

**Planning and Zoning Commission
Minutes of October 11th, 2018**

Commissioners Present: Nick Barrera, Mark Follis, Wyatt Smith, Richard Warren, Christina Tschappatt, Jo Ann Pitzer, and Chairman Hal Lawler

Commissioners Absent: Commissioners Kendrick and Martin

City Staff Present: Assistant City Attorney Clark Askins, City Planner Ian Clowes, Planning Technician Chase Stewart, City Engineer Lorenzo Wingate

CALL TO ORDER: (6:03pm)

Chairman Hal Lawler called the meeting to order at 6:03 p.m.

ROLL CALL OF MEMBERS: (6:03pm)

Commissioners Kendrick and Martin were absent for this meeting

Final Plat: (6:04pm): Consider approval of a Final Plat for Bay Area 28; a commercial development consisting of 3 reserves on 28.25 acres located on Bay Area Blvd.

Motion by Commissioner Follis to approve the proposed Final Plat for Bay Area 28

Second by Commissioner Smith **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler

Nays: None **Motion to approve passes, 6-0**

Major Development Site Plan (6:22pm): Consider approval of the major development site plan #18-8300003, Domain at La Porte; an 18.02 acre development located at 3300 Bay Area Blvd

Staff Presentation: City Planner, Mr. Ian Clowes, presents a Major Development Site Plan to the commission for approval. The site plan proposed is for "Domain at La Porte", a multi-family apartment complex to be located at 3300 Bay Area Blvd.

Question and Answer: Commissioner Barrera raises concern about ADA parking on the property. Commissioner Follis also questions the layout and how ADA parking requirements have been met by the applicant. Commissioner Follis proposes conditional approval of the site plan under the premise that the requirements for ADA accessibility and parking have adequately been met by the applicant in the proposed site plan.

Motion by Commissioner Follis with conditions for Staff to address
Second by Commissioner Barrera **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler
Nays: None **Motion to approve passes, 6-0**

Consideration: Consider recommendation to City Council on an application for Special Conditional Use Permit (SCUP) #18-91000013, a tabled item from the September 20, 2018 regular meeting; to allow for a Hotel/Motel Use, to locate on a 3.77 acre tract of land legally described as Reserve B, Block 1, M&K Development Amend.

Motion by Commissioner Follis to approve the proposed SCUP #18-91000013, a Hotel/Motel Use, with conditions
Second by Commissioner Barerra **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler
Nays: None **Motion to approve passes, 6-0**

Discussion Items (6:51pm)

1. Proposed Development Agreement Amendments – Port Crossing:
Motion by Commissioner Follis to approve recommendation to Council for revisions of Port Crossing Development Agreement with conditions
Second by Commissioner Smith **Motion to approve carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler
Nays: None **Motion to approve passes, 6-0**

2. Chapter 106 Amendments
Staff proposed to the Commission a meeting of subcommittee members to address issues raised by Council. These include “Warehouse v. Distribution Center” definition, generating language to address shipping container homes in the City of La Porte, and potential alterations to the SCUP requirements for “Hotel/Motel”
3. City Council Action – 9.24.18:
Staff informed the Commission of the decisions by City Council for cases that were heard at the September 24th meeting.

ADJOURN PUBLIC HEARING

Chairman Lawler closed the public hearing at 7:46pm

Motion by Commissioner Smith with to adjourn public hearing

Second by Commissioner Warren **Motion to adjourn carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Warren, Pitzer, and Chairman Lawler

Nays: None **Motion to approve passes, 6-0**

Chairman Lawler adjourned the meeting at 7:46 pm .

Respectfully submitted,



Chase Stewart
Planning Technician

Passed and Approved on November 15, 2018.



Hal Lawler
Chairman, Planning and Zoning Commission



Trey Kendrick
Secretary, Planning and Zoning Commission