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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  
June 20, 2024**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, June 20, 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, Sean McCabe; Mark Follis; and Victor Peres.

**Commissioners absent:** Commissioner Nancy Ojeda was absent.

**City Staff present:** Clark Askins, City Attorney; Teresa Evans, Planning and Development Director; Johnna Matthews, Planning Manager; and Maria Pena, Dept. Coordinator.

1. **CALL TO ORDER** – Chairman Hal Lawler called the meeting to order at 6:00 p.m.
2. **ROLL CALL OF MEMBERS** – Commissioner Nancy Ojeda was absent.
3. **CITIZEN COMMENT** — Marty Campise, 1414 S. Broadway, spoke in support of amendments to Chapter 106 "Zoning" to allow Recreational Vehicle Parks (NAICS 721200).
4. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on May 16, 2024.  
Commissioner Donna O'Conner moved to approve the meeting minutes, seconded by Commissioner Mark Follis. The motion passed 7-0.
  - b. Approve the minutes of the meeting held on May 22, 2024.  
Commissioner Donna O'Conner moved to approve the meeting minutes, seconded by Commissioner Mark Follis. The motion passed 7-0.
5. **STREET AND ALLEY CLOSURE (SAC) APPLICATION #23-25000001:** The Commission will hold a public hearing to consider a recommendation to the La Porte City Council on a request by Walter Johnson, applicant, to close the East one-half (1/2) of a 0.485-acre tract of land being out of abandoned right-of-way for Park Avenue, formerly known as Bay Shore RR right-of-way, situated between the east line of Block 1260 of the Harris County Deed Records, Texas and the west line of Crescent Shores, according to the plat thereof recorded in Volume 8, Page 58 of the Harris County Deed Records, in the Johnson Hunter League, Abstract-35, Harris County Texas.

The Public Hearing was opened at 6:07 p.m.

Commissioner Victor Peres arrived at 6:08 p.m.

The Planning Director Teresa Evans presented the proposed Street and Alley Closure (SAC) Application 23-25000001.

Mr. Walter Johnson, the applicant, provided information and explained the location of the right-of-way for Street and Alley Closure (SAC) Application 23-25000001.

The Public Hearing was adjourned at 6:18 p.m.

Commissioner Donna O'Conner made a motion to forward the SAC Application 23-25000001 to the City Council for approval with the recommendation of the Planning and Zoning Commission. The motion was seconded by Commissioner Victor Peres and Commissioner Mark Follis abstained. The motion passed 7-0.

- 6. DISCUSSION AND POSSIBLE ACTION:** The Commission will discuss and consider proposed modifications to the Rules, Regulations, and By-Laws of the City of La Porte, Texas, Planning and Zoning Commission.

The Planning Director Teresa Evans stated that the Rules, Regulations, and By-Laws of the Planning and Zoning Commission were placed on the agenda at the Commissioners' request and City Attorney Clark Askin's direction at the last meeting. Commissioner Ojeda, one of the requesting Commissioners, contacted the Planning Director Teresa Evans prior to the meeting to request the item be tabled in her absence and rescheduled for the next meeting, when she is present to speak on the item.

Commissioner Follis commented on Robert's Rules of Order. City Attorney Clark Askins provided clarification regarding Commissioner Follis's comment.

Commissioner Donna O'Conner motioned to table this item for a future meeting to have all Commission Members present, specifically one of the Commissioners requesting the item. The motion was seconded by Richard Warren with Commissioner Mark Follis opposed. The motion passed 7-1.

- 7. DISCUSSION AND POSSIBLE ACTION:** Chapter 106 Subcommittee Membership

The Planning Director Teresa Evans provided information regarding Chapter 106 Subcommittee Membership to confirm four (4) Members of the Planning and Zoning Commission to the Chapter 106 Subcommittee for the Annual Comprehensive Review of the Zoning Ordinance.

Commissioner Donna O'Conner motioned to table this item for the next Planning and Zoning Commission meeting and the motion was seconded by Commissioner Mark Follis. The motion passed 8-0.

- 8. DISCUSSION AND POSSIBLE ACTION:** La Porte Code of Ordinances Chapter 106 "Zoning"

## Amendments

- a. The Planning and Development Director Teresa Evans presented an update on the Annual Comprehensive Review of Chapter 106. At the April 6, 2024, City Council Budget workshop, Mrs. Evans recommended the hiring of a consultant team to assess, update and possibly rewrite Chapter 106 "Zoning" and Chapter 86 "Development Regulations". Staff are proposing a joint sub-committee of the City Council and the Planning and Zoning Commission's Chapter 106 Subcommittee to work with staff and the consultant team on this endeavor. City Council voiced their support for the expenditure in the FY 25 budget.
- b. The Planning Director of Planning and Development Teresa Evans presented the status of Chapter 106 Amendments pending City Council approval or further direction from City Attorney and staff. The items discussed were Main Street Design Guidelines, Public Hearing Signage, Short Term Rental Ordinance, and Domestic Livestock.
- c. The Director of Planning and Development Teresa Evans presented proposed amendments. The items discussed were adding Old Underwood to the High Frequency Truck Route, allowing mobile food services (NAICS 722330) in the Main Street zoning district, regulating the location of Vape Shops (NAICS 459991), and allowing Recreational Vehicle Parks (NAICS 721200) in High Density Residential (R-3) zoning districts. No action was taken, and the Commission discussed bringing these items back for consideration at a future meeting.

Commissioner Victor Peres was not present for the discussion of food trucks in the Main Street zoning district. Commissioner Peres filed an Affidavit Providing Notice of Potential Conflict of Interest.

Chairman Hal Lawler was not present for the discussion of Recreational Vehicle Parks. Chairman Lawler filed an Affidavit Providing Notice of Potential Conflict of Interest.

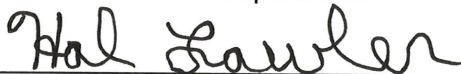
## 9. ADMINISTRATIVE REPORTS:

- a. City Council Action
- b. Next Regular Meeting July 18, 2024

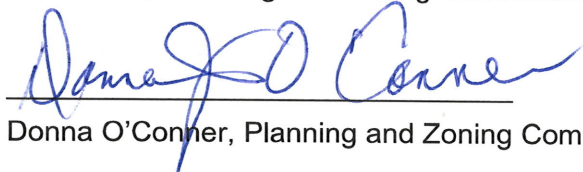
## 10. COMMISSION COMMENTS: Comments on matters appearing on the agenda or inquiries of staff regarding specific information or existing policy.

No Comments

## 11. ADJOURN: Commissioner Donna O'Conner made the motion to adjourn at 8:12 p.m.; the motion was adopted 8-0.



Hal Lawler, Planning and Zoning Commission Chairman



Donna O'Conner, Planning and Zoning Commission Secretary