determined that the 100-year WSE in the stream adjacent to the project area was contained below the top bank of Taylor Bayou; therefore, the proposed fill associated with the development will not result in a shift of floodplain boundaries or increase in water surface elevations when the appropriate amount of detention volume is provided to offset increase in impervious cover.

Cobb, Fendley & Associates, Inc.

TBPE Firm Registration No. 274 | TBPLS Firm Registration No. 100467

1920 Country Place Parkway, Suite 400 | Pearland, TX 77584

Phone 281.993.4952 | Fax 281.993.8086

Technical Memorandum

Date: April 13, 2022

To: Jennifer Curtis – META Planning + Design LLC

From: Brian Castille, P.E., PTOE - CobbFendley

Subject: La Porte 107 Acres (Beazer Homes)

Cobb, Fendley & Associates, Inc. was tasked with summarizing traffic operations associated with the proposed Beazer Homes development site, located on McCabe Road east of SH 146 in La Porte, Texas. The proposed development site consists of approximately 107 acres and is proposed to include 249 lots of single-family residential housing. The proposed development is expected to be completed in two (2) phases (128 and 121 dwelling units respectively). The existing ADT on McCabe Road is 1,241 with approximately 68% of the traffic on the westbound side. The AM and PM peak hours are 7:15AM-8:15AM and 4:15PM -5:15PM.

Table 1 shows the AM Peak Hour Trip Generation, **Table 2** shows the PM Peak Hour Trip Generation and **Table 3** shows the Weekday Trip Generation.

Table 1: AM Peak Hour Trip Generation

Phase	ITE Code	Land Use	Dwelling Units (EA)	AM Peak Hour Adjacent Street Traffic				
				Percent Entering	Entering Volume	Percent Exiting	Exiting Volume	Total Volume
1	210	Single-Family Detached Housing	128	25%	24	75%	72	96
2	210	Single-Family Detached Housing	121	25%	23	75%	68	91
Total Trips Generated By Site				47		140		187
Total Trips Added to Adjacent Streets				47		140		187

**No commercial land uses proposed for this development, so no Pass-By Trips and Internal Capture Trips.*

Table 2: PM Peak Hour Trip Generation

Phase	ITE Code	Land Use	Dwelling Units (EA)	PM Peak Hour Adjacent Street Traffic				
				Percent Entering	Entering Volume	Percent Exiting	Exiting Volume	Total Volume
1	210	Single-Family Detached Housing	128	63%	81	37%	48	129
2	210	Single-Family Detached Housing	121	63%	77	37%	45	122
Total Trips Generated By Site				158		93		251
Total Trips Added to Adjacent Streets				158		93		251

**No commercial land uses proposed for this development, so no Pass-By Trips and Internal Capture Trips.*

Table 3: Weekday Trip Generation

Phase	ITE Code	Land Use	Dwelling Units (EA)	Weekday				
				Percent Entering	Entering Volume	Percent Exiting	Exiting Volume	Total Volume
1	210	Single-Family Detached Housing	128	50%	652	50%	652	1304
2	210	Single-Family Detached Housing	121	50%	619	50%	619	1238
Total Trips Generated By Site				1271		1271		2542
Total Trips Added to Adjacent Streets				1271		1271		2542

**No commercial land uses proposed for this development, so no Pass-By Trips and Internal Capture Trips.*

After adding site-generated traffic volumes to the existing traffic volumes, the preliminary results of the Synchro level of service (LOS) analysis show that there will only be minor impacts (as expected by the additional traffic generated by any new development) to McCabe Road with the addition of the proposed access to McCabe Road.

The analysis of individual intersection movements is expected to be LOS C or better for full build-out. LOS D is typically the lowest LOS considered acceptable prior to mitigation measures being considered, so potential mitigation measures were not explored. The preliminary results for queuing showed that the projected peak hour queue lengths for each scenario are reasonable and are not expected to result in excessive queues.

The intersection of McCabe Road and the E School Access Driveway E was analyzed to determine if the intersection would satisfy warrants for installation of a traffic signal, as outlined in the latest edition of the TMUTCD. The preliminary traffic signal warrant analysis results showed that no warrants were satisfied for each of the project phases.

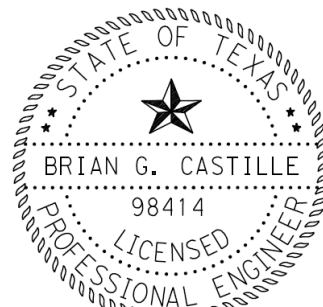
The proposed site will only have direct access to McCabe Road via a proposed access point (no name street), which will provide full access to/from the proposed development and will be adequate to handle the projected traffic. However, this single point of access is still preliminary and may be adjusted to include a second access point.

Based on the number of trips generated, the very low existing ADT on McCabe Road and the constraint of McCabe Road not being able to be extended east nor west, the traffic operations due to the proposed development are expected to be satisfactory based on preliminary findings.

Sincerely,



Brian Castille, PE, PTOE



4/13/2022



March 18th, 2022

Ian Clowes, City Planner
City of La Porte
Planning & Development Department
604 W Fairmont Parkway
La Porte, TX 77571

Re: 105-acre McCabe Road Tract – SCUP/zone change justification letter

Dear Mr. Clowes,

We, META Planning + Design LLC, respectfully submit this request for a Zone Change and Special Conditional Use Permit on behalf of Dutko Family Partnership Ltd, Owner, and Beazer Homes, Developer, of the above-referenced McCabe Rd Tract.

Zoning

The subject site is currently zoned a mixture of PUD and “Low Density Residential” (also known as R-1). The proposed development is a single-family residential community in keeping with the requirements of the Low Density Residential zone. Part of the tract is already within the PUD Zone, requiring a Special Conditional Use Permit (SCUP) for at least that portion of the site. Since the dividing line between the two zones meanders across the site, the first aspect of this request is to rezone the entire site as PUD for clarity. Bringing the entire site into the PUD zone will make it easier to review and apply the SCUP requirements evenly across the entire site. The “Low Density Residential” characteristics will be the basis of the new PUD/SCUP zoning.

Special Conditional Use Permit

Land Use Characteristics

Although the PUD zone requires a Special Conditional Use Permit, the proposed land use is in keeping with the adjacent residential character, both in terms of the R-1 zoning that currently exists on part of the subject site and in reference to the surrounding residential communities to the east and south. The proposed single-family residential development is compatible and complementary with the adjacent developments. It is an extension of the R-1 character that already exists around the site, not spot zoning, and will not impose any nuisances on the surrounding neighbors nor will it be injurious to the neighboring owners or detrimentally affect property values surrounding the subject site.

The proposed schematic plan contains 249 residential lots, with a typical lot size of 50' x 130' (6,500 sqft typical), to be developed in two phases as shown on the plan. The ultimate lot count may fluctuate slightly in response to feedback during the SCUP approval process and/or as a result of refinement of the drainage and detention calculations. At no point shall the total number of lots within the subject site exceed 275 units. At the maximum 275 lots, the overall site density is less than 3 lots per acre (roughly 2.6 du/ac).

The residential lots in the schematic plan are accompanied by ample landscaping, open spaces, tree buffers, dedicated parkland, and detention ponds to serve the community. These uses are all necessary and



Phase I will be a new boulevard street to McCabe Rd, located opposite the school driveway on the north side of McCabe Rd. This location is approximately 400' from TX SH-146. The second point of access to McCabe Rd is a smaller local street, located at the eastern edge of the subject site, roughly 700' east of the main entrance. An emergency-only gated connection will be provided on the southern boundary at the end of Bayou Forest Drive, a dead-end street coming out of the Gateway Village neighborhood in the City of Shoreacres to the south. All three access points will be provided in the first phase of development, which will take up the eastern half of the site along with the two amenity lakes and the parkland reserve. The second phase of development will complete the internal street loop around the west side of the upper lake and fill in the remainder of the residential streets and lots.

Summary & Conclusion

The granting of this Special Conditional Use Permit will enable the creation of a quality single-family residential neighborhood that is entirely compatible with the surrounding communities. The specific deviations described above will not be injurious to the public health, safety, or welfare. Based on these considerations, we respectfully request your review and recommendation to approve this Zone Change and Special Conditional Use Permit.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Curtis". The signature is fluid and cursive, with a long horizontal line extending from the end.

Jennifer Curtis
Senior Planner

Enclosure: Schematic Land Plan
Application Forms
Affidavit of Posting
Application Fees



Planning and Development Department Staff Report FLUP Amendment - #22-91000003

DISCUSSION

Location:

The subject site is located at the southeast corner of SH 146 and McCabe Rd.

Background Information:

Staff is presenting for consideration an amendment to the City's Future Land Use Plan in conjunction with a Special Conditional Use Permit (SCUP) request on a 107.2-acre tract of land to allow for a single family residential development. The portion of land identified for the proposed amendment consists of roughly 1.43-acres in total.

The City's Future Land Use Plan (FLUP) identifies the 1.43-acre tract referenced above as "General Commercial". In order to accommodate the proposed zone change, the FLUP should be amended to allow for "Low 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	Planned Unit Development (PUD)	Bayshore Elementary
South	Planned Unit Development (PUD)	Undeveloped
West	Extra Territorial Jurisdiction (ETJ)	South La Porte Industrial District
East	Planned Unit Development (PUD)	Undeveloped

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 recommend approval for SCUP request #22-91000003, 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

#22-91000003

**Commercial to
Low Density Res.**

Legend



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 = 377 feet

JUNE 2022
PLANNING DEPARTMENT

COUNTRY CLUB
BAYOU FOREST
Houston-Galveston Area Council (H-GAC)



Proposed FLUP

SCUP
#22-91000003

**Commercial to
Low Density Res.**

Legend



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JUNE 2022
PLANNING DEPARTMENT



Discussion Item

- a. Street and Alley Closure Requests
- b. Future Land Use Designation – 3900 Underwood Rd.

CITY OF LA PORTE
STREET AND ALLEY CLOSING APPLICATION REQUEST

(Article II – Vacating, Abandoning and Closing Streets and Alleys, Sec. 62-31 through 62-35, Code of Ordinances)

Please complete page 1 of the application packet and return to the Planning & Development Department prior to the application process. Upon receipt, staff will review your request to determine if an application will be accepted by the city.

I. APPLICANT'S CONTACT INFORMATION:

NAME: Oakland Land & Development, LLC

PHONE #: 601-442-6648

E-MAIL: oaklandland@gmail.com

MAILING ADDRESS: P. O. Box 952, Natchez, MS 39121

II. APPLICANT'S PROPERTY DESCRIPTION (ADJACENT TO PROPOSED STREET and/or ALLEY CLOSING):

ADDRESS: None assigned

HCAD ID NO. (13-DIGITS): 024 113 063 0001

024 114 064 0001

LEGAL DESCRIPTION (LOT, BLOCK, SUBD.): Lots 1-32 Blk 863, La Porte Lots 1-32 Blk 864, La Porte

III. DESCRIPTION OF STREET/ALLEY TO BE VACATED, ABANDONED AND CLOSED:

STREET DESCRIPTION: 1. 13th Street Right of Way between Lots 17-32 Blk 863, La Porte and
Lots 1-16 Blk 864, La Porte

ALLEY DESCRIPTION: 1. Alley Right of Way between Lots 1-16 and Lots 17-32 of Blk 863, La Porte
2. Alley Right of Way between Lots 1-16 and Lots 17-32 of Blk 864, La Porte

IV. APPLICANT'S STATEMENT OF REASON FOR CLOSING REQUEST:

Oakland Land & Development, LLC owns the property on each side of the street and alleys to be vacated.

We will be developing a commercial site that will require the inclusion of this property for building purposes.

I hereby request to file a Street/Alley Closing Application under the terms of Chapter 62, Article II. "Vacating, Abandoning and Closing Streets and Alleys", Section 62-31, et seq., Code of Ordinances of the City of La Porte.



Applicant's Signature

May 23, 2022

Date of Submission

SAC Request

13th St. ROW
Alley Block 863
Alley Block 864

Legend



Subject Tracts

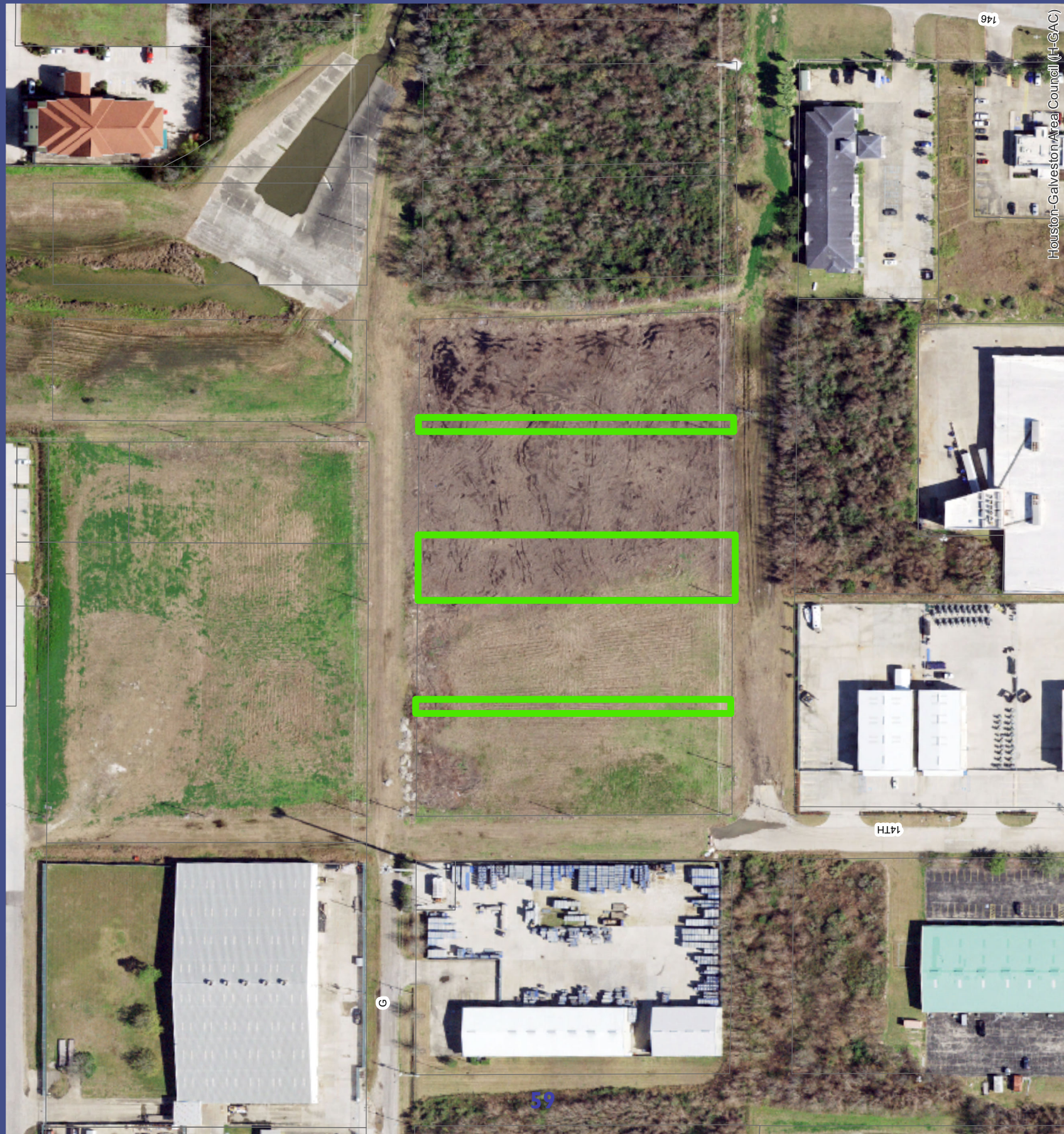


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1 inch = 151 feet

MAY 2022
PLANNING DEPARTMENT



CITY OF LA PORTE
STREET AND ALLEY CLOSING APPLICATION REQUEST

(Article II – Vacating, Abandoning and Closing Streets and Alleys, Sec. 62-31 through 62-35, Code of Ordinances)

Please complete page 1 of the application packet and return to the Planning & Development Department prior to the application process. Upon receipt, staff will review your request to determine if an application will be accepted by the city.

I. APPLICANT'S CONTACT INFORMATION:

NAME: Oakland Land & Development, LLC PHONE #: 601-442-6648 601-807-0600

E-MAIL: oaklandland@gmail.com

MAILING ADDRESS: P. O. Box 952, Natchez, MS 39121

II. APPLICANT'S PROPERTY DESCRIPTION (ADJACENT TO PROPOSED STREET and/or ALLEY CLOSING):

ADDRESS: None assigned

HCAD ID NO. (13-DIGITS): 024 109 030 0001 024 109 030 0002 024 109 030 0003 024 113 063 0001
024 114 064 0001

LEGAL DESCRIPTION (LOT, BLOCK, SUBD.): Lots 1-32 TR A,B & C1 Blk 830, Lots 1-32 Blk 863 & Blk 864,
Lots 5-16 Blk 829

III. DESCRIPTION OF STREET/ALLEY TO BE VACATED, ABANDONED AND CLOSED:

STREET DESCRIPTION: A portion of the West G Street Right of Way between the West Right of Way line
of South 14th Street and the West Right of Way line of South 12th Street

ALLEY DESCRIPTION: _____

IV. APPLICANT'S STATEMENT OF REASON FOR CLOSING REQUEST:

Oakland Land & Development, LLC owns the property on the North and South sides of the street to be vacated.

We will be developing a commercial site that will require the inclusion of this property for building purposes

I hereby request to file a Street/Alley Closing Application under the terms of Chapter 62, Article II. "Vacating, Abandoning and Closing Streets and Alleys", Section 62-31, et seq., Code of Ordinances of the City of La Porte.



Applicant's Signature

May 24, 2022

Date of Submission

SAC Request

West G St.

Blocks 829, 830,
863 & 864

Legend

Water Main

SManholes

SAN SWR MAIN

Subject Tract

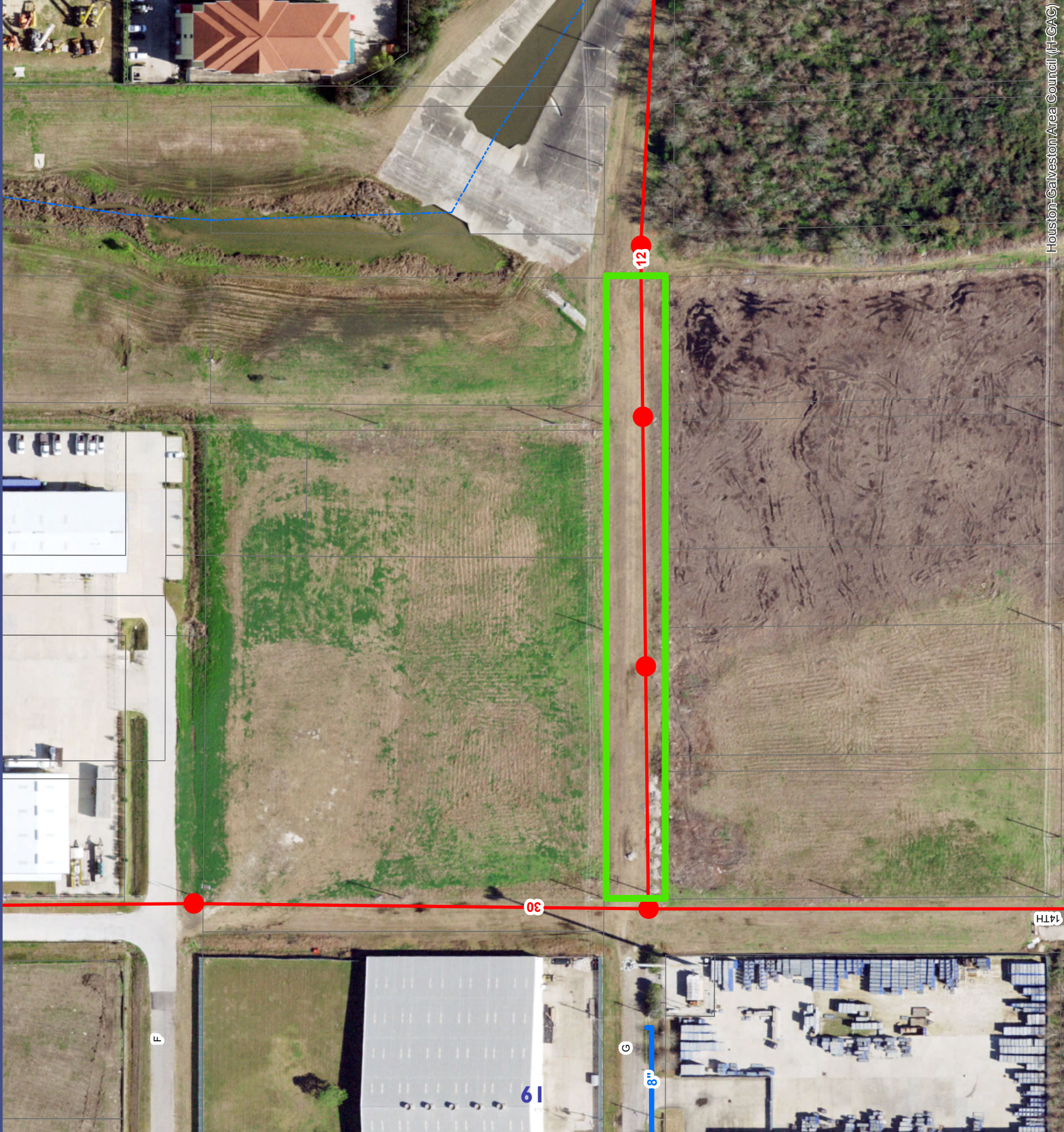


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1 inch = 121 feet

MAY 2022
PLANNING DEPARTMENT



From: [Kerry Lackey](#)
To: [Clowes, Ian](#); [Meekins, Clif](#); [Wingate, Lorenzo](#)
Subject: RE: Proposed ROW Closure - West G Street
Date: Wednesday, May 25, 2022 9:01:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

I do not recommend closure of the G Street ROW as highlighted.

The City maintains several utilities within the street ROW. The City would need continue to have unobstructed access to this ROW for maintenance and future utilities.

MR. KERRY LACKEY, P.E.

Senior Project Manager | Principal

From: Clowes, Ian <ClowesI@laportetx.gov>
Sent: Wednesday, May 25, 2022 8:50 AM
To: Meekins, Clif <MeekinsC@laportetx.gov>; Kerry Lackey <KLackey@cobbendley.com>; Wingate, Lorenzo <WingateL@laportetx.gov>
Subject: Proposed ROW Closure - West G Street

Gentlemen,

Could you please review the attached documents and let me know if you have any opposition to the proposed ROW closure request. Thanks!



Ian Clowes | City Planner
604 W. Fairmont Parkway | La Porte, TX 77571
p. 281.470.5063 | c. 832.367.4591
[website](#) | [map](#) | [email](#) ☐ ☐ ☐

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From: [Wingate, Lorenzo](#)
To: [Kerry Lackey](#); [Clowes, Ian](#); [Meekins, Clif](#)
Cc: [Mayo, Ray](#)
Subject: RE: Proposed ROW Closure - West G Street
Date: Monday, June 6, 2022 9:58:30 AM
Attachments: [Exhibit Map - West G St..pdf](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[G Street.pdf](#)

PW does not recommend closure of the G Street ROW, as there is an existing 12" sanitary sewer main and 54" storm sewer collection system within the ROW. The existing W G Street ROW provides unrestricted access to the existing sanitary sewer main and manholes where the infrastructure crosses the F216 drainage channel. The existing W G Street ROW also provides unrestricted access needed to maintain the existing storm sewer infrastructure that discharges into the F216 drainage channel. Each of these segments are considered to be critical components within the respective systems, because they are primary utility conveyance routes.



Lorenzo Wingate, P.E., C.F.M.
Assistant Director of Public Works
2963 N 23rd Street | La Porte, TX 77571
p. 281.470.5105 | **m.** 281.628.3931
[website](#) | [map](#) | [email](#) ☐ ☐ ☐

From: Kerry Lackey [mailto:KLackey@cobb fendley.com]
Sent: Wednesday, May 25, 2022 9:01 AM
To: Clowes, Ian <ClowesI@laportetx.gov>; Meekins, Clif <MeekinsC@laportetx.gov>; Wingate, Lorenzo <WingateL@laportetx.gov>
Subject: RE: Proposed ROW Closure - West G Street

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MR. KERRY LACKEY, P.E.
Senior Project Manager | Principal

From: Clowes, Ian <ClowesI@laportetx.gov>
Sent: Wednesday, May 25, 2022 8:50 AM
To: Meekins, Clif <MeekinsC@laportetx.gov>; Kerry Lackey <KLackey@cobb fendley.com>; Wingate, Lorenzo <WingateL@laportetx.gov>
Subject: Proposed ROW Closure - West G Street

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Ian Clowes | **City Planner**
604 W. Fairmont Parkway | **La Porte, TX 77571**
p. 281.470.5063 | **c.** 832.367.4591
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Administrative Report

- a. Next Regular Meeting – July 21, 2022