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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
DECEMBER 19, 2024**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, December 19, 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; Mark Follis; Dewey Walls; and Nancy Ojeda were present.

Commissioners absent: Commissioner Steve Gillett and Joe Mock were absent.

City Staff present: Clark Askins, City Attorney; Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Lindsey Obregon, Planning Technician; Matt Daeumer, Asst. City Manager; and Maria Pena, Dept. Coordinator.

1. **CALL TO ORDER:** Chairman Victor Peres called the meeting to order at 6:06 p.m.
2. **ROLL CALL OF MEMBERS:** Commissioner Steve Gillett and Joe Mock were 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 21, 2024, regular meeting of the La Porte Planning and Zoning Commission.

Commissioner Mark Follis made the motion to approve the meeting minutes and requested the minutes of the November 21, 2024 meeting under item 6.c reflect the definition of the lot width as 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.

5. PUBLIC HEARINGS AND ASSOCIATED ITEMS

5. a RESIDENTIAL REPLAT PLAT-2024-0008

The Commission will hold a Public Hearing to receive input on a Residential Replat PLAT-2024-0008, a Residential Replat PLAT-2024-0008, a request by Aldo Cruz, applicant, on behalf of Sulzer Turbo Services Houston INC, owners, for the proposed Sulzer Turbo Services Houston Main Campus, a 6.79-acre residential replat located in Large Lot Residential (LL) zoning district, with 32.81-acres in the Light Industrial zoning district, including a total of 39.6- acres, located at 0 N. P St., 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.

The Public Hearing was opened at 6:12 p.m.

The Planning Manager Johnna Matthews presented the request for the Residential Replat PLAT-2024-0008. Staff received two notices of public hearing letters in opposition to the request.

A representative for Sulzer Mathews Mines provided additional information regarding the proposed Residential Replat Plat-2024-0008. He explained the need to consolidate the property for addressing purposes and future improvements.

Frank Sessions 1110 Robinson Rd., La Porte TX – commented that he was not opposed to the proposed Residential Replat PLAT-2024-0008 but wanted to remind everyone about the purpose of the large lot district design.

Cliff Wilson 1120 Robinson Rd., La Porte TX – commented that he was concerned about the land not being developed as a large lot and the zoning regulations of large lot not being adhered to.

A representative for Sulzer's Mathews Mines explained that the property as designated as a large lot would not be able to be developed in any other way in the future and would retain the split zoning. The proposed improvements are to 1110 Sens Rd.

Virginia Pearson Turner 231 Bayside Dr., La Porte TX – commented on the proposed Residential Replat PLAT-2024-0008 and proposed leaving the Large Lot as a separate plat.

Adjourn Public Hearing at 6:27 p.m.

Commissioner Sean McCabe made the motion to approve Residential Replat PLAT-2024-0008; the motion was seconded by Commissioner Richard Warren; the motion passed 6-1. Commissioner Nancy Ojeda was the dissenting vote.

5. b SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0010

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP-2024-0010, a request by Jennifer Dresen, applicant, on behalf of Scoggins Holdings La Porte LLC, owners, for approval of a SCUP to allow Chemical Manufacturing (NAICS Code 325510) within the General Commercial (GC) zoning district, on a 1.14-acre tract of land, located at 903 SH 146, and legally described as Lots 11 thru 16 & Tracts 5A thru 10A 17A thru 25A & 33A Block 166 La Porte, Harris County, Texas.

Item 5.b was withdrawn from the agenda.

5. c SPECIAL CONDITIONAL USE PERMIT SCUP-2024-0011

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP-2024-0011, a request by Chris Couch, applicant, on behalf of Odia Fairmont LLC, owners, for approval of a SCUP to allow for Business Industrial (BI) uses and adding additional heavy industrial NAICS code uses as permitted and permitted with approval of a SCUP within Reserves 1 and 2 in the Planned Unit Development (PUD) zoning district, on approx. 58.42-acres out of the 130.56-acre tract of land located at 111921 W Fairmont Pkwy. and for approval of a SCUP to allow for various General commercial NAICS code uses as permitted in Reserve 3 within the Planned Unit Development (PUD) zoning district, on approx. 72-acres out of the 130.56-acre tract of land, located at 111921 W Fairmont Pkwy., and legally described as Tracts 2A 3 4 4A & Tract 23D Bayport U/R Section 1 Abstract 625 R Pearsall, Harris County, Texas.

Item 5.c was withdrawn from the agenda.

5. d FUTURE LAND USE PLAN AMENDMENT FLUP-2024-0003

The Commission will hold a Public Hearing to receive input on Future Land Use Plan Amendment FLUP-2024-0003, a request by Jorge Moreno, applicant/owner, for approval of a Future Land Use Plan Amendment from General Commercial to Low Density Residential, on a 0.29-acre tract of land, located at 1216 W B St., and legally described as Lots 13 & 14 15 & 16 Block 25 La Porte, Harris County, Texas.

The Public Hearing was opened at 6:41 p.m.

The Planning Manager Johnna Matthews presented the request for FLUP-2024-0003. Staff received two notices, one in favor and one in opposition to the request.

Applicant Jorge Moreno commented that the purpose of the request is to remove the existing house and build two homes on the property.

Jessie G. Jones 210 S. 11th St., La Porte TX – spoke regarding zoning and mentioned that he would like the area to be Low Density Residential.

Perla Gutierrez 216 S. 11th St., La Porte TX – spoke regarding flooding concerns on future projects that may affect her property.

Adjourn Public Hearing at 6:27 p.m.

Commissioner Nancy Ojeda made the motion to approve FLUP-2024-0003; the motion was seconded by Commissioner Wayne Landin; the motion passed 7-0.

5. e ZONE CHANGE ZC-2024-0003

The Commission will hold a Public Hearing to receive input on Zone Change ZC-2024-0003, a request by Jorge Moreno, applicant/owner, for approval of a zone change from General Commercial (GC) Zoning District to Low Density Residential (R-1) Zoning District, on a 0.29-acre tract of land, located at 1216 W B St., and legally described as Lots 13 & 14 15 & 16 Block 25 La Porte, Harris County, Texas.

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

The Planning Manager Johnna Matthews presented the request for Zone Change ZC-2024-0003.

No Public Comment

Adjourn Public Hearing at 6:59 p.m.

Commissioner Nancy Ojeda made the motion to approve Zone Change ZC-2024-0003; the motion was seconded by Commissioner Sean McCabe; the motion passed 7-0.

5. f 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. Location of heavy truck uses, and 2. Commercial landscaping.

The Public Hearing was opened at 7:03 p.m.

Planner II Yvonne Briscoe presented an ordinance amendment for Chapter 106 "Zoning" Location of heavy truck uses.

Planning Manager Johnna Matthews presented an ordinance amendment for Chapter 106 "Zoning" Commercial Landscaping.

Virginia Pearson Turner 231 Bayside Dr., La Porte TX – spoke about the setback requirements to allow enough room for landscaping.

Adjourn Public Hearing at 7:23 p.m.

Commissioner Nancy Ojeda made a motion to recommend Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte, Texas, by revising regulations related to 1. Location of heavy truck uses, and 2. Commercial landscaping. The motion was seconded by Commissioner Sean McCabe; the motion passed 7-0.

6. 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 – January 16, 2025

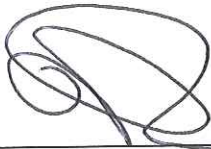
The Assistant City Manager Matt Daeumer introduced Planning Technician Lindsey Obregon.

7. 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

8. ADJOURN: Without objection, the meeting adjourned at 7:25 p.m.



Victor Peres, Planning and Zoning Commission Chairman



Nancy Ojeda, Planning and Zoning Commission Secretary