

**VICTOR PERES**  
Chairman  
**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 REGULAR MEETING OF THE  
LA PORTE PLANNING AND ZONING COMMISSION  
NOVEMBER 21, 2024**

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

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

**City Staff present:** Clark Askins, 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 6:00 p.m.
2. **ROLL CALL OF MEMBERS:** Commissioner Nancy Ojeda 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**

Approve the minutes of the November 4, 2024, special meeting of the La Porte Planning and Zoning Commission.

Commissioner Dewey Walls made the motion to approve the meeting minutes. Commissioner Wayne Landin seconded the motion; the motion passed 8-0.

5. **ACTION ITEMS FOR CONSIDERATION**

5. a **COMMERCIAL REPLAT PLAT-2024-0008**

Consider approval of a Sulzer Turbo Services Houston Main Campus, a commercial replat consisting of 39.6 acres, located at 1110 Sens Rd., 11518 Old La Porte Rd., 11734 Old La Porte Rd., 11802 Old La Porte Rd., 11806 Old La Porte Rd., 11820 Old La Porte Rd., and 11822 Old La Porte Rd. and legally described as Reserve A Block 1 and Reserve B Block

1 (Detention Pond) Sulzer South Expansion; Tracts 341C & 342C north 1/2 of the north 1/2 La Porte Outlots, and Tracts 9A, 9B, 9C, 9D & 9E, 9H, 9K, 9 9M & 9N Staashen Survey, Harris County, Texas.

Replat Plat-2024-0008 was pulled from the agenda.

**5. b EXTENSION OF SPECIAL CONDITIONAL USE PERMIT 21-91000006**

Consider approval of an extension of time for Special Conditional Use Permit (SCUP) #21-91000006, a request by Tammy Millstid of C.M. Millstid Properties LLC., applicant and owner, for approval of a SCUP to allow for Business Industrial (BI) uses in the Planned Unit Development (PUD) zoning district on a 3.38 acre tract of land located at 11007 W. Fairmont Pkwy., legally described as Tract 1H, Abstract 625 R, Pearsall Survey, Harris County, Texas.

Planner II Yvonne Briscoe presented the proposed Extension of Special Conditional Use Permit #21-91000006.

The applicant Tammy Millstid commented that Plans have been resubmitted to Harris County.

Commissioner Richard Warren made the motion to approve the proposed Extension of the Special Conditional Use Permit #21-91000006. Commissioner Sean McCabe seconded the motion; the motion passed 8-0.

**6. PUBLIC HEARING AND ASSOCIATED ACTIONS**

**6. a RESIDENTIAL REPLAT PLAT-2024-0007**

The Commission will hold a Public Hearing to receive input on Residential Replat #PLAT-2024-0007, requested by Donna Eckles of Pro-Surv, applicant, on behalf of Medders Real Estate Services LLC, owners, for the proposed Partial Residential Replat of Town of La Porte Replat of Lots 17 thru 32 Block 789, being 1.15- acres, in Medium Density Residential (R-2) zoning district, located at 402 S. 15<sup>th</sup> St. and legally described as being Lots 17 thru 32 Block 789, La Porte, Harris County, Texas.

The Public Hearing was opened at 6:14 p.m.

Planner II Yvonne Briscoe presented the proposed Replat Plat-2024-0007.

No presentation from the applicant.

J. Manuel Elizondo spoke regarding drainage concerns and is in opposition to the proposed Residential Replat Plat-2024-0007.

Tara Ybarra spoke regarding house value concerns and is in opposition to the proposed Residential Replat Plat- 2024-0007.

Erick Ybarra had no comment and is in opposition to the proposed Residential Replat Plat-2024-0007.



Christina Vasquez spoke regarding zoning and is in opposition to the proposed Residential Replat Plat-2024-0007.

The Public Hearing was adjourned at 6:31 p.m.

Commissioner Mark Follis made the motion to approve with an amendment to allow for lot 1 to have a side setback adjacent to the road ROW of 10ft in lieu of 15ft and lot 8 a side setback of 5ft in lieu of 15ft. Commissioner Sean McCabe seconded the motion; the motion passed 8-0.

**6. b CHAPTER 106 (ZONING) AMENDMENTS**

The Commission will hold a Public Hearing to receive input on an ordinance amending Chapter 90 "Entertainment" and Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte, Texas, by revising regulations related to:

- 1) remove livestock regulations in residential zoning districts;
- 2) use classification categories for Sexually Oriented Businesses in designated zoning districts;
- 3) adoption of use classification categories in the Mixed Use (MU) zoning district; and
- 4) Notice of public hearing before the Planning and Zoning Commission to amend sign posting requirements for public notice.

The Public Hearing was opened at 6:37 p.m.

Planner II Yvonne Briscoe presented the proposed Chapter 106 (Zoning) Amendments.

Peggy Antone commented that larger signs should be considered for the proposed amendment of the sign-posting requirements for public notice.

The Public Hearing was adjourned at 6:47 p.m.

Commissioner Mark Follis made the motion to approve the changes to Chapter 106 (Zoning) Amendments of the Code of Ordinances of the City of La Porte, Texas, by revising regulations related to remove livestock regulations in residential zoning districts; use classification categories for Sexually Oriented Businesses in designated zoning districts; adoption of use classification categories in the Mixed Use (MU) zoning district; and Notice of public hearing before the Planning and Zoning Commission to amend sign posting requirements for public notice. Commissioner Joe Mock seconded the motion; the motion passed 8-0.

**6. c SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0003**

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit #SCUP-2024-0003, a request by Mario Lanza, applicant, on behalf of 92 FAIRMONT LAKES INC, property owner, to approve SCUP 2024-0003, to allow for a residential subdivision including 205 lots. Deviations include a reduction in the front yard setback from

25 feet to 20 feet on cul-de-sac lots located on Block 1, Lots 22-23 and Block 2, Lots 13-16, Lots 21-26 and Lots 43-47; an increase in the cul-de-sac length on Block 1 from 600 feet to 666.59 feet; and a reduction in the minimum lot width from 50 feet to 37.66 feet and 41.92 generally located at the northeast corner of Wharton Weems Blvd and SH 146 and on four tracts of land including a total of 56.75-acre tract of land legally described as TR 5 ABST 30 W P HARRIS, TR 5L ABST 30 W P HARRIS, TR 1M ABST 35 J HUNTER, and LTS 1 THRU 32 BLK 1267 & TR 33 LA PORTE; Harris County, Texas.

The Public Hearing was opened at 6:51 p.m.

Planning Manager Johnna Matthews presented the proposed Special Conditional Use Permit SCUP-2024-0003.

The applicant Mario Lanza provided information regarding the sound wall, trail, drainage, and fencing of the proposed SCUP-2024-0003.

Mercy Estrada spoke regarding traffic, fence, and pond concerns and is in opposition to the proposed SCUP-2024-0003.

Mary Jane Chapa spoke regarding traffic concerns and is in opposition to the proposed SCUP-2024-0003.

DeLayne Reichman spoke regarding parking concerns and is in opposition to the proposed SCUP-2024-0003.

The Public Hearing was adjourned at 7:38 p.m.

Commissioner Steve Gillett made the motion to remove the Cul-de-sac Length increase condition from the proposed SCUP-2024-0003. Commissioner Mark Follis seconded the motion; the motion passed 8-0.

Commissioner Mark Follis made the motion to remove the Gutter condition from the proposed SCUP-2024-0003. The motion was not seconded; the motion failed.

Commissioner Mark Follis made the motion to approve the proposed SCUP-2024-0003 as amended to remove the Cul-de-sac length increase. Commissioner Sean McCabe seconded the motion; the motion passed 8-0.

At the December 19, 2024 Planning and Zoning Commission meeting, Commissioner Mark Follis made the motion to approve the November 21, 2024 meeting minutes and requested the minutes under item 6.c reflect the definition of the lot width is measured at the building line and not the lot line. The request for a deviation in minimum lot width is not applicable as the lot width is being met at the building line. The motion was seconded by Commissioner Sean McCabe. The motion passed 6-0. Commissioner Nancy Ojeda abstained.



**6. d SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0009**

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP-2024-0009, a request by Naeem Maknojia, applicant, on behalf of Fairmont Partners LLC, owners, for approval of a SCUP to allow a Gasoline Station with Convenience Store (NAICS Code 44711) within the General Commercial (GC) zoning district, on approximately 0.93-acre tract of land, located at 10401 W Fairmont Pkwy, and legally described as Tract 32A Abstract 482 W Jones, 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-2024-0009.

The applicant Naeem Maknojia provided information regarding utilities status to the proposed Special Conditional Use Permit SCUP-2024-0009.

No Public Comment

The Public Hearing was adjourned at 8:12 p.m.

Commissioner Steve Gillett made the motion to approve the proposed SCUP-2024-0009. Commissioner Dewey Walls seconded the motion; the motion passed 8-0.

**7. CONSIDER APPROVAL OF THE 2025 MEETING SCHEDULE**

Discussion and Possible Action to adopt the regular meetings of the Planning and Zoning Commission schedule for 2025.

Planning Manager Johnna Matthews presented the regular meetings of the Planning and Zoning Commission schedule for 2025.

Commissioner Sean McCabe made the motion to approve the proposed regular meetings of the Planning and Zoning Commission schedule for 2025. Commissioner Mark Follis seconded the motion; the motion passed 8-0.

**8. ADMINISTRATIVE REPORTS**

The Planning Manager, Johnna Matthews, presented administrative reports.

**a. Council Action**

There were no items of the Planning and Zoning Commission at the last City Council meeting.

**b. Next Meeting**

Next Regular Meeting – December 19, 2024

**9. COMMISSIONER COMMENT**

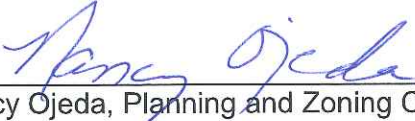
*Hear announcements concerning matters appearing on the agenda; items of the community interest; and/or inquiries of staff regarding specific factual information or existing policy from the mayor, Councilperson, and City staff, for which no formal action will be discussed.*

No Comment

**10. ADJOURN:** Without objection, the meeting adjourned at 8:16 p.m.



Victor Peres, Planning and Zoning Commission Chairman



Nancy Ojeda, Planning and Zoning Commission Secretary