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**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  
March 21, 2024**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, March 21, 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; and Nancy Ojeda.

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

**City Staff present:** Matt Daeumer, Assistant City Manager; Teresa Evans, Planning and Development Director; Johnna Matthews, Planning Manager; Kamillah Kelly, Planning Technician; Curtis Tarver, Deputy Building Official; Dallas Woods, Plans Examiner; and Richard Glass, Chief Building Official.

1. **CALL TO ORDER** – Chairman Hal Lawler called the meeting to order at 6:02 p.m.
2. **ROLL CALL OF MEMBERS** – Commissioners James Walter and Victor Peres were absent.
3. **CITIZEN COMMENT** — None
4. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on February 15, 2024.  
Commissioner Nancy Ojeda moved to approve the meeting minutes, seconded by Commissioner Donna O'Conner. The motion was adopted 7-0.
5. **SCUP REQUEST #24-91000001:** The Commission will hold a public hearing on Special Conditional Use Permit (SCUP) Request #24-91000001, pursuant to an application submitted by Gunner Gaines of Uptown Vapors, applicant, on behalf of TTMM8HL, LLC, property owner, to approve SCUP 24-91000001, to allow a Tobacco and Smokers' Supply Store (NAICS Code 453991) to be located at 112 Hwy. 146 S., La Porte, Texas, on a 2.3-acre tract of land in the General Commercial (GC) zoning district, and legally described as Lots 1, 2, 3, 4, 29, 30, 31, 32 & TR B, Block 26 & Lots 9-24 and TRS D, 8, 25 & 33, Block 47, La Porte, Harris County, Texas.

The Public Hearing was opened at 6:06 p.m.

The Planning Manager, Johnna Matthews, presented and answered questions on the proposed SCUP request #24-91000001.

Gunner Gaines, the applicant, and Colton Tuley Alexander, the business owner, answered questions on the proposed SCUP Request.

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

Commissioner Mark Follis made a motion to approve SCUP #24-91000001, seconded by Commissioner Joe Mock. The motion carried 4 – 3.

**6. ADMINISTRATIVE REPORTS:**

a. City Council Action Update

Director of Planning and Development Teresa Evans provided a report on City Council action.

b. Update on Main Street Assessment and Main Street Master Plan

Assistant City Manager Matt Daeumer stated that the Master Plan will be presented to the City Council at the April 6, 2024, meeting.

c. Next Regular Meeting

The Commission canceled the April 18, 2024, regular meeting date due to a conflict with the Lomax Rodeo Fundraiser Auction.

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

The Commission provided comments on SCUP# 24-91000001.

**ADJOURN:** Chairman Hal Lawler made the motion to adjourn at 6:53 p.m. The motion was seconded by Commissioner Joe Mock, and the motion was adopted 6-0.



Hal Lawler, Planning and Zoning Commission Chairman



Donna O'Conner, Planning and Zoning Commission Secretary