



Special Conditional Use Permit Application

Planning and Development Department

604 West Fairmont Parkway

La Porte, Texas 77571

281-470-5057

OVERVIEW

Approval of a Special Conditional Use Permit (SCUP) is required under the following circumstances:

1. To consider approval of certain uses identified as "Conditional Uses" in the city's Commercial and Industrial Use table (Section 106-310 of City of La Porte Code of Ordinances) and Residential Use table (Section 106-331).
2. When developing property in a Planned Unit Development (PUD) zone district, consideration of a SCUP is required in accordance with Section 106-659 of the Code of Ordinances.

SCUP requests are reviewed by the Planning and Zoning Commission as a public hearing. The Commission consists of residents of the community appointed by City Council. The Commission meets on the third Thursday of every month, as necessary. The Commission will forward a recommendation to the City Council for final consideration.

SUBMITTAL REQUIREMENTS

The following application package must be submitted to the Planning and Development Department at least three (3) weeks prior to the desired hearing date.

- Completed **application form**.
- Application fee** of \$400; nonrefundable.
- Site plan, conceptual site plan or general plan**, drawn to scale and dimensioned to show the location of proposed improvements for the development.
- Project description/justification letter** that thoroughly explains what is being requested and why such SCUP should be approved by the Planning and Zoning Commission and City Council.
- Affidavit of posting** fully executed that ensures the applicant will post the required public hearing sign on the property for at least 10 days prior to the Planning and Zoning Commission meeting date. Such sign will be provided by the Planning and Development Department.

PROCESS

- Upon receipt of a complete application package by the Planning and Development Department, the SCUP request will be scheduled for the next available Planning and Zoning Commission meeting date as a public hearing.
- The Planning and Development Department will provide the applicant with a Notice of Public Hearing sign that must be posted on the property where the SCUP is being requested. The sign must be posted on the property visible and within 20 feet from the abutting street for a minimum of 10 days before the scheduled public hearing.
- The Planning and Development Department will publish notice of the public hearing in the Bay Area Observer and at City Hall in conformance with legal requirements. Additionally, the city will send notice of the public hearing to all property owners within 200 feet of the subject property where the SCUP is being requested.



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- The Planning and Zoning Commission public hearing will be held in the City Council Chamber at City Hall (604 W. Fairmont Parkway). At the meeting, the Planning and Zoning Commission will conduct a public hearing and provide a recommendation to the City Council on the proposed SCUP. If additional information is requested by the Commission, the public hearing may be continued to a future meeting date.
- The Commission and City Council may impose special conditions on an SCUP in an attempt to ensure compatibility of the proposed development with surrounding properties and the community as a whole.
- The Commission is tasked to review the proposed SCUP and offer a recommendation to the City Council for approval, denial, or approval with conditions.
- Following the Commission's public hearing, their recommendation on the proposed SCUP is then forwarded to City Council for consideration.
- For the City Council public hearing, the Planning and Development Department will publish notice of the public hearing in the Bay Area Observer and post notice at City Hall in conformance with legal requirements.
- The City Council public hearing will be held in the City Council Chamber at City Hall (604 W. Fairmont Parkway). At the meeting, the City Council will conduct a public hearing and render a decision on the proposed SCUP. However, if additional information is requested by the City Council, the public hearing may be continued to a future meeting date.
- The following is an excerpt from the City of La Porte's Code of Ordinances pertaining to SCUP requests.

CODE REQUIREMENTS

Conditional Use Permits

Sec. 106-216. - General conditions for all conditional uses in all zoning districts.

- (a) A special conditional use permit may be granted by the city council for the construction of a building and/or the establishment of a use as described in this or any other section, upon a tract of land in single ownership or under unified control.
- (b) Upon application for a special conditional use permit and submission of a general plan, major development site plan, minor development site plan, or preliminary plat (as the case may be), the city planning and zoning commission shall conduct a public hearing, duly advertised and with proper notice being given to all parties affected, as provided in [section 106-171](#) (Amendment procedures). The general site plan, major development site plan, minor development site plan, or preliminary plat shall be drawn to scale and shall show the arrangement of the project in detail, including parking facilities, location of buildings, building uses to be permitted, means of ingress and egress, and other pertinent information, together with the information required by the development ordinance of the city.
- (c) After public hearing and upon recommendation of the city planning and zoning commission, the city council may modify the final planned unit development plan and issue a special conditional use permit containing such requirements and safeguards as are necessary to protect adjoining property.
- (d) Failure to begin construction within one year 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.



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(e) If construction is terminated after the completion of any stage and there is ample evidence that further development is not contemplated, the division 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, and the previous zoning of the entire tract shall be in full effect on the portion which is undeveloped.

(f) Every special conditional use permit granted as provided herein shall be considered as an amendment to the zoning ordinance as applicable to such property.

Sec. 106-217. - Conditions for approval.

A special conditional use permit shall be issued only if all of the following conditions have been found:

- (1) That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity.
- (2) That the conditions placed on such use as specified in each district have been met by the applicant.
- (3) That the applicant has agreed to meet any additional conditions imposed, based on specific site constraints, and necessary to protect the public interest and welfare of the community.

Sec. 106-218. - Amendments.

The procedure for amendments for a special conditional use permit shall be the same as for a new application.

Please note that requirements for notification of the public hearing are subject to the provisions of Section 106-171 of the Code of Ordinances.



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PROJECT INFORMATION

Address where SCUP is being requested: Northeast corner of SH 146 and Wharton Weems Blvd.

Legal description where SCUP is being requested: Lot 1-33, Block 1267, La Porte Subdivision, Tract 1M, A-35, J Hunter Survey and tracts 5 & 5L, A-30 W. P. Harris Survey

HCAD Parcel Number where SCUP is being requested: 0402440030021 / 0242530670001 / 0402780010036 / 0402440030022

Zoning District: Planned Unit Development Lot area: 56.7 Ac.

A request for approval of a Special Conditional Use Permit is hereby made to the City of La Porte.

Description of Request: To allow the construction of a Residential subdivision

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

PROPERTY OWNER(S) INFORMATION

Name: Dr. Malladi Reddy

Company (if applicable): 92 Fairmont Lake LLC

Address: 2 Ivy Ln

City: Sugar Land

State: Texas

Zip: 77479

Phone: (281)468-5190

Email: malladireddy@yahoo.com

AUTHORIZED AGENT (If other than owner)

Name: Sophia Filfil

Company (if applicable): Gardenbure Development LLC

Address: 9018 Tri City Beach Rd

City: Baytown

State: Texas

Zip: 77523

Phone: (713)398-7927

Email: sophiafilfil@gmail.com

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: Sophia Filfil

Date: 2/22/24

Owner(s)' Signature(s): Dr. Malladi Reddy

Date: 2-22-24

STAFF USE ONLY:

Case Number:

Date Application Received:

PROPERTY OWNER(S) INFORMATION

Name: DR MALLADI REDDY
Company (if applicable): 92 FAIRMONT LAKE LLC
Address: 2 IVY LANE SUGARLAND
City: SUGARLAND State: TX Zip: 77523
Phone: 281 468 5190 Email: MALLADIREDDY@YAHOO.COM

AUTHORIZED AGENT (If other than owner)

Name: SOPHIA FILFIL
Company (if applicable): GARDENBURE DEVELOPMENT LLC
Address: 9018 711 CITY BEACH
City: BRYTOWN State: TX Zip: 77523
Phone: 713 987 927 Email: SOPHIAFILFIL@GMAIL.COM



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AFFIDAVIT OF POSTING PLANNING AND ZONING COMMISSION PUBLIC HEARING

STATE OF TEXAS

COUNTY OF HARRIS

CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:

ADDRESS: Northeast corner of SH 146 and Wharton Weems Blvd.

LEGAL DESCRIPTION: Lot 1-33, Block 1267, La Porte Subdivision, Tract 1M, A-35, J Hunter Survey and tracts 5 & 5L, A-30 W. P. Harris Survey

2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than fifteen (15) days prior to the scheduled public hearing; starting at least on the following date: _____.
3. Said sign shall be placed on the property within 20 feet of the abutting street.
4. Said sign shall remain legible and visible for the entire fifteen (15) day posting period. If sign is damaged or missing, I hereby attest that I will contact the City of La Porte for a replacement sign.

Sophia Filfil
Applicant's Signature

Sophia Filfil
Applicant's Printed Name

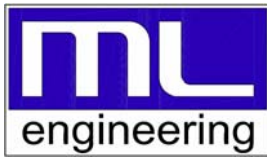
Subscribed and sworn before me this 22nd day of February, 2024, by Sophia Filfil (Print Applicant's Name).



(Seal)

Zach Peters
Notary Public

My commission expires: 10-20-25



M LANZA ENGINEERING, PLLC
CIVIL-STRUCTURAL ENGINEERS & PLANNERS
TBPE Firm No. F-13716
11603 Spring Cypress Rd. Suite-B
Tomball, Texas 77377

February 22, 2024

Mrs. Teresa Evans
Director
Planning & Development Services
City of La Porte
604 W Fairmont Parkway
La Porte, TX 77571

Re : Yara Lakes Estates Subdivision SCUP Permit Application
56.7 AC. Residential Development
FM 146 at Wharton Weems Blvd.
La Porte, Texas, 77571

Dear Mrs. Evans,

This letter serves as our formal request for the review and approval of a Special Conditional Use Permit (SCUP) for Yara Lakes Estates Residential Subdivision.

As part of the Site Land Plan, we are proposing the residential subdivision to provide the following:

- 245 typical residential lots (40'x125' minimum),
- 1.4206 AC for landscape open space and sound wall area
- 9.7639 AC for detention purposes
- 2.6974 AC. for park area.

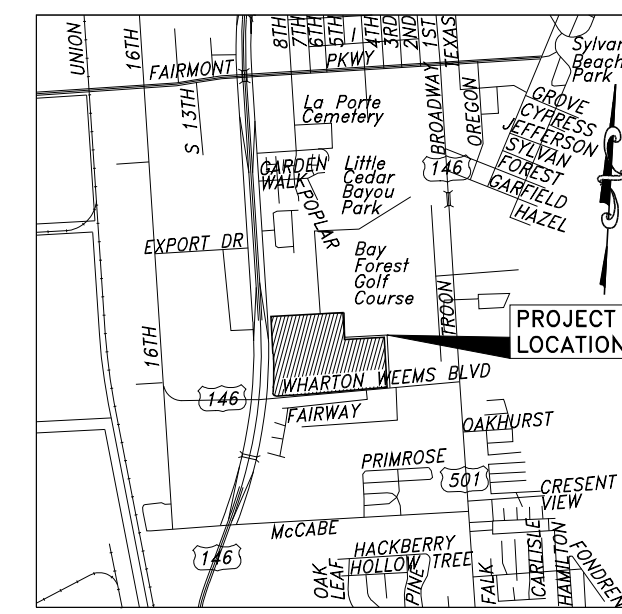
Below is a list of the City of La Porte's residential area requirements that we would like to deviate from:

- Typical residential lots with minimum width of 40ft. instead of the City of La Porte's minimum width of 50ft.
- Typical residential lots with a minimum lot area of 5,000 SF. instead of the City of La Porte's minimum lot requirement of 6,000 SF.
- Maximum density to be 6 DU/A instead of the City of La Porte's maximum requirement of 4.8DU/A.

We are attaching to this explanation letter a scale Site Land Plan with a more detailed drawing of the Wharton Weems Blvd. roadway improvements being proposed as part of Yara Lakes Estates.

A handwritten signature in blue ink, appearing to read 'Mario E. Lanza', written over a horizontal line.

Mario E. Lanza, PE.



REVISIONS

NO.	DATE	DESCRIPTION

IN THE CITY OF LA PORTE, HARRIS COUNTY, TEXAS

YARA LAKES ESTATES SUBDIVISION
56.7 AC. RESIDENTIAL DEVELOPMENT
 LA PORTE, TEXAS 77557

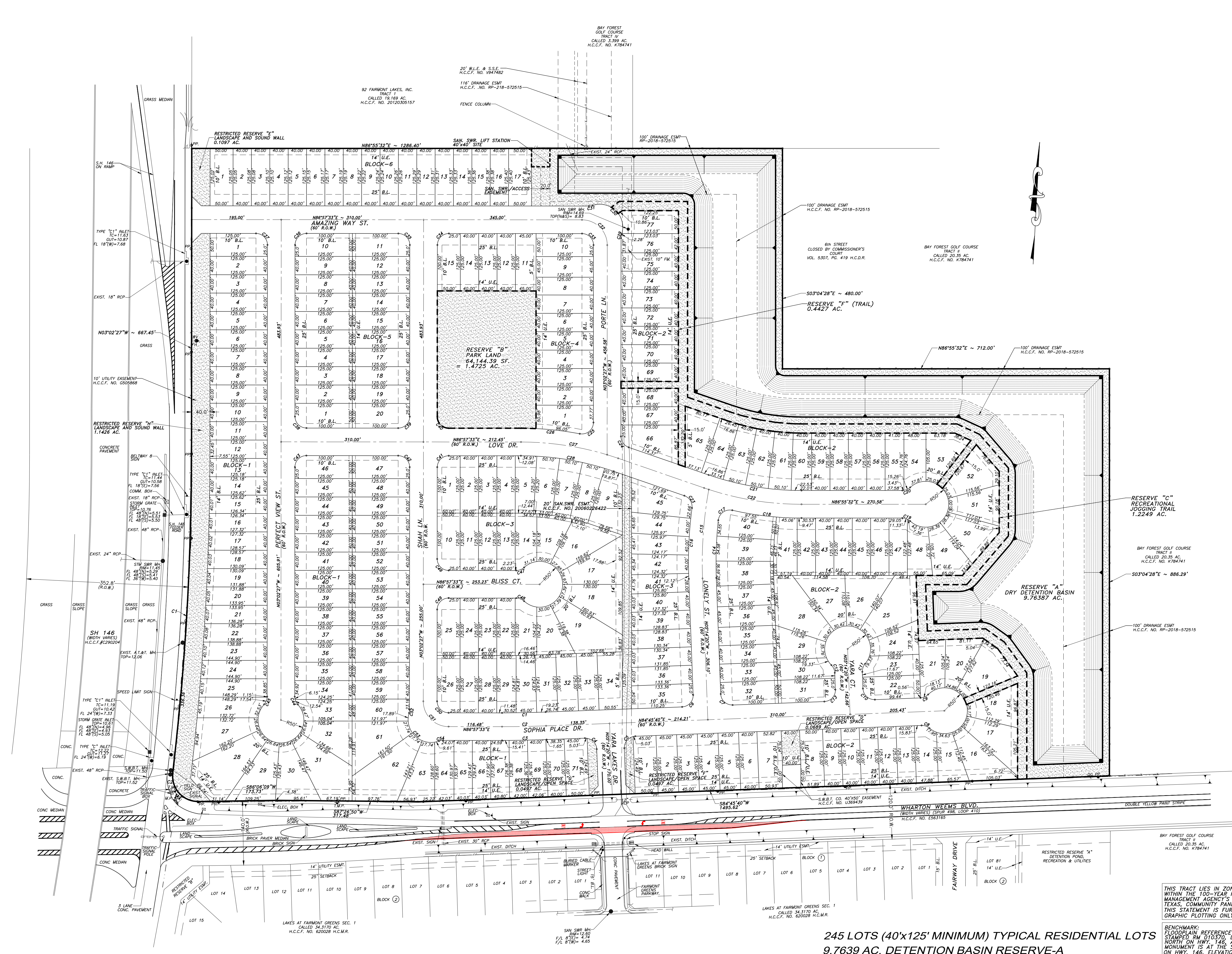
LEGAL: 1/14/23 ACRES (TRACT 9) AND ALL OF THAT CERTAIN CALLED 14,707 AC. (TRACT 2), RECORDED UNDER H.C.C.F. # 2012305157 AND LOCATED IN THE JOHNSON HUNTER SURVEY, A-35 AND IN THE W.P. HARRIS SURVEY, A-30, HARRIS COUNTY, TEXAS.

M LANZA ENGINEERING PLLC
 CIVIL AND SURVEYING ENGINEERS & PLANNERS
 11803 SPRING CYPRESS RD., SUITE B
 TOMBALL, TEXAS 77377
 P 832.959.9616
 F 832.968.4983
 Mlanza@mianzanengineering.com
 FIRM NO.: F-13716



P.E. STAMP: MARIO E. LANZA, LICENSED PROFESSIONAL ENGINEER, STATE OF TEXAS, 108702, 02/21/2024

DESIGN BY: Mario E. Lanza, P.E.
 DRAWING BY: Mario E. Lanza, P.E.
 DATE: February 21, 2024
 SCALE: 1" = 100'-0"
 FILE: M:\2023\SOPHIA FILFL\LA PORTE\SITE LAND PLAN
 DRAWING: C-1
 SHEET: 1 / 2

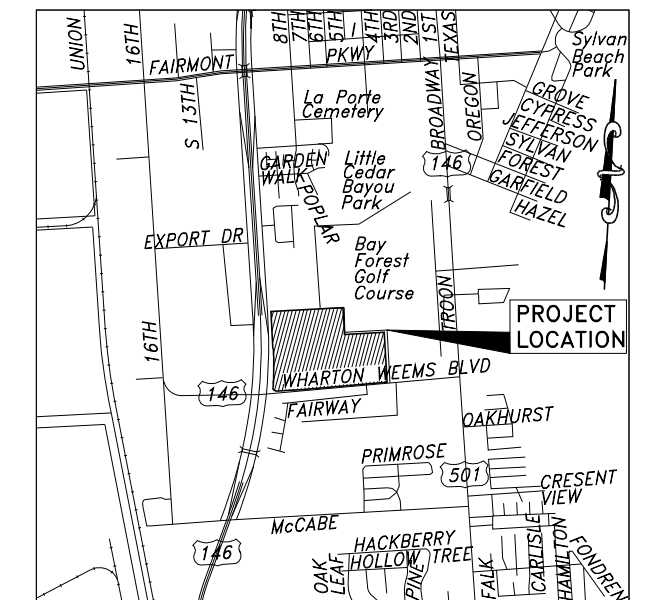


THIS TRACT LIES IN ZONE "AE" AND SHADED ZONE "X" AND DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48011C03ASD, DATED JANUARY 6, 2017. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

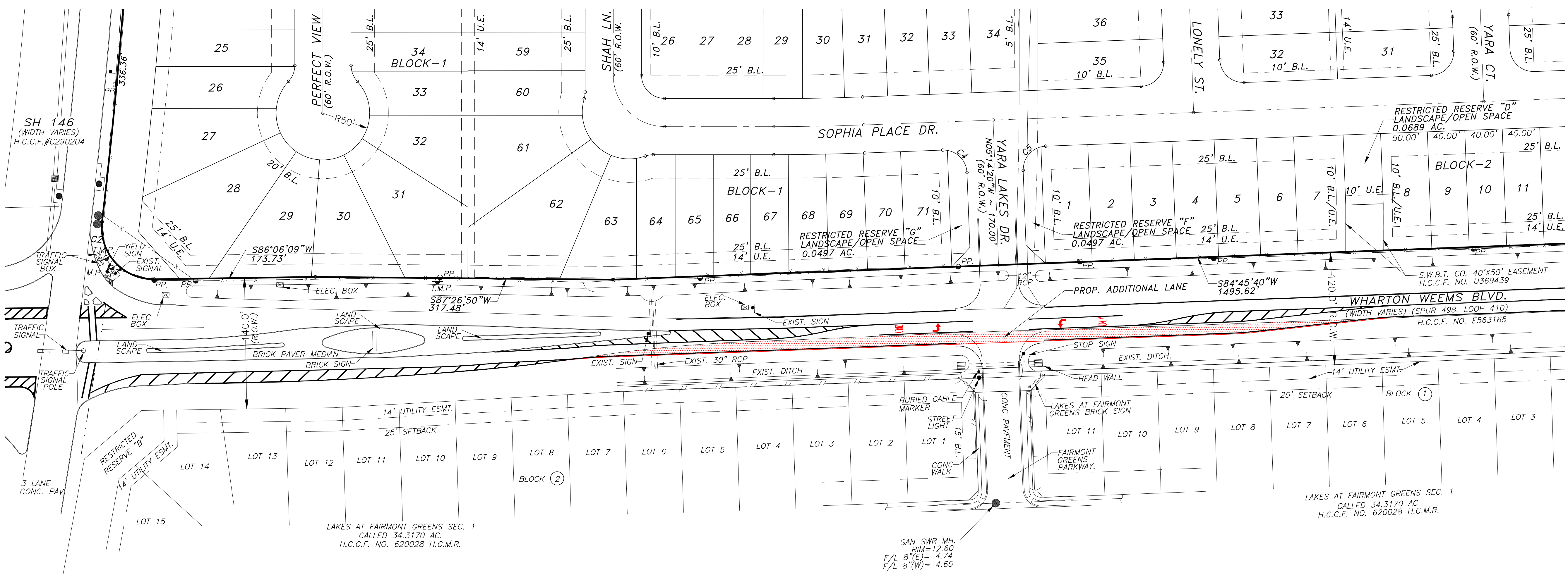
BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 010370 IS AN HCCCD DISC STAMPED IN 010370, LOCATED IN THE HWY. 146 AND MCCABE TRAVEL NORTH ON HWY. 146, APPROX. 0.15 MILES TO BRIDGE OVER BAYOU; MONUMENT IS AT THE SOUTHWEST CORNER OF THE NORTHBOUND BRIDGE ON HWY. 146. ELEVATION = 13.57' FEET NAVD 1988, 2001 ADJUSTMENT.

56,712 ACRES (2,470,390 SQUARE FEET) OF LAND BEING ALL OF THAT CERTAIN CALLED 41,992 ACRES (TRACT 9) AND ALL OF THAT CERTAIN CALLED 14,707 AC. (TRACT 2), RECORDED UNDER H.C.C.F. # 2012305157 AND LOCATED IN THE JOHNSON HUNTER SURVEY, A-35 AND IN THE W.P. HARRIS SURVEY, A-30, HARRIS COUNTY, TEXAS.

245 LOTS (40'x125' MINIMUM) TYPICAL RESIDENTIAL LOTS
 9.7639 AC. DETENTION BASIN RESERVE-A
 2.6974 AC. PARK LAND RESERVES B & C
 1.4206 AC. LANDSCAPE OPEN SPACE AND SOUND WALL
 RESERVES D, E, F, G & H



VICINITY MAP
 CITY OF LA PORTE, HARRIS COUNTY
 KEY MAP # 585-K



THIS TRACT LIES IN ZONE "AE" AND SHADED ZONE "X" AND DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48201C094SM, DATED JANUARY 6, 2017. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

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**WHARTON WEEMS BLVD.
 PROP. ROAD IMPROVEMENTS**
 SCALE: 1"=60'-0"

NO.	DATE	REVISIONS

IN THE CITY OF LA PORTE, TEXAS
 HARRIS COUNTY

**YARA LAKES ESTATES SUBDIVISION
 56.7 AC. RESIDENTIAL DEVELOPMENT**
 LA PORTE, TEXAS

LEGALLY DESCRIBED AS: (2,470,390 SQUARE FEET) OF LAND BEING ALL OF THAT CERTAIN CALLED 41.992 ACRES (TRACT 9) AND ALL OF THAT CERTAIN CALLED 14.707 AC. (TRACT 2), RECORDED UNDER H.C.C.F. # 2012305157 AND LOCATED IN THE JOHNSON HUNTER SURVEY, A-35 AND IN THE W.P. HARRIS SURVEY, A-30, HARRIS COUNTY, TEXAS.

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UNAUTHORIZED CHANGES & USES: ANY CHANGES TO THIS DRAWING MUST BE IN WRITING AND MUST BE APPROVED BY M LANZA ENGINEERING, P.L.L.C.



P.E. STAMP:
 STATE OF TEXAS
 MARIO E. LANZA
 108702
 LICENSED PROFESSIONAL ENGINEER
 02/21/2024

DESIGN BY: Mario E. Lanza, P.E.
 DRAWING BY: Mario E. Lanza, P.E.
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 FILE: ML/2023/SOPHIA FILFL/LA PORTE/WHARTON WEEMS
 DRAWING: **C-2**
 SHEET: **2 / 2**