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Commissioner At Large B
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Vice Chairman



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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
NOVEMBER 16, 2023**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, November 16, 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 Donna O'Conner, ; Wayne Landin; Richard Warren; James Walter; Mark Follis; Victor Peres; Nancy Ojeda.

Commissioners absent: Joe Mock.

City Staff present: Teresa Evans, Planning and Development Director; Johnna Matthews, Planning Manager, 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 Joe Mock 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 October 19, 2023.
Commissioner Ojeda moved to approve the meeting minutes; the motion was adopted, 7-0.
4. **CONSIDERATION AND POSSIBLE ACTION:** Consider approval of an extension of time for Special Conditional Use Permit (SCUP) Request #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.

Director of Planning and Development Teresa Evans presented the Special Conditional Use Permit #21-91000006 to consider approval of an extension of the time.

Commissioner Ojeda made a motion to approve the extension of Special Conditional Use Permit #21-91000006 of property located at 11007 W Fairmont Pkwy. Second by Commissioner Walter. The motion was adopted 7-0.

5. **SCUP REQUEST #23-91000003:** The Commission will hold a public hearing on Special Conditional Use Permit (SCUP) Request #23-91000003, pursuant to an application by John B Cutrer of City Street GP, LLC, applicant, on behalf of CSBP Land Investment, LP, property owner, to approve an amendment to SCUP #19-91000005 to allow for the development of up to 300 apartment units in the Planned Unit Development (PUD) zoning district, on a 9.02-acre tract of land located at 0 Bay Area Boulevard, legally described as Reserved C, Block 1, Bay Area 28, Harris County, Texas.

The public hearing was opened at 6:12 p.m.

Director of Planning and Development Teresa Evans presented and provided proposed conditions for SCUP Request #23-91000003 to approve an amendment of SCUP #19-91000005 to allow the development of up to 300 apartment units in the Planned Unit Development (PUD) zoning district.

John Contreras, the applicant, presented information on the proposed SCUP Request.

Peggy Antone, 2515 Crescent Dr. La Porte spoke in opposition to the proposed SCUP request.

Andrew McKenny, 408 Weimer Lagoon, La Porte spoke in opposition to the proposed SCUP request.

Jose Molina, spoke in opposition to the SCUP request.

Bobby Sherfield, 627 Beachman Shore Lane, Morgans Landing spoke in opposition to the SCUP request.

Samantha Garza, 3300 Bay Area Blvd., La Porte TX 77571, Assistant Community Manager for Morgans Landing Apartments spoke in opposition to the SCUP request.

Paul Grohman, 1925 Pearland Pkwy. Pearland TX spoke in favor of the SCUP request.

Commissioner O'Conner made a motion to deny the SCUP Permit #23-91000003. The motion was seconded by Commissioner Follis and the motion was adopted 6-2.

The Public Hearing was adjourned at 7:30 p.m.

6. **SCUP REQUEST #23-91000004:** The Commission will hold a public hearing on Special Conditional Use Permit (SCUP) Request #23-91000004, pursuant to an application by Sophia Fifi of GardenBure Development, LLC on behalf of 92 Fairmont Lakes, Inc. property owner, to approve SCUP #23-91000004 to allow for the development of residential and commercial uses, on a 56.7-acre tract of land and Wharton Weems Blvd., legally described as Lots 1-32, Blk 1267 & Tract 33, La Porte Subdivision; Tract 1M, Abstract 35, J. Hunter Survey; and Tract 5 and 5L, abstract 30, W.P. Harris Survey, Harris County, Texas.

The public hearing was opened at 7:33 p.m.

Director of Planning and Development Teresa Evans presented the proposed SCUP request #23-9100004.

The applicant, Sophia Fafil, provided additional information for SCUP request #23-9100004.

Peggy Antone, 2515 Crescent Drive, La Porte spoke in opposition to the SCUP request.

Mercy Estrada, Lake Fairmont Greens spoke in opposition to the SCUP request.

Holly Monroe, representing the HOA at Fairmont Greens, spoke in opposition to the SCUP request.

Sophia Fafil, the applicant, provided additional information for the SCUP request.

Commissioner Follis made a motion to table the SCUP request to allow the applicant the opportunity to modify the SCUP as discussed and requested by the Commissioners. The motion was seconded by Commissioner Peres. After further discussion, a motion was made by Commissioner O'Conner to table the SCUP to allow the applicant to update the site plan with the modifications recommended by the Commission. All voted in favor 7-0 and the motion carried.

7. ADMINISTRATIVE REPORTS:

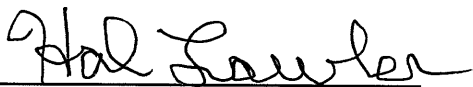
- a. City Council Action Update
- b. Next Regular Meeting – December 21, 2023.

8. Commission Comments:

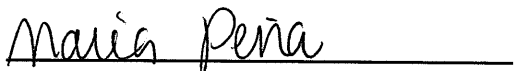
Comments on matters appearing on the agenda or inquiries of staff regarding specific information or existing policy.

New Board Member Wayne Landin.

ADJOURN: Chairman Lawler made the motion to adjourn at 9:05 p.m.; the motion was adopted 8-0.



Hal Lawler, Planning and Zoning Commission Chairman



Maria Pena, Planning and Development Dept. Coordinator