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Chairman
STEVE GILLET
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
MARCH 20, 2025**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, March 20, 2025, 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; Mark Follis; Dewey Walls, and Nancy Ojeda.

Commissioners absent: Commissioner Joe Mock was absent.

City Staff present: Ryan Hvitlæk, Director of Planning & Development; Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Lindsey Obregon, Planning Technician; Matt Daeumer, Assistant City Manager, Clark Askins, City Attorney; and Maria Peña Department Coordinator.

1. **CALL TO ORDER** – Chairman Victor Peres called the meeting to order at 6:00 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:** Approve the minutes of the February 20, 2025, regular meeting of the La Porte Planning and Zoning Commission.

Commissioner Dewey Walls motioned to approve the minutes. Commissioner Wayne Landin seconded the motion. The motion passed 8-0.

5. DISCUSSION AND POSSIBLE ACTION

- 5.a **Commercial Plat PLAT-2024-0005** Discussion and possible action on a request for approval of Commercial Plat PLAT-2024-0005, a request by Lucy Magana of Windrose Services for the proposed Carson La Porte One, a 22.195 acre plat located at 12041 N. P St. and legally described as Tract 2 Abstract 5 E Brinson; Harris County, La Porte, Texas.

Item 5.a was withdrawn from the agenda.

- 5.b **Commercial Replat PLAT-2024-0006** Discussion and possible action on a request for approval of Commercial Replat PLAT-2024-0006, a request by Matt Carpenter of Windrose Services for the proposed Carson La Porte Two, a 32.23 acre plat located at 12042 N. P St. and legally described as Lots 904, 905, 906, 909, 910, 911, 918, 919 & 920 & Tracts 907, 908 & 921 La Porte Outlots and Tracts 4, 4E & 4F Abstract 5 E Brinson; Harris County, La Porte, Texas.

Item 5.b was withdrawn from the agenda.

6. PUBLIC HEARINGS AND ASSOCIATED ITEMS

- 6.a **Zone Change ZC-2025-0007** The Commission will hold a Public Hearing to receive input on Zone Change ZC-2025-0007, a request by the City of La Porte, for approval of a City-initiated zone change from General Commercial (GC) to Low-Density Residential (R-1), generally located along S. 8th St. between W. A St. to the north, W. C St. to the south; and includes 201 S. 8th St., 205 S. 8th St., 209 S. 8th St., 218 S. 8th St., 225 S. 8th St., 221 S. 8th St., 300 S. 8th St., 302 S. 8th St., 308 S. 8th St., and 816 W. B St., on an approximately 2.217 acre-tract of land legally described as Lots 1 thru 12 Block 29 La Porte, Lots 17 thru 25 Block 28 La Porte, Tract 1 and 2 La Porte Partial Replat, and Lots 27 thru 32 Block 21 La Porte; Harris County, Texas.

The Public Hearing was opened at 6:03 p.m.

Yvonne Briscoe, Planner II presented the proposed Zone Change ZC-2025-0007 a request for a zone change to align the zoning district to the existing uses of the properties. Staff received two returned notices. One notice in favor and the other in opposition.

Oscar Garcia Jr. owner of Lots 17, 18, 19 & 20, Block 28 La Porte. He purchased the property as General Commercial and would like to keep the property as General Commercial. Mr. Garcia is opposed to the proposed zone change.

Brandy Gwin owner of 314 S. 8th St. stated she is currently operating a service center at 314 S. 8th and purchased the adjacent property 300 S. 8th which is being proposed for zone change. There are homes at 300 S. 8th that will be demolished within 24 months to expand the service center. Brandy Gwin would like to keep the proposed property 300 S. 8th as General Commercial.

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

Commissioner Steve Gillett stated this is a city initiated zoning request and asked for clarification on why staff is requesting this zone change and why these specific lots.

Yvonne Briscoe, Planner II explained that end of last year staff received a zone change for 202 S 8th St. a property north to this request. The Planning & Zoning Commission and City Council instructed staff to review a larger area to align the area with the uses.

Chairman, Victor Peres stated it was a recommendation from the Planning and Zoning Committee for city staff to review that area where all the areas already had homes to make them Residential to be more in conformity with the future land use.

Commissioner Steve Gillett stated the properties in the area are currently zoned General Commercial and the houses that are already there are pre-existing non-conforming and will not be affected. Commissioner Steve Gillett is not in favor of the zone change request.

Commissioner Mark Follis inquired about the house in the area zoned R-1.

City Attorney Clark Askins stated his advice for the city last year was that the future land use already shows a designation of the proposed lots per the Comprehensive Plan as Residential. The house that is already zoned R-1 was occupied by a residential structure as well as to the south and east there are lots occupied by residential structures.

Commissioner Nancy Ojeda stated we received a public comment from 205 S. 8th St. property that is affected and in favor of the request. Commissioner Nancy Ojeda would like to allow the property owners decide a request for zone change of the properties that were purchased as Commercial.

Commissioner Sean McCabe inquired to remove from this request the west side of 8th street and allowing the east side of 8th street to change.

Chairman Victor Peres stated Commissioner Nancy Ojeda recommended to address only the east side of 8th St. leaving the west side of 8th St. General Commercial.

Yvonne Briscoe, Planner II asked for clarification on what properties to leave General Commercial.

Commissioner Dewey Walls stated that properties to the end of 8th St are all Commercial. He recommends not changing the zoning.

Commissioner Wayne Landin inquired if any of the existing homes are destroyed by fire, if they cannot be rebuilt.

Commissioner Mark Follis stated if damage is more than 51% it cannot be rebuilt.

City Attorney, Clark Askins, stated if it is pre-existing non-conforming and the damage is more than 50% the use is lost.

Public Hearing was re-opened at 6:25 p.m.

Mike Kensley S Hwy 146 stated the property next to Oscar Garcia's property is Commercial and currently used by a company.

Commissioner Nancy Ojeda asked Mr. Kensley if the two properties to the north of Oscar are currently used for commercial purposes.

Mike Kensley confirmed.

The Public Hearing was re-adjourned at 6:26 p.m.

Commissioner Steve Gillett inquired about the future land use map being changed if the proposed request is not approved per the future land use.

City Attorney, Clark Askins, stated that the future land use is showing these properties as residential. The properties that do not change could potentially in the future be brought before the Commission and recommends staff to consider changing the future land use map when a property owner wants to develop for commercial purposes.

Director of Planning Ryan Hvitlök, stated the future land use designation of low-density residential on the east side of S. 8th Street aligns with the proposed zoning and therefore staff does not believe the request to be spot zoning.

Commissioner Dewey Walls inquired about the zone change of section east to 8th St.

City Attorney, Clark Askins, stated the section east to 8th St. is zoned commercial and this request is to change it to residential. The comprehensive plan designates future land use as residential. If the zoning for the east side of 8th St. is changed to residential, it would bring conformity to the existing homes and the future land use plan.

Commissioner Mark Follis motioned to approve the proposed zone change for the east side between W. A Street and W. B Street of 8th Street and exclude the properties on the west side of 8th Street. Commissioner Sean McCabe seconded the motion. The motion passed 6-2 with Commissioner Dewey Walls and Steve Gillett in opposition.

- 6.b Special Conditional Use Permit SCUP-2025-0016** The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit SCUP-2025-0016, a request by Loretta Bonds, applicant and owner, for approval of a SCUP to allow a secondary dwelling unit in the Large Lot Residential (LL) zoning district, located at 9818 North H St., on an approximately 2.0 acre tract of land legally described as Tracts 489B-1 & 489C La Porte Outlots; Harris County, Texas.

The Public Hearing was opened at 6:34 p.m.

Yvonne Briscoe, Planner II presented the proposed Special Conditional Use Permit SCUP-2025-0016. Staff mailed 50 notices to property owners and received 2 returned notices in favor to this request.

The applicant was present to answer questions; however, did not give a presentation.

William Cain 1141 Willow Creek stated the applicant also owns the property next to the proposed request and asked for clarification on the proposed request due of flooding concerns.

Planner II, Yvonne Briscoe clarified the proposed request is to convert a portion of the structure located closer to the house into an accessory dwelling unit without adding square footage.

The Public Hearing was adjourned at 6:39 p.m.

Commissioner Mak Follis inquired about the intention of converting the structure into a dwelling unit.

The Public Hearing was re-opened at 6:39 p.m.

The applicant Alan Bonds stated the dwelling unit will be a mother-in-law unit and does not plan to rent the house or secondary dwelling unit. The house and the secondary dwelling unit will be occupied by his family.

The Public Hearing was adjourned at 6:40 p.m.

Commissioner Wayne Landin motioned to approve the proposed Special Conditional Use SCUP-2025-0016. Commissioner Nancy Ojeda seconded the motion. The motion passed 8-0.

7. ADMINISTRATIVE REPORTS

a. Council Action

No comment

b. Next Meeting

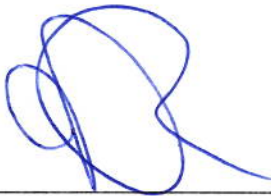
- Regular Meeting – April 17, 2025

8. COMMISSIONER COMMENT

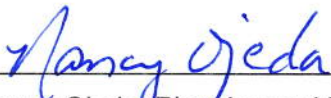
Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed.

No Comment

9. ADJOURN: Without objection, the meeting was adjourned at 6:42 p.m.



Victor Peres, Planning and Zoning Commission Chairman



Nancy Ojeda, Planning and Zoning Commission Secretary

