

**HAL LAWLER**  
Chairman  
**DONNA O'CONNER**  
Commissioner At Large A  
**JOE MOCK**  
Commissioner At Large B  
**WAYNE LANDIN**  
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  
DECEMBER 21, 2023**

**The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, December 21, 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; Joe Mock; Mark Follis; Nancy Ojeda.

**Commissioners absent:** Commissioner James Walter and Victor Peres were absent.

**City Staff present:** Teresa Evans, Planning and Development Director; Johnna Matthews, Planning Manager; Kamillah Kelly, Planning Technician; and Clark Askins, City Attorney.

**1. CALL TO ORDER** – Chairman Hal Lawler called the meeting to order at 6:01 p.m.

**2. ROLL CALL OF MEMBERS** – Commissioner James Walter and Victor Peres were absent.

**3. CONSIDER APPROVAL OF THE MEETING MINUTES:**

a. Approve the minutes of the meeting held on November 16, 2023.

Commissioner O'Conner moved to approve the meeting minutes as corrected. Seconded by Commissioner Ojeda; the motion was adopted, 7-0.

**4. MAJOR DEVELOPMENT SITE PLAN #23-83000003:** Consider the approval of Major Development Site Plan #23-83000003, Sulzer Turbo Services, for a building expansion of approximately 5,250 square feet, situated on an existing 38.92-acre tract of land located at 11518 Old La Porte Road, La Porte, Texas.

Director of Planning and Development Teresa Evans presented the proposed Major Development Site Plan #23-83000003.

Commissioner Landin made a motion to approve Major Site Plan #23-83000003 for the property located at 11518 Old La Porte Road. The motion was seconded by Commissioner Mock. The motion was adopted 6-0. Commissioner Follis signed a conflict-of-interest affidavit and did not participate in the discussion or vote for this item.

**5. ZONE CHANGE REQUEST #23-92000002:** The Commission will hold a public hearing for Zone Change Request #23-92000002, pursuant to an application from Jerry Medders, Medders

Construction Company, Inc., owner, for approval of a zone change from Low-Density Residential (R-1) to General Commercial (GC) on a 0.137-acre tract of land located at 2121 Broadway St., La Porte, Texas, and 1706 S. Broadway St., La Porte, Texas, and legally described as Tracts 24 and 25, Block 1446, La Porte, Harris County, Texas.

The public hearing was opened at 6:17 p.m.

Planning Manager Johnna Matthews presented and answered questions of the proposed Zone Change Request #23-92000002 for approval of a zone change from Low-Density Residential (R-1) to General Commercial (GC) on a 0.137-acre tract of land located at 2121 Broadway St., La Porte, Texas, and 1706 S. Broadway St., La Porte, Texas to allow for automotive repair and maintenance.

Kevin King spoke on behalf of Jerry Medders for the proposed Zone Change.

Virginia Pierson–Turner presented pictures of properties within the neighborhood and spoke in opposition to the proposed zone change.

Peggy Antone, 2515 Crescent Dr., La Porte, spoke in opposition to the proposed zone change.

The Public Hearing was adjourned at 6:49 p.m.

Commissioner O’Conner made a motion to deny Zone Change request #23-92000002. Commissioner Ojeda seconded the motion; the motion passed 7-0.

- 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 Plan Map component of the La Porte Comprehensive Plan by amending the future land use designation for a 0.137-acre tract of land located at 2121 Broadway St. La Porte, Texas, and 1706 S. Broadway St. La Porte, Texas, and legally described as Tracts 24 and 25, Block 1446, La Porte, Harris County, Texas, from “Low-Density Residential” to “Commercial.”

Planning Manager Johnna Matthews presented a proposed map amendment the Future Land Use Plan for the Commission to consider a recommendation to the La Porte City Council.

Commissioner Follis made a motion to deny the proposed Future Land Use Plan map amendment. The motion was second by Commissioner O’Conner; the motion passed 7-0.

## **7. ADMINISTRATIVE REPORTS:**

- a. Next Regular Meeting – January 18, 2024

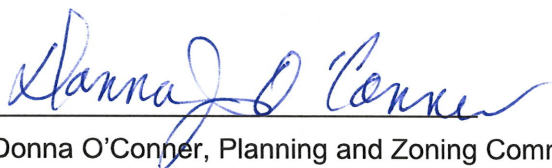
- 8. COMMISSION COMMENTS:** Comments on matters appearing on the agenda or inquiries of staff regarding specific information or existing policy.

The Planning and Zoning Commission was introduced to new Planning Technician, Kamillah Kelly.

**ADJOURN:** Chairman Lawler made the motion to adjourn at 7:11 p.m.; the motion was adopted 7-0.

A handwritten signature in black ink that reads "Hal Lawler". The signature is written in a cursive style with a horizontal line underneath.

Hal Lawler, Planning and Zoning Commission Chairman

A handwritten signature in blue ink that reads "Donna O'Conner". The signature is written in a cursive style with a horizontal line underneath.

Donna O'Conner, Planning and Zoning Commission Secretary