

HAL LAWLER  
Chairman  
DONNA O'CONNOR  
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  
LOU ANN MARTIN  
Commissioner District 5  
CHRISTINA TSCHAPPAT  
Commissioner District

## MINUTES OF THE REGULAR MEETING OF THE LA PORTE PLANNING AND ZONING COMMISSION NOVEMBER 18, 2021

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, November 18, 2021, 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 Nolan Allen; Christina Tschappat; Richard Warren; Mark Follis; Donna O'Connor; James Walter; and Joe Mock.

**Commissioners absent:** Commissioner Lou Ann Martin.

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

1. **CALL TO ORDER** – Chairman Lawler called the meeting to order at 6:04 p.m.
2. **ROLL CALL OF MEMBERS:** – Commissioner Martin was absent (she could not get her camera working in order to attend via zoom.)
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on October 21, 2021.  
Commissioner Mock moved to approve the meeting minutes; the motion was adopted. 8-0.
4. **ZONE CHANGE REQUEST #21-92000004:** Open a public hearing on Zone Change Request #21- 92000004, a request by Ammar J M Ghanim, applicant, on behalf of Angel Gonzalez, owner, for approval of a zone change from Main Street Overlay (MSO) to Main Street (MS), on a 0.344-acre (15,000 square feet) tract of land located at the 300 Block of East Main St., legally described as Lots 23-25 and E ½ of Lot 26, Block 196, Town of La Porte, Harris County, Texas.

City Planner Ian Clowes presented the Zone Change request and provided background information regarding the proposed development.

Applicant Ammar Ghanim presented additional information explaining that they purchased the property with plans of building two (2) single family residences on the site. After purchasing the property, they were informed that single family is not permitted in the current zoning designation, hence the request for the zone change.

The Commission had a number of questions regarding the design of the homes and access to the property.

5. **ADJOURN PUBLIC HEARING:** 6:26 PM.

Commissioner Allen moved to recommend approval of Zone Change Request #21-92000004 as presented; the motion was adopted. 8-0.

6. **SCUP REQUEST #21-91000007:** Open a public hearing on SCUP Request #21-91000007, a request by Tom Kruger of Able Grid Energy, applicant, on behalf of Odia Fairmont, LLC owner, for approval of a SCUP to allow for a Battery Energy Storage System (BESS) use in the Planned Unit Development (PUD) zoning district, on a 43.7-acre tract of land located on Spencer Hwy. East of Bay Area Blvd., legally described as 43.7 acres out of Tracts 2A, 3, 4, 4A, & Tract 23D, Bayport U/R Sec. 1, Abstract 625 R. Pearsall Survey, Harris County, Texas.

City Planner Ian Clowes presented the SCUP request and provided background information regarding the proposed development.

Applicant Tom Kruger gave an extensive presentation on the background of Abel Grid and provided details regarding the proposed La Porte project.

Resident Jesse Villalobos - 11801 N. Ave. B, spoke in opposition to the proposed request. He had concerns regarding the overall safety of the project and how potential fires would be dealt with.

The Commissioners had a number of questions and concerns regarding the safety of the proposed project. The applicant attempted to answer as best he could but could not provide many details regarding fire safety.

La Porte Assistant Fire Chief David Gifford was asked to speak regarding how the City would respond to a possible fire at a facility of this type. He explained that if a fire of this nature were to occur in La Porte, they most likely would let it burn out. He had concerns as to whether the City had enough staff on hand to handle a fire of this nature. When asked if he would be comfortable with a facility of this type in La Porte, he stated no.

7. **ADJOURN PUBLIC HEARING:** 8:02 PM.

Commissioner Follis moved to recommend denial of SCUP Request #21-91000007 as presented; the motion was adopted, 7-1; Commissioner Tschappat was the dissenting vote.

8. **DISCUSSION ITEM:**

- a. Discussion on proposed extension of the High Frequency Truck Route.

- West D St.
- West M St.
- Canada Rd.

Staff discussed how they have had a number of requests to extend the High Frequency Truck Route (HFTR) for these specific segments of roadway.

The Commission stated that they favored the extension of the HFTR on W. D St. and W. M St. but not for Canada Rd.

- b. Discussion regarding status of the Commission-initiated zone changes.

Staff updated the Commission on the current status of the Commission-initiated zone changes. Staff plans to begin public hearings in early 2022.

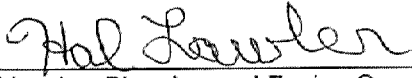
- c. Hotel redevelopment.

Staff discussed the possibility of the existing La Quinta Inn site being redeveloped for a new hotel and commercial pad sites. The proposal would require approval of a SCUP. The Commissioners responded to this proposal with positive feedback.

9. **ADMINISTRATIVE REPORT:**

- a. Next Meeting – December 16, 2021

ADJOURN: Without objection, the meeting adjourned at 8:34 PM.



Hal Lawler, Planning and Zoning Commission Chairman



Ian Clowes, City Planner