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Commissioner District 3
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Commissioner District 4
DEWEY WALLS
Commissioner District 5
NANCY OJEDA
Commissioner District 6

LA PORTE PLANNING AND ZONING COMMISSION AGENDA

Thursday, October 15, 2026, 6:15 p.m.

Notice is hereby given of a meeting of the La Porte Planning and Zoning Commission to be held on October 15, 2026, at 6:00 p.m. in the City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, Texas for the purpose of considering the following agenda items. All agenda items are subject to action.

1. **CALL TO ORDER**
2. **ROLL CALL OF MEMBERS**
3. **CITIZEN COMMENT**
(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)
4. **CONSENT AGENDA**
Approve the minutes of the September 17, 2026 regular meeting of the La Porte Planning & Zoning Commission.
5. **DISCUSSION AND POSSIBLE ACTION**
 - 5.a **General Plan #GPLN-2026-0002**
Discussion and possible action regarding General Plan #GPLN-2026-0002, for the proposed Sens Road Business Park, a request by Geoff Beach, Clay Development & Construction, Inc., applicant, on behalf of Joe Swinbank Family Limited Partnership, owner, for property located within the Business Industrial (BI) and Light Industrial (LI) zoning districts, on approximately 54.58 acres of a 60.87-acre parcel, generally located at the northeast corner of North C Street and Sens Road, La Porte, Harris County, Texas (HCAD Parcel 024-063-020-0001). [Ryan Hvitløk, Director of Planning & Development]
 - 5.b **Major Development Site Plan #SP-2025-0061**
Discussion and possible action regarding Major Development Site Plan #SP-2025-0061, a request by Geoff Beach, Clay Development & Construction, Inc., applicant, on behalf of Joe Swinbank Family Limited Partnership, owner, for the initial 28.19-acre phase of the proposed Sens Road Business Park, located within the Business Industrial (B) and Light Industrial (LI) zoning districts, on approximately 60.87 acres of land, generally located at the northeast corner of North C Street and Sens Road, La Porte, Harris County, Texas (HCAD Parcel 024-063-020-0001). [Ryan Hvitløk, Director of Planning & Development]

5.c Major Development Site Plan #SP-2026-0013

Discussion and possible action regarding Major Development Site Plan #SP-2026-0013, a request by Aaron Rendon, ATR Engineering, applicant, on behalf of A-5 Realty, LLC, owner, for a proposed 81,800 square foot building for Austin Hose, located within the Planned Unit Development (PUD) zoning district, on approximately 10.57 acres of land, located at 2401 Spencer Highway, La Porte, Harris County, Texas (HCAD Parcel 044-051-000-0016). [Ryan Hvitløk, Director of Planning & Development]

6. PUBLIC HEARINGS AND ASSOCIATED ITEMS

6.a Residential Replat #Plat-2026-0008

The Commission will hold a Public Hearing, followed by discussion and possible action on Residential Replat #Plat-2026-0008, a request submitted by Courtney Chaney, applicant, on behalf of Sharon Jones, owner, for the proposed Browning Enclave, being a replat of Outlot 374, La Porte Outlot Subdivision, situated in the Enoch Brinson Survey, A-5, on approximately 0.4442 acres of land located within the Large Lot (LL zoning district, La Porte, Harris County, Texas. [Renée Ramroop-Ramjit, Planner II]

6.b Future Land Use Plan Amendment #FLUP-2026-0004

The Commission will hold a Public Hearing, followed by discussion and possible action on a recommendation to the La Porte City Council regarding Future Land Use Plan Amendment #FLUP-2026-0004, a request by the City of La Porte to amend the future land use plan designation from Low Density Residential (LDR) to Large Lot Residential (LL) on approximately 43,571 square feet of land located at 10913 Houston Dr., La Porte, Harris County, Texas (HCAD Parcel 080-028-001-0002). [Renée Ramroop-Ramjit, Planner II]

6.c Zone Change #ZC-2026-0004

The Commission will hold a Public Hearing, followed by discussion and possible action on a recommendation to the La Porte City Council regarding Zone Change #ZC-2026-0004, a request submitted by Lucas Hernandez and Any Melendez, owners/applicants for a change in zoning classification from Low Density Residential (R-1) to Large Lot Residential (LL) on approximately 43,571 square feet of land located at 10913 Houston Dr., La Porte, Harris County, Texas (HCAD Parcel 080-028-001-0002). [Renée Ramroop-Ramjit, Planner II]

6.d Special Conditional Use Permit (SCUP) #SCUP-2025-0026

The Commission will hold a Public Hearing, followed by discussion and possible action on a recommendation to the La Porte City Council regarding Special Conditional Use Permit #SCUP-2026-0026, a request by Julia Rohmfeld, applicant, on behalf of HS Family Investment LLC, owner, to allow Pet Care (except Veterinary) Services (NAICS 812910) on approximately 0.55 acres of land within the General Commercial (GC) zoning district located at 1118 S. Broadway St., (HCAD Parcel 024-188-000-0003), La Porte, Harris County, Texas. [Renée Ramroop-Ramjit, Planner II]

7. ADMINISTRATIVE REPORTS

7.a City Council Action Report

Administrative Report on action taken by the La Porte City Council at its meeting on September 28, 2026, related to Planning & Zoning Commission business.

8. COMMISSIONER COMMENT

Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed.

9. ADJOURN

If, during the course of the meeting and discussion of any items covered by this notice, the Commission determines that a closed or executive session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a closed or executive session is held in accordance with the Texas Government Code as set out above, the Commission will reconvene in an open session in order to take action, if necessary, on the items addressed during the executive session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the office of Planning and Development Department (281-470-5057) three working days prior to the meeting for appropriate arrangements.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

CERTIFICATE

The undersigned does hereby certify that a copy of the DATE, Planning and Zoning Commission agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE: October 8th, 2026

TIME: 5:00 p.m.

TAKEN DOWN:

SIGN UP FOR CITY ALERTS AT *AlertLP.com!*