

**City of La Porte, Texas
Planning and Zoning Commission**



January 15, 2026

AGENDA ITEM 6.a

Special Conditional Use Permit SCUP-2024-0003

A request by Mario Lanza/M Lanza Engineering, PLLC, applicant on behalf of 925 Fairmont Lakes, property owner, for approval of a Special Conditional Use Permit (SCUP) to allow a residential subdivision including 204 lots within the Planned Unit Development (PUD) zoning district, generally located at the northeast corner of Wharton Weems Blvd. and SH 146 including approximately 56.75 acres of land (HCAD Parcels: 0402780010036, 0242530670001, 0402440030021, and 0402440030022) La Porte; Harris County, Texas.

Project Manager: Johnna Matthews, Planning Manager
Planning and Development Division
City of La Porte, TX

Planning and Development Department Staff Report

REQUEST

Consider a recommendation to the La Porte City Council to approve a Special Conditional Use Permit (SCUP) to allow a residential subdivision including 204 single-family lots located within the Planned Unit Development (PUD) zoning district.

DISCUSSION

Location:

The subject property includes approximately 56.75 acres of land located at the northeast corner of Wharton Weems Blvd. and SH 146.

Background Information:

The below summarizes development proposals submitted for the subject property dating back to 2021:

- **2021 SCUP Approval:**
A SCUP was submitted to allow a mixed-use development consisting of residential townhomes and patio homes, with a limited commercial component. On March 18, 2021, the Planning and Zoning Commission recommended approval of the SCUP. On April 12, 2021, the La Porte City Council approved Ordinance No. 2021-3822, with conditions, authorizing the SCUP, with removal of the commercial component. The project did not move forward and the SCUP expired.
- **2023 SCUP Application:**
A new applicant submitted a SCUP to allow a mixed-use development, with a layout similar to the previous SCUP. The Planning and Zoning Commission considered the proposal at their November 16, 2023, meeting and voted to table the SCUP to allow the applicant time to revise the proposed concept plan based on Commission feedback.
- **2024 Revised Mixed-Use Proposal:**
The applicant removed the commercial component and returned to the Planning and Zoning Commission to present the updated proposal at the February 15, 2024, meeting. The Commission recommend denial of the SCUP due to concerns regarding the proposed detached townhome lots. The applicant withdrew the application prior to proceeding to City Council.
- **2024 Single-Family Detached Proposal:**
A new SCUP application was submitted proposing a single-family detached residential development incorporating a hybrid of the city's detached single-

family and single-family special lot line standards. At its May 2, 2024, meeting, the Planning and Zoning Commission recommended approval. At its June 10, 2024, meeting, the City Council denied the request.

- **2024-2025 Single-Family Subdivision Proposal:**

The applicant submitted a new SCUP application proposing a single-family subdivision consisting of 205 single-family lots, each with a two-car garage. The development proposed two points of access: one from SH 146 to the west and one from Wharton Weems Blvd. to the south. The development proposal included approximately 1.9 acres of landscaping and open space, including a sound wall and landscaping along SH 146 and Wharton Weems; approximately 9.7 acres of detention; and approximately 2.7 acres of parkland dedication. A jogging trail was also proposed along the western boundary of the detention pond.

At its November 21, 2024, meeting, the Planning and Zoning Commission recommended approval of the SCUP, with deviations. At its January 27, 2025, meeting, the City Council postponed the item to allow the applicant time to address their concerns regarding drainage, traffic and the height of the proposed sound wall.

- **2025 Resubmittal and Remand**

The applicant resubmitted documents intended to address City Council concerns. At its December 8, 2025, meeting, City Council remanded the application back to the Planning and Zoning Commission due to changes made to the proposal.

Current Proposal:

The applicant is requesting approval of a SCUP to allow development of a single-family subdivision including 204 lots, each with a two-car garage. The proposal includes two access points: one from SH 146 to the west and one from Wharton Weems Blvd. to the south.

One modification from the development proposal presented to the Planning and Zoning Commission in November involves the relocation of the Wharton Weems access point. The access is proposed farther east, rather than directly opposite the first existing access point serving the Lakes at Fairmont Greens subdivision to the south. The new access point is proposed across from the secondary eastern access to the Lakes at Fairmont Greens.

This change was made in response to concerns expressed by City Council and property owners within Lakes at Fairmont Greens. Wharton Weems Blvd. is owned and maintained by TxDOT, and all driveway access will require TxDOT review, approval, and permitting. It should be noted that TxDOT does not typically approve offset driveway configurations.

The applicant continues to propose approximately 1.9 acres of landscaping and open space, including a 40-foot-wide landscaped berm with a maximum height of two feet and a six-foot sound wall located atop the berm along SH 146 and

Wharton Weems Blvd. The proposal also reduces the total detention area from approximately 9.8 acres to approximately 9.6 acres. Approximately 2.7 acres of parkland dedication remains proposed, consisting of 1.47 acres to be dedicated as a park within Reserve B and a 1.2-acre jogging trail along the western boundary of the proposed detention pond within Reserve C.

Proposed lot sizes will range from 6,005.95 square feet to 16,291.05 square feet. With lot widths ranging from 33.33 feet to 85.79 feet. The proposal includes five lots with widths below the minimum required 50 feet including Block 1, Lots 38-40 and Block 2, Lots 3 and 4.

Requested Deviations:

As part of the SCUP process, the applicant is seeking the following deviation from the city’s standard development requirements:

- **Front Yard Setback:** A reduction in the front yard setback from 25 feet to 20 feet on 16 cul-de-sac lots (Block 1, Lots 22-26; Block 2, Lots 8-13; and Block 2, Lots 30-34)

Zoning

The subject property is zoned Planned Unit Development (PUD). The table below summarizes the surrounding zoning districts and land uses:

	Zoning	Land Use
North	Planned Unit Development (PUD)	Hawthorne at Bay Forest
South	Planned Unit Development (PUD)	Lakes at Fairmont Greens
West	Planned Unit Development (PUD)	SH 146
East	Planned Unit Development (PUD)	Bay Forest Golf Course

Analysis:

There are a number of different considerations staff evaluated during the review of this application. The following describes staff’s analysis:

1. **Land Use.** The future land use designation for the subject property is Low-Density Residential. The proposed development is compatible with the future land use designation and surrounding land uses. According to the Comprehensive Plan, the Low-Density Residential Future Land Use designation is for single-family detached homes in a traditional neighborhood pattern where each dwelling unit is located on an individual lot. Other residential dwelling types may be allowed based on compatibility with adjacent uses. The level of density may vary between neighborhoods

or within the same neighborhood to encourage diversity in housing types. Residential and certain non-residential uses that support the residential development, such as parks, recreation facilities, and schools may be appropriate.

2. **Access**. The site will have two points of access; from SH 146 to the west and Wharton Weems to the south. Both access points are from TxDOT roadways and will require TxDOT approval.
3. **Utilities**. Water and sewer services are available to serve the property.

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 300 feet of the site within 15 days of the hearing; and two (2) signs were posted on the property within 15 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City's website.

RECOMMENDATION

Staff recommends approval of SCUP-2024-0003, subject to the conditions list in Exhibit E (SCUP Document), to allow a residential subdivision including 204 lots within the Planned Unit Development (PUD) zoning district, generally located at the northeast corner of Wharton Weems Blvd. and SH 146 including approximately 56.75 acres of land.

ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use (FLUP) Map
- Exhibit D: Notification Map
- Exhibit E: SCUP Document
- Exhibit F: Legal Ad
- Exhibit G: Concept Plan and Lot Data Table
- Exhibit H: Site Photos