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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 SPECIAL MEETING OF THE  
LA PORTE PLANNING AND ZONING COMMISSION  
AUGUST 31, 2023**

**The Planning and Zoning Commission of the City of La Porte met in a special meeting on Thursday, August 31, 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 Joe Mock; Nolan Allen; Richard Warren; James Walter; Mark Follis; Victor Peres; Nancy Ojeda.

**Commissioners absent:** Commissioner Donna O'Conner

**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 Hal Lawler called the meeting to order at 6:00 p.m.
- 2. ROLL CALL OF MEMBERS** – Commissioner Donna O'Conner was absent. Commissioner Victor Peres arrived at 6:10 p.m.
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:**

- a. Approve the minutes of the meeting held on July 20, 2023.

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

- 4. RESIDENTIAL REPLAT #23-97000002:** The Commission will hold a public hearing on Residential Replat #23 - 97000002, pursuant to an application by Laura Caldwell of Survey 1 Inc., applicant, on behalf of Brady Butler and Amber Ortiz, owners, for the proposed Partial Replat of 5.862 Acres in the E. Brinson Survey, A-5, located at 11714 N. P Street and legally described as part of Outlots 303 and 318, La Porte Outlots, Harris County, Texas.

The hearing was opened at 6:07 p.m.

Director of Planning and Development Teresa Evans presented the Residential Replat request and provided background information.

Donna Scooper of 11806 Plainbrook St., withdrew her opposition to the proposed replat. She was initially concerned with potential drainage impacts to her neighboring property.

Commissioner Allen moved to recommend approval of Replat #23-97000002 as presented. The motion was seconded by Commissioner Ojeda and the motion was adopted 8-0.

The Public Hearing was adjourned at 6:09 p.m.

- 5. ZONE CHANGE REQUEST #23-92000001:** The Commission will hold a public hearing for Zone Change Request #23-92000001, pursuant to an application from Christina Vasquez, applicant, on behalf of Jaime and Ramiro Vasquez, owners, for approval of a zone change from General Commercial (GC) to Low-Density Residential (R-1), on a .287- acre tract of land located at 0 S. 11<sup>th</sup> Street and legally described as Lots 17, 18, 19 & 20, Block 25, La Porte, Harris County, Texas.

The hearing was opened at 6:11 p.m.

Planning Manager Johnna Mathews presented the Zone Change request and explained the reasoning behind the request.

The applicant, Christina Vasquez of 303 S 15<sup>th</sup> Street, spoke and provided additional details.

Thomas Guillen at 12<sup>th</sup> Street spoke in favor of the Zone Change request.

Commissioner Ojeda moved to recommend approval of Zone Change request #23-92000001 as presented. The motion was seconded by Commissioner Peres and the motion was adopted 8-0.

The Public Hearing was adjourned at 6:47 p.m.

- 6. FUTURE LAND USE MAP AMENDMENT:** The Commission will consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a .287-acre tract of land located at 0 S. 11<sup>th</sup> Street, from "Commercial" to "Low-Density Residential".

The hearing was opened at 6:49 p.m.

Planning Manager Johnna Mathews presented the item and explained the reasoning behind the request.

Commissioner Ojeda moved to recommend the proposed amendment to City Council. The motion was seconded by Commissioner Warren and the motion was adopted 8-0.

- 7. CHAPTER 106 (ZONING) AMENDMENTS:** The Commission will hold a Public Hearing to receive input on an ordinance amending 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 hearing was opened at 6:52 p.m.

Director of Planning and Development Teresa Evans presented proposed Chapter 106 amendments for short-term rental (STR) use.

Dale and Yolanda Lawford, owners of short-term rental property in La Porte, spoke in favor of the proposed amendment.

Anthony Burks of 202 S Y St., owner of a short-term rental property in La Porte, spoke in favor of the proposed amendment.

Commissioner Allen moved to approve, seconded by Commissioner Peres. The motion was adopted 8-0.

**8. Discussion Items:**

- a. Comprehensive Plan Joint Workshop – September 13, 2023

Director of Planning and Development Teresa Evans provided an update on activities for the Comprehensive Plan.

- b. Next Regular Meeting – September 21, 2023

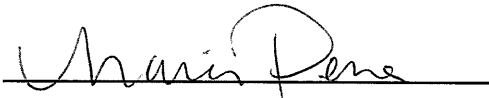
**9. Commission Comments:**

Commissioner Allen announced his term with Planning and Zoning Commission had ended.

**ADJOURN:** Chairman Lawler made the motion to adjourn at 7:27 p.m.; the motion was adopted 8-0.



Hal Lawler, Planning and Zoning Commission Chairman



Maria Pena, Planning and Development Dept. Coordinator