

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



SEAN MCCABE  
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  
May 02, 2024**

**The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, May 02, 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:** Commissioners Donna O'Conner; Wayne Landin; Sean McCabe; Mark Follis; Victor Peres and Nancy Ojeda.

**Commissioners absent:** Chairman Hal Lawler and Commissioners Joe Mock and Richard Warren.

**City Staff present:** Matt Daeumer, Assistant City Manager; Clark Askins, City Attorney; Teresa Evans, Planning and Development Director; Johnna Matthews, Planning Manager; Maria Pena, Dept. Coordinator and Richard Glass, Chief Building Official.

1. **CALL TO ORDER** – Commissioner Donna O'Conner called the meeting to order at 6:03 p.m.
2. **ROLL CALL OF MEMBERS** – Chairman Hal Lawler and Commissioners Joe Mock and Richard Warren were absent.
3. **CITIZEN COMMENT** — None
4. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on March 21, 2024.  
Commissioner Nancy Ojeda moved to approve the meeting minutes, seconded by Commissioner Wayne Landin. The motion was adopted 5-0.
5. **RESIDENTIAL REPLAT #23-97000004:** The Commission will hold a public hearing on Residential Replat # 23-97000004, a request by Donna Eckels, Pro-Surv, applicant, on behalf of Chariot Contracting LLC, property owner, to approve Residential Replat #23-97000004, Lots 1 and 2, Block 1, Sylvan Beach, being a replat of Lots 1-4, Block 19, Sylvan Beach, to create two lots on 0.6211 acres of land located at the southwest corner of M St. and Oregon St., within the R-3 (High-Density Residential) zoning district, legally described as Lots 1, 2, 3, and 4, Block 19, Sylvan Beach, Harris County, Texas.

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

Commissioner Victor Peres arrived at 6:12 p.m.

The Planning Manager, Johnna Matthews, presented and answered questions on the proposed Residential Replat request #23-97000004.

The applicant was present and provided additional information on the Residential Replat request #23-97000004.

David Fedony, 25 N Forrest Avenue, La Porte TX, spoke in opposition due to flooding concerns; loss in property value, open space and trees; and construction noise.

The Public Hearing was adjourned at 6:25 p.m.

Commissioner Mark Follis made a motion to approve Residential Replat #24-97000004, seconded by Commissioner Nancy Ojeda. The motion passed 6-0.

- 6. SCUP REQUEST #24-91000002:** The Commission will hold a public hearing on Special Conditional Use Permit (SCUP) Request #24-91000002, pursuant to a request by Sophia Fiful of GardenBure Development, LLC on behalf of 92 Fairmont Lakes, Inc., property owner, to approve SCUP #24-91000002 to allow for the development of residential uses on a 56.7-acre tract of land in a Planned Unit Development (PUD) district, located at the northeast corner of State Hwy 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 6:27 p.m.

The Planning Director, Teresa Evans, presented and answered questions regarding proposed SCUP #24-91000002.

Mario Lanza with Lanza Engineering, representing the applicant, provided additional information on SCUP request #24-91000002.

Rosie Estrada, HOA President for Lakes at Fairmont Greens, spoke in opposition to the proposed SCUP request, due to the proposal not fully meeting the city's requirements, and voiced concerns regarding the sidewalk, fence, and traffic congestion.

The Public Hearing was adjourned at 6:58 p.m.

Commissioner Nancy Ojeda motioned to recommend approval of SCUP request #24-91000002 to the City Council, seconded by Commissioner Wayne Landing. The motion passed 6-0.

- 7. SCUP REQUEST #24-91000003:** The Commission will hold a public hearing on Special Conditional Use Permit (SCUP) # 24-91000003, a request by Sailesh and Paresh Gandhi, owner and applicant, to approve SCUP #24-91000003 to allow for the development of a hotel (NAICS Code 721110) within the General Commercial (GC) zoning district on an approximately 2.4-acre tract of land located west of S. 13<sup>th</sup> St. and south of K St., an undeveloped right-of-way (ROW), and legally described as Reserve A, Block 1, Home Porte, Harris County, Texas.

The Public Hearing was opened at 7:06 p.m.

The Planning Manager, Johnna Matthews, presented and answered questions on SCUP request #24-91000003.

The applicant provided additional information concerning SCUP #24-91000003 and the location of the other businesses that he owns in the area.

No public comments

The Public Hearing was adjourned at 7:18 a.m.

Commissioner Mark Follis motioned to recommend approval of SCUP #24-91000003 to City Council, seconded by Commissioner Wayne Landin. The motion passed 6-0.

**8. PRESENTATION AND DISCUSSION: Main Street Master Plan.**

The Assistant City Manager, Matt Daeumer stated that he has presented a concept plan to the Main Street stakeholders and will provide a full presentation on the Main Street Master Plan at the May 16, 2024, Planning and Zoning Commission meeting.

**9. ADMINISTRATIVE REPORTS:**

a. City Council Action Update

The Director of Planning and Development Teresa Evans provided an update on recent City Council actions.

b. Next Regular Meeting

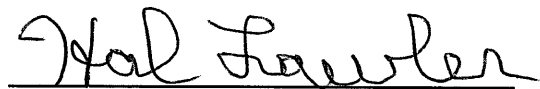
The next regular meeting is May 16, 2024.

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

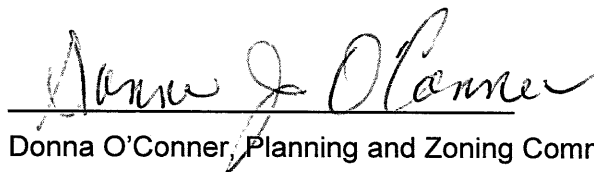
Staff and Commissioners welcomed Mr. Sean McCabe as a member of the Planning and Zoning Commission.

The Commission discussed Robert's Rule of Order.

**ADJOURN:** Commissioner Dona O'Conner made the motion to adjourn at 7:35 p.m. The motion was seconded by Commissioner Nancy Ojeda and adopted 6-0.



Hal Lawler, Planning and Zoning Commission Chairman



Donna O'Conner, Planning and Zoning Commission Secretary