

**Planning and Zoning Commission
Minutes of June 21st, 2018**

Commissioners Present: Nick Barrera, Mark Follis, Wyatt Smith, Trey Kendrick, Richard Warren, and Chairman Hal Lawler

Commissioners Absent: Christina Tschappat, Helen LaCour, Lou Ann Martin

City Staff Present: City Attorney Clark Askins, Assistant City Manager Jason Weeks, Planning and Development Director Richard Mancilla, City Planner Ian Clowes, City Engineer Lorenzo Wingate, Planning Technician Chase Stewart, Economic Development Coordinator Ryan Cramer

CALL TO ORDER.

Chairman Hal Lawler called the meeting to order at 6:01 p.m.

ROLL CALL OF MEMBERS.

Commissioners Tschappat, LaCour, & Martin, were not present for the meeting.

CONSIDER APPROVAL OF THE MEETING MINUTES:

a. May 17th, 2018 Meeting

Motion by Commissioner Smith to approve the meeting minutes of May 17th, 2018, under the condition of amendment of minor errors. **Second by** Commissioner Barrera. **Motion carried.**

Ayes: Commissioners Barrera, Follis, Smith, Kendrick, Warren, and Chairman Lawler

Nays: None **Passes Unanimously**

Major Development Plat (6:05pm): Consider approval of a Major Development Plat, Bay Area 28; a commercial development consisting of 3 lots on 28 acres located on Bay Area Blvd.

Motion by Commissioner Follis to approve the Major Development Plat under the condition that all comments from staff are satisfied. **Second by** Commissioner Kendrick **Motion carried.**

Ayes: Commissioners Barrera, Follis, Smith, Kendrick, Warren, and Chairman Lawler

Nays: None **Passes Unanimously**

Consideration (6:10 pm): Consider a request by David Woodward of Genesis Design Group, for approval of a waiver to the city’s Design Guidelines (Exterior Façade Materials) for the proposed CVS Pharmacy to be located at 3122 Underwood Rd.

Motion by Commissioner Barrera for approval of the Design Guidelines waiver.

Second by Commissioner Warren **Motion Carried**

Ayes: Commissioners Barrera, Follis, Smith, Kendrick, Warren, and Chairman Lawler

Nays: None **Passes Unanimously**

Public Hearing (6:15 pm): Open Public Hearing to receive input on an application for Zone Change #18-92000004, a request by Louisiana Chemical Equipment Co., L.L.C., applicant and owner; for approval of a zone change from Large Lot District Residential (LLD) to Light Industrial (LI), for a 6.43 acre tract of land located adjacent to the southern edge of 11100 SH 225 and legally described as Tracts 351 & 352, La Porte Outlots.

Staff Report: Mr. Ian Clowes, City Planner, presented staff’s report on a request by Louisiana Chemical Equipment Co., L.L.C., for a zoning change from Large Lot District Residential (LLD) to Light Industrial (LI) with an intended use of a laydown yard expansion for the business. City Planner, Mr. Clowes, described the surrounding area to be partially Light Industrial (LI) and Large Lot District Residential (LLD). Staff recommended denial of the zone change request.

Applicant Presentation: Richard Helobran, Louisiana Chemical Equipment Co., L.L.C., outlines the laydown storage facility to the commission members as well as the public in attendance. Provides clarification to property location and adjacent lots. City Attorney, Mr. Clark Askins, informs the commission about the legality of conditional zoning.

Public Comments (for, against, or question):

- Kelsey Ford, 11110 Hwy 225 (Quala) – **For:** Outlines regulations against sound, environment, and air pollution from OSHA.
- Theresa Trevino, 11034 Bois D’Arc – **Against:** Resident to the adjacent neighborhood “Battleground Estates”. Voiced various complaints about both Louisiana Chemical and Quala Wash.
- Nathan Bretting, 11127 Skyview Ln – **Against:** Citizen of La Porte, not a resident of adjacent properties
- Cliff Willson, 1120 Robinson Rd – **Against:** Citizen of La Porte voiced opposition to the zone change

- Julia Hutchins, 11311 N P. St – **Against:** Citizen of La Porte voiced opposition to the zone change

ADJOURN PUBLIC HEARING

Chairman Lawler closed the public hearing at 6:51 p.m.

CONSIDERATION: Consider recommendation to City Council on Zone Change #18-92000004

Motion by Commissioner Kendrick to recommend to City Council, to deny the zone change #18-92000004

Second by Commissioner Warren. **Motion carried.**

Ayes: Commissioner Barrera, Smith, Kendrick, Warren, and Chairman Lawler

Nays: None **Abstain:** Commissioner Follis

FUTURE LAND USE MAP AMENDMENT: (Item 9) Mr. Clowes presented staff's report on an amendment to the Future Land Use Plan from General Commercial to Low-Density Residential in conjunction with zone change #18-92000004 approval for property located adjacent to the southern edge of 11100 SH 225.

Motion by Commissioner Kendrick for denial of the Future Land Use Amendment.

Seconded by Commissioner Warren. **Motion Carried.**

Ayes: Commissioner Barrera, Smith, Kendrick, Warren, and Chairman Lawler

Nays: None **Abstain:** Commissioner Follis

Public Hearing (Item 10) 6:55pm: Open public hearing to receive input on an application for a Special Conditional Use Permit (SCUP) #18-91000005, a request by Nirmal Gandhi, applicant; on behalf of Nick Desai, owner; to allow for a Hotel/Motel Use to locate on a 0.85 acre tract of land legally described as Lots 1-32, Block 173, Town of La Porte Subdivision.

Staff Presentation: Mr. Ian Clowes, City Planner, presented staff's report on a request for a Special Conditional Use Permit (SCUP) to allow for a Hotel/Motel Use on a 0.85 acre tract of land legally described as Lots 1-32, Block 173, Town of La Porte Subdivision. Mr. Clowes passed a recommendation of denial from staff to the commission.

Applicant Presentation: Nick Desai introduces himself to the commission and answers any questions.

Public Comments (for, against, or question):

Margret Russel, 1103 Park, La Porte Texas – **For**

ADJOURN PUBLIC HEARING

Chairman Lawler closed the public hearing at 7:04 p.m.

Motion: Commissioner Kendrick motion to deny **Seconded:** Commissioner Follis
Motion Carried

Ayes: Commissioners Barrera, Follis, Smith, Kendrick, Warren, and Chairman Lawler

Nays: None **Unanimously Denied**

Public Hearing: (Item 13) 7:08 pm: Open Public Hearing to receive input on an application for a Special Conditional Use Permit (SCUP) #18-91000006, a request by Jaison Becher, applicant; on behalf of Satish Bechar, owner; to allow for a Hotel/Motel Use, to locate on a 0.87 acre tract of land legally described as Reserve A, Denny’s Classic Diner La Porte Subdivision.

Staff Presentation: Mr. Ian Clowes, City Planner, presented staff’s report on a request for a Special Conditional Use Permit (SCUP) to allow for a Hotel/Motel Use on a 0.87 acre tract of land legally described as Reserve A, Denny’s Classic Diner La Porte Subdivision. Mr. Clowes passed a recommendation of denial from staff to the commission.

Applicant Presentation

Jaison Bechar introduces himself to the commission and answers any questions commission members may have directed to him.

ADJOURN PUBLIC HEARING

Chairman Lawler closed the public hearing at 7:17 p.m.

Motion: Commissioner Kendrick motion to deny **Seconded:** Commissioner Follis
Motion Carried

Ayes: Commissioners Barrera, Follis, Smith, Kendrick, Warren, and Chairman Lawler

Nays: None **Unanimously Denied**

DISCUSSION ITEMS (Item 16) 7:18pm

- a) Chapter 86 (Development Ordinance) & PICM discussion

- Staff consulted with City Attorney to clearly define if P&Z has authority over Chapter 86. The PICM is under the discretion of the City Engineer (Mr. Lorenzo Wingate) and is subject for approval by City Council
- b) 106 Subcommittee Recommendations
 - Staff introduces changes to Chapter 106, developed in coordination with the Subcommittee, to the P&Z commission
- c) Robert's Rules of Orders Seminar
 - Mr. Ian Clowes informs the commission of an upcoming seminar that members are invited to attend

Motion for Adjournment: Commissioner Warren **Seconded:** Commissioner Kendrick
Motion Carried

Ayes: Commissioners Barrera, Follis, Smith, Kendrick, Warren, and Chairman Lawler
Nays: None **Passes Unanimously**

Chairman Lawler adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Chase Stewart
Planning Technician

Passed and Approved on _____, 2018.

Hal Lawler
Chairman, Planning and Zoning Commission