

**Planning and Zoning Commission  
Minutes of November 21, 2019**

**Commissioners Present:** Chairman Hal Lawler, Nick Barrera, Donna O'Conner, Christina Tschappat, Richard Warren, Jo Ann Pitzer, Mark Follis, Trey Kendrick

**Commissioners Absent:** Commissioner Martin

**City Staff Present:** Assistant City Attorney Clark Askins, 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 Martin was absent for this meeting

**3. Consider Approval of Meeting Minutes:**

- a) October 17, 2019 Minutes

**Motion** by Commissioner Tschappat to approve the proposed meeting minutes.

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

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

**Nays:** None

**Motion to approve passes, 8-0**

**4. Public Comment (6:00 pm): Chuck Rosa – 812 S Virginia St., La Porte TX –** Voiced personal opinions of the Planning and Zoning Commission.

**5. Major Development Site Plan:** Consider approval of the major development site plan #19-83000001. Hawthorn at Bay Forest, a 20.0 acre multi-family development located at 1831 N. SH 146.

- a. **Staff Presentation:** Ian Clowes, City Planner, presented the major development site plan, #19-83000001, Hawthorne at Bay Forest.
- b. **Question and Answer:** Commissioners Follis and Barrera both had questions seeking clarification on certain items on the site plan.

**Motion** by Commissioner Follis to approve major development site plan #19-83000001

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

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

**Nays:** None

**Motion to approve passes, 8-0**

**6. Preliminary Plat:**

- a. Consider approval of a Preliminary Plat for the Morgan's Landing Section 9, a single family residential development consisting of 96 lots on 23.6 acres located off of Bay Area Blvd.
  - b. Consider approval of a Preliminary Plat for the Morgan's Landing Section 10, a single family residential development consisting of 13 lots on 2.7 acres located off of Bay Area Blvd.
  - c. Consider approval of a Preliminary Plat for the Morgan's Landing Section 11, a single family residential development consisting of 46 lots on 12.2 acres located off of Bay Area Blvd.
  - d. Consider approval of a Preliminary Plat for the Morgan's Landing Section 12, a single family residential development consisting of 34 lots on 7.6 acres located off of Bay Area Blvd.
  - e. Consider approval of a Preliminary Plat for the Morgan's Landing Section 13, a single family residential development consisting of 57 lots on 12.5 acres located off of Bay Area Blvd.
  - f. Consider approval of a Preliminary Plat for the Morgan's Landing Section 14, a single family residential development consisting of 29 lots on 6.2 acres located off of Bay Area Blvd.
  - g. Consider approval of a Preliminary Plat for the Morgan's Landing Section 15, a single family residential development consisting of 43 lots on 26.1 acres located off of Bay Area Blvd.
- a) **Staff Presentation:** Ian Clowes, City Planner, presented the 7 preliminary plats to the Planning and Zoning Commission.
  - b) **Question and Answer:** Commissioner Barrera asked about how drainage for the site has been affected, if at all. Commissioner Kendrick asked for clarification about the Preliminary/Final plat process.

**Motion** by Commissioner Kendrick to approve the proposed preliminary plats (all 7 were voted on with a single motion).

**Second** by Commissioner Warren

**Motion to approve carried**

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

**Nays:** None

**Motion to approve passes, 8-0**

**7. Replat:** Open a public hearing on a request for approval of Residential Replat #19-97000006 by Charles Anders of Bayway Homes Inc. for the proposed Bay Village Section 1, a replat of Lot 9, Block 3, Lots 1-12, Block 4, Lots 1-7 and a portion of Lot 8, Block 10, of Bay Oaks Subdivision, Harris County, La Porte, TX.

- a) **Staff Presentation:** Ian Clowes, City Planner, presented the replat, #19-97000006, Bay Village Section 1.

- b) **Applicant Presentation:** Charles Anders presented the plat as the first step of a single-family development project in the City of La Porte and was available to field questions
- c) **Public Comments:** James Bacheller - 427 Bay Oaks – Voiced concerns about traffic impacts for the neighborhood if the subdivision was developed.
- d) **Question and Answer: N/A**

**Motion by** Commissioner Warren to approve the Replat #19-97000006

**Second by** Commissioner O’Conner                      **Motion to approve carried**

**Ayes:** Commissioners Barrera, O’Conner, Tschappat, Warren, Pitzer, Follis, Kendrick, and Chairman Lawler

**Nays:** None                      **Motion to approve passes, 8-0**

**8. Chapter 106 (Zoning) Amendments:** Open Public Hearing to receive input on an ordinance amending Chapter 106 “Zoning” of the Code of Ordinances of the City of La Porte.

a) **Staff Presentation:** Ian Clowes, City Planner, presented the proposed changes to Chapter 106 “Zoning” of the Code of Ordinances for the City of La Porte, as formulated by members of the Planning and Zoning Commission Subcommittee.

b) **Public Comments:**  
**Chuck Rosa – 812 S Virginia St.** – Voiced opposition to the proposed changes to Chapter 106.

**Alan Ward – Real Estate Broker** – Voiced opposition to the proposed changes to Chapter 106, specifically the amendments to landscaping requirements and hazardous material storage

**Randy Le Blanc- 241 S Carroll** – Voiced opposition to hazardous material storage amendments and suggested designated storage areas/procedures within the City instead.

**Jeff Burkhalter – 305 Winchester Rd.** – Asked for clarification regarding the landscaping amendments

c) **Question and Answer:** Commissioner Kendrick voiced concern about what could be considered “too restrictive” of characteristics to determine what is classified as a truck stop. Commissioner Follis argues that the further restriction of the truck stop definition would prohibit any potential improvement of existing truck stops. Commissioner O’Connor asks for clarification of the proposed language change for a truck stop definition.

**Motion by** Commissioner O'Connor to approve Chapter 106 "Zoning" amendments with the condition to remove the limitations on number of characteristics that are permitted in association with a "truck stop" use

**Second by** Commissioner Tschappat

**Motion to approve carried**

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

**Nays:** None

**Motion to approve passes, 8-0**

**9. Election of Officers:** Section 5.6 Rules and Bylaws

- a. Vice Chairperson – Commissioner Warren was elected to the position by a vote of 8-0
- b. Secretary – Commissioner Kendrick was elected to the position by a vote of 8-0

**10. Discussion:**

- The Planning and Zoning Commission was notified of the failure of passage of a recent Zone Change and Future Land Use Plan amendment for the property at Canada Rd. and W. Fairmont Pkwy. The applicant is preparing to submit for a Planned Unit Development (PUD) Zone Change and Special Conditional Use Permit (SCUP) to allow for an RV and Boat Storage facility to be constructed
- The Special Conditional Use Permit (SCUP) at the previous meeting for a duplex construction at Bayshore Dr. was overruled by City Council and approved.

**11. Commission Comments: N/A**

**12. Adjourn:**

**Motion by** Commissioner Warren to adjourn the meeting.

**Second by** Commissioner Follis

**Motion to adjourn carried**

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

**Nays:** None

**Motion to adjourn passes, 8-0**

Respectfully submitted,

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Chase Stewart  
Planning Technician

Passed and Approved on \_\_\_\_\_ , 2019.

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Hal Lawler  
Chairman, Planning and Zoning Commission

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Trey Kendrick  
Secretary, Planning and Zoning Commission