

**HAL LAWLER**  
Chairman  
**DONNA O'CONNER**  
Commissioner At Large A  
**JOE MOCK**  
Commissioner At Large B  
**NOLAN ALLEN**  
Commissioner District 1  
**RICHARD WARREN**  
Commissioner District 2  
Vice Chairman



**JAMES WALTER**  
Commissioner District 3  
**MARK FOLLIS**  
Commissioner District 4  
**VICTOR PERES**  
Commissioner District 5  
**NANCY OJEDA**  
Commissioner District 6

**MINUTES OF THE REGULAR MEETING OF THE  
LA PORTE PLANNING AND ZONING COMMISSION  
MAY 18, 2023**

**The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, March 16, 2023, 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:** Chairman Hal Lawler; Commissioners Joe Mock; James Walter; Nolan Allen; Nancy Ojeda; Donna O'Conner; Victor Peres; and Richard Warren.

**Commissioners absent:** Commissioners Mark Follis.

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

1. **CALL TO ORDER** – Chairman Lawler called the meeting to order at 6:01 PM.
2. **ROLL CALL OF MEMBERS:** – Commissioners Peres, Warren, and Follis were absent.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on March 16, 2023.  
Commissioner Allen moved to approve the meeting minutes; the motion was adopted. 6-0.
4. **SCUP REQUEST #23-91000002:** The Commission will hold a public hearing on Special Conditional Use Permit (SCUP) Request #23- 91000001, pursuant to an application by Hector Rubio of J. Morales Inc., applicant, on behalf of Barry Seabranh, owner, for approval of a SCUP to allow for a Mini-warehouse/Self Storage use in the General Commercial (GC) zoning district, on an 8.03-acre tract of land located at the 9100 Block of W. Fairmont Pkwy., legally described as Tract 713, La Porte Outlots, Harris County, Texas.

The hearing opened at 6:03 PM. City Planner Ian Clowes presented the request and provided background information.

Commissioner Peres arrived at 6:13 PM

John Blakemore, 9209 Mahan Dr., President of the Pecan Crossings HOA spoke in opposition to the development as presented.

Nancy Blakemore, 9209 Mahan Dr., spoke in opposition to the proposed development.

Attorney Connor Rose, 700 Milam St. Ste 800, spoke as a representative for the Mariposa development, and voiced concerns regarding a lack of screening.

Commissioner Warren arrived at 6:50 PM

**5. ADJOURN PUBLIC HEARING: 6:53 PM**

Commissioner Allen moved to recommend approval of SCUP 23-9100002 with the conditions as presented by staff with the added condition to require a 5' landscape buffer along the northern and eastern property lines; the vote was 7-1 and the motion carried. Commissioner Ojeda was the dissenting vote.

**6. CHAPTER 106 (ZONING) AMENDMENTS:** The Commission will hold a Public Hearing to receive input on an ordinance amending Chapter 106 "Zoning" of the Code of Ordinances of the City of La Porte, Texas.

The hearing opened at 6:55 PM. City Planner Ian Clowes presented the proposed amendments. The amendments were in regard to changes to the public hearing notice sign posting requirements and adding language that provides more detail for pre-1930's design.

**7. ADJOURN PUBLIC HEARING: 7:48 PM.**

Commissioner Peres made a motion to recommend approval of the amendments with the added condition that the proposed amendments for public hearing notice sign apply to sections 106-194 and 106-171; the vote was, 8-0, and the motion carried.

**8. DISCUSSION ITEMS:**

a. Council action update

City Planner Ian Clowes had no additional news at this time.

b. Comprehensive plan update

Director Teresa Evans provided an update on recent activities for the Comprehensive Plan.

c. Next regular meeting – JUNE 15, 2023

**ADJOURN:** Commissioner Allen made the motion to adjourn at 8:08 PM; the motion was adopted 8-0.

---

Hal Lawler, Planning and Zoning Commission Chairman

---

Ian Clowes, City Planner