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**MINUTES OF THE REGULAR MEETING OF THE
LA PORTE PLANNING AND ZONING COMMISSION
MARCH 16, 2023**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, March 16, 2023, 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 Joe Mock; Mark Follis; Victor Peres; and Richard Warren.

Commissioners absent: Commissioners James Walter; Nolan Allen; Nancy Ojeda; and Donna O'Conner.

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

1. **CALL TO ORDER** – Chairman Lawler called the meeting to order at 6:11 PM.
2. **ROLL CALL OF MEMBERS:** – Commissioners Walter, Allen, Ojeda, and O'Conner were absent.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. Approve the minutes of the meeting held on February 16, 2023.
Commissioner Follis moved to approve the meeting minutes; the motion was adopted, 5-0.
4. **CONSIDERATION AND POSSIBLE ACTION:** Consider approval of an extension of time for Special Conditional Use Permit Request #22-91000002, pursuant to an application from Jamil Jaffer, on behalf of Rick Kight of ODIA Fairmont, LLC, owner, for approval of a SCUP to allow for a merchant wholesaler use in the Business Industrial (BI) zoning district, on a 8.4- acre tract of land located at the 2200 block of Fairmont Parkway; legally described as 8.4 acres out of Tracts 2A, 3, 4, 4A, & Tract 23D Bayport, Section 1, Abstract 625, R Pearsall Survey, Harris County, Texas.

City Planner Ian Clowes presented the request and provided background information.

Commissioner Peres moved to approve the requested extension of time for an additional 12 months; the motion was adopted 5-0 and the item was approved.
5. **SCUP REQUEST #23-91000001:** The Commission will hold a public hearing on SCUP Request #23- 91000001, pursuant to an application by Estebaan Ice of RavenVolt Inc., applicant; on behalf of Prologis Inc., owner; for approval of a SCUP to allow for a Battery Energy Storage System (BESS) facility in the Planned Unit Development (PUD) zoning district, on a 14.4- acre tract of land located at 1901 Wharton Weems Blvd.; legally described as Restricted Reserve "G", Block 4, Port Crossing, Harris County, Texas.

The hearing opened at 6:16 PM. City Planner Ian Clowes presented the amendment to the existing Port Crossing SCUP and provided background information.

Applicant Estebaan Ice of RavenVolt Inc., along with his colleagues, provided additional information on their proposal and answered a number of questions posed by the Commission.

The Commission had a number of questions regarding the operation, safety, fire hazards, and impacts to surrounding properties.

Fire Chief, Carle Holley and Assistant Chief, David Gifford, answered questions from the Commission regarding what input the City has had and whether the proposal has been vetted by the Fire Department. As of the meeting, they have yet to review and sign off on the proposal.

De Layne Reichman, 105 Bogey Cir., La Porte Tx. – Spoke regarding the proposal. She was opposed to the use due to safety concerns for her neighborhood.

6. ADJOURN PUBLIC HEARING: 7:25 PM.

Commissioner Follis made a motion to postpone the item until the Fire Department has had time to review the proposal; the motion was adopted, 5-0, and the item was postponed.

7. DISCUSSION ITEMS:

a. Truckstop operating hours

b. City Planner Ian Clowes explained that a property owner had requested through the City Manager's office an amendment to Chapter 106. The amendment would allow him to extend the hours of operation for his existing truck stop to allow for overnight truck parking. The Commission declined to entertain the request.

c. Council action update

City Planner Ian Clowes provided an update on items heard by the Commission that had gone before the City Council for final action.

d. Comprehensive plan update

Director Teresa Evans provided an update on recent activities for the Comprehensive Plan.

e. Next regular meeting – APRIL 20, 2023

ADJOURN: Commissioner Warren made the motion to adjourn at 7:45 PM; the motion was adopted 5-0.



Hal Lawler, Planning and Zoning Commission Chairman



Ian Clowes, City Planner