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JOE MOCK
Commissioner At Large B
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Commissioner District 2
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Commissioner District 3
MARK FOLLIS
Commissioner District 4
VICTOR PERES
Commissioner District 5
NANCY OJEDA
Commissioner District

**MINUTES OF THE REGULAR MEETING OF THE
LA PORTE PLANNING AND ZONING COMMISSION
OCTOBER 13, 2022**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, October 13, 2022, 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 Hal Lawler, Commissioners James Walters; Mark Follis; Donna O'Conner; Nolan Allen; Nancy Ojeda; and Victor Peres.

Commissioners absent: Commissioners Richard Warren and Joe Mock.

City Staff present: Ian Clowes, City Planner; Clayton Price, Planning Technician; Teresa Evans, Planning and Development Director; Corby Alexander, City Manager.

1. **CALL TO ORDER** – Chairman Lawler called the meeting to order at 6:05 PM.

2. **ROLL CALL OF MEMBERS:** – Commissioners Warren and Mock were absent.

3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**

a. Approve the minutes of the meeting held on September 15, 2022.

Commissioner Ojeda moved to approve the meeting minutes; the motion was adopted, 7-0.

4. **CHAPTER 106 (ZONING) AMENDMENTS:** The Commission will hold a Public Hearing to receive input on an ordinance amending Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte, Texas, related to procedures for submittal of recommendations from the La Porte Planning and Zoning Commission; off-street parking for shopping centers; regulation of gas station, tobacco/vape shop, and grid-scale battery energy storage uses in commercial and industrial zones; and setbacks for swimming pools.

The hearing was opened at 6:07 PM. City Planner Ian Clowes presented the proposed amendments and provided background information.

5. **ADJOURN PUBLIC HEARING:** 6:28

Commissioner Follis moved to recommend approval of the amendments as presented and instructed staff to verify whether a footnote is needed for the proposed changes to vape shops listed in Sec. 106-310; the motion was adopted, 7-0 and the item was recommended for approval.

6. **SAC REQUESTS:** The Commission will hold a public hearing on six (6) separate Street and Alley right-of-way closure applications: SAC #22-25000001 (Alley in Block 186); SAC #22-25000004 (N. G St.); SAC #22-25000005 (N. H St.); SAC #22-25000007 (N. E St. and Donaldson Ave.); SAC #22-25000008 (Gladwyne Ct.); SAC #22-25000009 (S. Lobit Ave.).

The hearing was opened at 6:29 PM. City Planner Ian Clowes presented the requests and provided background information. Staff explained that all six items will be voted on as separate items.

7. ADJOURN PUBLIC HEARING: 7:10

8. COMMISSION DISCUSSION AND POSSIBLE ACTION: Recommendation to La Porte City Council on right-of-way closure application SAC #22-25000001 (Alley in Block 186)

Commissioner Ojeda moved to recommend approval of SAC Request #22-25000001 as presented; the motion was adopted, 7-0 and the item was recommended for approval.

9. COMMISSION DISCUSSION AND POSSIBLE ACTION: Recommendation to La Porte City Council on right-of-way closure application SAC #22-25000004 (N. G St.)

Commissioner Ojeda moved to recommend denial of SAC Request #22-25000004 as presented; the motion was adopted, 5-2 and the item was recommended for denial. Commissioners Follis and Peres were the dissenting votes.

10. COMMISSION DISCUSSION AND POSSIBLE ACTION: Recommendation to La Porte City Council on right-of-way closure application SAC #22-25000005 (N. H St.)

Commissioner Ojeda moved to recommend denial of SAC Request #22-25000005 as presented; the motion was adopted, 5-2 and the item was recommended for denial. Commissioners Follis and Peres were the dissenting votes

11. COMMISSION DISCUSSION AND POSSIBLE ACTION: Recommendation to La Porte City Council on right-of-way closure application SAC #22-25000007 (N. E St. and Donaldson Ave.)

Commissioner Ojeda moved to recommend approval of SAC Request #22-25000007 as presented; the motion was adopted, 7-0 and the item was recommended for approval.

12. COMMISSION DISCUSSION AND POSSIBLE ACTION: Recommendation to La Porte City Council on right-of-way closure application SAC #22-25000008 (Gladwyne Ct.)

Commissioner O'Conner moved to recommend approval of SAC Request #22-25000008 as presented; the motion was adopted, 7-0 and the item was recommended for approval.

13. COMMISSION DISCUSSION AND POSSIBLE ACTION: Recommendation to La Porte City Council on right-of-way closure application SAC #22-25000009 (S. Lobit Ave.)

Commissioner O'Conner moved to recommend denial of SAC Request #22-25000009 as presented; the motion was adopted, 7-0 and the item was recommended for denial.

14. DISCUSSION ITEMS:

- a. Comprehensive Plan Update


Director, Teresa Evans, provided an update on recent activities for the Comprehensive Plan Update.

- b. Next Regular Meeting – November 17, 2022

ADJOURN: Commissioner Ojeda made the motion to adjourn at 7:20 PM; the motion was adopted 7-0.



Hal Lawler, Planning and Zoning Commission Chairman



Ian Clowes, City Planner