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**DONNA O'CONNER**  
Commissioner At Large A  
**JOE MOCK**  
Commissioner At Large B  
**NOLAN ALLEN**  
Commissioner District 1  
**RICHARD WARREN**  
Commissioner District 2  
Vice Chairman



**JAMES WALTER**  
Commissioner District 3  
**MARK FOLLIS**  
Commissioner District 4  
**VICTOR PERES**  
Commissioner District 5  
**NANCY OJEDA**  
Commissioner District 6

**MINUTES OF THE REGULAR MEETING OF THE  
LA PORTE PLANNING AND ZONING COMMISSION  
JULY 20, 2023**

**The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, June 20, 2023, 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 Richard Warren; Donna O' Conner; Joe Mock; Mark Follis; Nancy Ojeda

**Commissioners absent:** Commissioners Mark Follis

**City Staff present:** Teresa Evans, Planning and Development Director; Maria Pena, Planning and Development Dept. Coordinator; and Clark Askins, City Attorney

- 1. CALL TO ORDER** – Chairman Lawler called the meeting to order at 6:01 PM.
- 2. ROLL CALL OF MEMBERS:** – Commissioners Nolan Allen and Victor Peres were absent.
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on May 18, 2023.  
Commissioner Warren moved to approve the meeting minutes; Commissioner Follis abstained; the motion was adopted, 5-1.
- 4. CITY CODE OF ORDINANCES CHAPTER 86 (DEVELOPMENT REGULATIONS) AMENDMENTS:**  
Consider recommendation to the City Council on proposed amendments to Chapter 86 "Development Regulations" of the La Porte Code of Ordinances providing for adoption of regulations pertaining to the placement of fill on property.

Director of Planning and Development, Teresa Evans, presented the proposed amendments. The proposed amendments are regarding updates to the City of La Porte's fill dirt regulations by amending Chapter 86 to adopt FEMA definitions for fill and compaction and establish minimum regulations; updating Exhibit A and adopting Exhibits A, B and C; amending Appendix A to locate the fees for fill dirt permits to the fee schedule; Amending Appendix B – Fines to add a penalty; and revising the fill dirt permit application and fill dirt Policy and Procedures.

Commissioner Walter arrived at 6:05 PM.

Commissioner O'Conner moved to recommend the proposed amendments as presented in Ordinance 2023-3923. The motion was seconded by Commissioner Ojeda and the motion carried 4-1. Commissioner Follis was the dissenting vote.

- 5. WORKSHOP:** Discuss proposed amendments to Chapter 106 "Zoning" of the La Porte Code of

Ordinances providing for adoption of use classification categories for short-term rental (STR) properties in designated zoning districts.

The Director of Planning and Development, Teresa Evans, presented the proposed amendments to permit STR use in the City of La Porte, which is currently not a recognized use in Chapter 106 "Zoning" of the City of La Porte Code of Ordinances. Amending the code to permit STRs uses in designated zoning districts allows the City to adopt STR regulations.

The Board directed staff to move forward with scheduling a public hearing at the next meeting to consider this item. The Commission requested the addition of a foot note to limit STR use in the Main Street Overlay and Mixed Use (MU) zoning district.

**6. DISCUSSION ITEMS:**

a. Council action update

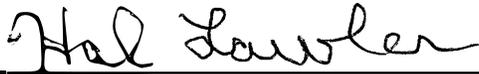
Planning and Development Director, Teresa Evans provided an update on Council action on the item for SCUP #23-91000002 Mini warehouse storage facility.

b. Comprehensive plan update

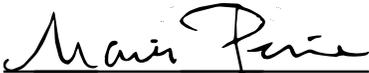
Director Teresa Evans provided an update on recent activities for the Comprehensive Plan. A Community Open House is scheduled for August 3, 2023.

c. Next regular meeting – August 17, 2023.

**ADJOURN:** Chairman Lawler made the motion to adjourn at 7:14 PM; the motion was adopted 7-0.



Hal Lawler, Planning and Zoning Commission Chairman



Maria Pena, Planning and Development Dept. Coordinator