



REQUEST FOR CITY COUNCIL AGENDA ITEM

Agenda Date Requested: <u>June 10, 2024</u>
Requested By: <u>Teresa Evans, Director</u>
Department: <u>Planning and Development</u>
<input type="radio"/> Report <input type="radio"/> Resolution <input checked="" type="radio"/> Ordinance

Appropriation	
Source of Funds:	<u>N/A</u>
Account Number:	<u>N/A</u>
Amount Budgeted:	<u>N/A</u>
Amount Requested:	<u>N/A</u>
Budgeted Item:	<input type="radio"/> Yes <input checked="" type="radio"/> No

Exhibits: Ordinance 2024-3990; SCUP 24-91000002; Area Map; Zoning Map; Notification Map; Application; PZ Decision Letter; Legal Ad Notice

SUMMARY & RECOMMENDATION

The City Council will hold a public hearing to receive comments regarding a recommendation by the Planning and Zoning Commission to adopt Ordinance 2024-3990 amending the Code of Ordinances of the City of La Porte, Chapter 106 “Zoning” by granting Special Conditional Use Permit (SCUP) 24-91000002, to allow for single family residential development on a 56.7-acre tract of land located in a Planned Unit Development (PUD) zoning district and legally described as Lots 1-33, Block 1267, La Porte Subdivision; Tract 1M, Abstract 35, J Hunter Survey; and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey; Harris County, Texas; followed by discussion and possible action to consider adopting Ordinance 2024-3990 amending the Code of Ordinances of the City of La Porte, Chapter 106 “Zoning” by granting Special Conditional Use Permit (SCUP) 24-91000002, to allow for single family residential development on a 56.7-acre tract of land located in a Planned Unit Development (PUD) zoning district and legally described as Lots 1-33, Block 1267, La Porte Subdivision; Tract 1M, Abstract 35, J Hunter Survey; and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey; Harris County, Texas

Sophia Fiful of GardenBure Development, LLC., applicant, on behalf of 92 Fairmont Lakes, Inc., owner, is requesting approval of Special Conditional Use Permit (SCUP) 24-91000002, to allow for single family residential development on a 56.7-acre tract of land located in a Planned Unit Development (PUD) zoning district and legally described as Lots 1-33, Block 1267, La Porte Subdivision, Tract 1M, Abstract 35, J Hunter Survey, and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey, Harris County, Texas.

The 56.7-acre undeveloped site is located at the northeast corner of State Highway 146 and Wharton Weems Boulevard in the Planned Unit Development (PUD) zoning district. The future land use designation is Low Density Residential. The applicant is requesting approval of a Special Conditional Use Permit (SCUP) for the 56.7-acre site to develop approximately 245 single-family lots measuring 40' x 125' minimum.

The applicant is proposing “traditional” single family detached housing that is a hybrid of the City of La Porte’s Code of Ordinance requirements for “Single-family detached” and “Single-family special lot line, 0 lot line”. This proposed layout is like the Artesia Village development. Artesia Village was approved and developed with minimum 40’ wide lots with five (5) feet side setbacks on each side. The table below provides a comparison of the SCUP proposal and city standards.

SCUP Proposal vs. City of La Porte Requirements

Item	Proposed SCUP 24-91000002	City of La Porte “Single-family special lot line, 0 lot line”/patio home requirements	City of La Porte “Single- family detached” requirements
Single-Family Lot Width	40 ft	40 ft	50 ft
Single-Family Lot Area	5,000 sq. ft.	4,500 sq. ft.	6,000 sq. ft.
Single-Family Side Setbacks	5 ft	10 ft, 0 ft	5 ft
Front Setback for cul de sac/knuckle lots	20 ft	25 ft	25 ft
Dwelling Units/Acre	6.0 DU/A	6.0 DU/A	4.8 DU/A

The La Porte Planning and Zoning Commission held a public hearing on this item at a special meeting held on May 2, 2024. For the public hearing, staff mailed 43 public notices to property owners located within 300 feet of the subject property. No comment sheets were returned. The HOA President for Lakes at Fairmont Greens spoke in opposition.

The Commission voted on a motion to recommend approval of SCUP 24-91000002 with the conditions presented. The motion was adopted 6-0.

STRATEGIC PLAN KEY FOCUS AREAS AND GUIDING PRINCIPLES

Governance: The City of La Porte is governed in a transparent, efficient, accountable and responsive manner on behalf of its citizens that actively promotes citizen involvement.

Economic Development: The City of La Porte will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of life.

ACTION REQUIRED BY CITY COUNCIL

Approve or deny Ordinance 2024-3990 for SCUP request #24-91000002, to allow for single family residential development on a 56.7-acre tract of land located in a Planned Unit Development (PUD) zoning district and legally described as Lots 1-33, Block 1267, La Porte Subdivision; Tract 1M, Abstract 35, J Hunter Survey; and Tracts 5 & 5L, Abstract 30, W.P. Harris Survey; Harris County, Texas.