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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 REGULAR MEETING OF THE  
LA PORTE PLANNING AND ZONING COMMISSION  
JULY 17, 2025**

**The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, July 17, 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:** Commissioners Wayne Landin; Sean McCabe; Steve Gillett; Joe Mock; Mark Follis; Dewey Walls; Nancy Ojeda; and Richard Warren.

**Commissioners absent:** Chairman Victor Peres.

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

- 1. CALL TO ORDER** – Commissioner Richard Warren called the meeting to order at 6:02 p.m.
- 2. ROLL CALL OF MEMBERS** – Chairman Victor Peres 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. 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 THE APPROVAL OF THE MEETING MINUTES**

Approve the minutes of the June 19, 2025, regular meeting of the La Porte Planning and Zoning Commission.

Commissioner Nancy Ojeda made the motion to approve the meeting minutes; the motion was seconded by Commissioner Wayne Landin. The motion passed 8-0.

**5. PUBLIC HEARING AND ASSOCIATED ITEMS**

**5.a 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.

The Public Hearing was opened at 6:05 p.m.

Yvonne Briscoe, Planner II presented the proposed Residential Replat #PLAT-2025-0023. Staff mailed eighteen notices to property owners within 300 feet of the site. Staff received one notice in favor and three in opposition.

Donna Eckles of Pro-Serv, 211 Laurel Dr., Friendswood TX, applicant, on behalf of Stacy Sanders was present to answer questions.

Commissioner Mark Follis asked Donna Eckles of Pro-Serv if she was representing the owner as a survey company.

Donna Eckles of Pro-Serve said yes.

Melissa Free, 10908 N P St. inquired total of houses allowed per lot.

Commissioner Mark Follis stated only single family for each of the lot.

Kelley Weland on behalf of Mother Linda Peterson, 10910 N P St. asked for confirmation the Platting request is for two acres and four acres. On the two acres the current house would have to be removed in order to build a new house and on the four acres only one house is allowed.

Commissioner Mark Follis stated yes and thinks they can have a 5,000 sq. ft. barn in Lomax Large Lot, and they can have a Mother-in-Law Suite within that 5,000 sq ft. barn. On the one lot the house would need to be removed to build a new house.

Kelley Weland on behalf of Mother Linda Peterson, 10910 N P St. inquired where the road for the four acres would be located.

Yvonne Briscoe, Planner II explained the location of the proposed driveway on the proposed Plat and stated it is a driveway not a road.

David Garza, 10822 N P St. wanted to reconfirm the total houses allowed between both lots for this replat request.

Commissioner Mark Follis stated two.

John Free, 10908 N P St. stated he is in favor of the request allowing two houses.

Kelley Weland on behalf of Mother Linda Peterson, 10910 N P St. inquired if the four acres would be allowed a future replat into one acre lots to build one house per acre.

Commissioner Mark Follis stated the minimum would need to be one acre and a minimum lot width of 90 feet. If they meet all the standards, it would be allowed. If they meet all the parameters, they could possibly subdivide.



Kelley Weland inquired about where she could find the parameter information.

Commissioner Mark Follis stated Chapter 106. The minimum is one acre and width minimum of 90 feet. In this case it is a flag shaped lot, and the front does not meet the 90 feet, but the definition of lot width is where the building setback is, and it does meet the minimum of 90 feet which would be allowed.

Commissioner Steve Gillett asked Clark Askins, City Attorney, for clarification.

Clark Askins, City Attorney stated under state law when it comes to approval of a submitted Plat application, it does say that if the body approving the Plat finds that the Plat meets all legal requirements which are state law requirements and under Ordinance Chapter 86, it's not a discretionary part on the Board. If all requirements are met it can't be disapproved. The law states if the board denies it, they must state the reasons why it is being denied.

Commissioner Steve Gillett asked for confirmation if Lomax is zoned in a large lot district and if that meant five acres.

Clark Askins, City Attorney stated the Large Lot zoning district has a one acre minimum.

Ran Hvitlæk, Planning and Development Director stated that if the applicant would submit another request to replat, they would need to go through another replat process, and it would require another public hearing, and the public would be notified.

Commissioner Wayne Landin commented on the lot width requirement and concerns of the current Ordinance allowing a lot to be 90 feet wide. This will be discussed at the next Sub-Committee meeting that 90 feet be further defined as road frontage and not lot width because this would also eliminate some of the distances along HL or RP in that area.

Commissioner Mark Follis stated some cities define lot width as road frontage. Some discretion is provided for cul-de-sac lots not being 50 foot at the road but are 50 foot wide at the building line.

Commissioner Wayne Landing stated maybe considering a special lot width for the Lomax area Large Lot definition.

The Public Hearing was adjourned at 6:22 p.m.

Commissioner Mark Follis stated by reviewing this the front setback for Lot 2 is showing a front setback of 20 feet at the road and 20 feet toward the back. Per Ordinance by definition the 20 feet setback should be at the back not at the front and would like to clarify that you can't build anything at the front. The plat shows its for egress easement but getting rid of that front setback and shows the front setback where it's supposed to be making it clear they can't build anything at the front being the lot is not wide enough.

Ryan Hvitlæk, Planning and Development Director stated that is a solution. It is marked that the pole of the flag lot is intended only for access, but it is something that could be added as a condition to amend that if the Commission agrees.

Donna Eckles of Pro-Serv, applicant, on behalf of Stacy Sanders stated that per Ordinance there is a 25 foot at the street setback, the second lot there is also a 25 foot from the property line and asked for clarity of why it would be removed.

Commissioner Mark Follis stated it would not be removed it would be moved just on Lot 2 and make it one straight line across and not have two front setbacks.

Ryan Hvotlæk Planning and Development Director, stated is shows a 50 x 204.19 portion and asked Commissioner Mark Follis if he would be comfortable if it would be crossed hatched to address the concern.

Commissioner Mark Follis agreed.

Donna Eckles of Pro-Serv, applicant, on behalf of Stacy Sanders asked for clarification.

Ryan Hvotlæk Planning and Development Director explained the setback on the Plat.

Commissioner Mark Follis made the motion to approve Residential Replat #PLAT-2025-0023 with the exception to move the front building line back even with the other building line to where it is abundantly clear and cross hatch the area restricted for access; the motion was seconded by Commissioner Sean McCabe. The motion passed 8-0.

**5.b Future Land Use Plan (FLUP) Amendment #FLUP-2025-0012**

The Commission will hold a Public Hearing to receive input on Future Land Use Plan (FLUP) Amendment #FLUP-2025-0012, a request by Jorge Moreno, applicant/owner, to change the designation in the FLUP from General Commercial to Low Density Residential on approximately 0.14 acres of land located at 514 N. 11th St. (HCAD Parcel: 0232130980009), La Porte, Harris County, Texas.

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

Yvonne Briscoe, Planner II presented the proposed Future Land Use Plan (FLUP) Amendment #FLUP-2025-0012. Staff mailed twenty-eight notices to property owners within 300 feet of the site. As of date, no notices were returned.

Jorge Moreno, 216 E Polk St., the applicant stated the plan is to build a residential home. There is an existing home next to this property, but it is zoned General Commercial, and would like to build a maximum 1800 sq foot one story home.

Commissioner Nancy Ojeda inquired if Jorge Moreno has built homes in La Porte previously.

Jorge Moreno, 216 E Polk, the applicant, stated he has built several homes in La Porte, and some are currently under construction.

Commissioner Joe Mock mentioned there have been several inquiries for zone changes for building Single Residential on General Commercial properties and asked if there is a plan to proactively rezone some of the areas.

Yvonne Briscoe, Planner II stated staff looked at the larger area when this request was received and may need to look at rezoning additional properties along the street but did not want to hold the applicant from moving forward with their request. As these requests are received staff is considering the larger areas.

Commissioner Mark Follis stated a comprehensive review should be done annually for Chapter 106, the Zoning Map, and Future Land Use Plan which has not been done in years.



Ryan Hvitløk Planning and Development Director stated we are scheduled to have a Chapter 106 meeting at the end of the month and several other meetings as staff has identified several things that need to be addressed. The plan is to completely override Chapter 106 and that would probably start later this fall.

Commissioner Steve Gillett stated there are two houses next to the proposed request and inquired why the reason the other properties are not included to prevent spot zoning.

Yvonne Briscoe, Planner II explained staff does not hold a request back but as these requests are received staff looks at the surrounding zoning areas for rezoning. The request is not spot zoning as the R-1 zoning district extends to the west.

Commissioner Steve Gillett asked Clark Askins, City Attorney, to clarify why this is not spot zoning.

Clark Askins, City Attorney stated this is similar to recent applications and the most important factor is the subject property to the north and to the south is surrounded by residential homes. The law whenever a spot zoning challenge is made it looks at the character of the surrounding properties and in this case the entire half of the block of this subject property is surrounded by vacant or residential single-family dwellings which would be consistent with the surrounding properties. The other factor would be the Comprehensive Plan.

Ryan Hvitløk, Planning and Development Director agrees with Yvonne Briscoe, Planner II this property is adjacent with R-1 which is a reason this is not considered spot zoning.

No Public Comment.

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

Commissioner Mark Follis made the motion to approve Future Land Use Plan (FLUP) Amendment #FLUP-2025-0012; the motion was seconded by Commissioner Nancy Ojeda. The motion passed 7-1. Commissioner Steve Gillett in opposition.

**5.c Zone Change #ZC-2025-0012**

The Commission will hold a Public Hearing to receive input on Zone Change #ZC-2025-0012, a request by Jorge Moreno, applicant/owner, for a Zone Change from General Commercial (GC) to Low Density Residential (R-1) on approximately 0.14 acres of land located at 514 N. 11th St. (HCAD Parcel: 0232130980009), La Porte, Harris County, Texas.

The Public Hearing was opened at 6:42 p.m.

Yvonne Briscoe, Planner II presented the proposed Zone Change #ZC-2025-0012 related to zone Change #ZC-2025-0012. Staff mailed twenty-eight notices to property owners within 300 feet of the site. As of date, no notices were returned.

The applicant was present to answer questions.

No Public Comment.

The Public Hearing was adjourned at 6:44 p.m.

Commissioner Nancy Ojeda made the motion to approve Zone Change #ZC-2025-0012; the motion was seconded by Commissioner Sean McCabe. The motion passed 7-1. Commissioner Steve Gillett in opposition.

**5.d Special Conditional Use Permit (SCUP) #SCUP-2025-0021**

The Commission will hold a Public Hearing to receive input on Special Conditional Use Permit (SCUP) #SCUP-2025-0021, a request by Travis Baker, applicant, on behalf of Durco LTD, owner; for a SCUP to allow for a commercial parking lot to be used as off-site parking in the General Commercial (GC) zoning district, on approximately 1.5 acres of land, generally located on the west side of S. 14th St. between West A St. to the south and W. Spencer Hwy. to the north (HCAD Parcel: 0240910230011); La Porte, Harris County, Texas.

This item was withdrawn at the request of the owner/ applicant.

**6. DISCUSSION AND POSSIBLE ACTION**

**6.a Extension of Special Conditional Use Permit (SCUP) #SCUP-2024-0001**

Consider approval of an extension of time for Special Conditional Use Permit (SCUP) #SCUP-2024-0001, adopted by Ordinance 2024-4018 on September 23, 2024, a request by Michael and Elizabeth Stone, applicant and owner, to allow for the development of a single-family home within the Planned Unit Development (PUD) zoning district, on approximately 11.8 acres of land generally located on the south side of McCabe Rd. between SH 146 to the west, and S. Broadway St. to the east (HCAD Parcel: 0402440010010), La Porte, Harris County, Texas.

Johnna Matthews, Planning Manager, presented the proposed Extension of Special Conditional Use Permit (SCUP) #SCUP-2024-0001.

Commissioner Joe Mock and Commissioner Mark Follis discussed the subject property and the interest of the community amount of soil coverage.

Commissioner Nancy Ojeda made the motion to approve the Extension of Special Conditional Use (SCUP) #SCUP-2024-0001 a one year extension on 11.8 acres of land on Mc Cabe and Hwy 146; the motion was seconded by Dewey Walls. The motion passed 8-0.

**7. ADMINISTRATIVE REPORTS**

Ryan Hvitlæk, Planning and Development Director presented administrative reports.

- 106 Committee meeting is scheduled for July 30, 2025.
- Shared update on the previous Council Actions.

**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.*

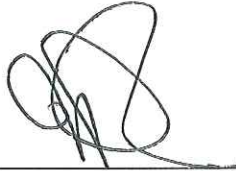
Commissioner Steve Gillet stated he voted against the Rezone and the change of the Future Land Use Map not because of the applicant being allowed to build a home at that property but because he disagrees with spot zoning.



Commissioner Mark Follis stated he would like to direct staff and with two other Commissioners' approval to have Chapter 106 and Zoning Map on a future agenda to have a workshop and have a compressive look at the zoning map.

Clark Askins, City Attorney, stated our Planning and Zoning Commission by-laws don't have a procedure for that but staff can add the item to the agenda.

**9. ADJOURN:** Without objection, the meeting was adjourned at 6:55 p.m.



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Victor Peres, Planning and Zoning Commission Chairman



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Nancy Ojeda, Planning and Zoning Commission Secretary

