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**MINUTES OF THE REGULAR MEETING OF THE
LA PORTE PLANNING AND ZONING COMMISSION
NOVEMBER 17, 2022**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, November 17, 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; Donna O'Conner; Nolan Allen; Richard Warren; and Nancy Ojeda.

Commissioners absent: Commissioners Victor Peres, Mark Follis, 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 6:01 PM.
2. **ROLL CALL OF MEMBERS:** – Commissioners Peres, Follis, and Mock were absent.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. Approve the minutes of the meeting held on October 13, 2022.
Commissioner Ojeda moved to approve the meeting minutes; the motion was adopted, 6-0.
4. **PRESENTATION:** Presentation by Kerry Lackey of Cobb Fendley regarding the completed City of La Porte right-of-way-study.
5. **RESIDENTIAL REPLAT #22-97000004:** The Commission will hold a public hearing on Residential Replat #22-97000004, pursuant to an application by Stephen C. Blaskey of High Tide Land Surveying, LLC, applicant, on behalf of Travis and Brittney Barnett, owners, for the proposed Partial Replat of Battleground Estates Section 2, a 2.45-acre replat located at 10807 Houston Drive and legally described as Reserve A & Reserve A-1, Block 12, Battleground Estates, Section 2, Harris County, Texas.

The hearing was opened at 6:17 PM. City Planner Ian Clowes presented the request and provided background information.
6. **ADJOURN PUBLIC HEARING: 6:20**

Commissioner Nolan moved to approve Residential Replat #22-97000004 as presented; the motion was adopted 6-0 and the item was approved.
7. **CONSIDERATION AND POSSIBLE ACTION:** Consider approval of an extension of time for Special Conditional Use Permit (SCUP) #21-91000006, a request by Tammy Millstid of C.M. Millstid Properties LLC., applicant and owner, for approval of a SCUP to allow for Business Industrial (BI) uses in the

Planned Unit Development (PUD) zoning district on a 3.38 acre tract of land located at 11007 W. Fairmont Pkwy., legally described as Tract 1H, Abstract 625 R, Pearsall Survey, Harris County, Texas.

City Planner Ian Clowes presented the request and provided background information.

Commissioner O' Conner moved to recommend the extension of time for Special Conditional Use Permit (SCUP) #21-91000006; the motion was adopted, 6-0, and the item was recommended for approval.

- 8. ZONE CHANGE REQUEST #22-92000012:** The Commission will hold a public hearing on Zone Change Request #22- 92000012, pursuant to an application by Colin Davidson of META Planning + Design, applicant, along with Fairmont Parkway, LTD c/o John Mariner, Partner and William C. Visinsky, Vice-President, VDB Property Management, LLC, General Partner, owners, for approval of a zone change from High Density Residential (R-3) to Planned Unit Development (PUD), on a 13.4- acre tract of land located at the 8700 block of Fairmont Pkwy., legally described as Tracts 19A and 19C, Abstract 482, W Jones Survey, Harris County, Texas.

The hearing was opened at 6:26 PM. City Planner Ian Clowes presented the request and provided background information.

Applicant Jennifer Curtis of META Planning and Design made a brief presentation.

- 9. ADJOURN PUBLIC HEARING: 6:33 PM.**

Commissioner Warren moved to recommend approval of Zone Change Request #22-92000012 as presented: the motion was adopted, 6-0 and the item was recommended for approval.

- 10. SCUP REQUEST #22-91000007:** The Commission will hold a public hearing on SCUP Request #22- 91000007, pursuant to an application by Colin Davidson of META Planning + Design, applicant, along with Fairmont Parkway, LTD c/o John Mariner, Partner and William C. Visinsky, Vice-President, VDB Property Management, LLC, General Partner, owners, for approval of a SCUP to allow for a zero lot line single family development, on a 13.4- acre tract of land located at the 8700 block of Fairmont Pkwy., legally described as Tracts 19A and 19C, Abstract 482, W Jones Survey, Harris County, Texas.

The hearing was opened at 6:34 PM. City Planner Ian Clowes presented the request and provided background information.

Applicant Jennifer Curtis of META Planning and Design made a brief presentation.

Applicant Mellissa Ussery made a brief presentation.

Kerry Lackey of Cobb Fendley answered a question from the Commission regarding required drainage for the site.

- 11. ADJOURN PUBLIC HEARING: 6:53 PM.**

Commissioner Warren moved to recommend approval of SCUP Request #22-91000007 as presented; the motion was adopted, 6-0, and the item was recommended for approval.

12. 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 regarding changes to the High Frequency Truck Route.

The hearing as opened at 7:00 PM. City Planner Ian Clowes presented the amendments and provided background information.

13. ADJOURN PUBLIC HEARING: 7:12 PM.

Commissioner O’Conner moved to recommend approval of the Chapter 106 Amendments as presented; the motion was adopted, 6-0, and the item was recommended for approval.

14. DISCUSSION ITEMS:

- a. Increase Distance Requirement for Public Hearing Notification

City Planner, Ian Clowes, explained a proposed amendment to Chapter 106 Public Hearing Notification Amendments.

The Commission discussed options and agreed that expanding the 200’ distance notification requirement was not warranted at this time. Chairman Lawler stated that he would like to see that all civic clubs and HOA groups, with property located within 200’, also receive public hearing notices.

Staff agreed to draft proposed language and bring back at a later date.

- b. Proposed Zone Change – 2nd and 3rd St. GC to R-1.

City Planner Ian Clowes discussed the proposed zone change and requested Commission feedback prior to the public hearing.

- c. Comprehensive Plan Update

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

- d. Next Regular Meeting – December 15, 2022

ADJOURN: Commissioner O’ Conner made the motion to adjourn at 7:50 PM; the motion was adopted 6-0.



Hal Lawler, Planning and Zoning Commission Chairman



Ian Clowes, City Planner