

**Planning and Zoning Commission
Minutes of November 15th, 2018**

Commissioners Present: Nick Barrera, Mark Follis, Wyatt Smith, Christina Tschappatt, Jo Ann Pitzer, Trey Kendrick and Lou Ann Martin

Commissioners Absent: Vice Chairman Richard Warren and Chairman Hal Lawler

City Staff Present: Assistant City Attorney Clark Askins, City Planner Ian Clowes, Planning Director Teresa Evans, City Engineer Lorenzo Wingate, and Assistant City Manager Jason Weeks

CALL TO ORDER: (6:00pm)

Commissioner Kendrick called the meeting to order at 6:00 p.m.

ROLL CALL OF MEMBERS: (6:03pm)

Chairman Lawler and Vice Chairman Warren were absent for this meeting

Consider Approval of Meeting Minutes:

- a) September 20, 2018 Meeting
- b) October 11, 2018 Special Meeting

Motion by Commissioner Barrera to approve the proposed both meeting minutes

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

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Kendrick, Pitzer, Martin

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

Public Hearing: Open Public Hearing to receive input on an application for Special Conditional Use Permit (SCUP) #18-91000014, a request by Nilvarni, LP, applicant/owner; to allow for a Hotel/Motel Use, to locate on a 2.28 acre tract of land legally described as Lots 1-16 and 19-32, Block 1103 and East 30 of 7th St. ROW and Adjacent 16 ft. Alley La Porte Subdivision

Staff Presentation: City Planner, Mr. Ian Clowes, presents a Special Conditional Use Permit request by Nilvarni, LP for a Hotel/Motel use on a General Commercial (GC) zoned property.

Applicant Presentation: Dimpel Patel, owner and proprietor, discussed the history of similar business ventures (hotels/motels) that have been previously developed in the area. He mentioned that the property was purchased a number of years ago and at the time, a hotel use was permitted. His proposed project would be an economic benefit to the city.

Question and Answer: Commissioners Follis and Barrera question the applicant about the design and anticipated layout of the hotel if approved. This includes a store front option.

Public Comments (for, against, question):

Jim Hinton (Against): 983 Dover Hill Rd – Shares experiences of staying at hotels in the City Of La Porte, specifically the illegal activity that occurred during both experiences.

Tiffany Dowley (For) 10005 1st La Porte – Employee for the applicant that voiced support for the approval of the SCUP.

Mary Dio (Opposed) 1205 S 7th St – Voiced opposition for the SCUP, citing homeless activity near her home.

Prahisha Bahhat (For) 908 W G St (Employee) – Fellow employee for a similar hotel in the City Of La Porte that outlined the importance of filling the empty lots in the City and how that combats trespassing.

Sammah Pizana (For) 3629 Choctaw Dr. (Employee) – Supports the economic stimulus that the approval of the hotel would provide.

Amanda Koreda (For) 212 Mercer St (Employee) – Voiced Support

Kunda Patel (For) 11603 Strang Rd (Employee) – Voiced support and cited the recent, positive interactions with the developer

Jose Garcia (For) 601 Center St, Pasadena TX (Employee) – Vouched for the character of the developer and recommended the approval of the hotel SCUP

Mary Edwards (Opposed) 602 S 7th St - Voiced a complaint about the activities that occur at the neighboring hotels.

Jackie Ramirez (For) 113 Sylvia, Deer Park TX (Employee) - Vouched for the character of the developer and recommended the approval of the hotel SCUP

Teresa Garcia (For) 1125 Willow Creek Dr. (Employee) - Vouched for the character of the developer and recommended the approval of the hotel SCUP

Shamma Bak (For) 1203 Monroe St, Baytown TX (Employee) - Vouched for the character of the developer and recommended the approval of the hotel SCUP

Maggie Anderson (Against) 909 Garden Walk – Doesn't think that the design of a "high-rise" hotel would work well with surrounding landscape. Additionally, the transportation flow would be disrupted.

Amaro Romas (For) 1020 S 3rd St (Relative of Employee) - Vouched for the character of the developer and recommended the approval of the hotel SCUP

Motion by Commissioner Smith to deny SCUP #18-91000014

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

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Martin, Pitzer,

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

Abstain: Commissioner Kendrick

Adjourn Public Hearing (7:36pm)

Discussion Items (7:37pm)

1. Chapter 106 Subcommittee Update

Staff addressed the Commission with a scheduled meeting of the subcommittee to review and propose changes to sections of Chapter 106. Meeting is tentatively scheduled before the next scheduled Planning and Zoning Commission meeting in January, 2019.

2. City Council Action – 10.22.18

Staff informed the Commission of the decisions by City Council for cases that were heard at the October 22nd City Council Meeting

3. 10410 N L. St

Staff informed the Commission of the decisions by the Zoning Board of Adjustments in regards to 10410 N L. St.

Administrative Reports: None

Commission Comments: None

Adjournment of Meeting (7:56 pm)

Motion to adjourn Planning and Zoning Commission meeting by Commissioner Smith
Second by Commissioner Martin **Motion to adjourn carried**

Ayes: Commissioners Barrera, Follis, Smith, Tschappatt, Kendrick, Pitzer, Martin
Nays: None **Motion passes, 7-0**

Acting Chairman Kendrick adjourned the meeting at 7:56 pm

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