

PORT CROSSING COLD STORAGE LANDSCAPING



On March 23, 2025, City Council approved SCUP-2025-0031 to allow for a warehouse use (cold storage facility) of no more than 65-feet in height with enhanced architecture at the southeast corner of West M Street and SH 146.

The SCUP included a condition for the developer to consult with staff and KLPB in the review and approval of their landscape plan to ensure the number and density of plantings are sufficient to provide a minimum of a 25-foot high solid vegetated screen at the time of planting,



Port Crossing Development Agreement:

- 50-foot landscape buffer along SH 146

Port Crossing SCUP:

- Truck-bay parking on the north or south side shall be screened, consisting of a masonry wall or landscaping at a sufficient height to screen trucks.
- A solid vegetated screen along SH 146, at least 25-foot in height at time of planting

COLD STORAGE CONCEPT PLAN



Building Calculations

FREEZER = 119,014 sq. ft.
 GOLF DOCK = 11,876 sq. ft.
 OFFICE = 1,620 sq. ft.
 MAINTENANCE = 2,542 sq. ft.
TOTAL GROUND FLOOR = 135,052 sq. ft.
Total Footprint Area = 127,489 g.s.f.
 OFFICE MEZZANINE = 4,556 sq. ft.
 EQUIPMENT MEZZANINE = 2,342 sq. ft.
 DOCK MEZZANINE = 8,281 sq. ft.
TOTAL MEZZANINE = 15,179 sq. ft.
Total Building Area = 142,565 g.s.f.

Pallet Counts

50 PALLETS ON AISLE X 2 = 104 PALLET PER AISLE
 104 PALLETS X 87 AISLES = 9,048 PALLETS PER LEVEL
 104 PALLETS X 87 AISLES = 9,048 PALLETS
23,552 PALLETS

14 Combined Dock Positions

Car Parking

23 MIN. CAR PARKING REQUIRED
 71 PROVIDED
 ALLOWS FOR 40 EMPLOYEES IN THE FREEZER/DOCK

FINAL MAX BUILDING HEIGHT T.B.D. NOT TO EXCEED 65' FROM AVERAGE GRADE.

La Porte, Texas
 Rendered Site Plan

COLD STORAGE CONCEPT PLAN



View from Entrance

LA Porte, Texas
Building Rendering

COLD STORAGE CONCEPT PLAN



View from S Highway 146 - Looking North

LA Porte, Texas
Building Rendering



QUESTIONS?