

**Planning and Zoning Commission
Minutes of October 17, 2019**

Commissioners Present: Chairman Hal Lawler, Nick Barrera, Donna O’Conner, Christina Tschappat, Richard Warren, Jo Ann Pitzer, Mark Follis, Lou Ann Martin

Commissioners Absent: Commissioner Kendrick

City Staff Present: Assistant City Attorney Clark Askins, Assistant City Manager Jason Weeks, Planning & Development Director Teresa Evans, City Planner Ian Clowes, Planning Technician Chase Stewart

1. CALL TO ORDER:

Chairman Lawler called the meeting to order at 6:00 p.m.

2. ROLL CALL OF MEMBERS:

Commissioner Kendrick was absent for this meeting

3. Consider Approval of Meeting Minutes:

- a) September 19, 2019 Minutes

Motion by Commissioner Tschappat to approve the proposed meeting minutes.

Second by Commissioner Barrera

Motion to approve carried

Ayes: Commissioners Barrera, O’Conner, Tschappat, Warren, Pitzer, Martin, and Chairman Lawler

Abstain: Commissioner Follis

Nays: None

Motion to approve passes, 7-0

- 4. Public Comment (6:01 pm): Chuck Rosa – 812 S Virginia St., La Porte TX –** Voiced concerns about citizen comment time limits and the lack of enforcement. Additionally, voiced personal opinion in regards to voting patterns of the Planning and Zoning Commission.

- 5. Public Hearing (6:04 pm):** Open public hearing to receive input on an application for Zone Change #19-92000006, a request by Michael Anderson of Ryan Sweezy, applicant, on behalf of Texas Cargoways, LLC, owner; for approval of a zone change from Mid Density Residential (R-2) to General Commercial (GC), on a 6.921 acre tract of land, located at the 3400 Block of Canada Rd., and legally described as Reserve A, Block 1 Dawson Subdivision.

- a) **Staff Presentation:** Ian Clowes, City Planner, presented the zone change request to the Planning and Zoning Commission. Staff determined the request would not be considered spot zoning.

- a) **Staff Presentation:** Ian Clowes, City Planner, presented the Special Conditional Use Permit (SCUP) to the Planning and Zoning Commission. As part of the presentation, Ian Clowes mentioned that the proposal for this property would resemble Sylvan Beach Park homes built by the same developer 2 blocks north.
- b) **Applicant Presentation:** N/A
- c) **Public Comments:** Paulette Fonteno – 618 Carmel Pkwy, Corpus Christi, TX – Voiced support
- d) **Question and Answer:** Commissioner Follis stated that he liked the existing duplex homes being built on N Circle Dr. that but raised a concern that the product that is proposed for this property wouldn't fit with the existing character of the surrounding area. Commissioner O'Conner voiced concerns about potential for flooding in the area if the site were to be developed.

Motion by Commissioner Follis to deny the SCUP #19-91000007

Second by Commissioner O'Conner **Motion to deny carried**

Ayes: Commissioners O'Conner, Tschappat, Pitzer, Follis, and Chairman Lawler

Nays: Commissioners Warren and Barrera **Motion to deny passes, 5-2**

Commissioner Martin was not present for the vote.

8. **Major Development Site Plan (6:59 pm):** Consider approval of the major development site plan 19-83000002, Port of Houston, a 20.76 acre truck processing facility located at 900 Barbours Cut Blvd.

Motion by Commissioner Tschappat to approve the Site Plan #19-83000007

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

Ayes: Commissioners Barrera, O'Conner, Tschappat, Warren, Pitzer, Martin, Follis, and Chairman Lawler

Nays: None **Motion to approve passes, 7-0**

9. **Discussion (7:04 pm):**

- a) **Mixed Use Project at Wharton Weems and SH 146** – Ian Clowes, City Planner, presented the submitted conceptual General Plan for a mixed-use development which consisted of multi-family and single-family components to the East and commercial sites planned for the HWY 146 N feeder road frontage. Feedback from the Planning and Zoning Commission consisted of the following:
 - No gas stations of any kind are desired as a component of the project.

- Any proposed hotel should be a unique concept to La Porte, ideally with some sort of conference or convention center.
 - Multi-family is not currently a desirable use for this site. The city currently has three (3) multi-family projects under development, including the site directly to the north of this proposed location. The commission has concerns regarding the viability of a fourth multi-family project.
 - Desire to see more dedication to Low Density Residential (R-1, single-family) instead of multi-family.
- b) **Chapter 106 Subcommittee Update** – Ian Clowes, City Planner, provided an update to the status of the Chapter 106 Subcommittee and the code changes they are looking into making.
- c) **Update on City Council Actions** –
- Canada Rd. and Fairmont Pkwy Apartment SCUP was approved at last meeting.
 - Denial with prejudice amendment to applicant submittals was approved.

10. Commission Comments:

11. Adjourn (7:44 pm):

Motion by Commissioner Warren to adjourn the meeting.

Second by Commissioner Pitzer

Motion to adjourn carried

Ayes: Commissioners Barrera, O'Conner, Tschappat, Warren, Pitzer, Martin, Follis, and Chairman Lawler

Nays: None

Motion to adjourn passes, 7-0

Respectfully submitted,



Chase Stewart
Planning Technician

Passed and Approved on _____, 2019.



Hal Lawler
Chairman, Planning and Zoning Commission



Trey Kendrick
Secretary, Planning and Zoning Commission