

**VICTOR PERES**  
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**STEVE GILLETT**  
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  
**DEWEY WALLS**  
Commissioner District 5  
**NANCY OJEDA**  
Commissioner District 6

**MINUTES OF THE SPECIAL MEETING OF THE  
LA PORTE PLANNING AND ZONING COMMISSION  
NOVEMBER 4, 2024**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, November 4, 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 Victor Peres; Commissioner Steve Gillett; Wayne Landin; Richard Warren; Sean McCabe; Mark Follis; Dewey Walls; and Nancy Ojeda were present.

**Commissioners absent:** Commissioner Joe Mock was absent.

**City Staff present:** John Hightower, City Attorney; Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Matt Daeumer, Asst. City Manager; Maria Pena, Dept. Coordinator.

1. **CALL TO ORDER:** Chairman Victor Peres called the meeting to order at 6:02 p.m.
2. **ROLL CALL OF MEMBERS:** Commissioner Joe Mock was absent.
3. **CITIZEN COMMENT:** *(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.)*

No Comment

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

4. a Commissioner Steve Gillett made the motion to approve the meeting minutes. Commissioner Nancy Ojeda seconded the motion; the motion passed 8-0.

**5. PUBLIC HEARINGS AND ASSOCIATED ITEMS**

**5. a FLUP AMENDMENT FLUP-2024-0002**

The Commission will hold a Public Hearing to receive input on Future Land Use Plan Amendment FLUP-2024-0002, a request by Juan Villareal, applicant, on behalf of Synergy 7 LLC, owner, for approval of an amendment to the future land use designation of the Comprehensive Plan from Commercial to Low Density Residential, designation of the Comprehensive Plan from Commercial to Low Density Residential, on an approximately 0.68-acre tract of land located at 11811 North H Street, and legally described as Tract 241C LA PORTE OUTLOTS; La Porte, Harris County, Texas.

The Public Hearing was opened at 6:04 p.m.

Planning Manager Johnna Matthews presented the proposed FLUP Amendment FLUP-2024-0002.

The applicant Juan Villareal discussed the reason and provided information for the proposed FLUP Amendment FLUP-2024-0002.

Fredrick Hanzelka spoke in favor of the proposed FLUP Amendment FLUP-2024-0002.

Christen H Allaw Jr. spoke in favor of the proposed FLUP Amendment FLUP-2024-0002.

Terri Hayes spoke on the re-zoning of the area of the proposed FLUP Amendment FLUP-2024-0002.

Joseph Davis spoke in opposition to the proposed FLUP Amendment FLUP-2024-0002.

Charlie Hinds spoke in opposition to the proposed FLUP Amendment FLUP-2024-0002.

Councilperson Mandi Williams District 1 City Council representative for Lomax and Large Lot District spoke on the zoning and shared zone change concerns of the area and the proposed FLUP Amendment FLUP-2024-0002.

The Public Hearing was closed for executive session at 6:55 p.m.

The executive session ended and was opened for discussion at 7:14 p.m.

Commissioner Wayne Landin made the motion to deny the proposed FLUP Amendment FLUP-2024-0002. Commissioner Richard Warren seconded the motion; the motion passed 5-3.

**5. b ZONE CHANGE ZC-2024-0002**

The Commission will hold a Public Hearing to receive input on Zone Change ZC-2024-0002, a request by Juan Villareal, applicant, on behalf of Synergy 7 LLC, owner, for approval of a zone change from General Commercial (GC) zoning district to Low-Density Residential (R-1) zoning district, on an approximately 0.618-acre tract of land located at 11811 North H Street, and legally described as Tract 241C LA PORTE OUTLOTS; La Porte, Harris County, Texas.

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

Planning Manager Johnna Matthews presented the proposed Zone Change ZC-2024-0002.

The applicant Juan Villareal discussed the General Commercial zoning recommendation of the proposed Zone Change ZC-2024-0002.

The Public hearing was adjourned at 7:25 p.m.



Commissioner Mark Follis made the motion to deny Zone Change ZC-2024-0002. Commissioner Richard Warren seconded the motion; the motion passed 5-3.

**5. c THIS ITEM HAS BEEN WITHDRAWN AT THE REQUEST OF THE OWNER/APPLICANT. SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0003.**

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP-2024-0004, a request by Mark Higgins on behalf of Becky Ta/BTA Innovative Concepts LLC, owner, for approval of a SCUP to allow a secondary dwelling unit in the rear yard within the Single-Family Residential 1 (R-1) zoning district on an approximately 0.086-acre site located at 204 Dr. Martin Luther King Jr. Dr., and legally described as Lt.14, BLK 65, La Porte, Harris County, Texas.

No action. The item has been withdrawn at the request of the owner/applicant.

**5.d SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0005**

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP2024-0005, a request by Bassam Khoury, applicant, on behalf of Texas Properties Khoury & Turk LLC, owner, for approval of a SCUP to allow a Tobacco and Smokers' Supply Store (NAICS Code 453991) within the General Commercial (GC) zoning district, on a 0.40-acre tract of land, located at 1307 W Fairmont Pky., and legally described as Lots 4 thru 7 & Tracts 8A & 25A thru 30A Block 1097 & Adjacent Alley La Porte, Harris County, Texas.

The Public Hearing was opened at 7:28 p.m.

Planner II Yvonne Briscoe presented the proposed Special Conditional Use Permit SCUP-2024-0005.

The applicant Bassam Khoury, and the business owner of Bahama Mama provided additional information on the product and sales of the proposed Special Conditional Use Permit SCUP-2024-0005.

Diana Diaz spoke in opposition to the proposed Special Conditional Use SCUP-2024-0005.

Desiree Trevino with the Youth Advisory Council at La Porte High School spoke in opposition to the Special Conditional Use SCUP-2024-0005.

Commissioner Nancy Ojeda made the motion to deny Special Conditional Use SCUP-2024-0005. Commissioner Sean McCabe seconded the motion; the motion passed 8-0.

**5. e SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0006**

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP-2024-0006, a request by Crystal Vasquez, Huckabee Architects, on behalf of Dustin Bromley, La Porte ISD, owner, for approval of a SCUP to allow an existing school, Lomax Jr. High School within the Low-Density Residential (R-1) zoning district on

approximately 20 acres of land located at 9801 L St., and legally described as TRS 413 & 414, La Porte Outlots, La Porte, Harris County, Texas.

The Public Hearing was opened at 7:59 p.m.

Planning Manager Johnna Matthews presented the proposed Special Conditional Use Permit SCUP-2024-0006.

The applicant did not have additional comment.

Steve Balmer shared flooding concerns and spoke in opposition to Special Conditional Use Permit SCUP-2024-0006.

Commissioner Nancy Ojeda made the motion to approve Special Conditional Use Permit SCUP-2024-0006. Commissioner Sean McCabe seconded the motion; all in favor the motion passed unanimously 8-0.

**5. f SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0007**

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP-2024-0007, a request by Usman Bukhari, applicant, on behalf of KBK Petroleum Inc., owners, for approval of a SCUP to allow a Tobacco and Smokers' Supply Store (NAICS Code 453991) within the Neighborhood Commercial (NC) zoning district, on a 0.92-acre tract of land, located at 9803 W Fairmont Pky., and legally described as Tracts 719A-1 & 719B La Porte Out Lots, Harris County, Texas.

The Public Hearing was opened at 8:17 p.m.

Planner II Yvonne Briscoe presented the Special Conditional Use Permit SCUP-2024-0007.

The applicant Usman Bukhari spoke about the vape shop items for sale of the proposed Special Conditional Use Permit SCUP-2024-0007.

The Public Hearing was adjourned at 8:20 p.m.

Commissioner Nancy Ojeda made the motion to deny. Commissioner Dewey Walls seconded the motion; all in favor the motion passed unanimously 8-0.

**5. g SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0008**

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP-2024-0008, a request by Gary Walding, GW Group Properties LLC, owner/ applicant, for approval of a SCUP to allow a commercial parking lot to be constructed within the Main Street Zoning District on 0.43 acres of land located at 0 Dr. Martin Luther King, Jr. Dr., and legally described as Lots 24-29, Block 55, La Porte, Harris County, Texas.

The Public Hearing was opened at 8:22 p.m.



Planner Manager Johnna Matthews presented the Special Conditional Use Permit SCUP-2024-0008.

The applicant Gary Walding spoke about the need for the parking lot of the request for the Special Conditional Use Permit SCUP-2024-0008.

~~Diana Diaz spoke in opposition to the Special Conditional Use Permit SCUP-2024-0008.~~  
Diana Diaz mentioned that the proposed project is great but wanted to share that other property owners can be affected during a construction project based on experience with different previous projects.

Commissioner Mark Follis made the motion to approve. Commissioner Richard Warren seconded the motion; all in favor the motion passed unanimously 8-0.

## **6. ADMINISTRATIVE REPORTS:**

The Planning Manager Johnna Matthews presented administrative reports.

### **a. Council Action**

The City Council approved a Zone Change Request and a Food Truck Ordinance at the last City Council meeting.

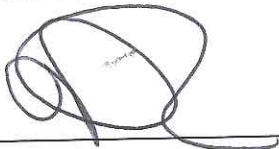
### **b. Next Meeting**

- a. Regular Meeting – November 21, 2024

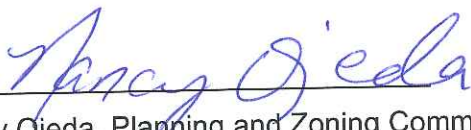
## **7. COMMISSION COMMENT:** *Comments on matters appearing on the agenda or inquiry of staff regarding specific information or existing policy.*

No Comment

## **8. ADJOURN:** Chairman Victor Peres adjourned the meeting at 8:42 p.m.



Victor Peres, Planning and Zoning Commission Chairman



Nancy Ojeda, Planning and Zoning Commission Secretary