

VICTOR PERES
Chairman
STEVE GILLETT
Commissioner At Large A
JOE MOCK
Commissioner At Large B
WAYNE LANDIN
Commissioner District 1
RICHARD WARREN
Commissioner District 2
Vice Chairman



SEAN MCCABE
Commissioner District 3
MARK FOLLIS
Commissioner District 4
DEWEY WALLS
Commissioner District 5
NANCY OJEDA
Commissioner District 6

**MINUTES OF THE REGULAR MEETING OF THE
LA PORTE PLANNING AND ZONING COMMISSION
APRIL 17, 2025**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, April 17, 2025, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m., with the following in attendance:

Commissioners present: Chairman Victor Peres; Commissioners Wayne Landin; Richard Warren; Sean McCabe; Steve Gillett; Mark Follis; Dewey Walls; and Nancy Ojeda.

Commissioners absent: Commissioner Joe Mock.

City Staff present: Ryan Hvitl k, Director of Planning and Development; Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Lindsey Obregon, Planning Technician; Matt Daeumer, Assistant City Manager; Clark Askins, City Attorney; and Maria Pe a, Department Coordinator.

1. **CALL TO ORDER** – Chairman Victor Peres called the meeting to order at 6:05 p.m.
2. **ROLL CALL OF MEMBERS** – Commissioner Joe Mock was absent.
3. **CITIZEN COMMENT:** *(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*

No Comment.

4. **CONSIDER THE APPROVAL OF THE MEETING MINUTES**

Approve the minutes of the March 20, 2025, regular meeting of the La Porte Planning and Zoning Commission.

Commissioner Nancy Ojeda motioned to approve the minutes with the correction of Commissioner Wayne Landin's last name. Commissioner Dewey Walls seconded the motion. The motion passed 8-0.

5. **PUBLIC HEARINGS AND ASSOCIATED ITEMS**

5.a **Street and Alley Closure SAC 23-25000001**

The Commission will hold a Public Hearing to receive input on Street and Alley Closure SAC 23-25000001, a request by Walter Johnson, applicant, on behalf of Joe Swinbank Family Limited Partnership, owner, for approval of a Street and Alley Closure (SAC) 23-25000001 for the purpose of vacating, abandoning, and closing the west one-half (1/2) of the Park Avenue street right-of-way situated between the east line of Block 1260, Town of La Porte, according to the plat thereof recorded in Volume 60, Page 112 of the Harris County Deed

Records, Texas and the west line of Crescent Shores, according to the plat thereof recorded in Volume 8, Page 58 of the Harris County Deed Records, situated in the J. Hunter Survey, Abstract Number 35, Harris County, Texas.

The Public Hearing was opened at 6:08 p.m.

Yvonne Briscoe, Planner II presented the request of the proposed Street and Alley Closure SAC 23-25000001. The subject property is approximately 0.485 acres located east of S. Broadway St. and south of Crescent Shore Blvd. Staff received two letters in opposition.

The applicant was not present.

No public comment.

The Public Hearing was adjourned at 6:10 p.m.

Chairman Victor Peres stated that when the Planning and Zoning Commission voted to recommend approval to abandon the east half of the subject right-of-way, the applicant was present and expressed interest of saving the trees and keeping the lot nice. Planning and Zoning Commission recommended approval, and City Council passed the Ordinance abandoning the right-of-way. After approval the owner demolished the trees on the adjacent lot, clearing the lot. Chairman Victor Peres expressed concern that the property will be cleared for a future development.

Commissioner Nancy Ojeda requested clarification concerning if both adjacent properties have the same owner.

Chairman Victor Peres responded the same owner is the applicant for both pieces of the right-of-way abandonment.

Commissioner Mark Follis stated when they were clearing trees on the adjacent property, they almost cleared the entire right-of-way but were stopped by the applicant. The east half is still wooded, the west half has been cleared. The whole neighborhood and bay front property have been sold to a different property owner, there are no plans to sell or include the property in the development. They plan to keep that area undeveloped and green space.

Commissioner Mark Follis requested clarification of the applicant for the request.

Yvonne Briscoe, Planner II clarified that as part of the original application submitted by Walter Johnson, staff is now moving forward with that half.

Commissioner Mark Follis stated the applicant is not involved with the second half.

Chairman Victor Peres requested clarification on the adjacent property owner.

Yvonne Briscoe, Planner II clarified that as part of the original application submitted by Walter Johnson, the adjacent property owner indicated the desire to purchase their half of the right-

of-way. The east half was previously abandoned and deeded to Walter Johnson and if approved the west half will be purchased by Swinbank.

Ryan Hvitlæk, Director of Planning and Development stated this property is zoned R-1. Regarding the sign that is currently on the property the current zoning and code will not allow for the development shown without a change to the code or zoning. If this would be developed neighbors will be notified and will still need to go through a very long process with the city.

Commissioner Mark Follis stated there is no reason for the city to retain the right-of-way except to keep it undeveloped as it is an isolated tract of land.

Commissioner Nancy Ojeda inquired about the right-of-way purchase price. The city appraisal provided a value of \$7 per square foot. 10,599 square feet of land would equal a total of \$74,193. Commissioner Nancy Ojeda inquired if SAC 23-2500001 means the appraised value is from 2023.

Yvonne Briscoe, Planner II responded that the application was received in 2023. The appraisal was completed March of 2024.

Commissioner Nancy Ojeda inquired about the applicant disagreeing with the price.

Yvonne Briscoe, Planner II stated the applicant made the agreement of \$55,000 for the east half and the city honored that agreement for the second half.

Commissioner Nancy Ojeda inquired about using the current 2025 value.

Yvonne Briscoe, Planner II responded the city would need to pay for another appraisal.

Commissioner Nancy Ojeda inquired if the city is charging the \$7 per square foot appraised value for the right-of-way.

Yvonne Briscoe, Planner II stated the city standard process but the applicant got a second appraisal that was lower, and city negotiated to \$55,000.

Commissioner Nancy Ojeda inquired if any other applicants have requested a negotiation and does not pay the city appraisal amount for right-of-way.

Yvonne Briscoe, Planner II stated they have.

Commissioner Dewey Walls inquired the price per square foot paid for the east half of the property.

Yvonne Briscoe, Planner II responded \$5 per square foot for a total of \$55,000.

Commissioner Nancy Ojeda inquired if \$5 pr square foot is a negotiated rate.

Yvonne Briscoe, Planner II stated it is a negotiated rate.

Commissioner Nancy Ojeda inquired why the appraised price was negotiated.

Yvonne Briscoe, Planner II stated the city requests the appraisal value. However, the property owner has the right to get their own appraisal, and the second appraisal assessed a lower value.

Commissioner Steve Gillett requested clarification why the board is discussing the purchased price when it is not part of Planning and Zoning Commissions recommendation.

Clark Askins, City Attorney stated Planning and Zoning Commission was added to the process to make a recommendation to the City Council concerning a proposed closure. City Council approves the purchasing price and fair market value if they approve abandoning the right-of-way.

Commissioner Steve Gillett requested staff's recommendation.

Yvonne Briscoe, Planner II stated staff had no objection to the closure. Staff reviews to see if there is infrastructure in the street, the possibility of city improving the street in the future, and staff did not show any plans for this portion of the right-of-way.

Commissioner Steve Gillett motioned to approve the proposed Street and Alley Closure SAC 23-25000001. Commissioner Mark Follis seconded the motion. The motion passed 5-3 with Commissioners Richard Warren, Nancy Ojeda, and Victor Peres in opposition.

5.b Special Conditional Use Permit SCUP-2025-0015

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP-2025-0015, a request by Pamela Madere, applicant, on behalf of Sreit Underwood Industrial Park LLC, owners, for approval of a SCUP to allow for light industrial uses, subject to conditions, within the Planned Unit Development (PUD) zoning district, on approximately 125.25 acres of land, located at 359 Old Underwood Rd., 359 Pike Ct., 10025 Porter Rd., 10051 Porter Rd., 10052 Porter Rd., 10059 Porter Rd., and 10100 Porter Rd., and legally described as Reserves C1, C2, C3, D, E-1, E, H & B1, and G1 Underwood Business Park, Harris County, Texas.

The Public Hearing was opened at 6:23 p.m.

Yvonne Briscoe, Planner II presented the proposed Special Conditional Use Permit SCUP-2025-0015 to allow for Light Industrial Uses, subject to conditions, within the Planned Unit Development (PUD) Zoning District.

Kelly Lander Myer, a representative of Independence Logistics Park on behalf of Stone Peak who is the owner, was present to answer questions.

Jenny Roan Forgey was virtually present to answer questions on behalf of the owner.

Katherine Loayza was virtually present to answer questions on behalf of the owner.

The Public Hearing was adjourned at 6:33 p.m.

Commissioner Mark Follis inquired about the proposed request being approved with the same conditions of a property that is already zoned Light Industrial would have with some exception.

Yvonne Briscoe, Planner II stated the information is correct.

Commissioner Mark Follis inquired about the exceptions.

Yvonne Briscoe, Planner II responded some uses are being added that are typically not permitted in the Light Industrial District. NAICS Code 321 Wood Product Manufacturing, 32712 Clay Building Material and Refractories Manufacturing, 3272 Glass and Glass Product Manufacturing, 3273 Cement and Concrete Product Manufacturing, 3274 Lime and Gypsum Product Manufacturing, 3279 Other Nonmetallic Mineral Product Manufacturing. These uses are allowed in Light Industrial with approval of a Special Conditional Use Permit except 321 Wood Product Manufacturing which requires a SCUP in every zoning district. These uses are proposed a permitted with the outlined conditions.

Commissioner Mark Follis inquired about the two private roads with the whole side being adjacent to the truck route.

Yvonne Briscoe, Planner II stated the property is not adjacent to the truck route because it is Old Underwood Rd. not Underwood Rd. Old Underwood Rd. is not on the high-frequency truck route.

Commissioner Mark Follis inquired about a previous recommendation from P&Z to add Old Underwood Rd. to the high-frequency truck route.

Yvonne Briscoe, Planner II stated the amendment was proposed, the Planning and Zoning Commission made a recommendation and City Council denied the request.

Clark Askins, City Attorney stated the property is pre-existing non-conforming. There are tracts within the PUD which would be eligible for development with uses that would otherwise require adjacency to the high-frequency truck route because the whole site is vested due to the previous special conditional use permit approval.

Commissioner Mark Follis stated it was previous on the truck route, and got diverted. Commissioner Mark Follis agrees to keeping Light Industrial requirements.

Yvonne Briscoe, Planner II stated the NAICS 321 Wood Product Manufacturing was added due to a tenant that would like to expand their space.

Commissioner Mark Follis inquired what the tenant in the Wood Product Manufacturing is doing.

Kelly Lender Myer, on behalf of the owner stated the tenant assembles specialized pallets for Exxon.

Commissioner Mark Follis inquired if staff is certain that falls under the production of wood manufacturing.

Yvonne Briscoe, Planner II stated it does.

Commissioner Mark Follis motioned to approve as submitted removing NAICS Codes 32712, 3272, 3273, 3274, and 3279. Commissioner Sean McCabe seconded the motion. The motion passed 8-0.

6. ADMINISTRATIVE REPORTS

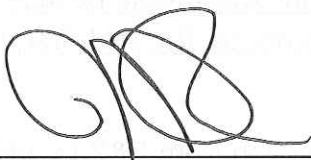
Ryan Hvitlæk, Director of Planning and Development shared March 24th Council Actions.

7. COMMISSIONER COMMENT

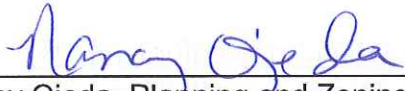
Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed.

No Comment.

8. ADJOURN: Without objection, the meeting was adjourned at 6:41 p.m.



Victor Peres, Planning and Zoning Commission Chairman



Nancy Ojeda, Planning and Zoning Commission Secretary