

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  
July 18, 2024**

**The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, July 18, 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 Wayne Landin; Richard Warren; Sean McCabe; Donna O'Conner; Joe Mock; Mark Follis; and Nancy Ojeda.

**Commissioners absent:** Commissioner Victor Peres was absent.

**City Staff present:** Clark Askins, City Attorney; Teresa Evans, Planning and Development Director; Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; and Maria Peña, 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 Victor Peres was absent.
3. **CITIZEN COMMENTS:** *(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*

David Janda spoke in support of amendments to Chapter 106 "Zoning" to restrict e-cigarette/vape shops and expressed concern that convenience stores would not be included in the restriction.

4. **CONSIDER APPROVAL OF THE MEETING MINUTES:** Approve the minutes of the June 20, 2024, regular meeting of the La Porte Planning and Zoning Commission.

Commissioner Richard Warren moved to approve the meeting minutes, seconded by Commissioner Donna O'Conner. The motion passed 8-0.

5. **PRESENTATION:** Bay Area Council on Drugs & Alcohol (BACODA)

Amber Carter with the Bay Area Council on Drugs & Alcohol presented on the community impact of vaping.

6. **CHAPTER 106 (ZONING) AMENDMENTS:** The Commission will hold a Public Hearing to receive input on an ordinance amending Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte, Texas., by revising regulations related to: 1) personal care services/sexually oriented businesses; 2) e-cigarette/vape shops; 3) high frequency truck road; and 4) mobile food services.

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

The Planning Director Teresa Evans presented the proposed amendments to Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte, Texas 1) personal care services/sexually oriented businesses; 2) e-cigarette/vape shops; 3) high frequency truck road; and 4) mobile food services.

No public comments

The public hearing was adjourned at 6:54 p.m.

Commissioner Mark Follis made a motion to table 3) high frequency truck road; and to recommend approval of proposed amendments to Section 106-310, Table A, as presented by staff, relating to 1) personal care services/sexually oriented businesses, 2) e-cigarette/vape shops, and 4) mobile food services. Commissioner Nancy Ojeda seconded the motion. The motion passed 8-0.

- 7. CHAPTER 106 SUBCOMMITTEE:** Discussion and Possible Action to appoint Planning and Zoning Commissioners to the Chapter 106 Subcommittee for the annual review of Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte.

The Planning Director Teresa Evans presented the discussion and possible action to confirm four (4) members of the Planning and Zoning Commission to the Chapter 106 Subcommittee for the Comprehensive review of the Zoning Ordinance. Commissioners Nancy Ojeda and Joe Mock are on the Subcommittee and wish to continue their service, leaving two (2) vacant positions to fill.

Commissioner Nancy Ojeda made a motion to appoint Sean McCabe and Wayne Landin to fill the two (2) vacant positions on the Chapter 106 Subcommittee for the annual review of Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte. Commissioner Richard Warren seconded the motion. The motion passed 8-0.

- 8. RULES, REGULATIONS, AND BY-LAWS:** Discussion and Possible Action regarding possible 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. There is no staff presentation.

The Commissioners discussed Robert's Rules of Order and training resources.

The Planning Director Teresa Evans responded that staff would provide information and schedule training.

**9. ADMINISTRATIVE REPORTS:**

**a. Next Meetings**

- i. Special Meeting- August 1, 2024
- ii. Regular Meeting- August 15, 2024

b. Introduced New Staff – Yvonne Briscoe

c. Texas APA Conference: October 16-18, 2024, in Allen TX.

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

Chairman Lawler and Commissioner O'Connor announced their resignations.

**ADJOURN:** Commissioner Donna O'Conner made the motion to adjourn at 7:22 PM; the motion was adopted 8-0.

A handwritten signature in blue ink, reading "Hal Lawler", written over a horizontal line.

Hal Lawler, Planning and Zoning Commission Chairman

A handwritten signature in blue ink, reading "Donna O'Conner", written over a horizontal line.

Donna O'Conner, Planning and Zoning Commission Secretary