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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  
DECEMBER 15, 2022**

**The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, December 15, 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 Donna O'Conner; Joe Mock; Mark Follis; Victor Peres; Nancy Ojeda; and Richard Warren.

**Commissioners absent:** Commissioners James Walter and Nolan Allen.

**City Staff present:** Ian Clowes, City Planner; Clayton Price, Planning Technician; Teresa Evans, Planning and Development Director; Matt Daeumer, Assistant City Manager.

- 1. CALL TO ORDER** – Chairman Lawler called the meeting to order at 6:03 PM.
- 2. ROLL CALL OF MEMBERS:** – Commissioners Walter, Allen, and Warren were absent (Commissioner Warren arrived at 6:07 PM).
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on November 17, 2022.  
Commissioner O'Conner moved to approve the meeting minutes; the motion was adopted, 5-0, Commissioner Follis abstained, and Commissioner Warren was not present.
- 4. COMMERCIAL REPLAT #22-97000006:** Consider approval of D & R La Porte Business Park, a commercial replat consisting of 25.32-acres, located at 11100 State Highway 225 and legally described as Tracts 8B and 8D, Enoch Brinson Survey, Harris County, Texas.  
  
City Planner Ian Clowes presented the request and provided background information.  
  
Commissioner Warren arrived at 6:07 PM.  
  
Commissioner Ojeda moved to approve Commercial Replat #22-97000006 as presented; the motion was adopted 6-0 and the item was approved. Commissioner Follis abstained.
- 5. RESIDENTIAL REPLAT #22-97000003:** The Commission will hold a public hearing on Residential Replat #22-97000003, pursuant to an application by Jeff Strother, applicant, on behalf of Todd E. Houston, owner, for the proposed Partial Replat of Outlot 483 La Porte Outlots, a 2.66-acre replat located at 10280 N. H St. and legally described as Tract 483A, La Porte Outlots, Harris County, Texas.

The hearing was opened at 6:11 PM. City Planner Ian Clowes presented the request and provided background information.

Todd Houston – 10280 N. H St., is the owner of the property and spoke regarding his plans for the replat.

**6. ADJOURN PUBLIC HEARING: 6:14 PM.**

Commissioner O'Conner moved to approve Residential Replat #22-97000003 as presented: the motion was adopted, 7-0 and the item was approved.

- 7. ZONE CHANGE REQUEST #22-92000013:** The Commission will hold a public hearing on Zone Change Request #22-92000013, pursuant to an application from the City of La Porte, applicant, for approval of a zone change from General Commercial (GC) to Low Density Residential (R-1), for a 3.25-acre tract of land located between W. Fairmont and I St., and along S. 2nd and S. 3rd streets, legally described as Lots 23-32, Block 177 and Lots 1-13, 20-32, and the northern 17 feet of lots 14 and 19, Block 178, Town of La Porte, Harris County, Texas.

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

Oscar Vargas – 8402 Gulf Wood Ln. Houston, TX, owns a vacant parcel within the rezone area and spoke in favor of the proposed zone change.

Carlos Cavillo – 1016 S. 3<sup>rd</sup> St. lives within the proposed rezone area and spoke in favor of the proposed zone change.

Joe McCune – 1001 S. 3<sup>rd</sup> St., lives within the proposed rezone area and spoke in favor of the proposed zone change.

Robert Garcia – 1002 S. 2<sup>nd</sup> St., lives within the proposed rezone area. He stated that he would prefer it to remain commercial but was okay either way.

**8. ADJOURN PUBLIC HEARING: 6:33 PM.**

The Commission discussed at length whether the properties located at 1011 S. 3<sup>rd</sup> St. and 1012 S. 2<sup>nd</sup> St. should be excluded from the rezone area.

Commissioner O'Conner moved to recommend approval of Zone Change Request #22-92000013 with the condition that the property at 1011 S. 3<sup>rd</sup> St. be excluded from the area to be rezoned. The motion was seconded by Commissioner Ojeda. Commissioner Follis made a motion to amend the original motion to also exclude 1012 S. 2<sup>nd</sup> St. from the area to be rezoned. The amended motion was seconded by Commissioner Peres.

The Commission voted on the amendment to the motion. The motion to amend was adopted, 4-3 and the motion was amended. Commissioners Ojeda, O'Conner, and Mock were the dissenting votes.

The Commission then voted on the original motion to recommend approval of Zone Change Request #22-92000013 with the condition that 1011 S. 3<sup>rd</sup> St. be excluded along with the amendment to also exclude 1012 S. 2<sup>nd</sup> St. from the area to be rezoned. The motion was adopted 7-0, and the item was recommended for approval with the condition that 1011 S. 3<sup>rd</sup> St. and 1012 S. 2<sup>nd</sup> St. be excluded from the area to be rezoned.

- 9. CHAPTER 106 (ZONING) AMENDMENTS:** The Commission will hold a Public Hearing to receive input on an ordinance amending Chapter 106 "Zoning" and Chapter 86 "Development Regulations" of the Code of Ordinances of the City of La Porte, Texas, regarding changes to notification requirements and procedures for public hearings held before the La Porte Planning and Zoning Commission, La Porte City Council and/or La Porte Zoning Board of Adjustment, changes regarding RV Parks and Campground uses, & Self Storage and Mini-Warehouse uses.

The hearing was opened at 6:56 PM. City Planner Ian Clowes presented the amendments and provided background information.

Ryan Mathis – 712 S. Lobit St., spoke regarding the changes for public hearing notifications. He is in favor of extending the area distance requirements.

**10. ADJOURN PUBLIC HEARING: 7:07 PM.**

Commissioner Follis moved to recommend approval of the Chapter 106 Amendments as presented; the motion was adopted, 7-0, and the item was recommended for approval.

- 11. SAC REQUEST:** The Commission will hold a public hearing on right-of-way closure application SAC #22-25000010, a portion of W. F Street between Lots 16 and 17, Block 827 and Lots 1 and 32, Block 830, Town of La Porte, Harris County, TX.

The hearing as opened at 7:15 PM. City Planner Ian Clowes presented the request and provided background information.

Jeff Burkhalter – 521 S. Utah St., is the applicant for the proposed closure. He provided additional details and stated that the shown water line does not exist in the proposed ROW closure area.

Alton Ogden – No address provided, provided additional information.

Commissioner Ojeda stated that the item should be tabled to allow for additional information to be provided and to clarify the location of the water line.

**12. ADJOURN PUBLIC HEARING: 7:40 PM.**

Commissioner Peres moved to recommend approval of SAC Request #22-25000010 as presented; the motion failed, 3-4, and the item was not recommended for approval.

Commissioner Follis moved to postpone SAC Request #22-25000010 with a request that Public Works, Engineering, and City Management attend the January 19, 2023, meeting; the motion was approved, 7-0, and the item was postponed until January 19, 2023.

**13. DISCUSSION ITEMS:**

- c. Comprehensive Plan Update


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

- d. Next Regular Meeting – JANUARY 19, 2023

**ADJOURN:** Commissioner O' Conner made the motion to adjourn at 8:02 PM; the motion was adopted 7-0.



Hal Lawler, Planning and Zoning Commission Chairman



Ian Clowes, City Planner