

ORDINANCE NO. 2025-4031

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF LA PORTE, CHAPTER 106, MORE COMMONLY REFERRED TO AS THE ZONING ORDINANCE OF THE CITY OF LA PORTE, BY GRANTING SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0006, TO ALLOW A JUNIOR HIGH SCHOOL (NAICS CODE 6111) ON A 20-ACRE TRACT OF LAND LOCATED AT 9801 L ST., AND LEGALLY DESCRIBED AS TRS 413 & 414 LA PORTE OUTLETS, HARRIS COUNTY, TEXAS; MAKING CERTAIN FINDINGS OF FACT RELATED TO THE SUBJECT; FINDING COMPLIANCE WITH THE OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE HEREOF;

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

Section 1. Chapter 106 “Zoning” of the Code of Ordinances is hereby amended by granting Special Conditional Use Permit SCUP-2024-0006 attached hereto as Exhibit A and incorporated by reference for all purposes, to allow a Junior High School (NAICS Code 6111) on a 20-acre tract of land located at 9801 L St., and legally described as TRS 413 & 414 La Porte Outlets, Harris County, Texas.

Section 2. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 3. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 4. 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 5. The City Council of the City of La Porte hereby finds that public notice was properly mailed to all owners of all properties located within three hundred feet (300’) of the properties under consideration.

Section 6. The City Council of the City of La Porte hereby finds, determines, and declares that all prerequisites of law have been satisfied and hereby determines and declares that the amendments to the City of La Porte Zoning Classification contained in this Ordinance as amendments thereto are desirable and in furtherance of the goals and objectives stated in the

City of La Porte
Special Conditional Use Permit
#SCUP-2024-0006

This permit is issued to: La Porte Independent School District
Owner or Agent

9832 Spencer Hwy. La Porte, TX 77571
Address

For Development of: Junior High School (NAICS 6111)
Development Name

9801 L St, La Porte, TX 77571
Address

Legal Description: TRS 413 & 414, La Porte Outlots, La Porte, Harris County, TX

Zoning: Low Density Residential 1 (R-1)

Use: Junior High School (NAICS Code 6111)

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, if necessary, 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 necessary documentation for permit review must be submitted in conjunction with the city's building permit application process for any proposed building improvements.
3. Any substantive modifications to this SCUP will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

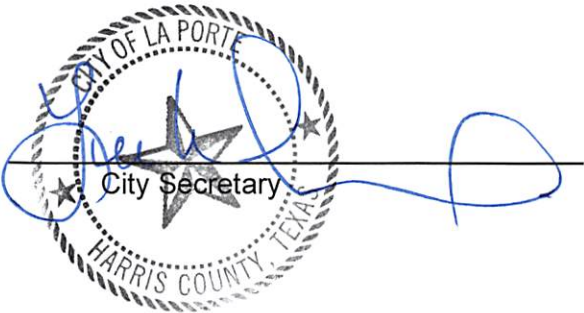
Failure to start construction of the site within 12 months after issuance or as scheduled under the terms of a S C U P shall void the permit as approved, except upon an extension of time granted after application to the Planning and Zoning Commission.

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 SCUP 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: _____

[Handwritten signature]

Director of Planning and Development




Parcel # 02:
Case # SCL

 Subject Prop



This product is for inform
may not have been prep
legal purposes. It does
ground survey and repre
relative location of tl

0 175 350 F


1 inch = 350 feet

CITY OF LA PORTE P

