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JOE MOCK  
Commissioner At Large B  
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RICHARD WARREN  
Commissioner District 2  
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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  
February 15, 2024**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, February 15, 2024, 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; Wayne Landin; Richard Warren; Mark Follis; Victor Peres; Nancy Ojeda.

**Commissioners absent:** Commissioner James Walter.

**City Staff present:** Matt Daeumer, Assistant City Manager; 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 Victor Peres arrived at 6:09 p.m.

Commissioner Donna O'Conner left at 9:12 p.m.

Commissioner Nancy Ojeda left at 9:14 p.m.

3. **CITIZEN COMMENT** — None

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

a. Approve the minutes of the meeting held on January 18, 2024.

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

5. **SCUP REQUEST #23-91000006:** The Commission will hold a public hearing on Special Conditional Use Permit (SCUP) Request #23-91000006, pursuant to an application by Doak Brown of The Brownstone Group, Inc., applicant and property owner, to approve SCUP 23-91000006, an amendment to SCUP 19-91000006, to allow less than a five (5) foot side setback for garages and to approve building signage for a residential complex on a 12.608-acre tract of land in a Planned Unit Development (PUD) district, located at

8901 W. Fairmont Parkway and legally described as Tracts 710A and 711, La Porte Outlets, Harris County, Texas.

The Public Hearing was opened at 6:05 p.m.

Director of Planning and Development Teresa Evans presented the proposed SCUP request #23-91000006.

The Public Hearing was adjourned at 6:22 p.m.

Commissioner Ojeda made a motion to approve SCUP #23-91000006 an amendment to SCUP 19-91000006. The motion was seconded by Commissioner Warren, and the motion was adopted 8-0.

- 6. SCUP REQUEST #23-91000007:** The Commission will hold a public hearing on Special Conditional Use Permit (SCUP) Request #23-91000007, pursuant to a request by Zainul Momin, applicant, on behalf of Jainil Properties, Inc., property owner, to approve SCUP 23-91000007, to allow a Tobacco/Smoke Supply Store to be located at 10943 W. Fairmont Parkway, a 0.917- acre tract of land, legally described as Reserve A, Block 1, Singh's Sunrise C Store, Harris County, Texas.

The Public Hearing was opened at 6:26 p.m.

Planning Manager Johnna Matthews presented and answered questions on the proposed SCUP request #23-91000007.

Zainul Momin, the applicant, answered questions on the proposed SCUP Request.

Director of Planning and Development Teresa Evans answered questions on the proposed SCUP request.

Zainul Momin, the applicant, and Aralentiran Suppiah, the business owner, answered questions on the proposed SCUP Request.

Assistant City Manager Matt Daeumer answered questions about smoke shops.

The Public Hearing was adjourned at 7:05 p.m.

Zainul Momin, the applicant, answered questions on the proposed SCUP Request.

Commissioner Peres made a motion to approve SCUP #23-91000007. The motion was seconded by Commissioner Landin, and the motion failed 4-4.

- 7. SCUP REQUEST #23-91000004:** The Commission will hold a public hearing on Special Conditional Use Permit (SCUP) Request #23-91000004, pursuant to a request by Sophia Fifi of Garden Bure 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 in a Planned Unit Development (PUD) district, located at the northeast corner of S.H. 146 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 Tracts 5 and 5L, Abstract 30, W. P. Harris Survey, Harris County, Texas.

The Public Hearing was opened at 7:23 p.m.

Director of Planning and Development Teresa Evans presented and answered questions on the proposed SCUP request #23-91000004.

Mario Lanza, the engineer, spoke and answered questions on the proposed SCUP request.

Delayne Reichman, 105 Bogey Circle, La Porte, TX 77571, spoke in opposition to the proposed SCUP request.

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

Dee Anne Thomson, 2330 Eagle Lane, La Porte, TX 77571, spoke in opposition to the proposed SCUP request.

The Public Hearing was adjourned at 8:34 p.m.

Sophia Fiful, the applicant, spoke and answered questions on the proposed SCUP request.

Commissioner Ojeda made a motion to approve SCUP #23-91000004. Motion not seconded; motion failed due to lack of a second motion.

Commissioner Follis made a motion to deny SCUP #23-91000004. The motion was seconded by Commissioner O'Conner, and the motion was adopted 7-1.

## **8. ADMINISTRATIVE REPORTS:**

### **a. City Council Action Update**

Director of Planning and Development Teresa Evans spoke about the Fill Dirt Amendment and La Porte Jet SCUP.

### **b. Next Regular Meeting- March 21, 2024**

### **c. Update on Main Street Assessment and Main Street Master Plan**

Assistant City Manager Matt Daeumer spoke on the upcoming Main Street Master Plan meeting.

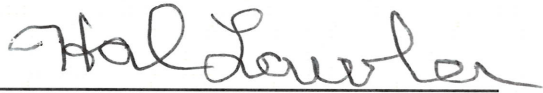
## **9. Commission Comments:** Comments on matters appearing on the agenda or inquiries of staff regarding specific information or existing policy.

Commissioner Warren commented on being in support of the community and serving the members.

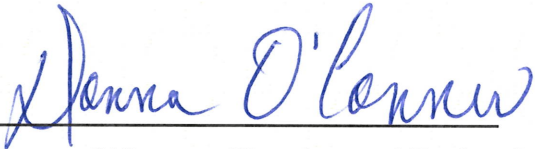
Commissioner Mock commented on feelings of concern for investors regarding projects but stated that projects have to be done the right way.

Commissioner Follis commented on mobile homes park and a Town Hall meeting scheduled for March 5, 2024, to discuss the Main Street Plan.

**ADJOURN:** Commissioner Warren made the motion to adjourn at 9:15 p.m.; The motion was seconded by Commissioner Mock, and the motion was adopted 6-0.

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

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 and is positioned above a horizontal line.

Donna O'Conner, Planning and Zoning Commission Secretary