

HAL LAWLER
Chairman
DONNA O'CONNER
Commissioner At Large A
JOE MOCK
Commissioner At Large B
NOLAN ALLEN
Commissioner District 1
RICHARD WARREN
Commissioner District 2
Vice Chairman



JAMES WALTER
Commissioner District 3
MARK FOLLIS
Commissioner District 4
LOU ANN MARTIN
Commissioner District 5
CHRISTINA TSCHAPPAT
Commissioner District 6

**LA PORTE PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, MARCH 17, 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/89612707864?pwd=dmlCeVNHUzlwenpKNVZXc2wvaEZGZz09>
Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 896 1270 7864. The passcode is 568220.

1. CALL TO ORDER
2. ROLL CALL OF MEMBERS
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:** Approve the minutes of the February 17, 2022 regular meeting of the Planning and Zoning Commission.
4. **RESIDENTIAL REPLAT #21-97000007:** The Commission will hold a public hearing for Residential Replat #21-97000007, pursuant to an application from Shank Engineering, on behalf of Top Quality Builders, LLC, owners, for the proposed Partial Replat of Sylvan Beach First Subdivision, a 0.283-acre replat located at 226 S. Bayshore Dr. and legally described as Lots 19-20, Block 9, Sylvan Beach First Subdivision, 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 #21-97000007.
6. **ZONE CHANGE REQUEST #22-92000007:** The Commission will hold a public hearing for Zone Change Request #22-92000007, pursuant to an application from the City of La Porte, applicant, for approval of a zone change from High Density Residential (R-3) to Low Density Residential (R-1), for a 20.8-acre tract of land located east of S. Broadway Street and south of K Street; legally described as Lots 7-12, Block 14; Lots 1-12, Block 15; Lots 1-16, Block 18; & Lots 1-14, Block 19, Sylvan Beach; Lots 1-6, Block 1, Sylvan Beach Replat; Lots 25-35, Block 1114; Lots 1-31 & 45-48, Block 1118; & Lots 1-43, Block 1161 Town of La Porte, Harris County, Texas.
 - a. Staff Presentation
 - b. Public Comments (Limited to 5 minutes per person)
 - c. Adjourn Hearing

7. COMMISSION DISCUSSION AND POSSIBLE ACTION: Zone Change Request #22-92000007.

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 20.8-acre tract of land located east of S. Broadway Street and south of K Street; legally described as Lots 7-12, Block 14; Lots 1-12, Block 15; Lots 1-16, Block 18; & Lots 1-14, Block 19, Sylvan Beach; Lots 1-6, Block 1, Sylvan Beach Replat; Lots 25-35, Block 1114; Lots 1-31 & 45-48, Block 1118; & Lots 1-43, Block 1161 Town of La Porte, Harris County, Texas, from "Mid-High Density Residential" to "Low Density Residential".

9. ZONE CHANGE REQUEST #22-92000008: The Commission will hold a public hearing for Zone Change Request #22-92000008, pursuant to an application from the City of La Porte, applicant, for approval of a zone change from High Density Residential (R-3) to Low Density Residential (R-1), for a 39.4-acre tract of land located east of S. Broadway St. and south of Garfield Street; legally described as Lots 1-6, Block 16; Lots 1-5, Block 17; & Tracts 18 & 19, Sylvan Beach; Lots 1-32, Block 1445; Tracts 32A, 33, 33A, 33B, 34, 44, 44A, 45, Lots 1-32 & Tracts A, B & C, Block 1255; & Tracts A & B & Lot 1, Block 1218, Town of La Porte; & Tracts 32,41,42 & 47, Abstract 35, J Hunter Survey, Harris County, Texas.

d. Staff Presentation

a. Public Comments (Limited to 5 minutes per person)

b. Adjourn Hearing

10. COMMISSION DISCUSSION AND POSSIBLE ACTION: Zone Change Request #22-92000008.

11. FUTURE LAND USE MAP AMENDMENT: The Commission will consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 1.19-acre tract of land located at the 1700 Block of S. Broadway Street; legally described as Lots 1-16, Block 1445, Town of La Porte, Harris County, Texas, from "Commercial" to "Low Density Residential".

12. ADMINISTRATIVE REPORTS:

a. Council Action Update.

b. Next Regular Meeting – May 19, 2022. (No April meeting)

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

14. ADJOURN

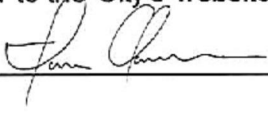
A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

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

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

CERTIFICATION

I do hereby certify that a copy of the **March 17, 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, LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.



Title: City Planner

DATE OF POSTING 03.09.2022

TIME OF POSTING 2:45 PM

TAKEN DOWN

3.24.22

3:00 PM

JC

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**NOTICE OF PUBLIC HEARING OF THE LA PORTE PLANNING AND ZONING COMMISSION
ON REPLAT REQUEST #21-97000007**

Notice is hereby given that the La Porte Planning and Zoning Commission will conduct a public hearing at **6:00 P.M.** on the **17th day of March, 2022**, in the Council Chambers of City Hall, 604 West Fairmont Parkway, La Porte, Texas, in accordance with the provisions in Section 106-171 of the City of La Porte Code of Ordinances and the provisions of the Texas Local Government Code.

The purpose of the public hearing is to receive public input on Replat #21-97000007, requested by Shank Engineering, applicant; on behalf of Top Quality Builders, owner; for the proposed replat of Lots 16-20, Block 13 of Sylvan Bach, a 0.7413 acre replat located in the 226 S. Bayshore Dr. and legally described as Lots 19-20, Block 9, Sylvan Beach First Subdivision, Harris County, Texas.

Following the public hearing, the Planning and Zoning Commission will act upon the public hearing item and conduct other matters pertaining to the Commission.

Citizens wishing to address the Commission pro or con during the public hearing are required to sign in before the meeting is convened.

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 three (3) business days prior to the meeting. Please contact the Planning Department at 281-470-5057.

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**NOTICE OF PUBLIC HEARING OF THE LA PORTE PLANNING AND ZONING COMMISSION
ON ZONE CHANGE REQUEST #22-92000008**

Notice is hereby given that the La Porte Planning and Zoning Commission will conduct a public hearing at **6:00 P.M.** on the **17th day of March, 2022**, in the Council Chambers of City Hall, 604 West Fairmont Parkway, La Porte, Texas, in accordance with the provisions in Section 106-171 of the City of La Porte Code of Ordinances and the provisions of the Texas Local Government Code.

The purpose of the hearing is to receive public input on Zone Change Request #22-92000008, a request by the City of La Porte, applicant, for approval of a zone change from High Density Residential (R-3) to Low Density Residential (R-1), for a 39.4-acre tract of land legally described as Lots 1-6, Block 16; Lots 1-5, Block 17; & Tracts 18 & 19, Sylvan Beach; Lots 1-16, Block 1145; Tracts 32A, 33, 33A, 33B, 34, 44, 44A, 45, Lots 1-32 & Tracts A, B & C, Block 1255; & Tracts A & B & Lot 1, Block 1218, Town of La Porte; & Tracts 32,41,42 & 47, Abstract 35, J Hunter Survey, Harris County, Texas.

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