

Re: SCUP-2024-0003, Yara Estates

From Matthews, Johnna <MatthewsJ@laportetx.gov>  
Date Wed 4/8/2026 10:47 AM  
To Cinthia Pavon <cpavon@mlanzaengineering.com>; Hvitlok, Ryan <HvitlokR@laportetx.gov>  
Cc Mario Lanza <mlanza@mlanzaengineering.com>; Vatsal Monpara <vmonpara@mlanzaengineering.com>; Sophia FilFil <sophia@gardenburedevelopment.com>

Cinthia,

This item is scheduled for the April 27 City Council meeting.



Johnna Matthews | Planning Manager  
604 W. Fairmont | La Porte, TX 77571  
p. 281.470.5063 | f. 281.470.5005  
[website](#) | [map](#) | [email](#) | [f](#) [t](#) [i](#)

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Effective **February 10, 2025**, the City of La Porte has adopted:

- The **2024 International Code Council (ICC) Codes**
- The **2023 National Electrical Code (NEC)**



From: Cinthia Pavon <cpavon@mlanzaengineering.com>  
Sent: Wednesday, April 8, 2026 9:48 AM  
To: Hvitlok, Ryan <HvitlokR@laportetx.gov>; Matthews, Johnna <MatthewsJ@laportetx.gov>  
Cc: Mario Lanza <mlanza@mlanzaengineering.com>; Vatsal Monpara <vmonpara@mlanzaengineering.com>; Sophia FilFil <sophia@gardenburedevelopment.com>  
Subject: RE: SCUP-2024-0003, Yara Estates

Good morning Mrs. Matthews,

Can you please let us know if our SCUP will be able to be scheduled for the April 27 City council meeting?

Thank you,

Cinthia Pavon  
**M LANZA ENGINEERING, PLLC**  
Civil-Structural Engineers & Planners  
11603 Spring Cypress Rd. Suite-B  
Tomball, Texas 77377  
T 936.529.0817 T 832.212.0969  
[cpavon@mlanzaengineering.com](mailto:cpavon@mlanzaengineering.com)  
[www.mlanzaengineering.com](http://www.mlanzaengineering.com)

From: Hvitlok, Ryan <HvitlokR@laportetx.gov>  
Sent: Monday, April 6, 2026 11:56 AM  
To: Cinthia Pavon <cpavon@mlanzaengineering.com>; Matthews, Johnna <MatthewsJ@laportetx.gov>  
Cc: Mario Lanza <mlanza@mlanzaengineering.com>; Vatsal Monpara <vmonpara@mlanzaengineering.com>; Sophia FilFil <sophia@gardenburedevelopment.com>  
Subject: Re: SCUP-2024-0003, Yara Estates

Cinthia,

Good morning! I will await Ms. Matthews return to the office tomorrow, but you all are tentatively scheduled for the April 27 City Council meeting. I will have Ms. Matthews follow up tomorrow with confirmation. I am looking forward to getting this project back before City Council for their consideration. Thank you again and please let me know if you do not hear something back from Ms. Matthews by close of business tomorrow (Tuesday).

Ryan



**Ryan Hvitløk, AICP, CFM** | DIRECTOR  
Planning & Development  
604 W Fairmont Pkwy | La Porte, TX 77571  
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**Helpful How-To Guides:** [Building Permit Services](#) | [La Porte, TX - Official Website \(laportetx.gov\)](#)

If you have any questions or need assistance, please don't hesitate to call our main permit line at 281-470-5073 or email [permits@laportetx.gov](mailto:permits@laportetx.gov).

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**From:** Cinthia Pavon <cpavon@mlanzaengineering.com>  
**Sent:** Monday, April 6, 2026 10:45 AM  
**To:** Matthews, Johnna <MatthewsJ@laportetx.gov>; Hvitlok, Ryan <HvitlokR@laportetx.gov>  
**Cc:** Mario Lanza <mlanza@mlanzaengineering.com>; Vatsal Monpara <vmonpara@mlanzaengineering.com>; Sophia FilFil <sophia@gardenburedevelopment.com>  
**Subject:** RE: SCUP-2024-0003, Yara Estates

Good morning Mrs. Matthews/Mr. Hvitlok,

Can you please confirm if we will be scheduled for the next city council meeting now that the drainage is approved.

Thank you,

Cinthia Pavon  
**M LANZA ENGINEERING, PLLC**  
Civil-Structural Engineers & Planners  
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**From:** Candyce Ward <CWard@cobb fendley.com>  
**Sent:** Monday, April 6, 2026 10:41 AM  
**To:** Vatsal Monpara <vmonpara@mlanzaengineering.com>  
**Cc:** Mario Lanza <mlanza@mlanzaengineering.com>; Cinthia Pavon <cpavon@mlanzaengineering.com>; Matthews, Johnna <matthewsj@laportetx.gov>; Hvitlok, Ryan <hvitlokr@laportetx.gov>  
**Subject:** RE: SCUP-2024-0003, Yara Estates

Vatsal,

I completed my review on Thursday and had no further comments.

I have approved permit SCUP-2026-0001 on my end.

**CANDYCE WARD, PE, CFM**  
Principal | Hydrology + Hydraulics Senior Project Manager  
*Licensed: TX, NM*  
Cobb, Fendley & Associates, Inc.

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**From:** Vatsal Monpara <vmonpara@mlanzaengineering.com>  
**Sent:** Monday, April 6, 2026 10:14 AM  
**To:** Candyce Ward <CWard@cobb fendley.com>  
**Cc:** Mario Lanza <mlanza@mlanzaengineering.com>; Cinthia Pavon <cpavon@mlanzaengineering.com>; Matthews, Johnna <matthewsj@laportetx.gov>; Hvitlok, Ryan <hvitlokr@laportetx.gov>  
**Subject:** RE: SCUP-2024-0003, Yara Estates

Good Morning Candyce, this is just a follow up email to see if you got a chance to review the latest submittal for the Drainage Report and XPSWMM model sent over. Please let me know if you have any questions.

Thank you.

Best Regards,  
Vatsal Monpara  
**M LANZA ENGINEERING, PLLC**  
Civil-Structural Engineers & Planners  
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