

**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  
**VICTOR PERES**  
Commissioner District 5  
**NANCY OJEDA**  
Commissioner District 6

**LA PORTE PLANNING AND ZONING COMMISSION AGENDA  
THURSDAY, DECEMBER 15, 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/82021735893?pwd=UFZFU29scDJuWko2M29lUXYyTmdXdz09> Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 820 2173 5893. The passcode is 333971.

**Persons** with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Department (281-470-5057) three working days prior to the meeting for appropriate arrangements.

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**1. CALL TO ORDER**

**2. ROLL CALL OF MEMBERS**

**3. CONSIDER APPROVAL OF THE MEETING MINUTES:** Approve the minutes of the November 17, 2022, regular meeting of the Planning and Zoning Commission.

**4. COMMERCIAL REPLAT #22-97000006:** Consider approval of a D & R La Porte Business Park, a commercial replat consisting of 25.32- acres, located at the 11100 State Highway 225 and legally described as Tracts 8B and 8D, Enoch Brinson Survey, Harris County, TX.

**5. RESIDENTIAL REPLAT #22-97000003:** The Commission will hold a public hearing on Residential Replat #22-97000003, pursuant to an application by Jeff Strother, applicant, on behalf of Todd E. Houston, owner, for the proposed Partial Replat of Outlot 483 La Porte Outlots, a 2.66-acre replat located at 10280 N. H St. and legally described as Tract 483A, La Porte Outlots, Harris County, Texas.

- a. Staff Presentation
- b. Public Comments (Limited to 5 minutes per person)
- c. Adjourn Hearing

**6. COMMISSION DISCUSSION AND POSSIBLE ACTION:** Residential Replat #22-97000003

**7. ZONE CHANGE REQUEST #22-92000013:** The Commission will hold a public hearing on Zone Change Request #22-92000013, pursuant to an application from the City of La Porte, applicant, for approval of a zone change from General Commercial (GC) to Low Density Residential (R-1), for a 3.25-acre tract of land located between W. Fairmont and I St., and along S. 2<sup>nd</sup> and S. 3<sup>rd</sup> streets, legally described as Lots 23-32, Block 177 and Lots 1-13, 20-32, and the northern 17 feet of lots 14 and 19, Block 178, Town of La Porte, Harris County, Texas

- a. Staff Presentation
- b. Public Comments (Limited to 5 minutes per person)
- c. Adjourn Hearing

**8. COMMISSION DISCUSSION AND POSSIBLE ACTION:** Zone Change #22-92000013

**9. CHAPTER 106 (ZONING) AMENDMENTS:** The Commission will hold a Public Hearing to receive input on an ordinance amending Chapter 106 “Zoning” and Chapter 86 “Development Regulations” of the Code of Ordinances of the City of La Porte, Texas, regarding changes to notification requirements and procedures for public hearings held before the La Porte Planning and Zoning Commission, La Porte City Council and/or La Porte Zoning Board of Adjustment, changes regarding RV Parks and Campground uses, & Self Storage and Mini-Warehouse uses.

- a. Staff Presentation
- b. Public Comments (Limited to 5 minutes per person)
- c. Adjourn Hearing

**10. COMMISSION DISCUSSION AND POSSIBLE ACTION:** Recommendation to La Porte City Council on proposed amendments to Chapter 106 “Zoning” and Chapter 86 “Development Regulations” of the Code of Ordinances of the City of La Porte, Texas, regarding changes to notification requirements and procedures for public hearings held before the La Porte Planning and Zoning Commission, La Porte City Council and/or La Porte Zoning Board of Adjustment, changes regarding RV Parks and Campground uses, & Self Storage and Mini-Warehouse uses.

**11. SAC REQUEST:** The Commission will hold a public hearing on right-of-way closure application SAC #22-25000010, a portion of W. F Street between Lots 16 and 17, Block 827 and Lots 1 and 32, Block 830, Town of La Porte, Harris County, TX.

- a. Staff Presentation
- b. Public Comments (Limited to 5 minutes per person)
- c. Adjourn Hearing

**12. COMMISSION DISCUSSION AND POSSIBLE ACTION:** Recommendation to La Porte City Council on right-of-way closure application SAC #22-25000010.

**13. DISCUSSION ITEMS:**

- a. Comprehensive Plan Update
- b. Next Regular Meeting – JANUARY 19, 2023

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

**15. ADJOURN**

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

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning and Development office (281-470-5057) three (3) business days prior to the meeting for appropriate arrangements.**

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

**CERTIFICATION**

I do hereby certify that a copy of the **December 15, 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**

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- a. November 17, 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  
**VICTOR PERES**  
Commissioner District 5  
**NANCY OJEDA**  
Commissioner District

**MINUTES OF THE REGULAR MEETING OF THE  
LA PORTE PLANNING AND ZONING COMMISSION  
NOVEMBER 17, 2022**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, November 17, 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 James Walters; Donna O'Conner; Nolan Allen; and Nancy Ojeda.

**Commissioners absent:** Commissioners Victor Peres, Mark Follis, and Joe Mock.

**City Staff present:** Ian Clowes, City Planner; Clayton Price, Planning Technician; Teresa Evans, Planning and Development Director; Corby Alexander, City Manager.

1. **CALL TO ORDER** – Chairman Lawler called the meeting to order at 6:01 PM.
2. **ROLL CALL OF MEMBERS:** – Commissioners Peres, Follis, and Mock were absent.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on October 13, 2022.  
Commissioner Ojeda moved to approve the meeting minutes; the motion was adopted, 6-0.
4. **PRESENTATION:** Presentation by Kerry Lackey of Cobb Fendley regarding the completed City of La Porte right-of-way-study.
5. **RESIDENTIAL REPLAT #22-97000004:** The Commission will hold a public hearing on Residential Replat #22-97000004, pursuant to an application by Stephen C. Blaskey of High Tide Land Surveying, LLC, applicant, on behalf of Travis and Brittney Barnett, owners, for the proposed Partial Replat of Battleground Estates Section 2, a 2.45-acre replat located at 10807 Houston Drive and legally described as Reserve A & Reserve A-1, Block 12, Battleground Estates, Section 2, Harris County, Texas.

The hearing was opened at 6:17 PM. City Planner Ian Clowes presented the request and provided background information.

**6. ADJOURN PUBLIC HEARING: 6:20**

Commissioner Nolan moved to approve Residential Replat #22-97000004 as presented; the motion was adopted 6-0 and the item was approved.

7. **CONSIDERATION AND POSSIBLE ACTION:** Consider approval of an extension of time for Special Conditional Use Permit (SCUP) #21-91000006, a request by Tammy Millstid of C.M. Millstid Properties LLC., applicant and owner, for approval of a SCUP to allow for Business Industrial (BI) uses in the

Planned Unit Development (PUD) zoning district on a 3.38 acre tract of land located at 11007 W. Fairmont Pkwy., legally described as Tract 1H, Abstract 625 R, Pearsall Survey, Harris County, Texas.

City Planner Ian Clowes presented the request and provided background information.

Commissioner O' Conner moved to recommend the extension of time for Special Conditional Use Permit (SCUP) #21-91000006; the motion was adopted, 6-0, and the item was recommended for approval.

- 8. ZONE CHANGE REQUEST #22-92000012:** The Commission will hold a public hearing on Zone Change Request #22- 92000012, pursuant to an application by Colin Davidson of META Planning + Design, applicant, along with Fairmont Parkway, LTD c/o John Mariner, Partner and William C. Visinsky, Vice-President, VDB Property Management, LLC, General Partner, owners, for approval of a zone change from High Density Residential (R-3) to Planned Unit Development (PUD), on a 13.4- acre tract of land located at the 8700 block of Fairmont Pkwy., legally described as Tracts 19A and 19C, Abstract 482, W Jones Survey, Harris County, Texas.

The hearing was opened at 6:26 PM. City Planner Ian Clowes presented the request and provided background information.

Applicant Jennifer Curtis of META Planning and Design made a brief presentation.

**9. ADJOURN PUBLIC HEARING: 6:33 PM.**

Commissioner Warren moved to recommend approval of Zone Change Request #22-92000012 as presented; the motion was adopted, 6-0 and the item was recommended for approval.

- 10. SCUP REQUEST #22-91000007:** The Commission will hold a public hearing on SCUP Request #22- 91000007, pursuant to an application by Colin Davidson of META Planning + Design, applicant, along with Fairmont Parkway, LTD c/o John Mariner, Partner and William C. Visinsky, Vice-President, VDB Property Management, LLC, General Partner, owners, for approval of a SCUP to allow for a zero lot line single family development, on a 13.4- acre tract of land located at the 8700 block of Fairmont Pkwy., legally described as Tracts 19A and 19C, Abstract 482, W Jones Survey, Harris County, Texas.

The hearing was opened at 6:34 PM. City Planner Ian Clowes presented the request and provided background information.

Applicant Jennifer Curtis of META Planning and Design made a brief presentation.

Applicant Mellissa Ussery made a brief presentation.

Kerry Lackey of Cobb Fendley answered a question from the Commission regarding required drainage for the site.

**11. ADJOURN PUBLIC HEARING: 6:53 PM.**

Commissioner Warren moved to recommend approval of SCUP Request #22-91000007 as presented; the motion was adopted, 6-0, and the item was recommended for approval.

**12. CHAPTER 106 (ZONING) AMENDMENTS:** The Commission will hold a Public Hearing to receive input on an ordinance amending Chapter 106 “Zoning” of the Code of Ordinances of the City of La Porte regarding changes to the High Frequency Truck Route.

The hearing as opened at 7:00 PM. City Planner Ian Clowes presented the amendments and provided background information.

**13. ADJOURN PUBLIC HEARING: 7:12 PM.**

Commissioner O’Conner moved to recommend approval of the Chapter 106 Amendments as presented; the motion was adopted, 6-0, and the item was recommended for approval.

**14. DISCUSSION ITEMS:**

- a. Increase Distance Requirement for Public Hearing Notification

City Planner, Ian Clowes, explained a proposed amendment to Chapter 106 Public Hearing Notification Amendments.

The Commission discussed options and agreed that expanding the 200’ distance notification requirement was not warranted at this time. Chairman Lawler stated that he would like to see that all civic clubs and HOA groups, with property located within 200’, also receive public hearing notices.

Staff agreed to draft proposed language and bring back at a later date.

- b. Proposed Zone Change – 2<sup>nd</sup> and 3<sup>rd</sup> St. GC to R-1.

City Planner Ian Clowes discussed the proposed zone change and requested Commission feedback prior to the public hearing.

- c. Comprehensive Plan Update

Director Teresa Evans provided an update on recent activities for the Comprehensive Plan.

- d. Next Regular Meeting – December 15, 2022

**ADJOURN:** Commissioner O’ Conner made the motion to adjourn at 7:50 PM; the motion was adopted 6-0.

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Hal Lawler, Planning and Zoning Commission Chairman

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Ian Clowes, City Planner



## Planning and Development Department Staff Report Commercial Replat - #22-97000006

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### DISCUSSION

#### Applicant's Request:

This is a request for approval of the D & R La Porte Business Park, a commercial replat of a portion of the Enoch Brinson Survey, Abstract No. 5, located at 11100 State Highway 225.

#### Background Information:

The site is zoned Light Industrial (LI). The site consists of 25.32-acres and is platted as two (2) separate reserves. The proposed replat will create three (3) individual reserves out of the current two (2). Reserve A will total 9.15-acres, Reserve B will total 8.94-acres, and Reserve C will total 7.23-acres.

The table below indicates the surrounding zoning and land uses:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Light Industrial (LI)	SH 225
<b>South</b>	Light Industrial (LI)/ Large Lot Residential (LLD)	Trucking Use/Undeveloped
<b>West</b>	Single Family Residential (R-1)	Single Family Residential
<b>East</b>	Light Industrial (LI)	Pipeline Corridor

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the commercial replat of D & R La Porte Business Park.

### ATTACHMENTS

- Exhibit A: Area Map
- Exhibit B: Zoning Map
- Exhibit C: FLUP Map
- Exhibit D: D & R La Porte Business Park Replat



# Area Map

Replat  
#22-97000006

11100 SH 225.

## Legend



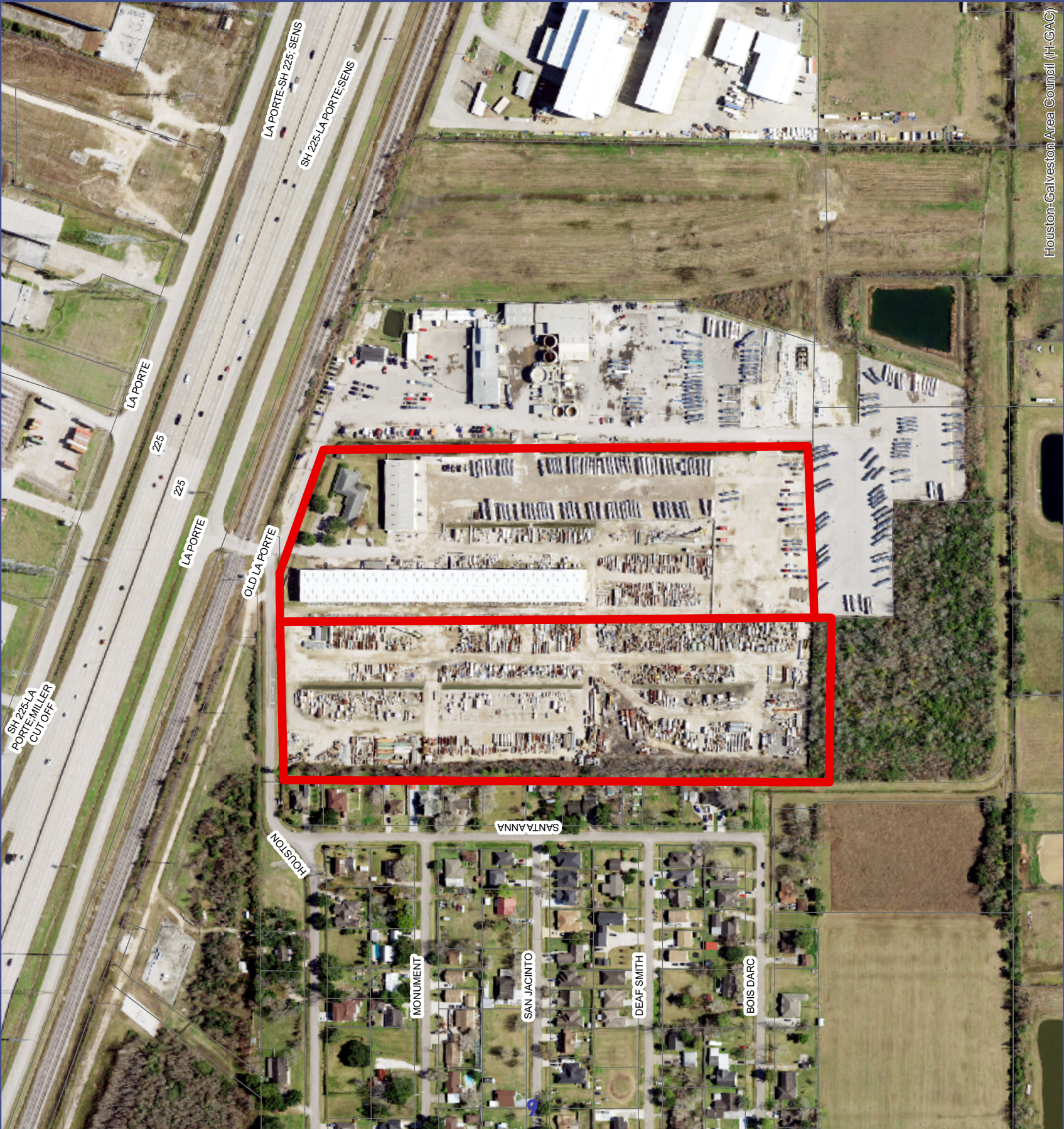
Subject Tracts



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



1 inch = 302 feet





**EXHIBIT B**

**Zoning Map**

**Replat  
#22-97000006**

**11100 SH 225.**

**Legend**



Subject Tracts

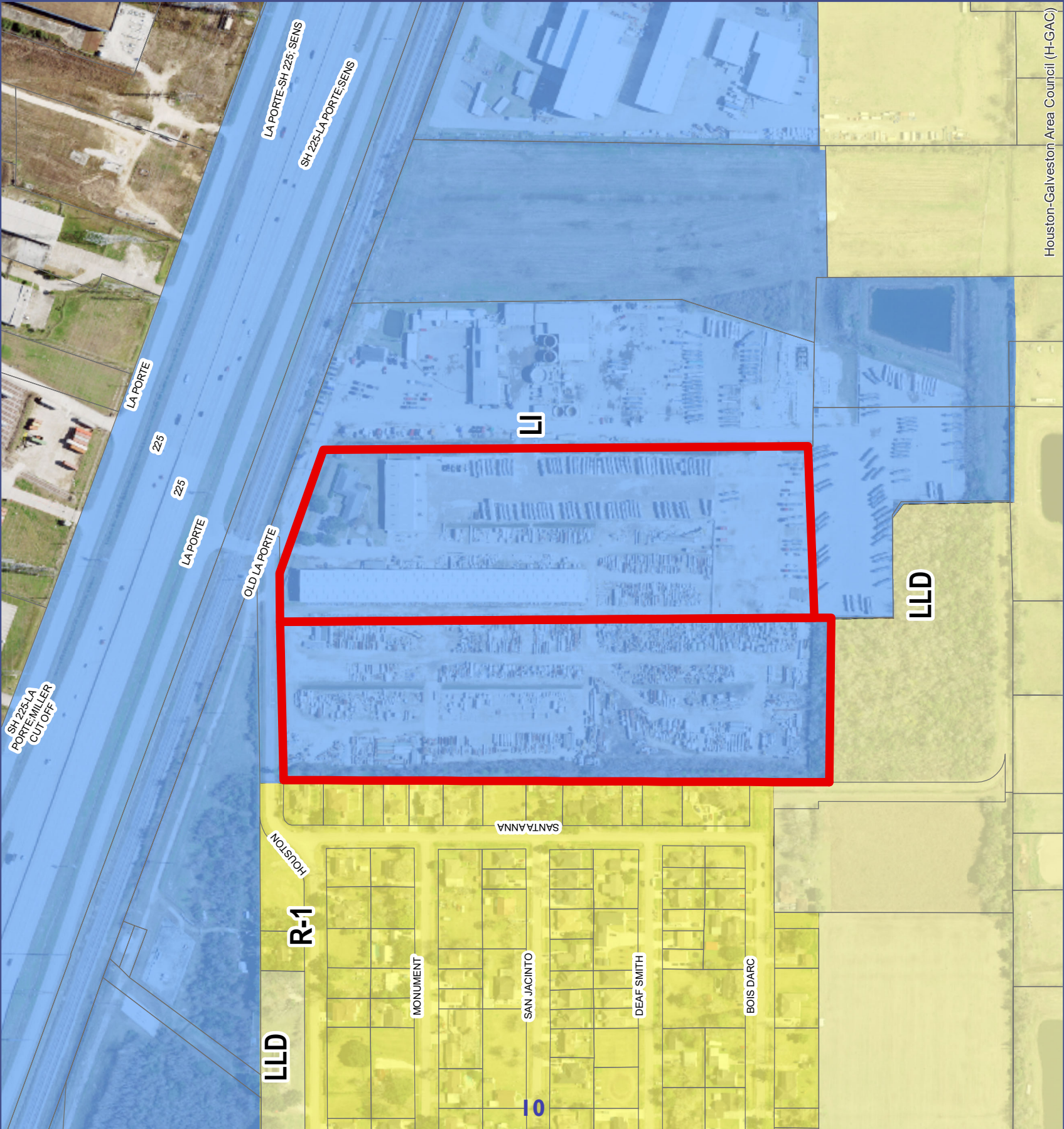


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1 inch = 302 feet

DECEMBER 2022  
PLANNING DEPARTMENT

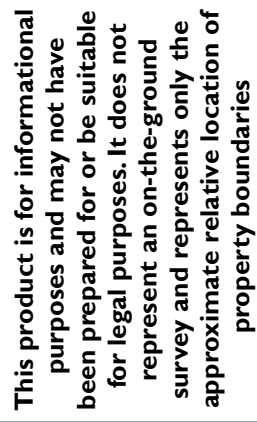




# FLUP Map

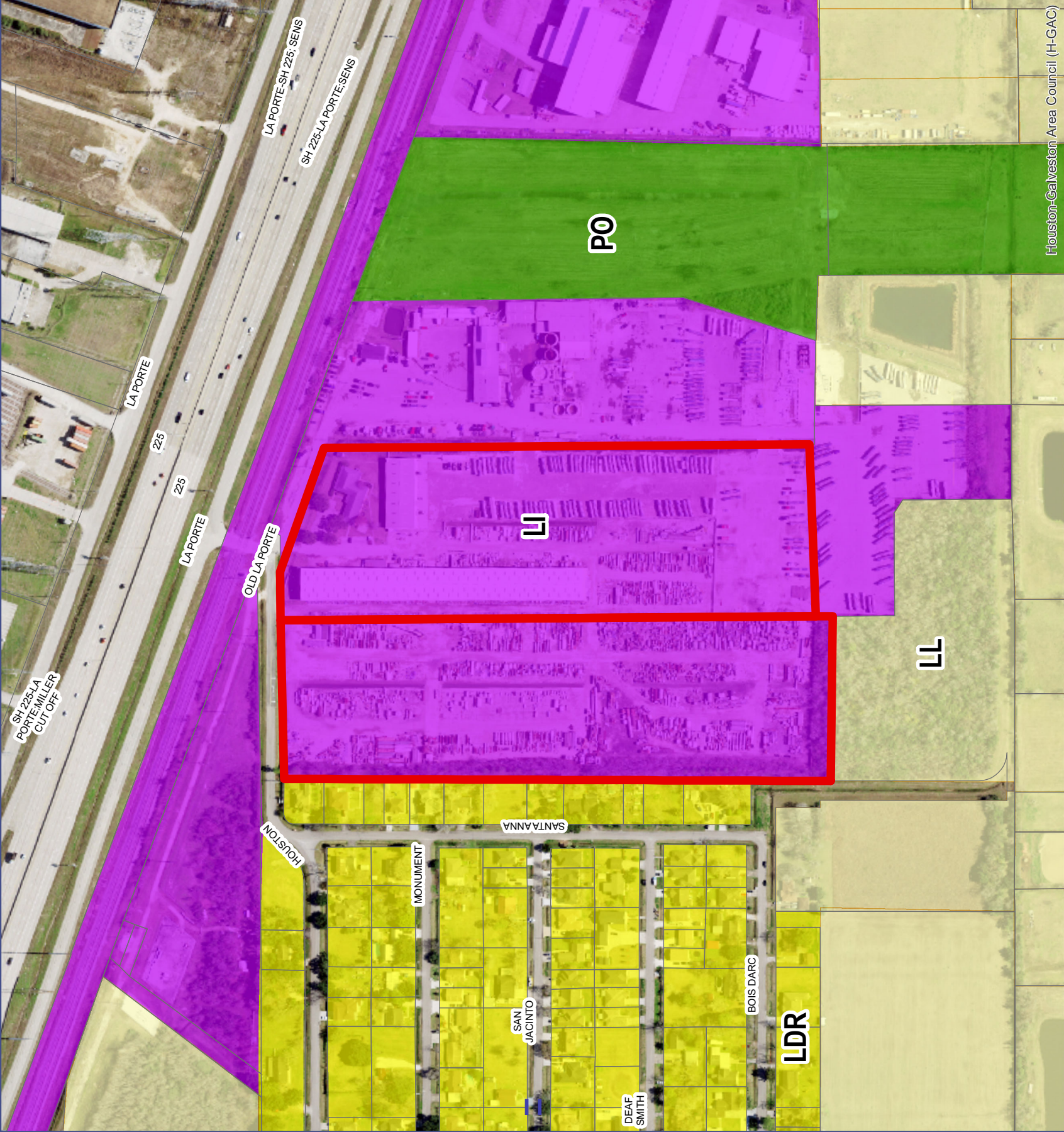
# III 100 SH 225.

## Subject Tracts



1 inch = 302 feet

DECEMBER 2022  
PLANNING DEPARTMENT











## Planning and Development Department Staff Report Residential Replat - #22-97000003

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### DISCUSSION

#### Applicant's Request:

The applicant, Jeff Strother, on behalf of property owner, Todd E. Houston, is requesting approval of a residential replat for a portion of the La Porte Outlots, Lot 483. The site is located at 10280 N. H St. The 2.66-acre tract is being subdivided into two tracts. Lot 1 is 1-acre in size and lot 2 is the remaining 1.66-acres. 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) which requires a minimum lot area of 1-acre and a minimum lot width of 90 feet. Both newly created lots will each meet the minimum lot standards for the LLD zoning district.

The table below indicates the surrounding zoning and land uses:

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

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the residential replat of Lot 483, La Porte Outlots.

### ATTACHMENTS

- Exhibit A: Area Map
- Exhibit B: Zoning Map
- Exhibit C: Land Use Map
- Exhibit D: Partial Replat of Lot 483, La Porte Outlots



**EXHIBIT A**

**Area Map**

Replat

#22-97000003

10280 N. H St.

Legend



Subject Tract

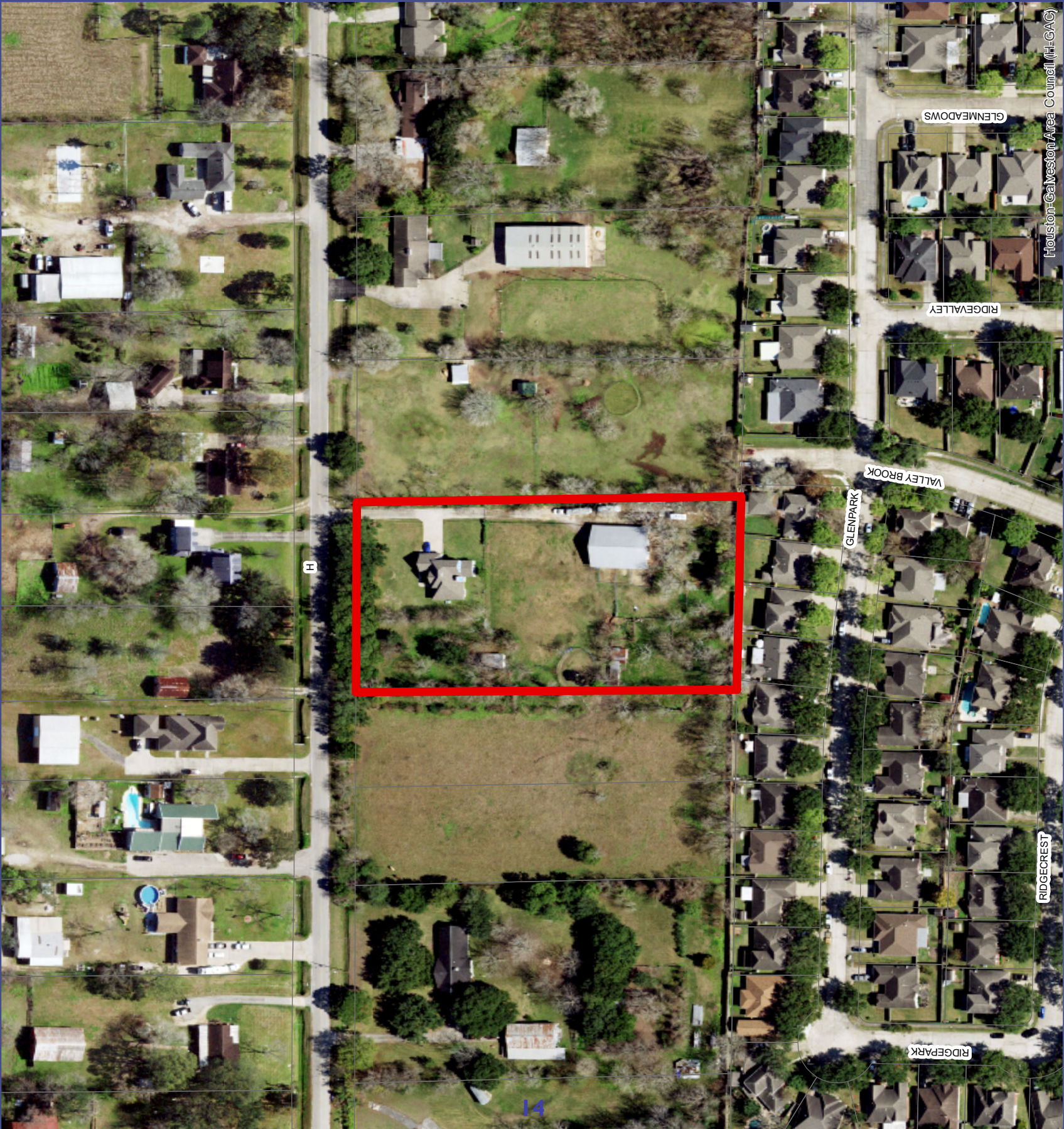


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1 inch = 151 feet

DECEMBER 2022  
PLANNING DEPARTMENT





Zoning Map

Replat

#22-97000003

10280 N. H St.

Legend



Subject Tract

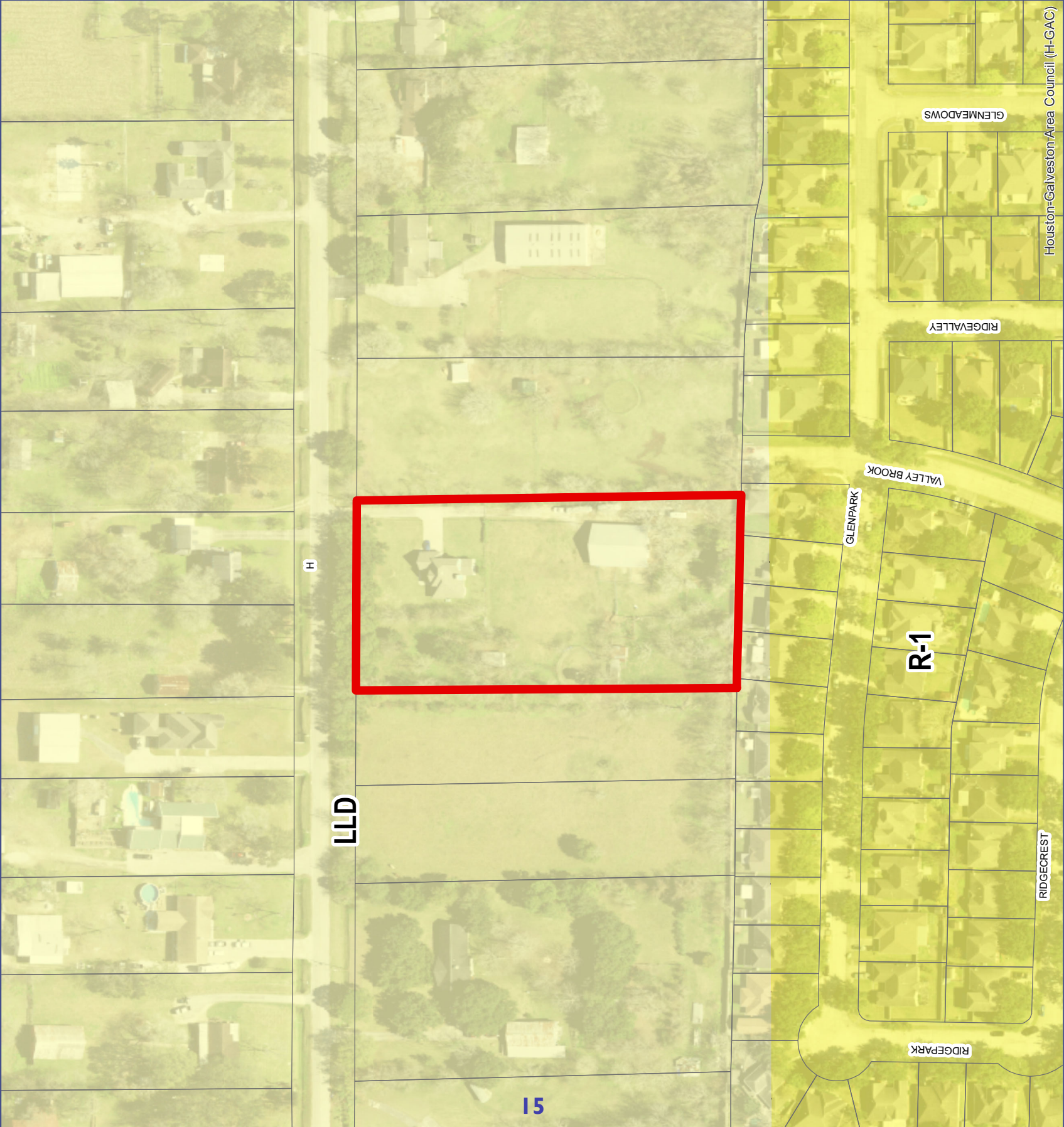


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1 inch = 151 feet

DECEMBER 2022  
PLANNING DEPARTMENT





**EXHIBIT C**

**FLUP Map**

**Replat**

**#22-97000003**

**10280 N.H St.**

**Legend**



Subject Tract

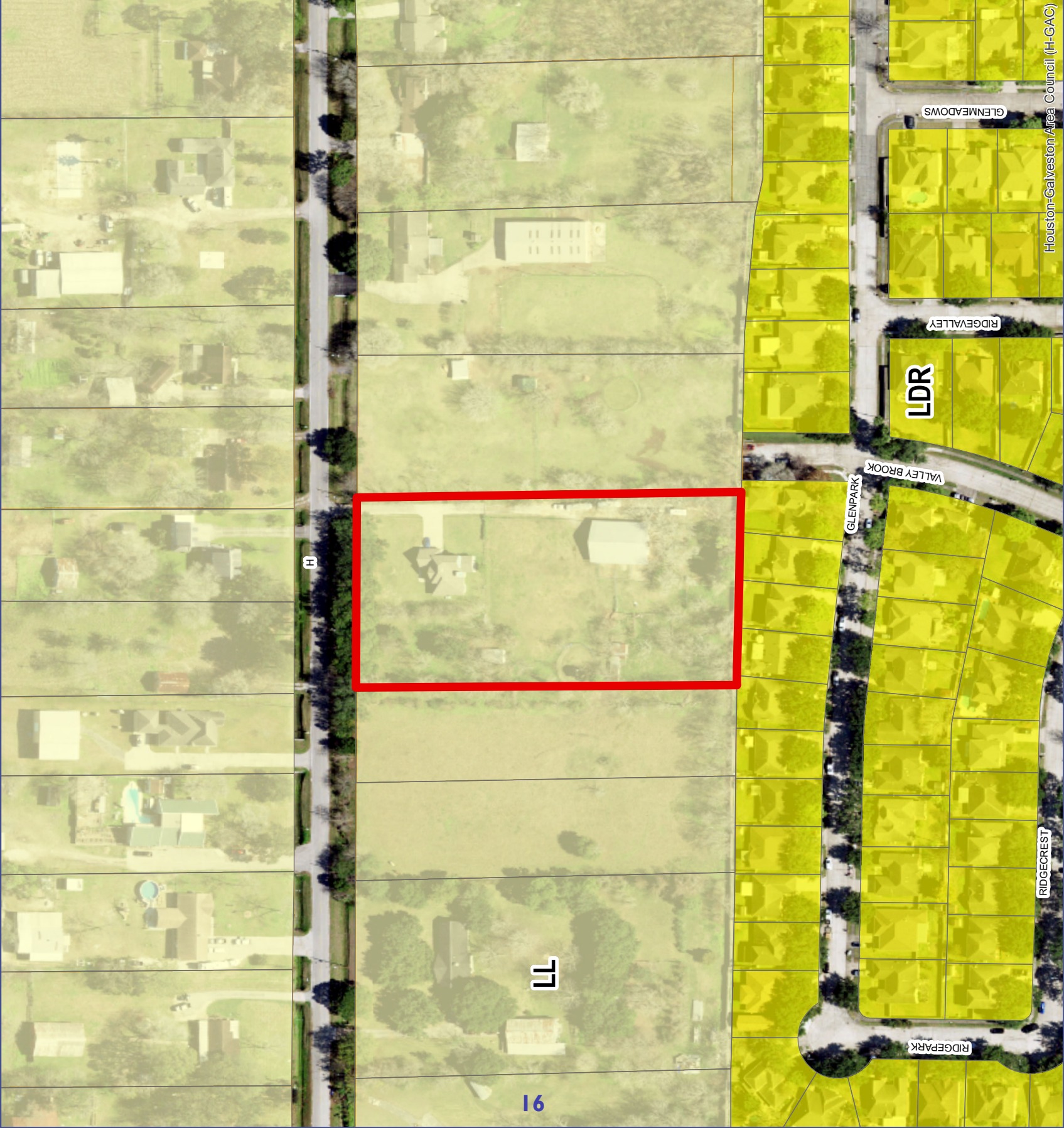


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1 inch = 151 feet

DECEMBER 2022  
PLANNING DEPARTMENT





THE STATE OF TEXAS  
COUNTY OF HARRIS

We, Todd Everett Houston and Dawn Houston, owners of the property subdivided in the above and foregoing map of PARTIAL REPLAT OF OUTLOT 483 LA PORTE OUTLOTS, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated at private streets), alleys parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet from the ground level upward, located adjacent to all common use public utility easements shown hereon.

Further, owners do hereby declare that all parcels of land designated as lots on the plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

Further, owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions. We further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Todd Everett Houston \_\_\_\_\_  
Dawn Houston \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority on this day personally appeared, Todd Everett Houston and Dawn Houston, known to me to be the persons whose names are subscribed to 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 set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for  
the State of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

I, Billy L. Shanks, 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 rods not less than thirty (30) inches in length and that this plat complies with the requirements as specified in the City of La Porte development ordinance.

Billy L. Shanks  
Registered Professional  
Land Surveyor No. 1821

This is to certify that the City Planning and Zoning Commission of the City of La Porte, Texas has approved this plat and subdivision of PARTIAL REPLAT OF OUTLOT 483 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Director, La Porte Planning Department  
\_\_\_\_\_  
La Porte City Planner

Chairman, La Porte Planning and Zoning Commission  
\_\_\_\_\_  
I, Teneisha Hudspeth, County Clerk, Harris County, Texas, do hereby certify that this written instrument was filed for record in my office on \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock, \_\_\_\_ m. at Film Code No. \_\_\_\_\_, Harris County Map Records.

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

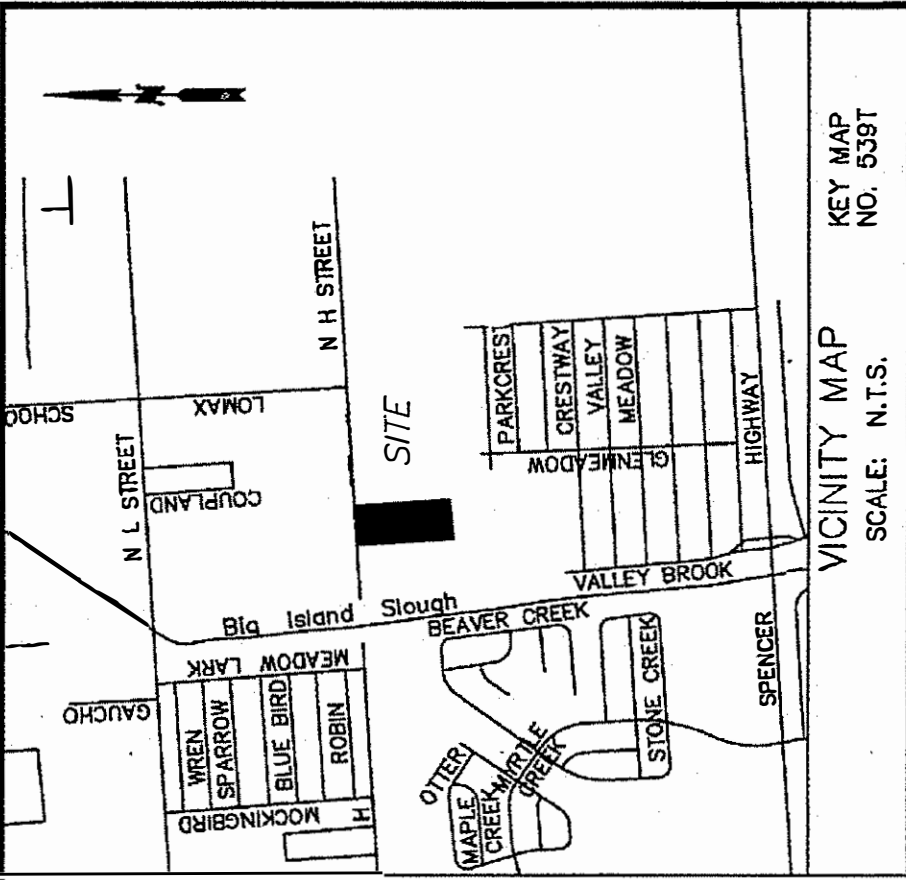
Teneisha Hudspeth  
County Clerk  
Harris County, Texas

By: \_\_\_\_\_  
Deputy

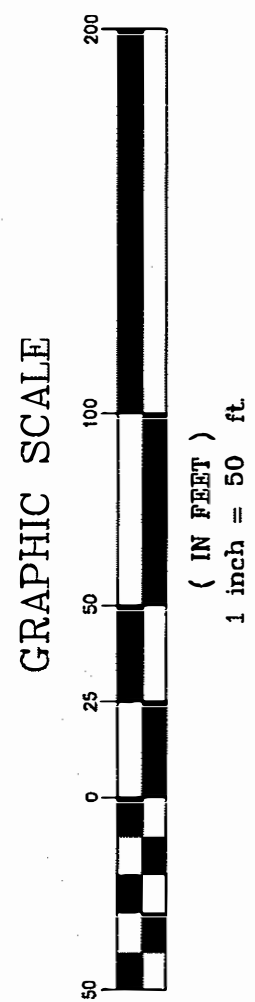
NOTES:

1. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48201C09404W with the effective date of January 06, 2017, the property is located in Zone "X" and Zone "X(Shaded)" (Areas determined to be outside the 100 year flood plain).

2. All Floodplain information noted on 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.



ABBREVIATIONS  
H.C.D.R. = Harris County Deed Records  
H.C.C.R. = Harris County Clerk Records  
H.C.M.R. = Harris County Map Records  
I.R. = Iron Rod  
I.P. = Iron Pipe  
P.O.B. = Point of Beginning  
U.E. = Utility Easement  
B.L. = Building Line  
A.E. = Aerial Easement



FINAL PLAT OF  
PARTIAL REPLAT OF  
OUTLOT 483  
LA PORTE OUTLOTS

2.660 ACRES OF LAND  
out of the E. Brinson Survey, A-5. Also being a Partial  
Replat of Outlot 483 of the TOWN OF LA PORTE  
SUBDIVISION as recorded in Volume 61, Page 374, Harris  
County Deed Records, Harris County, Texas

2 LOTS, 1 BLOCK  
DATE: September, 2022

REASON FOR REPLAT: TO SUBDIVIDE LAND INTO 2 LOTS

OWNER:  
TODD EVERETT HOUSTON  
DAWN HOUSTON  
10280 N AVE H  
LA PORTE, TX 77571

SURVEYOR:  
SHANKS ENGINEERING &  
SURVEYING, INC.  
1446 PIRATES COVE  
HOUSTON, TX 77058  
FIRM NO. 10193000  
281-488-1486





## Planning and Development Department Staff Report Zone Change Request - #22-92000013

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### DISCUSSION

#### Location:

The subject site is located between W. Fairmont and I St. along S. 2<sup>nd</sup> and S. 3<sup>rd</sup> streets.

#### Legal Description:

Lots 23-32, Block 177 and Lots 1-13, 20-32, and the northern 17 feet of lots 14 and 19, Block 178, Town of La Porte, Harris County, Texas

#### Background Information:

The property is currently developed with single family homes. When this area of the city was initially zoned, the determination was made to zone all the property between I Street and W. Fairmont as General Commercial. Most of the existing uses within this area are commercial in nature, except for the area along S. 2<sup>nd</sup> and S. 3<sup>rd</sup> streets. This has made it difficult for the existing homes to improve their property.

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
<b>North</b>	Low Density Residential (R-1)	Single Family Residential
<b>South</b>	General Commercial (GC)	Commercial
<b>West</b>	General Commercial (GC)	City storage and water facility
<b>East</b>	General Commercial (GC)	Commercial

#### Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing; and signs posted in the area of the rezoning within 10 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City's website.

#### Analysis:

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

1. *Land Use.* Staff finds that low density single family residential is an ideal fit for the existing site.
2. *Access.* There is sufficient existing right-of-way access throughout the subject area.
3. *Utilities.* The site is already connected to city utilities.



**Planning and Zoning Commission**  
**December 15, 2022 – Zone Change #22-92000013**

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

<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient to support the existing use.
Impact on the value and practicality of the surrounding land uses.	Proposed zone change would be consistent with other properties in the immediate area.
Conformance of a zoning request with the land use plan.	The proposed zone change is in conformance with the future land use plan.
Character of the surrounding and adjacent areas.	Proposed zone change would be consistent with other properties in the immediate area.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	The existing uses on site are consistent with the low density, single family (R-1) zoning district.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed zone change will have minimal impact on the traffic in the vicinity.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed zone change will not create excessive air pollution or other negative environmental issues.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed zone change will protect the existing developments from being redeveloped into higher density residential in the future.

## **RECOMMENDATION**

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed Zone Change request #22-92000013.

## **ATTACHMENTS**

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



# Area Map

Zone Change  
#22-92000013

S. 2nd and S. 3rd

## Legend



Subject Tracts



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



1 inch = 121 feet

DECEMBER 2022  
PLANNING DEPARTMENT





# Zoning Map

Zone Change  
#22-92000013

S. 2nd and S. 3rd

## Legend



Subject Tracts

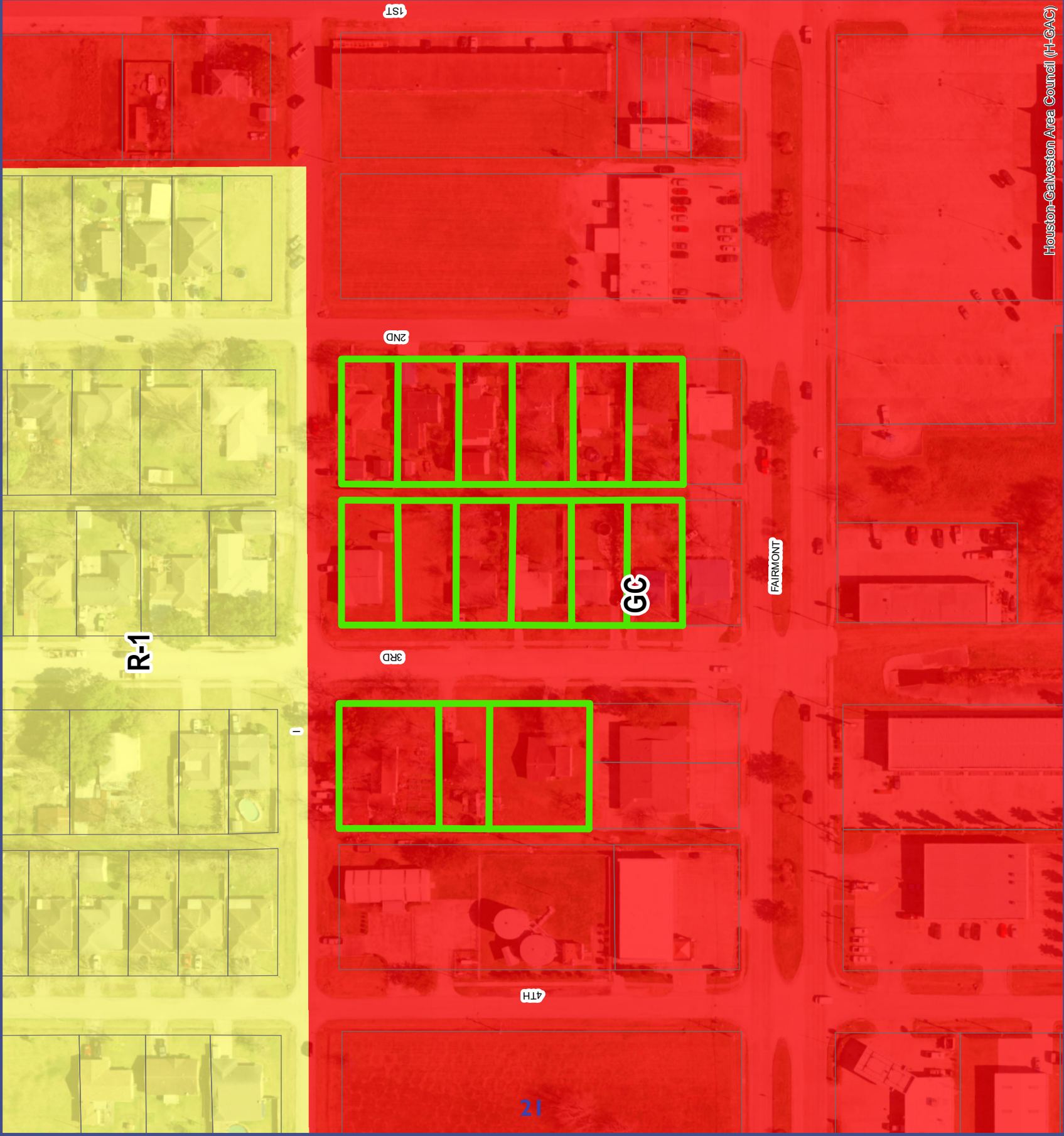


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1 inch = 121 feet

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# FLUP Map

Zone Change  
#22-92000013

S. 2nd and S. 3rd

## Legend



Subject Tracts

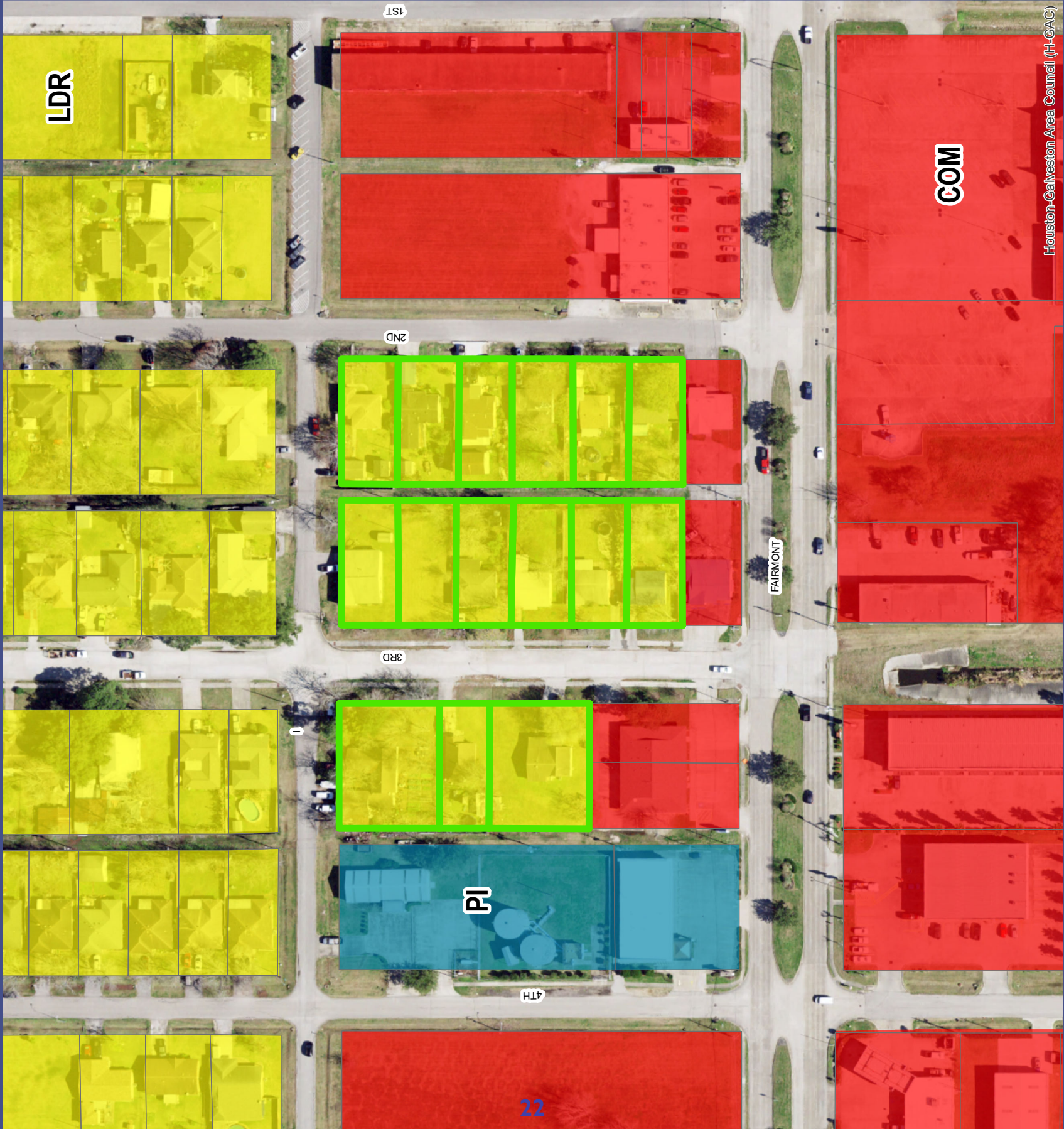


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1 inch = 121 feet

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## Planning and Development Department Staff Report Chapter 106 Amendments

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### DISCUSSION

The Planning and Zoning Commission has been tasked by the City Council to review the current notification requirements for Public Hearings. Specifically, council asked the commission to consider whether the 200' notification requirement should be enlarged.

At the November 17, 2022, regular meeting of the Planning and Zoning Commission, this request was considered as a discussion item. The Chapter 106 Subcommittee met prior to the full Commission meeting and recommended that no changes be made to the current distance notification requirement. The Commission agreed that the 200' radius did not need to be expanded, as it currently meets state requirements and is in line with other area municipalities. There was additional discussion to add language that would require notification be provided to any homeowners' associations or civic clubs with property located within 200' of the proposed public hearing item. Below is the proposed amendment based on the commission discussion.

#### 1. Public Hearing Notifications Sec. 106-171 – Amendment procedures

- (1) *Public hearing before the city planning and zoning commission.* Before taking any action on any proposed amendment, supplement, change, or modification, the city council shall submit the same to the city planning and zoning commission which shall make a preliminary report and hold a public hearing thereon before submitting its final report to the city council.
- (2) *Notice of public hearing before city planning and zoning commission.*
  - a. Written notice of all public hearings before the city planning and zoning commission on proposed changes in classification shall be sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed, as well as the La Porte Independent School District, **and to civic associations whose boundaries are wholly or partly within said 200 foot area**, such notice to be given not less than ten days before the date set for hearing, to all owners who have rendered their said property for city taxes as the ownership appears on the last approved city tax roll. Such notice may be served by depositing the same, properly addressed and postage paid, in the city post office. At least 15 days' notice of the time and place of such hearing shall be published once in a newspaper of general circulation in the city.

In addition to the aforementioned amendment, staff is recommending that the Commission consider recommendations for two (2) additional amendments. These amendments were previously reviewed by the Chapter 106 Subcommittee and discussed with the entire Commission at the September 15, 2022, meeting. Below are the two sections of the code with red lines showing the proposed changes.



**Planning and Zoning Commission**  
**December 15, 2022– Chapter 106 Amendments**

2. **RV Parks Sec.106-331** – RV Parks are currently an unlisted use in the code even though RVs are allowed in the MH District. The code should reflect that NAICS 721211 RV Parks, is allowed outright in the MH Zoning District

Uses (NAICS Code #)	R-1	R-2	R-3	MH	LL
RV (Recreation Vehicles) Parks and Campgrounds NAICS #721211	*	*	*	P	*

3. **Self-Storage Sec. 106-310** – Boat and RV storage are currently included with mini warehousing and self-storage under NAICS 531 Real Estate and should be separated into individual categories.

		**	NC	MS	GC	MU	BI	LI	HI
531	Real Estate		P	P	P	P	P	P	P
531130	Lessors of Miniwarehouses and Self-Storage Units (Not including Boat and RV Storage)				C	C	P	P	P
531130	Boat and RV Storage				C	C	C	P	P

**RECOMMENDATION**

Staff recommends the Planning and Zoning Commission make a recommendation for the proposed amendments to Chapter 106, as presented.

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

**AN ORDINANCE AMENDING CHAPTER 106 “ZONING” AND CHAPTER 86 “DEVELOPMENT REGULATIONS” OF THE CODE OF ORDINANCES OF THE CITY OF LA PORTE BY REVISING DISTANCE REQUIREMENTS FOR GIVING OF NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARINGS ON CHANGES TO ZONING CLASSIFICATION OF PROPERTY, RESIDENTIAL REPLATS, AND MATTERS HEARD BY THE ZONING BOARD OF ADJUSTMENT; REQUIRING NOTICE TO CIVIC ASSOCIATIONS FOR CHANGES TO ZONING CLASSIFICATION OF PROPERTY; PROVIDING THAT ANY PERSON VIOLATING THE TERMS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND UPON CONVICTION SHALL BE FINED IN A SUM NOT TO EXCEED TWO THOUSAND DOLLARS; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE HEREOF.**

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

**Section 1:** That Chapter 106, “Zoning,” Article II. “Administration”, Division 5 “Amendments”, Section 106-171 “Amendment Procedures”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended and shall hereinafter read as follows:

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

The city council may from time to time, on its own motion, the motion of the planning and zoning commission, or on petition, amend, supplement, change, modify or repeal the regulations, restrictions, and boundaries herein established.

- (1) *Public hearing before the city planning and zoning commission.* Before taking any action on any proposed amendment, supplement, change, or modification, the city council shall submit the same to the city planning and zoning commission which shall make a preliminary report and hold a public hearing thereon before submitting its final report to the city council.
- (2) *Notice of public hearing before city planning and zoning commission.*
  - a. Written notice of all public hearings before the city planning and zoning commission on proposed changes in classification shall be sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed, as well as the La Porte Independent School District, and to civic associations whose boundaries are wholly or partly within said 200 foot area, such notice to be given not less than ten days before the date set for hearing, to all owners who have rendered their said property for city taxes as the ownership appears on the last approved city tax roll. Such notice may be served by depositing the same, properly addressed and postage paid, in the city post office. At least 15 days’ notice of the time and place of such hearing shall be published once in a newspaper of general circulation in the city.
  - b. Requirements for public notice by sign posting:

1. Public notice for procedures requiring public notice by sign posting shall be provided by the city at least 15 days before the public hearing.
  2. The applicant shall place public notice sign on the property within 20 feet of the abutting street.
  3. The sign shall be clearly visible, readable, and not to create hazard to traffic on the public right-of-way abutting the property.
  4. Public notice sign shall include the date, time, place, and purpose of public hearing.
  5. The applicant must return the sign to the city within ten days after the appeal period for the public hearing has ended.
  6. The erection of this sign shall not require a permit from the city.
- (3) *Publication of notice.* In the event a public hearing shall be held by the city planning and zoning commission in regard to a change of this chapter not involving particular property but involving a change in the chapter generally, notice of such hearing shall be given by publication once in a newspaper of general circulation in the city stating the time and place of such hearing, which time shall not be earlier than 15 days from the day of such publication.
- (4) *Submission of findings and recommendations to city council.* The city planning and zoning commission shall forward its final report consisting of written findings of fact and recommendations to city council, within 30 days of the close of the public hearing held in accordance with this section.
- (5) *Public hearing before city council.*
- a. Upon receipt of the written recommendations from the planning and zoning commission, a public hearing shall be held by the city council before adopting any proposed amendment, supplement, change, modification or repeal of the regulations, restrictions, and boundaries herein established.
  - b. Notice of such hearing shall be given by publication once in a newspaper of general circulation on the city stating the time and place of such hearing, which time shall not be earlier than 15 days from the day of such publication.
- (6) *Council actions.* The city council shall act upon such motion or petition within sixty (60) days from the date the final report of the city planning and zoning commission was submitted to the city council.
- (7) *Protests.*
- a. In case of a protest against any such amendment, supplement, change, or repeal of the regulations, restrictions, and boundaries herein established, a written protest filed with the enforcement officer and signed by the owners of 20 percent or more of either:
    1. The area of lots or land covered by the proposed change; or

2. The area of lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Such amendment, supplement, change, modification, or repeal shall not become effective except by the favorable vote of three-fourths of all the members of the city council.

3. Streets and alleys shall be included when computing the area of land from which a protest may be filed.
- (8) *Vote to overrule.* The affirmative vote of at least three-fourths of the city council is required to overrule a recommendation of the city planning and zoning commission that a proposed change to this chapter or boundary be denied.
- (9) *Reconsideration.* An application for an amendment to the zoning classification of property that is denied by the city council, or which is withdrawn by an applicant after the planning and zoning commission makes a report recommending denial of such amendment, may not be resubmitted by the applicant for filing with the city within six (6) months of the date of filing of the first application.”

**Section 2:** That Chapter 106, “Zoning,” Article II. “Administration”, Division 6 “Special Exceptions and Variances”, Section 106-194 “Notice of public hearings before the board of adjustment”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended and shall hereinafter read as follows:

**“Sec. 106-194. - Notice of public hearings before the board of adjustment.**

(a) The notice of public hearings provided for in this section shall be given by publication once in a newspaper of general circulation in the city stating the time and place of such hearings, which shall not be earlier than ten days from the date of such publication, and in addition thereto, the board of adjustment shall mail notices of such hearing to the petitioner and to all owners of property lying within 200 feet of any point of the lot or portion thereof, on which a special exception or variance is desired, and to all other persons deemed by the board of adjustment to be affected thereby; such owners and persons shall be determined according to the last approved tax roll of the city. Such notice may be served by depositing addressed and postage paid, in the city post office.

(b) Requirements for public notice by sign posting:

(1) Public notice for procedures requiring public notice by sign posting shall be provided by the city at least ten days before the public hearing.

(2) The applicant shall place public notice sign on the property within 20 feet of the abutting street.

(3) The sign shall be clearly visible, readable, and not to create hazard to traffic on the public right-of-way abutting the property.

(4) Public notice sign shall include the date, time, place, and purpose of public hearing.

(5) The applicant must return the sign to the city within ten days after the appeal period for the public hearing has ended.

(6) The erection of this sign shall not require a permit from the city.”

**Section 3:** That Chapter 86, “Development Regulations,” Article I. ““Administration”, Division 5 “Amendments”, Section 106-171 “Amendment Procedures”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended and shall hereinafter read as follows:

“(e) Replat of recorded subdivision plats.

A replat or re-subdivision of a recorded subdivision plat, or a portion thereof, but without vacation of the immediate previous plat, is hereby expressly authorized to be recorded and shall deemed valid and controlling when:

- a. It has been signed and acknowledged by only the owners of the particular property which is being re-platted or re-subdivided on the acknowledgement shown in Enclosure 1 to Appendix D;
- b. It does not attempt to alter, amend or remove any covenants and restrictions;
- c. There is compliance, when applicable, with V.T.C.A. Local Government Code §§ Sections 212.014, ~~and~~ 212.0145, and 212.015
- d. It has been approved by the commission after being prepared and filed as though it were an original plat as specified in subparagraph "c" of this section; and
- e. All expenses incurred by the city or the subdivider in the replat process shall be borne by the subdivider, including costs of notice at public hearing.

**Section 4:** That Chapter 106, “Zoning,” Article II. “Administration”, Division 9 “Nonconforming Buildings, Structures and Uses”, Section 106-266 “Extended useful life and termination”, subparagraph (b) “Public hearing”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended and shall hereinafter read as follows:

**Sec. 106-266. - Extended useful life and termination.**

“(b) *Public hearing.*

- (1) The board of adjustment shall hold a public hearing to establish an extended useful life for each nonconforming use subject to notification pursuant to section 106-264 (Notification of nonconforming status), or to consider an application for an exemption from the extended useful life and termination requirements of this section as



allowed in section 106-265 (Application for exemption from extended useful life requirement) and this section, but subject to the following notification requirements:

- a. Written notice of the time and place of a public hearing, by certified mail, return receipt requested and postage prepaid, to the owner and occupant of the nonconforming use at least 30 days prior to the date of such public hearing;
- b. Publication at least 30 days prior to the date of public hearing of a notice of the time and place of the hearing in at least one newspaper of general circulation in the city; and
- c. Mailing of the notice of public hearing at least 60 days prior to the date of the public hearing to property owners within 200 feet, as determined pursuant to section 106-89 (Appeals to board of adjustment), of the lot line of the land subject to the application, inclusive of streets, alleys and rights-of-way, and to civic associations, whose boundaries are wholly or partly within said 200 foot area.”

**Section 5:** That Chapter 106, “Zoning,” Article II. “Administration”, Division 9 “Nonconforming Buildings, Structures and Uses”, Section 106-266 “Extended useful life and termination”, subparagraph (b) “Public hearing”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended and shall hereinafter read as follows:

**Sec. 106-267. - Revocation of nonconforming use status.**

“(2) *Board notice, review and decision.* Upon its own motion, or upon receipt of the planning director's report recommending the revocation of the status of the revocable use, the board of adjustment shall hold a public hearing to consider revocation of a revocable use. Prior to holding such hearing, the board of adjustment shall provide public notice as follows:

- a. Written notice of the time and place of a public hearing, by certified mail, return receipt requested and postage prepaid, to all persons having an interest in the property as shown by the certified tax rolls of the city and to the occupant or occupants of the property containing said revocable use at least 30 days prior to the date of such public hearing;
- b. Publication at least 30 days prior to the public hearing of a notice of the time and place of the hearing in at least one newspaper of general circulation in the city; and
- c. Mailing of the notice of public hearing at least 30 days prior to the date of the public hearing to property owners within 200 feet as determined pursuant to section 106-89 (Appeals to board of adjustment), of the lot line of the land subject to the application, inclusive of streets, alleys and rights-of-way, and to civic associations registered with the planning director, whose boundaries are wholly or partly within the 200 foot area.

Upon the conclusion of the public hearing, the board of adjustment shall determine, on the basis of written findings of fact and conclusions, whether the status of the revocable use should be revoked and the use amortized or terminated. In making its determination whether or not to revoke, the board of adjustment shall consider the standards set forth

in section 106-267(3) (Required findings and standards in board-determination of revocation), and if it determines to revoke, it shall, in accordance with applicable law, after considering evidence presented at the hearing and other factors consistent with the purpose of this zoning ordinance, establish an extended useful life period for the owner to recoup the current remaining useful investment in the use made by the owner prior to the time the use became nonconforming, in accordance with the procedures set forth above. The revocable use shall terminate at the end of the extended useful life period or the termination date, as the case may be, as established by the board of adjustment.”

**Section 6.** Any person, as defined in Section 1.07 (27), Texas Penal Code, who shall violate any provision of the ordinance, shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed TWO THOUSAND DOLLARS (\$2,000.00).

**Section 7.** Each and every provision, paragraph, sentence and clause of this Ordinance has been separately considered and passed by the City Council of the City of La Porte, Texas, and each said provision would have been separately passed without any other provision, and if any provision hereof shall be ineffective, invalid or unconstitutional, for any cause, it shall not impair or affect the remaining portion, or any part thereof, but the valid portion shall be in force just as if it had been passed alone.

**Section 8.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

**Section 9.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council is posted at a place convenient to the public at the City Hall of the city for the time required by law preceding this meeting, as required by Chapter 551, Tx. Gov’t Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

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

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

CITY OF LA PORTE, TEXAS

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

ATTEST:

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

APPROVED AS TO FORM:

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

**ORDINANCE NO. 2023-\_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 106 “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF LA PORTE BY AMENDING REGULATIONS RELATED TO RV PARK AND CAMPGROUND USES AND SELF STORAGE AND MINI-WAREHOUSE USES; PROVIDING THAT ANY PERSON VIOLATING THE TERMS OF THIS ORDINANCE SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND UPON CONVICTION SHALL BE FINED IN A SUM NOT TO EXCEED TWO THOUSAND DOLLARS; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE HEREOF.**

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

**Section 1:** That Chapter 106, “Zoning,” Article III. “Districts”, Division 2 “Residential District Regulations”, Section 106-331 “Table A, residential uses”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended and shall hereinafter read as follows:

**“Sec. 106-331. –Table A, residential uses.**

P (abc)—Permitted uses (subject to designated criteria established in section 106-334 (Special use performance standards; residential)).

P—Permitted uses.

A—Accessory uses (subject to requirements of section 106-741 (General provisions)).

C—Conditional uses (subject to requirements of sections 106-216 (General conditions for all conditional uses in all zoning districts), 106-217 (Conditions for approval), and 106-218 (Amendments) and designated criteria established in section 106-334 (Special use performance standards; residential) as determined by the planning and zoning commission).

\*—Not allowed

Uses (NAICS Code #)	R-1	R-2	R-3	MH	LL
RV (Recreation Vehicles) Parks and Campgrounds NAICS #721211	*	*	*	P	*

**Section 2:** That Chapter 106, “Zoning,” Article III. “Districts”, Division 1 “Generally”, Section 106-310 “Table A, Commercial & Industrial Uses”, of the Code of Ordinances of the City of La Porte, Texas, is hereby amended and shall hereinafter read as follows:

**“Sec. 106-310. – Table A, Commercial \*& Industrial Uses.**

		**	NC	MS	GC	MU	BI	LI	HI
531	Real Estate		P	P	P	P	P	P	P
531130	Lessors of Miniwarehouses and Self-Storage Units (Not including Boat and RV Storage)				C	C	P	P	P
531130	Boat and RV Storage				C	C	C	P	P

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

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

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

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

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

PASSED AND APPROVED this the\_\_\_\_\_ day of \_\_\_\_\_2023.

CITY OF LA PORTE, TEXAS

By:\_\_\_\_\_

Louis R. Rigby, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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



## Planning and Development Department Staff Report SAC - #22-25000010

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### DISCUSSION

#### Location:

The subject right-of-way is a portion of W. F Street, east of S. 16<sup>th</sup> St. and located between Lots 16 and 17, Block 827 and Lots 1 and 32, Block 830, Town of La Porte, Harris County, TX.

#### Background Information:

Staff has received an application to close a portion of the existing W. F Street. As per the new requirements recently approved by the City Council, the Planning and Zoning commission will hold a public hearing and provide a recommendation to the City Council.

Chapter 62 of the City Code of Ordinances, was recently updated to require that applicants requesting closure of certain rights-of-way where city infrastructure currently exists, shall pay for the removal and/or relocation of the infrastructure. The requested closure of this portion of W. F Street has an existing 8" water main as well as a public fire hydrant. Additionally, there are existing roadside ditches located within the closure area. These ditches provide the final outfall path for most of the drainage within the area. Staff, including the Associate City Engineer and Assistant Public Works Director, do not recommend closure of this portion of W. F Street.

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed street and alley closure SAC #22-25000010.

### ATTACHMENTS

Exhibit A: Area Map  
Exhibit B: Staff Recommendations






**EXHIBIT A**  
**SAC Request**

**SAC**  
**#22-25000010**

**W.F St.**

**Legend**

-  Water Main
-  Abandoned ROW
-  Proposed Closure

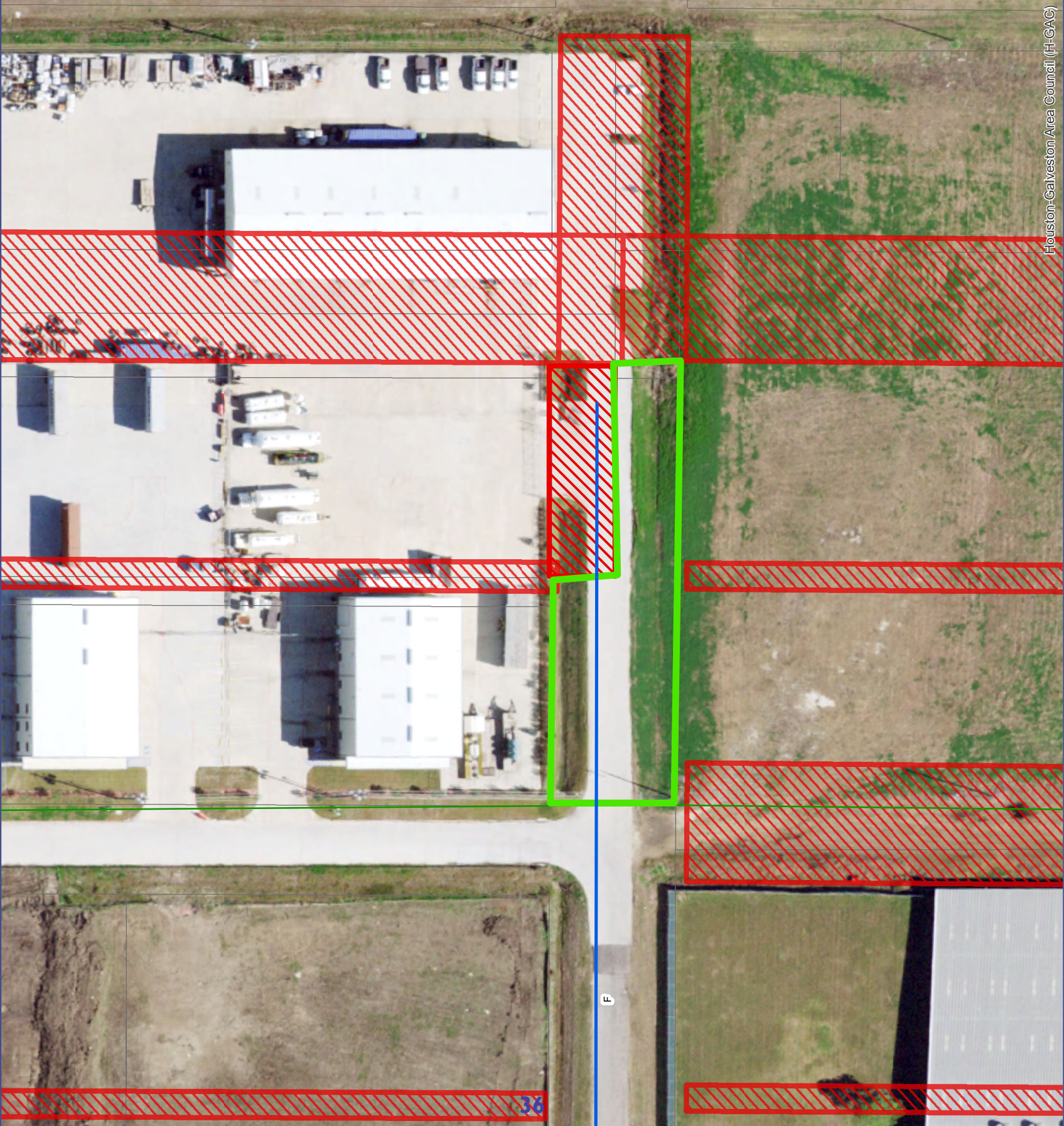


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1 inch = 76 feet

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## EXHIBIT B

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I agree. There is an existing water main on the north side of the ROW, and the existing ditches provide the final outfall path for the drainage within the area. Closing the ROW is not recommended.



**Lorenzo Wingate, P.E., C.F.M.**

Assistant Director of Public Works

2963 N 23<sup>rd</sup> Street | La Porte, TX 77571

p. 281.470.5105 | m. 281.628.3931

[website](#) | [map](#) | [email](#) ☐ ☐ ☐

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**From:** Michel, Malik <michelm@laportetx.gov>

**Sent:** Monday, November 28, 2022 2:29 PM

**To:** Clowes, Ian <ClowesI@laportetx.gov>; Wingate, Lorenzo <WingateL@laportetx.gov>; Kerry Lackey <klackey@cobb fendley.com>; Meekins, Clif <MeekinsC@laportetx.gov>

**Cc:** Evans, Teresa <EvansT@laportetx.gov>; Price, Clayton <PriceC@laportetx.gov>

**Subject:** RE: SAC Request - W. F St.

The only issues that I can see is that there is a water line within this portion and roadside ditches that are downstream near the outfall.

My concern with closing the roadside ditch is that if the owner doesn't properly maintain it, it could potentially impact all upstream drainage. Kerry and Lorenzo, please let me know if my concerns are valid.

Thank you,



**Malik M. Michel, E.I.T.** | Associate Engineer

604 W. Fairmont | La Porte, TX 77571

p. 281.470.5060 | f. 281.470.5005

[website](#) | [map](#) | [email](#) ☐ ☐ ☐



## **Discussion Item**

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- a. Comprehensive Plan Update
- b. Next Regular Meeting – JANUARY 19, 2023