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Commissioner District 2  
Vice Chairman



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Commissioner District 3  
**MARK FOLLIS**  
Commissioner District 4  
**VACANT**  
Commissioner District 5  
**NANCY OJEDA**  
Commissioner District

**MINUTES OF THE REGULAR MEETING OF THE  
LA PORTE PLANNING AND ZONING COMMISSION  
JULY 21, 2022**

**The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, June 16, 2022, 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 Joe Mock, Mark Follis, Donna O'Conner, Richard Warren, Nancy Ojeda, and Nolan Allen.

**Commissioners absent:** Chairman Hal Lawler, Commissioner James Walter.

**City Staff present:** Ian Clowes, City Planner; Teresa Evans, Planning and Development Director; Clark Askins, Assistant City Attorney; Matt Daeumer, Assistant City Manager.

1. **CALL TO ORDER** –Vice Chairman Warren called the meeting to order at 6:01 PM.
2. **ROLL CALL OF MEMBERS:** – Chairman Hal Lawler and Commissioner James Walter were absent.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on June 16, 2022.  
Commissioner Allen moved to approve the meeting minutes; the motion was adopted, 6-0.
4. **ZONE CHANGE REQUEST #22-92000011:** The Commission will hold a public hearing for Zone Change Request #22-92000011, pursuant to an application from Breen Road Industrial Park, LLC, applicant, and Max Curtner of APTIM Facilities, Inc. owner, for approval of a zone change from Large Lot Residential (LLD) and General Commercial (GC) to Planned Unit Development (PUD), on a 21.29- acre tract of land located at 1241 Underwood Road, legally described as Lots 367, 368, 369 & 370, La Porte Outlots, Harris County, Texas.  
  
The item was pulled by the applicant and was not heard by the Commission.
5. **ADJOURN PUBLIC HEARING:** N/A
6. **SCUP REQUEST #22-91000004:** The Commission will hold a public hearing for SCUP Request #22-91000004, pursuant to an application from Breen Road Industrial Park, LLC, applicant, and Max Curtner of APTIM Facilities, Inc. owner, for approval of a SCUP to allow for a 280,000 square foot warehouse facility in the Planned Unit Development (PUD) zoning district, on a 21.29- acre tract of land located at 1241 Underwood Road, legally described as Lots 367, 368, 369 & 370, La Porte Outlots, Harris County, Texas.  
  
The item was pulled by the applicant and was not heard by the Commission.

**7. ADJOURN PUBLIC HEARING: N/A**

- 8. FUTURE LAND USE MAP AMENDMENT:** The Commission will consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 21.29-acre tract of land located at 1241 Underwood Road, from "Large Lot" to "Light Industrial".

The item was not heard by the Commission. No action was taken.

- 9. SCUP REQUEST #22-91000005:** The Commission will hold a public hearing for SCUP Request #22-91000005, pursuant to an application from Jaison Bechar, applicant, and Satish Bechar, owner, for approval of a SCUP to allow for a Motel Development in the General Commercial (GC) zoning district, on a 0.877- acre tract of land located at 914 S. Hwy 146, legally described as Reserve A, Block 1, Kishan at La Porte, Harris County, Texas.

The hearing was opened at 6:04 PM. City Planner Ian Clowes presented the request and provided background information.

**10. ADJOURN PUBLIC HEARING: 6:15**

Commissioner Follis moved to recommend denial of SCUP Request #22-91000005 as presented; the motion was adopted, 6-0 and the item was denied.

**11. ADMINISTRATIVE REPORT:**

- a. Comprehensive Plan Update

Director, Teresa Evans, provided an update on recent activities regarding the ongoing Comprehensive Plan Update.

- b. Next Regular Meeting – August 18, 2022

**ADJOURN:** Commissioner Follis made the motion to adjourn at 6:27 PM; the motion was adopted 6-0.

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Richard Warren, Planning and Zoning Commission Vice Chairman

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Ian Clowes, City Planner