

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
VACANT
Commissioner District 5
NANCY OJEDA
Commissioner District 6

**LA PORTE PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, AUGUST 18, 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/83363023616?pwd=eUNoaDRVtNoreUJHS0dUQzBRYnRhZz09>
Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 833 6302 3616. The passcode is 642769.

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:** Approve the minutes of the July 21, 2022 regular meeting of the Planning and Zoning Commission.
- 4. RESIDENTIAL REPLAT #22-97000002:** The Commission will hold a public hearing for Residential Replat #22-97000002, pursuant to an application from Survey 1, Inc., applicant; on behalf of Clarence Morgan Family Living Trust, owner; for the proposed Partial Replat of Outlot 459 La Porte Outlots, a 4.96-acre replat located at the 10415 N. H St. and legally described as Tracts 459 and 459A, La Porte Outlots, Harris County, Texas.
 - a. Staff Presentation
 - b. Public Comments (Limited to 5 minutes per person)
 - c. Adjourn Hearing
- 5. COMMISSION DISCUSSION AND POSSIBLE ACTION:** Residential Replat #22-97000002.
- 6. DISCUSSION ITEMS:**
 - a. Chapter 106 Subcommittee
 - b. Comprehensive Plan Update
 - c. October Meeting Date
 - d. Next Regular Meeting – September 15
- 7. COMMISSION COMMENTS:** Comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
- 8. 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 **August 18, 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. July 21, 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
VACANT
Commissioner District 5
NANCY OJEDA
Commissioner District

**MINUTES OF THE REGULAR MEETING OF THE
LA PORTE PLANNING AND ZONING COMMISSION
JULY 21, 2022**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, July 21, 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: Commissioners Joe Mock, Mark Follis, Donna O'Conner, Richard Warren, Nancy Ojeda, and Nolan Allen.

Commissioners absent: Chairman Hal Lawler, Commissioner James Walter.

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** – Vice Chairman Warren called the meeting to order at 6:01 PM.
2. **ROLL CALL OF MEMBERS:** – Chairman Hal Lawler and Commissioner James Walter were absent.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. Approve the minutes of the meeting held on June 16, 2022.
Commissioner Allen moved to approve the meeting minutes; the motion was adopted, 6-0.
4. **ZONE CHANGE REQUEST #22-92000011:** The Commission will hold a public hearing for Zone Change Request #22-92000011, pursuant to an application from Breen Road Industrial Park, LLC, applicant, and Max Curtner of APTIM Facilities, Inc. owner, for approval of a zone change from Large Lot Residential (LLD) and General Commercial (GC) to Planned Unit Development (PUD), on a 21.29- acre tract of land located at 1241 Underwood Road, legally described as Lots 367, 368, 369 & 370, La Porte Outlots, Harris County, Texas.

The item was pulled by the applicant and was not heard by the Commission.
5. **ADJOURN PUBLIC HEARING:** N/A
6. **SCUP REQUEST #22-91000004:** The Commission will hold a public hearing for SCUP Request #22-91000004, pursuant to an application from Breen Road Industrial Park, LLC, applicant, and Max Curtner of APTIM Facilities, Inc. owner, for approval of a SCUP to allow for a 280,000 square foot warehouse facility in the Planned Unit Development (PUD) zoning district, on a 21.29- acre tract of land located at 1241 Underwood Road, legally described as Lots 367, 368, 369 & 370, La Porte Outlots, Harris County, Texas.

The item was pulled by the applicant and was not heard by the Commission.

7. ADJOURN PUBLIC HEARING: N/A

- 8. 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 21.29-acre tract of land located at 1241 Underwood Road, from "Large Lot" to "Light Industrial".

The item was not heard by the Commission. No action was taken.

- 9. SCUP REQUEST #22-91000005:** The Commission will hold a public hearing for SCUP Request #22-91000005, pursuant to an application from Jaison Bechar, applicant, and Satish Bechar, owner, for approval of a SCUP to allow for a Motel Development in the General Commercial (GC) zoning district, on a 0.877- acre tract of land located at 914 S. Hwy 146, legally described as Reserve A, Block 1, Kishan at La Porte, Harris County, Texas.

The hearing was opened at 6:04 PM. City Planner Ian Clowes presented the request and provided background information.

10. ADJOURN PUBLIC HEARING: 6:15

Commissioner Follis moved to recommend denial of SCUP Request #22-91000005 as presented; the motion was adopted, 6-0 and the item was denied.

11. ADMINISTRATIVE REPORT:

- a. Comprehensive Plan Update

Director, Teresa Evans, provided an update on recent activities regarding the ongoing Comprehensive Plan Update.

- b. Next Regular Meeting – August 18, 2022

ADJOURN: Commissioner Follis made the motion to adjourn at 6:27 PM; the motion was adopted 6-0.

Richard Warren, Planning and Zoning Commission Vice Chairman

Ian Clowes, City Planner



Planning and Development Department Staff Report Residential Replat - #21-97000007

DISCUSSION

Applicant's Request:

The applicant, Survey 1, Inc., is requesting approval of a residential replat for a portion of the La Porte Outlots, located at 10415 N. H St. The 4.96-acre tract is being subdivided into two equal tracts. Both newly formed lots will front N. H Street and have direct access from the existing right-of-way.

Background Information:

The site is zoned Large Lot Residential (LLD). The newly created lots will each be roughly 2.5 acres. The minimum lot area for the LLD zoning district is 1 acre.

The table below indicates the surrounding zoning and land uses:

	Zoning	Land Use
North	Low Density Residential (R-1)	Single Family Residential
South	Large Lot Residential (LLD)	Single Family Residential
West	Large Lot Residential (LLD)	Single Family Residential
East	Large Lot Residential (LLD)	Single Family Residential

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the residential replat of lot 459, of the La Porte Outlots.

ATTACHMENTS

- Area Map
- Zoning Map
- Land Use Map
- Partial Replat of Lot 459, La Porte Outlots

Area Map

Replat
#22-97000002

10415 N. H Street

Legend



Subject Tract

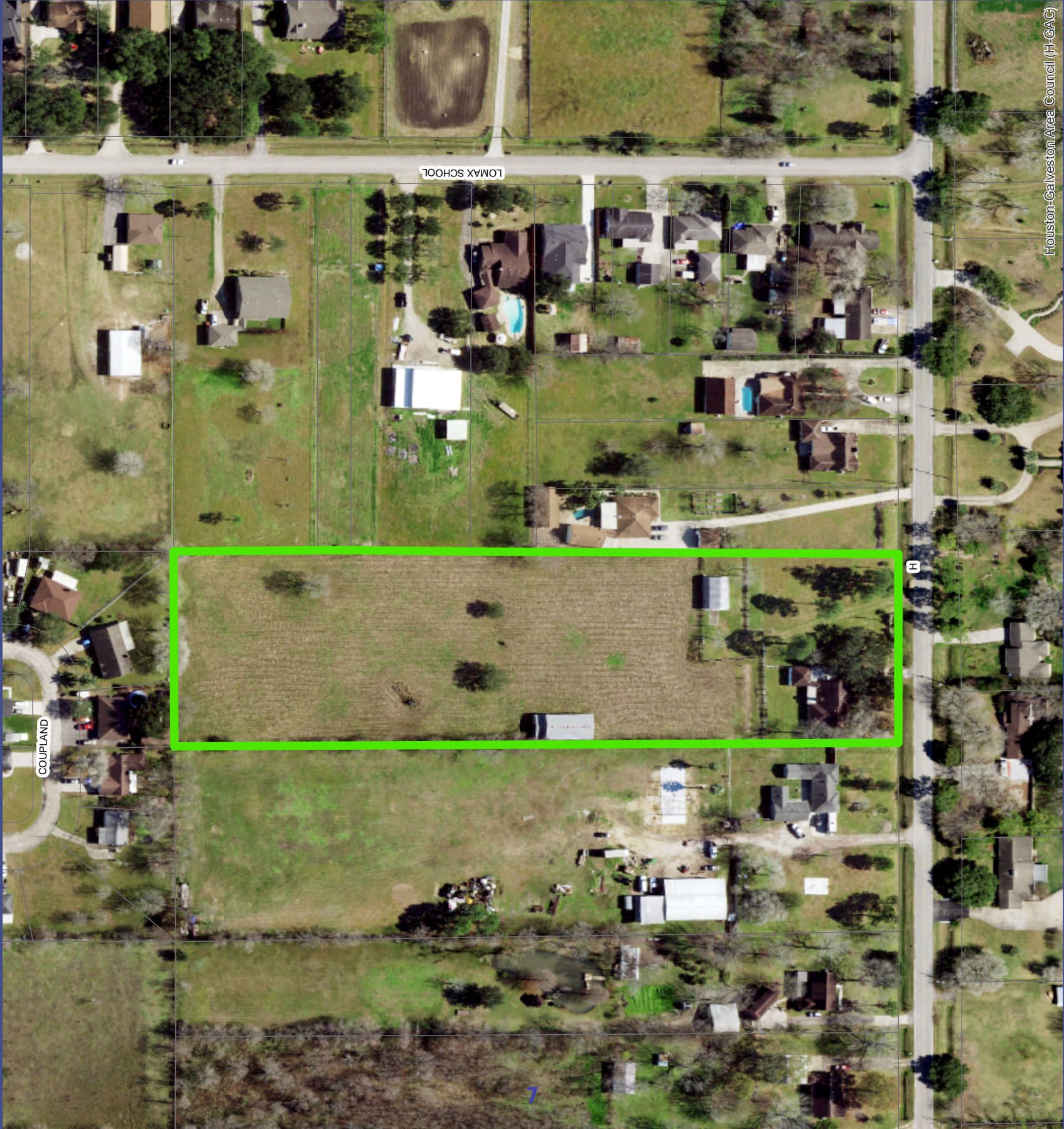


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 151 feet

AUGUST 2022
PLANNING DEPARTMENT



Zoning Map

Replat

#22-97000002

10415 N. H Street

Legend



Subject Tract

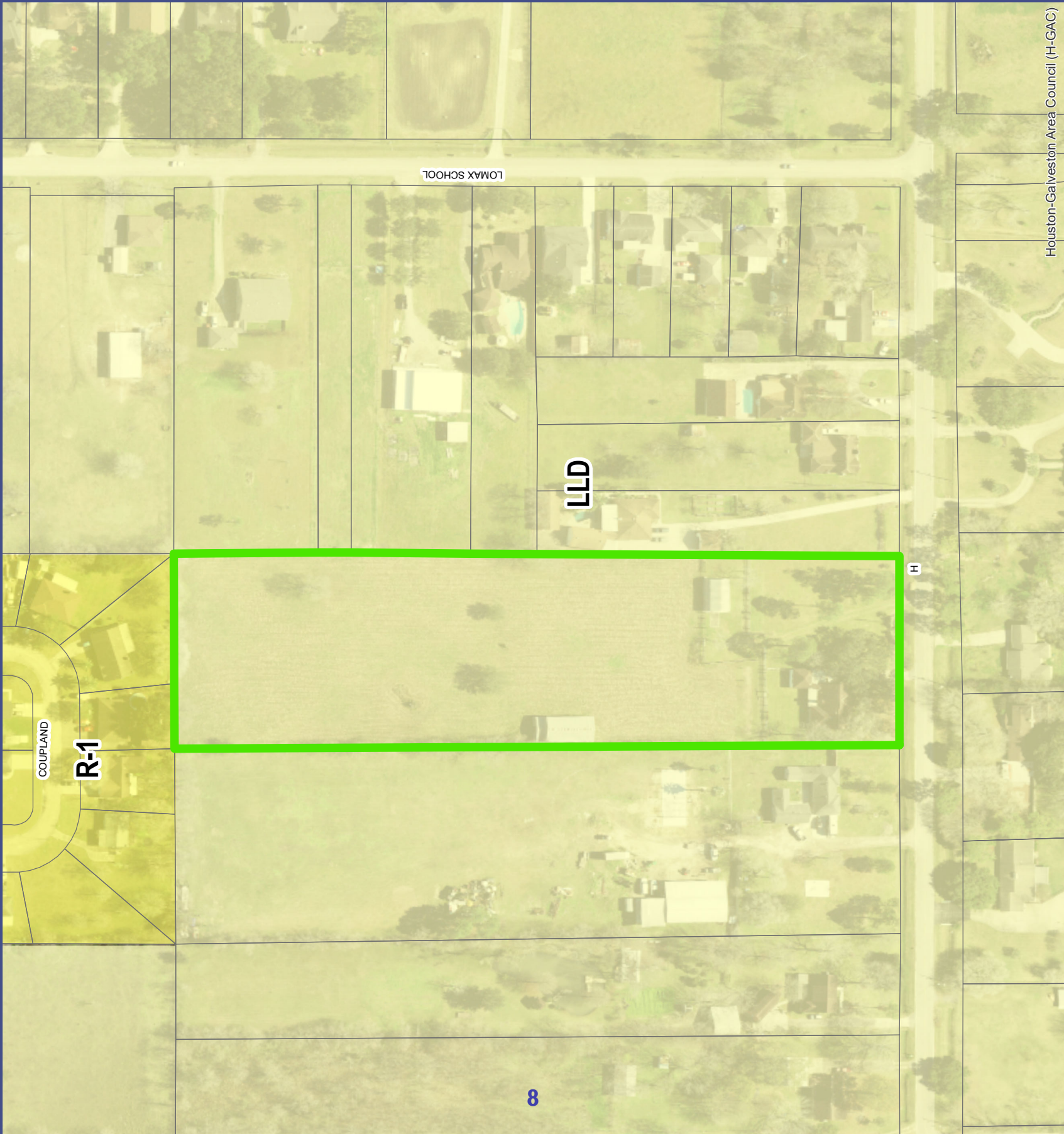


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AUGUST 2022
PLANNING DEPARTMENT



FLUP Map

Replat
#22-97000002

10415 N. H Street

Legend



Subject Tract



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1 inch = 151 feet

AUGUST 2022
PLANNING DEPARTMENT



STATE OF TEXAS
COUNTY OF HARRIS

I, (OR WE), CLARENCE MORGAN FAMILY LIVING TRUST ACTING BY AND THROUGH CLARENCE F. MORGAN, AND REITHA JEAN MORGAN, BEING TRUSTEES OF THE CLARENCE MORGAN FAMILY LIVING TRUST, HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION, FILED FOR RECORD, IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT, AND THAT WE HAVE REVIEWED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION. THIS DAY OF _____, 20____.

WITNESS MY HAND IN THE CITY OF _____ TEXAS, THIS _____ DAY OF _____, 20____.

CLARENCE F. MORGAN, TRUSTEE

REITHA JEAN MORGAN, TRUSTEE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLARENCE F. MORGAN AND REITHA JEAN MORGAN, TRUSTEES OF THE CLARENCE MORGAN FAMILY LIVING TRUST, AND THEY REQUESTED THAT I, THE NOTARY PUBLIC, EXECUTE A FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION. THIS DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

I, RICHARD FUSSELL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL BOUNDARY CORNERS, SINGLE POINTS AND POINTS OF CURVE HAVE BEEN, OR WILL BE, MARKED WITH FIVE-EIGHTHS (5/8) INCH IRON NAILS OR EQUIVALENT. THIS PLAT COMPLES WITH THE REQUIREMENTS AS SPECIFIED IN THE CITY OF LA PORTE DEVELOPMENT ORDINANCE.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR #4148

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION OF PARTIAL REPLAT OF OUTLOT 459 LA PORTE OUTLOTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LA PORTE AND AUTHORIZED THE RECORDING OF THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) THIS _____ DAY OF _____, 20____.

TERESA EVANS
DIRECTOR, PLANNING DEPARTMENT

LA PORTE CITY ENGINEER

CHAIRMAN,
LA PORTE PLANNING AND ZONING COMMISSION

SECRETARY,
LA PORTE PLANNING AND ZONING COMMISSION

I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION, FILED FOR RECORD, IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT, AND THAT WE HAVE REVIEWED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION. THIS DAY OF _____, 20____.

OF HARRIS COUNTY FOR SAID COUNTY.

M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS

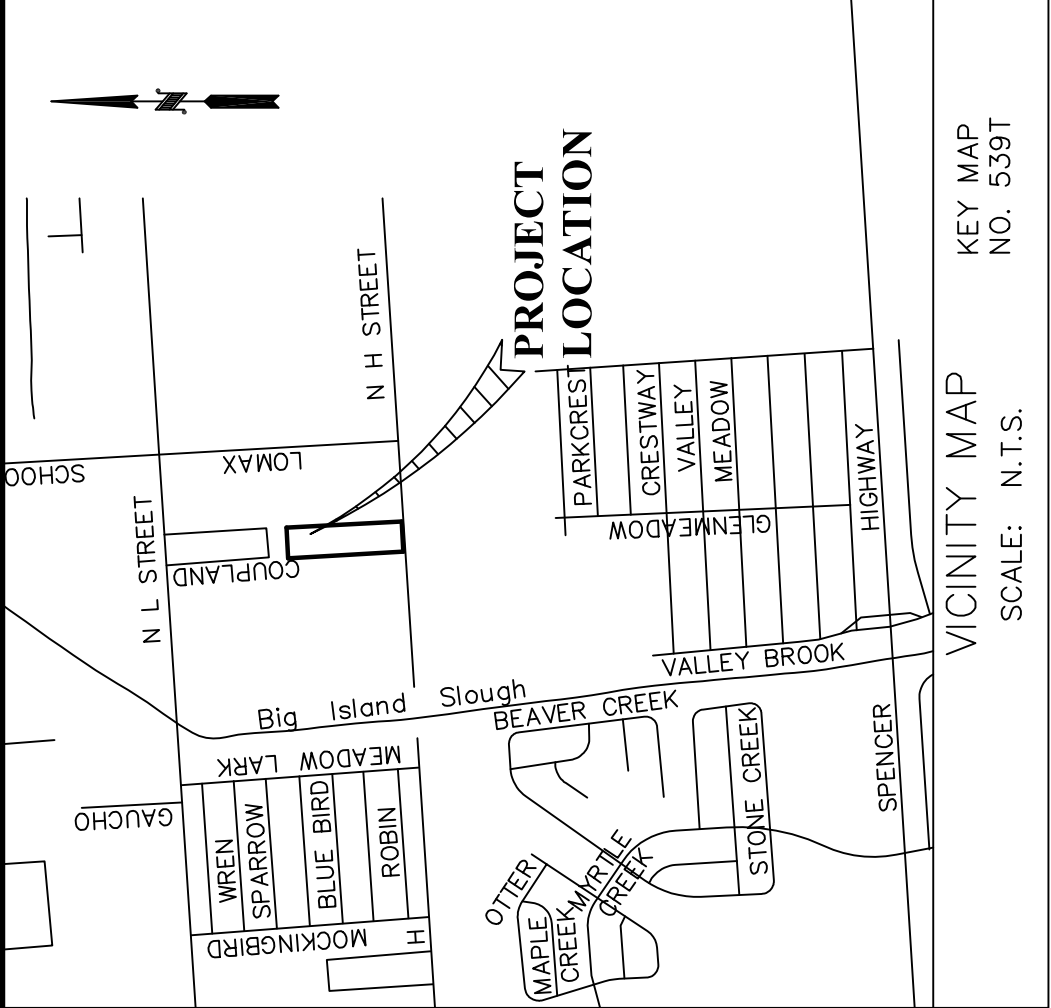
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY



- LEGEND:
- = BUILDING LINE
 - B.L. = UTILITY EASEMENT
 - U.E. = DRAINAGE EASEMENT
 - D.E. = MAP RECORDS OF HARRIS COUNTY
 - M.R.H.C. = IRON PILES
 - I.R. = IRON ROD
 - R.O.W. = RIGHT OF WAY
 - P.G. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - = SET 1/2\"/>



- GENERAL NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GND COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99988336765501.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS SOUTH CENTRAL ZONE NO. 4204, POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. WITH THE EFFECTIVE DATE OF JANUARY 06, 2017. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN).
 - ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - PROJECT BENCHMARK - RM 060025 PUBLISHED ELEVATION - 12.76'
LOCATION: FROM HWY. 146 AND FAIRMONT PARKWAY TRAVEL NORTH ON HWY. 146 NORTHBOUND FRONTAGE ROAD 0.15 MILES TO THE BAYOU MONUMENT IS ON THE SOUTHEAST CORNER OF THE BRIDGE.
TEMPORARY BENCHMARK - ELEVATION - 24.98'
LOCATION: MAG NAIL IN THE CENTER OF N H STREET NEAR THE CENTER OF THE SOUTH PROPERTY LINE.

PARTIAL REPLAT OF OUTLOT 459 LA PORTE OUTLOTS

A SUBDIVISION OF 4.9456 ACRES (215.431 SQ. FT.) IN THE E BRINSON SURVEY, A-5, ALSO BEING A PARTIAL REPLAT OF OUTLOT 459 OF THE TOWN OF LA PORTE SUBDIVISION AS RECORDED IN VOLUME 61, PAGE 374, DEED RECORDS OF HARRIS COUNTY, TEXAS

1 BLOCK 2 LOTS
MAY 9, 2022

OWNER:

CLARENCE MORGAN FAMILY LIVING TRUST
CLARENCE MORGAN AND REITHA JEAN MORGAN
10415 NORTH H STREET
LA PORTE, TX 77571
832-651-3590

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.

Yorkland Survey Company

P.O. Box 20451 Austin, TX 78721 (512) 339-1304

Firm Registration No. 00799-00

PROJECT NO. 2-107967-22

Discussion Item

- a. Chapter 106 Subcommittee
- b. Comprehensive Plan Update
- c. October Meeting Date
- d. Next Regular Meeting – September 15