



**City of La Porte
Planning and Zoning Commission Agenda**

Notice is hereby given of a **Special Called Meeting** of the La Porte Planning and Zoning Commission to be held on **Tuesday, January 31, 2017, at 6:00 p.m.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order.
2. Roll call of members.
3. Consider approval or other action regarding a request by David Miles, Western Spherical Developers, LLC for approval of the proposed La Porte Town Center General Plan for the 40 acre tract of land known as Tracts 1 and 1L, Johnson Hunter Survey, Abstract 35 generally located on the east side of State Highway 146 north of Wharton Weems Boulevard.
4. Consider approval or other action on Special Conditional Use Permit (SCUP) request #16-91000004, tabled from the Regular P&Z Meeting of January 19, 2017.
5. 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 40 acre tract of land known as Tracts 1 and 1L, Johnson Hunter Survey, Abstract 35, from "Low-Density Residential" to "Commercial," "Mid- to High-Density Residential" and "Mixed Use."
6. Administrative reports.
7. Commission comments on matter 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.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019.

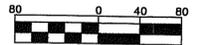
CERTIFICATION

I certify that a copy of the Tuesday, January 31, 2017 agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on the ____ day of _____, 2017.

_____ Title: _____



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

PARKING TABULATION

- 1. TOWNHOMES:
REQUIRED = 96 UNITS X 2 = 192 SPACES
PROVIDED = 192 SPACES
 - 2. LIVE/WORK:
REQUIRED = 11 UNITS X 2 = 22 SPACES
PROVIDED = 22 SPACES
 - 3. OFFICE(S):
REQUIRED = 51,000 SF X 0.003 = 153 SPACES
PROVIDED = 153 SPACES
 - 4. RETAIL:
REQUIRED = 94,500 SF X 0.004 = 378 SPACES
PROVIDED = 389 SPACES
 - 5. RESTAURANT:
REQUIRED = 26,000 SF X 0.008 = 208 SPACES
PROVIDED = 242 SPACES
 - 6. EVENT/LODGING:
REQUIRED = (120 X 1) + (20,000 SF X 0.004)
= 200 SPACES
PROVIDED = 200 SPACES
 - 7. ENTERTAINMENT:
REQUIRED = 68,350 SF X 0.005 = 342 SPACES
PROVIDED = 370 SPACES
- TOTAL REQUIRED SPACES = 1,495 SPACES
TOTAL PROVIDED SPACES = 1,568 SPACES

LEGEND:

G.C. = GENERAL COMMERCIAL

APP.	REVISIONS	DATE

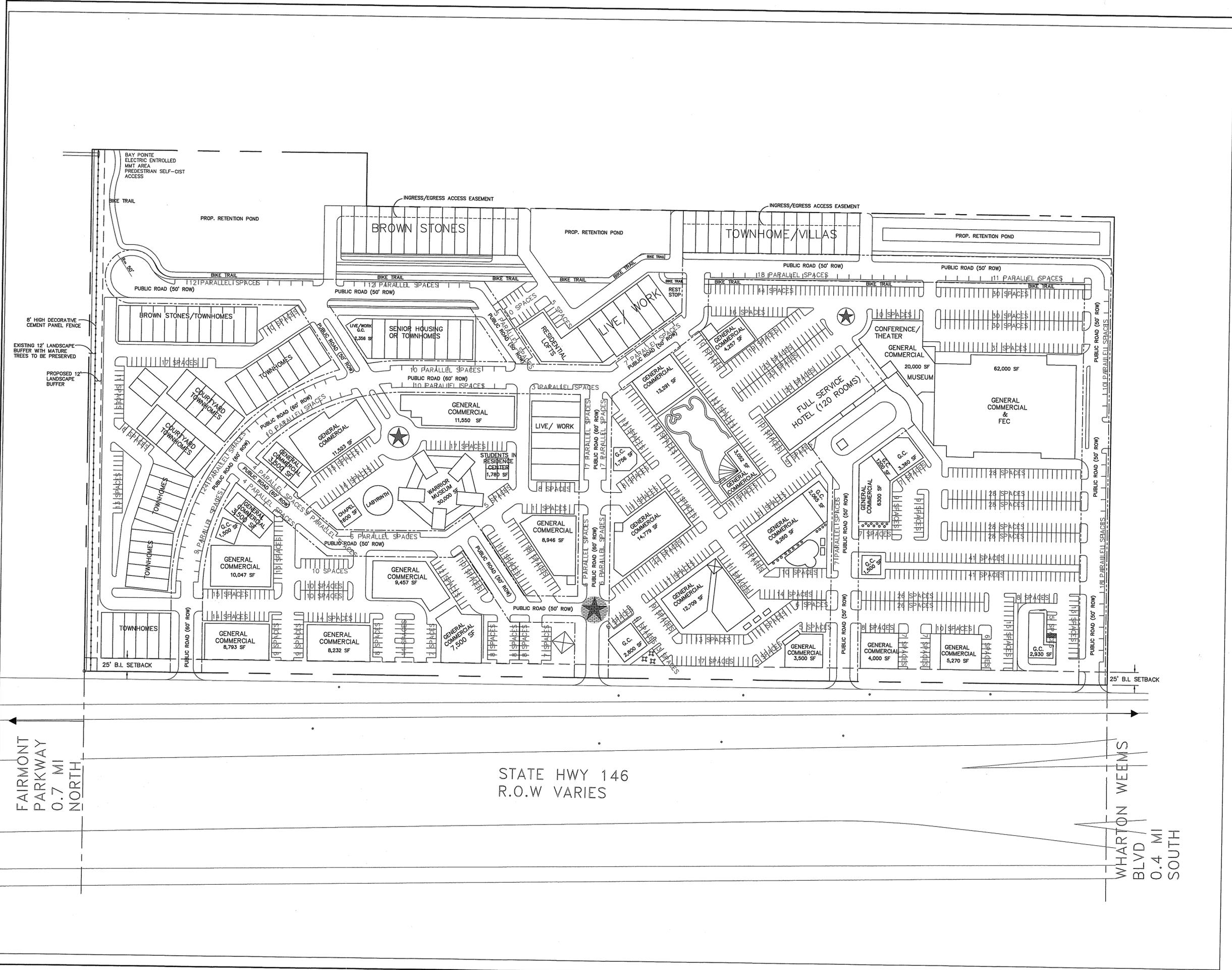
Everest Design Group, llc
 Planning, Engineering, Construction Management
 TBPE FIRM NO. P-9440
 907 S. Friendswood Drive, Suite 200
 Friendswood, Texas 77546
 P: 281-993-3770 FAX: 281-648-2294

PROJECT: LA PORTE TOWN CENTER
 STATE HWY 146, LA PORTE, TX 77571

OVERALL
 LAND USE PLAN

CITY OF LA PORTE, TEXAS

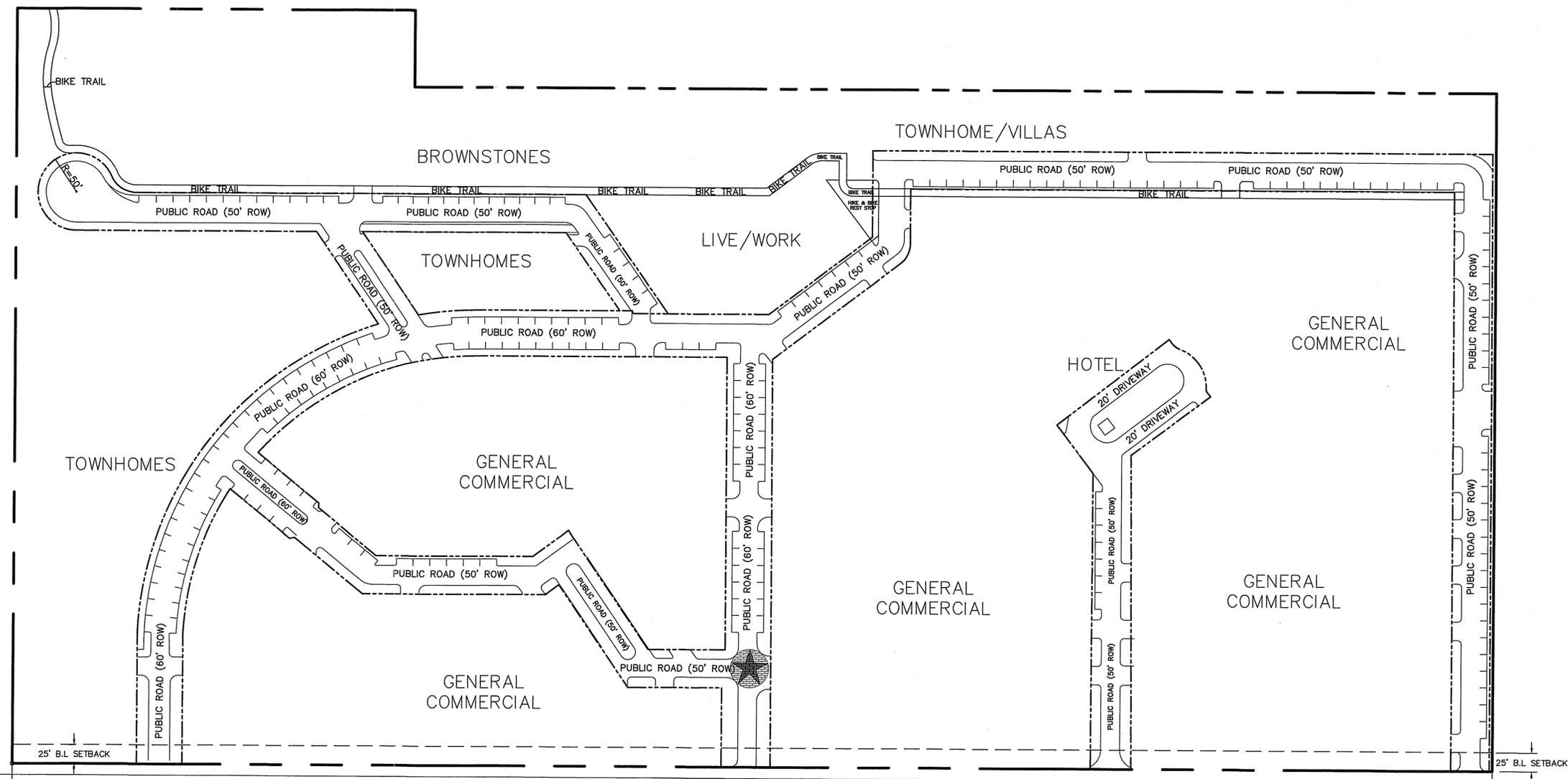
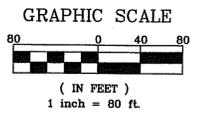
PROJECT NO:	
DRAWING SCALE	
HORIZ: AS SHOWN	
VERT:	



FAIRMONT
 PARKWAY
 0.7 MI
 NORTH

STATE HWY 146
 R.O.W VARIES

WHARTON WEEMS
 BLVD
 0.4 MI
 SOUTH



FAIRMONT
PARKWAY
0.7 MI
NORTH

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R.O.W EXHIBIT B
 WITH LABELING

CITY OF LA PORTE, TEXAS

PROJECT NO:	
DRAWING SCALE	
HORZ: AS SHOWN	
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City of La Porte
Special Conditional Use Permit #16-9100004

This permit is issued to: Western Spherical Developers, LLC
Owner or Agent

907 S. Friendswood Drive, Suite 303; Friendswood, TX 77546
Address

For Development of: La Porte Town Center Mixed Use Development
Development Name

Vacant 40 acre parcel; located on State Highway 146 north of Wharton Weems Boulevard
Address

Legal Description: Tracts 1 and 1L, Abstract 35, Johnson Hunter Survey

Zoning: PUD, Planned Unit Development

Use: Entertainment, Hotel and Conference Center, Commercial and Medium-Density 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. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. All buildings shall meet or exceed the Design Standards outlined in Article IX, Chapter 106 of the Code of Ordinances.
3. Land uses permitted in accordance with the La Porte Town Center General Plan, **as may be amended from time-to-time**. Any modifications to the approved General Plan require approval by the Planning and Zoning Commission in accordance with the city's Development Ordinance.
4. Land uses permitted in the commercial area (all areas excluding residential land uses) shall be in accordance with the uses permitted in Chapter 106, Zoning, of the city's Code of Ordinances Use Chart under GC (General Commercial) at the effective date of this SCUP, excluding the following uses:
 - a. Automobile repair and maintenance (811111-811198);
 - b. Construction, Mining and Forestry Machinery and Equipment Rental and Leasing (532412);
 - c. Office Machinery and Equipment Rental and Leasing (532420);
 - d. Other Commercial and Industrial Machinery and Equipment Rental and Leasing (532490);
 - e. Transit and Ground Passenger Transportation (485111-485999);
 - f. Motor Vehicle Parts and Dealers (441110-441228);
 - g. Furniture and Related Product Manufacturing (337110-337122);
 - h. Construction of Buildings (236115-236118);

- i. Contractors (238110-238390).
5. The commercial area shall be developed in accordance with the requirements for the General Commercial zone district. However, if the developer desires to subdivide the commercial area, then setbacks shall be as follows: external property line adjacent to Highway 146 – 25 feet; external property line adjacent to north and south public right-of-way – 10 feet; internal property lines – 0 feet.
6. The residential land uses identified in the General Plan as “Townhouse” shall be constructed in accordance with the requirements outlined in Section 106-333 of the Code of Ordinances and applicable building code requirements and shall be limited to townhouse development only – not multifamily apartments or condominiums. The townhouse development may exceed the (12) twelve unit maximum for attached units and front setbacks for the townhouse development shall be permitted at a minimum of 5 feet from the front property line ~~if the units contain rear loaded parking and/or garages.~~
7. Additionally, the “Live-Work” units are permitted and shall comply with applicable setbacks that would be required for buildings in the Main Street Overlay District. ~~If an attached garage is provided, then the rear setback for the building shall be 5 feet.~~
8. The perimeter boundaries of the property along the north and south property lines shall include the installation of an 8-foot high solid masonry fence intended to mitigate the impact of development on future residential development, as identified in the city’s Future Land Use Plan. Additionally, shade trees shall be planted at 20’ on center along the fence line. If land uses on the adjacent properties are modified in the future allowing for similar uses, then such fence and landscaping shall not be required. ~~The northern fence shall be included and constructed as part of the first set of construction plans approved by the city, while the southern fence shall be constructed prior to the completion of the final phase of development.~~
9. The applicant shall install the segment of the city’s Hike and Bike Trail through the development area as identified in the city’s Comprehensive Plan. The construction of the trail shall be in accordance with all applicable requirements and specifications required by the City Engineer. Additionally, following construction of the Hike and Bike Trail, the developer shall dedicate to the City of La Porte a permanent public trail easement 20’ on center for the Hike and Bike Trail.
10. The developer shall provide internal connection between the city’s Hike and Bike Trail to the development.
11. The developer shall work with staff at the time of site plan review to minimize the amount of parking stalls along the Highway 146 frontage. This should be accommodated by relocating buildings in a manner that places parking on the side of the building or internal to the development. If this is not possible, the developer may install planter islands at 1 per 10 spaces for both rows of parking along a drive aisle parallel to Highway 146. Additionally, hedges shall be planted at 3-foot on center in two rows of plantings. Such hedge row shall be installed with a variety of plant material to provide visual diversity of plant materials.
12. ~~For the commercial portion of the development, parking shall be calculated based on the aggregate amount of parking required and proposed; joint parking is allowed. Additionally the applicant may include on-street parking, only where permitted by the city, toward the amount of parking provided for the development.~~
13. ~~Parking is not permitted within any alley right-of-way.~~
14. The developer will be required to replat the subject property in accordance with the requirements of the city’s code requirements.
15. All public streets internal to the development site shall be constructed in accordance with the city’s Public Improvement Criteria Manual and shall be dedicated to the city. Regardless of phasing of the development, any dedication of public improvements identified as part of the plat must be accepted by the city prior to the recordation of the Final Plat. Should the developer desire to construct such public streets at a later time, then a development agreement shall be required between the city and developer that provides a financial guarantee, as approved by the city, that will ensure that said public roads will be installed and a date for which those improvements must be made.

16. Parking on any public street shall only be permitted on one side of the street and shall be signed by the developer in accordance with applicable sign requirements.
17. Access to any public right-of-way is subject to the requirements of Section 106-835, Figure 10-3 and will be reviewed at the time of Site Development Plan. TXDOT right-of-way access permits shall be presented prior to permit issuance for all driveways requested on Highway 146. Maximum driveway widths shall be provided in compliance with city code requirements.
18. 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.
19. Because Highway 146 has been identified as a significant corridor in the community, the developer shall work with the Planning and Zoning Commission at the time of site plan review on a landscape theme along the Highway 146 frontage. Such theme shall be above and beyond the requirements outlined in Section 106-800 of the city's Code of Ordinances.
20. All necessary documentation for building permit review must be submitted in conjunction with the city's building permit application process.
21. A traffic impact analysis, performed by a licensed engineer agreed to by both the City and the applicant, shall be required. If any mitigation is required by the study, the applicant will be responsible for their proportion of the impact. All contributions would be subject to reimbursement through the TIRZ, pursuant to approval by the TIRZ Board.
22. If extension of any public water or sanitary sewer line is required as part of this development, the applicant will be required to execute a utility extension agreement with the city and install such improvements at the cost of the developer.
23. 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.
24. The hours of operation for the family entertainment center shall be 10:00 a.m. to 12:00 a.m. Sunday through Thursday and 10:00 a.m. to 2:00 a.m. on Friday and Saturday. There may be up to two days in a calendar month where the family entertainment center may remain open from 10:00 a.m. to 2:00 a.m. to accommodate special performances. The operator of the family entertainment center will be responsible for informing the city in writing at least two (1) week before such event.
25. The residential townhouses are required to be platted as part of the first phase of the development. A minimum of seven (7) townhouse units are required to be available for development as part of the initial phase of development.
26. A photometric plan will be required at the time of site plan submittal that will identify site lighting and the lumens proposed across the site. Lighting will need to be in compliance with the requirements of Section 106-310, Footnote A, of the city's Code of Ordinances.
27. No development permits shall be issued for any work within the 40 acre project prior to the applicant obtaining construction permits and commencing construction of the required drainage interconnect under Wharton Weems Blvd. This interconnect is meant to connect two existing detention basins and is vital to the entire projects overall drainage system.

Failure to start construction of the building 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.

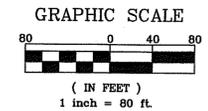
If contract or agreement is terminated after completion of any stage and there is ample evidence that further development is not contemplated, the ordinance establishing such special conditional use permit may be rescinded by the City Council, upon its own motion or upon the recommendation of the Planning 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

Current Future Land Use Map



- Commercial
- Mid-High Density Residential
- Mixed Use
- Low Density Residential

FAIRMONT
PARKWAY
0.7 MI
NORTH

STATE HWY 146
R.O.W VARIES

25' B.L. SETBACK

WHARTON WEEEMS
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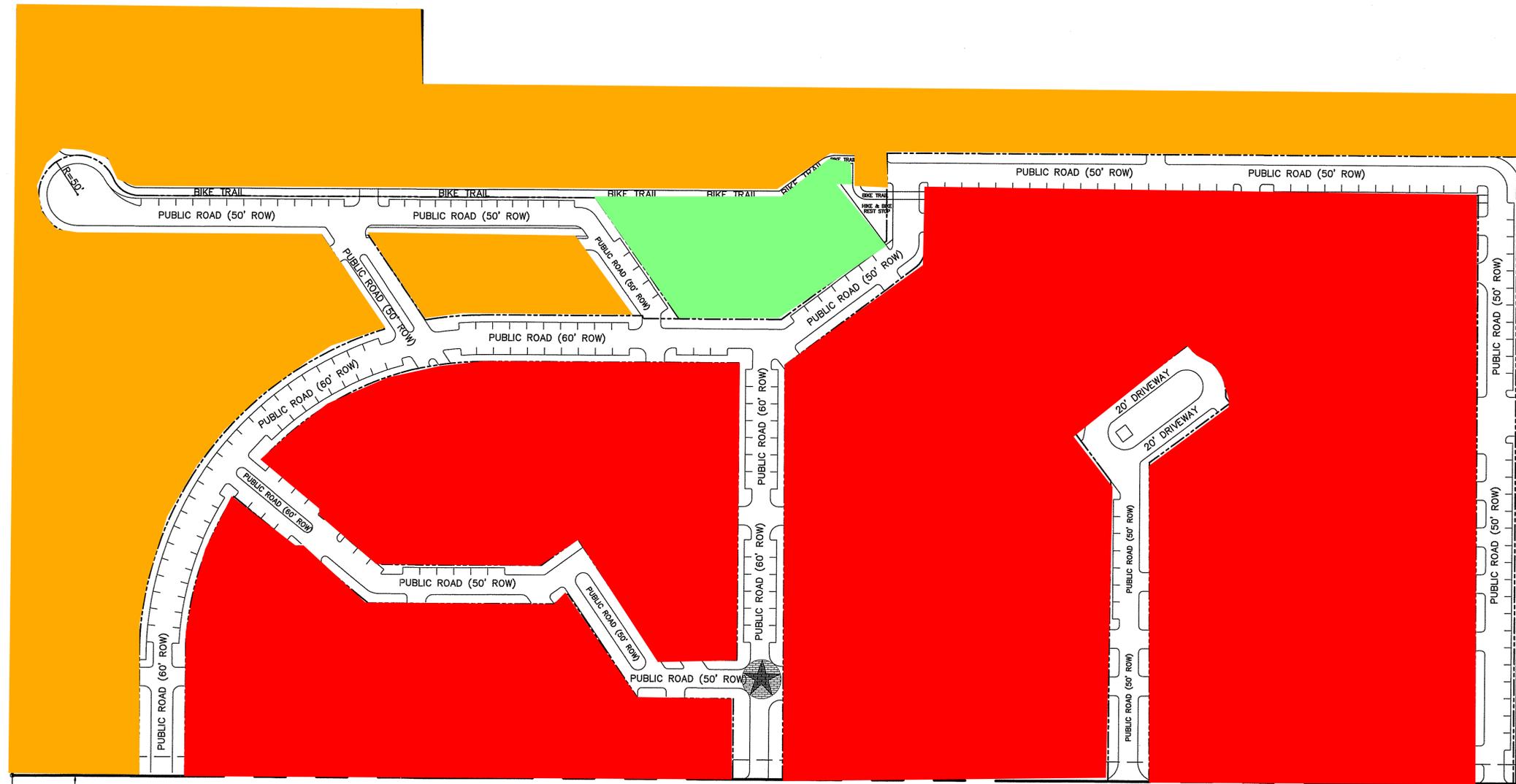
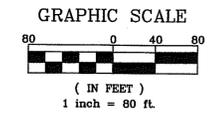
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VERT:	

Proposed Future Land Use Map Changes



- Commercial
- Mid-High Density Residential
- Mixed Use

FAIRMONT PARKWAY
0.7 MI NORTH

STATE HWY 146
R.O.W VARIES

WHARTON WEEEMS BLVD
0.4 MI SOUTH

25' B.L. SETBACK

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