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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
JUNE 19, 2025**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, June 19, 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; Commissioners Wayne Landin; Richard Warren; Sean McCabe; Steve Gillett; Nancy Ojeda; and Mark Follis.

Commissioners absent: Commissioners Dewey Walls and Joe Mock were absent.

City Staff present: Ryan Hvitlök, Director of Planning and Development; Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Lindsey Obregon, Planning Technician; Clark Askins, City Attorney (Remotely); 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** – Commissioners Dewey Walls 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. **CONSENT AGENDA**

Approval of Consent Agenda items authorizes each to be implemented in accordance with staff recommendations provided. An item may be removed from the Consent Agenda and added for full discussion upon request by a member of the Commission present at this meeting.

4.a **Consider Approval of the Meeting Minutes**

Approve the minutes of the May 15, 2025, regular meeting of the La Porte Planning and Zoning Commission.

Commissioner Sean McCabe made the motion to approve the meeting minutes; the motion was seconded by Commissioner Richard Warren. The motion passed 6-0. Commissioner Nancy Ojeda abstained.

4.b **Commercial Plat #PLAT-2024-0005**

Discussion and possible action concerning Commercial Plat #PLAT-2024-0005, a request by Lucy Magana of Windrose Services for the proposed Carson La Porte One plat, located in

the Light Industrial (LI) and Business Industrial (BI) zoning districts, on approximately 21.05 acres of land located on the south side of State Highway 225, on the north side of N. P Street, and east of Sens Rd.; (HCAD Parcel: 0401770010002), La Porte, Harris County, Texas.

Commissioner Steve Gillett inquired about this item being on the consent agenda.

Chairman Victor Peres stated a replat can be a consent agenda item as long as all state, city, and county guidelines are followed and meet all requirements of the plans submitted. A replat is only to be challenged by the Planning and Zoning Commission if requirements were not met. The purpose of having the replat on the consent agenda is to have approval from the Commission in order to move forward.

Ryan Hvitlok, Director of Planning and Development, stated plats need approval from the Planning and Zoning Commission, but if a plat meets the city codes they have to be approved under state law. The state has recently made some changes to the laws for plats that allow for consent agenda process. The intent is to streamline the agenda.

Commissioner Steve Gillett stated he is not aware of plat regulations.

Chairman Victor Peres explained that while replats are traditionally placed later in the agenda, the new method allows the city to include plats that meet the requirements on the consent agenda. This streamlines the meeting process.

Clark Askins, City Attorney, explained if there is no objection or desire of any member to remove an item from the consent agenda and have a more detailed discussion that the Commission could approve all three items, the two commercial plats and the meeting minutes all at once. The process would be similar to that of City Councils.

Clark Askins, City Attorney, stated that if Commissioner Ojeda is abstaining only from voting on the meeting minutes and not from commercial plats, then the commercial plats would need to be voted on separately.

Commissioner Steve Gillett made the motion to approve #PLAT-2024-0005; the motion was seconded by Commissioner Sean McCabe. The motion passed 7-0.

4.c Commercial Replat #PLAT-2024-0006

Discussion and possible action concerning Commercial Replat #PLAT-2024-0006, a request by Matt Carpenter of Windrose Services for the proposed Carson La Porte Two replat, located in the Light Industrial (LI) zoning district, on approximately 32.23 acres of land located at 12042 North P St. (HCAD Parcels: 0231470000904 and 0401790000020), La Porte, Harris County, Texas.

Commissioner Steve Gillett made the motion to approve #PLAT-2024-0006; the motion was seconded by Commissioner Sean McCabe. The motion passed 7-0.

5. PUBLIC HEARINGS AND ASSOCIATED ITEMS

5.a Future Land Use Plan Amendment #FLUP-2025-0008

The Commission will hold a Public Hearing to receive input on Future Land Use Plan Amendment (FLUP) #FLUP-2025-0008, a request by the City of La Porte, Texas, for a City-initiated FLUP amendment from General Commercial to Medium-Density Residential, on approximately 0.29 acres of land generally located along the east side of North 1st St. between W. Madison St. to the south, and W. Barbours Cut Blvd. to the north, (HCAD Parcels: 0232180080009, and 0232180080012); La Porte, Harris County, Texas.

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

Yvonne Briscoe, Planner II, presented the request of the proposed Future Land Use Amendment #FLUP-2025-0008. Staff mailed 47 notices to property owners within 300 feet of the site and did not receive any returned notices.

Terri Hayes 1205 Robinson Rd thanked the Commission and the Planning & Development Department for bringing into consideration this city-initiated request.

The Public Hearing was adjourned at 6:15 p.m.

Commissioner Steve Gillett inquired the reason for the city-initiated request and asked for a comprehensive list of possible future city-initiated requests.

Yvonne Briscoe, Planner II, added this city-initiated request was brought up by a City Council member.

Commissioner Mark Follis inquired about the sub-committee meetings.

Yvonne Briscoe, Planner II, stated it has been a couple of months since they met on Chapter 106 Ordinance amendments. There are items to discuss and will continue to meet in the future.

Commissioner Mark Follis shared that an annual comprehensive review including the Future Land Use Map needs to be completed by June.

Commissioner Nancy Ojeda stated the proposed property is a continuation of a street with duplexes in a residential area and is in favor of this request.

Commissioner Mark Follis made the motion to approve Future Land Use Plan (FLUP) Amendment #FLUP-2025-0008; the motion was seconded by Commissioner Nancy Ojeda. The motion passed 7-0.

5.b Zone Change #ZC-2025-0008

The Commission will hold a Public Hearing to receive input on Zone Change #ZC-2025-0008, a request by the City of La Porte, Texas, for a City-initiated Zone Change from General Commercial (GC) to Medium-Density Residential (R-2), on approximately 0.29 acres of land generally located along the east side of North 1st St. between W. Madison St. to the south, and W. Barbours Cut Blvd. to the north, (HCAD Parcels: 0232180080009, and 0232180080012); La Porte, Harris County, Texas. [Yvonne Briscoe, Planner II]

The Public Hearing was opened at 6:20 p.m.

Yvonne Briscoe, Planner II, presented the request of the proposed Zone Change #ZC-2025-0008.

The Public Hearing was adjourned at 6:21 p.m.

Commissioner Steve Gillett inquired about the policy regarding who can request city-initiated items.

Ryan Hvitlok, Director of Planning and Development, stated there are no rules and procedures. This is an application requested by the City Manager as representative of the city.

Commissioner Steve Gillett asked for clarification on who requested the city-initiated request.

Yvonne Briscoe, Planner II, clarified the City Councilman asked staff to look at the zoning of this area. City staff agreed this area should be residential and staff moved forward with this city-initiated request.

Ryan Hvitlok, Director of Planning and Development, stated that a Council Member can discuss it with staff and the City Manager makes the determination with professional recommendation from Planning.

Commissioner Mark Follis inquired if the Planning and Zoning Commission would use the state law government body's rules that allows either a Chairman, City Manager, Staff, or three Commissioners to add a city-initiated item to the agenda.

Clark Askins, City Attorney, agreed that the Planning and Zoning Commission would use state law to add city-initiated items on the agenda.

Commissioner Nancy Ojeda made the motion to approve Zone Change #ZC-2025-0008; the motion was seconded by Commissioner Sean McCabe. The motion passed 7-0.

5.c Residential Replat #PLAT-2025-0022

The Commission will hold a Public Hearing to receive input on Residential Replat #PLAT-2025-0022, a request by Javier Morales, applicant, on behalf of Jorge Moreno, owner, for the proposed Moreno Gardens replat, in the Low Density Residential (R-1) zoning district, on approximately 0.29 acres of land located at 1216 West B St. (HCAD Parcels: 0231650250013, and 0231650250031), La Porte, Harris County, Texas. [Johnna Matthews, Planning Manager]

The Public Hearing was opened at 6:27 p.m.

Johnna Matthews, Planning Manager presented the request of the proposed Residential Replat #PLAT-2025-0022. Staff mailed 18 notices to property owners within 300 feet of the site and did not receive any returned notices.

The applicant Jorge Moreno 216 E. Polk St. explained the reason for the request. He further added the plans for the property include two proposed homes.

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

Chairman Victor Peres inquired the reason why this Residential Replat was not with the other plats under the consent agenda items.

Ryan Hvitlok, Director of Planning and Development, mentioned that under state law Residential Replats require a public hearing.

Commissioner Sean McCabe made the motion to approve #PLAT-2025-0022; the motion was seconded by Commissioner Wayne Landin. The motion passed 7-0.

5.d Zone Change #ZC-2025-0010

The Commission will hold a Public Hearing to receive input on Zone Change #ZC-2025-0010, a request by Bradley Johnson and Daniel Zoch of Carson Company, applicant, on behalf of Union Pacific Railroad Company, owner, for a Zone Change from Business Industrial (BI) to Light Industrial (LI) on a portion of the approximately 22.6 acres of land located on the south side of State Highway 225, on the north side of N. P Street, and east of Sens Rd.; (HCAD Parcel 0401770010002), La Porte, Harris County, Texas. [Johnna Matthews, Planning Manager]

The Public Hearing was opened at 6:33 p.m.

Johnna Matthews, Planning Manager presented the request of the proposed Zone Change #ZC-2025-0010. Staff mailed eight notices to property owners within 300 feet of the site and one notice was returned in favor of the request.

Bradley Johnson 13165 Barryknoll Lane, representative of Carson Company, explained the reason for the request and provided clarification for the Commissioners.

Mandi Williams 11207 N. H. St. stated that she has spoken with the developer of the proposed project and discussed the outlooks the surrounding community has for the property. She expressed concerns about increased heavy truck traffic, noting that Sens Road is not designated as a truck route. Ms. Williams is not in favor of this request and mentioned any development should comply in accordance with the existing zoning regulations.

The Public Hearing was adjourned at 6:43 p.m.

Commissioner Mark Follis stated there is a warehouse on Sens Road and they have 18 wheelers and if this request gets rezoned Light Industrial it will allow them to have heavier uses. In the case of distributor ships they do not fall on the truck route requirement because they are not a warehouse use or trucking terminal use. This request is not on a truck route, however some of their tenants could include heavy truck uses.

Chairman Victor Peres inquired about the rule that applies to Business Industrial or Light Industrial as long as trucks are going to the place of destination and if trucks are allowed to use that road.

Clark Askins, City Attorney, stated that is correct.

Commissioner Mark Follis stated if this remains Business Industrial there should be less trucks.

Commissioner Wayne Landin stated there are many trucks that do not pay attention to the truck route. There are people on horses and ATVs in the Lomax area. Commissioner Wayne Landin is opposed to the request.

Commissioner Nancy Ojeda pointed out that zoning map Exhibit B shows the property surrounded by Light Industrial and it looks like that is what it should be. However, she also understands the trucking issue being a concern. Commissioner Nancy Ojeda stated she will be abstaining. The reason is her disagreement with the Mayor and the Council making a statement of opposition toward this before the applicant had due process.

Commissioner Mark Follis made the motion to deny Zone Change #ZC-2025-0010; the motion was seconded by Commissioner Sean McCabe. The motion to deny passed 5-1. Chairman Victor Peres in opposition and Commissioner Nancy Ojeda abstained.

Clark Askins, City Attorney, stated when this goes to City Council it will trigger super majority requirements. It will take a minimum of seven City Council level to approve the Zone Change Request.

5.e Residential Replat #PLAT-2025-0023

The Commission will hold a Public Hearing to receive input on Residential Replat #PLAT-2025-0023, a request by Donna Eckles of Pro-Serv, applicant, on behalf of Stacy Sanders, owner, for the proposed Kent Acres replat in the Large Lot Residential (LL) zoning district, on approximately 6.7 acres of land located at 10922 North P St. (HCAD Parcel 0231400000395), La Porte, Harris County, Texas. [Yvonne Briscoe, Planner II]

Residential Replat #PLAT-2025-0023 was withdrawn by the applicant.

6. ADMINISTRATIVE REPORTS

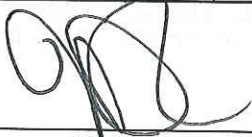
Ryan Hvitlok, Director of Planning and Development, shared updates on the previous Council Actions.

7. COMMISSIONER COMMENT

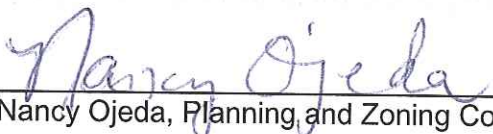
Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed.

No comment.

8. ADJOURN: Without objection, the meeting was adjourned at 6:52 p.m.



Victor Peres, Planning and Zoning Commission Chairman



Nancy Ojeda, Planning and Zoning Commission Secretary