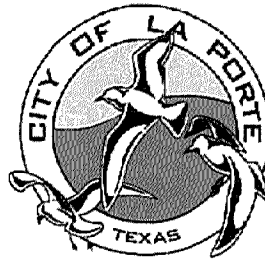


HAL LAWLER
Chairman
DONNA O'CONNOR
Commissioner At Large A
JOE MOCK
Commissioner At Large B
NOLAN ALLEN
Commissioner District 1
RICHARD WARREN
Commissioner District 2
Vice Chairman



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
September 16, 2021**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, September 16, 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: Commissioners Richard Warren; Mark Follis; Donna O'Conner; Christina Tschappat; James Walter; and Chairman Hal Lawler.

Commissioners absent: Commissioner Nolan Allen; Joe Mock; and Lou Ann Martin.

City Staff present: Ian Clowes, City Planner; Chase Stewart, Planning Technician; and Clark Askins, Assistant City Attorney.

1. **CALL TO ORDER** – Chairman Lawler called the meeting to order at 6:00 p.m.
2. **ROLL CALL OF MEMBERS:** – Commissioners Allan, Mock, Martin, and Follis were absent. (Commissioner Follis arrived at 6:05).
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. Approve the minutes of the meeting held on August 19, 2021.
Commissioner O'Conner moved to approve the meeting minutes; the motion was adopted, 5-0.
4. **SCUP REQUEST #21-91000005:** Open a public hearing on SCUP Request #21- 91000004, a request by Dawna Boudreaux of PALT Inc., applicant; on behalf of Charles and Marjorie Pollard, owner; for approval of a SCUP to allow for a senior living multifamily complex to be developed in the Planned Unit Development (PUD) zoning district, on a 5.4 acre tract of land located at the 800 Block of McCabe Rd.; legally described as Part of Tract 5E, Abstract 30, WP Harris Survey, Harris County, Texas.

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

Applicant Dawna Boudreaux presented additional information regarding the operation of the proposed facility and answered questions from the Commission.

A total of eight (8) residents spoke during the hearing, all in opposition to the proposed development.

The Commission had a number of questions regarding landscape buffers, lighting, building height, and drainage.

Staff explained that if the Commission chose, they could add conditions to the SCUP to address these concerns.

5. ADJOURN PUBLIC HEARING: 7:13 PM.

Commissioner Follis moved to recommend approval of SCUP Request #21-91000005 as presented with additional conditions to address the size of the buffer, landscaping/fill within the buffer, building height, lighting, and drainage requirements; the motion was adopted, 6-0.

6. DISCUSSION ITEM:

- a. Discussion of Able Grid Energy's proposed Battery Energy Storage System project.

Representatives from Able Grid introduced their proposed project in the City of La Porte, and explained the company's operations. Able Grid plans to submit a formal SCUP application in the coming months.

- b. Discuss Zone Change recommendations and timeline of upcoming events.

Staff presented the final list of affected property owners and proposed timeline for upcoming meetings.

7. ADMINISTRATIVE REPORT:

- a. Texas APA Conference – Fort Worth, November 1-3

- b. Next Meeting – October 21, 2021

ADJOURN: Without objection, the meeting adjourned at 8:30 PM.



Hal Lawler, Planning and Zoning Commission Chairman



Ian Clowes, City Planner