

**HAL LAWLER**  
Chairman  
**DONNA O'CONNER**  
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 6

**LA PORTE PLANNING AND ZONING COMMISSION AGENDA**  
**THURSDAY, SEPTEMBER 16, 2021**  
**REGULAR MEETING 6 P.M.**

**CITY COUNCIL CHAMBER**  
**LA PORTE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, 77571**

Remote participation is available. Attend via tablet or computer using the following link:  
<https://us02web.zoom.us/j/86190471275?pwd=ejBxWGNieVZ6UzVraDh1VHZNejJJUT09>  
Join by phone at 877-853-5257 or 888-475-4499. The meeting ID is 861 9047 1275. The passcode is 347638.

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- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:** Approve the minutes of the August 19, 2021 regular meeting of the Planning and Zoning Commission.
- 4. SCUP REQUEST #21-91000004:** 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.
  - a. Staff Presentation.
  - b. Applicant Presentation.
  - c. Public Comments (Limited to 5 minutes per person).
  - d. Question and Answer.
- 5. ADJOURN PUBLIC HEARING**
- 6. CONSIDERATION:** Consider approval or other action on SCUP Request #21-91000004.
- 7. FUTURE LAND USE MAP AMENDMENT:** Consider a recommendation to the La Porte City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for 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, from "Low Density Residential" to "Mid-High Density Residential."
- 8. DISCUSSION ITEM:**
  - a. Discussion of Able Grid Energy's proposed Battery Energy Storage System project.
  - b. Discuss Zone Change recommendations and timeline of upcoming events.

**9. ADMINISTRATIVE REPORTS:**

- a. Texas APA Conference – Fort Worth, November 1-3.
- b. Next Regular Meeting – October 21, 2021.

**10. COMMISSION COMMENTS:** Comments on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

**11. ADJOURN**

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning and Development office (281-470-5057) three (3) business 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.

**CERTIFICATION**

I do hereby certify that a copy of the **September 16, 2021** 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, LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_ Title: \_\_\_\_\_

DATE OF POSTING \_\_\_\_\_

TIME OF POSTING \_\_\_\_\_

TAKEN DOWN \_\_\_\_\_

## **Approval of Meeting Minutes**

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a. August 19, 2021

**HAL LAWLER**  
Chairman  
**DONNA O'CONNER**  
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 August 19, 2021**

The Planning and Zoning Commission of the City of La Porte met in a regular meeting on Thursday, August 19, 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 Nolan Allen; Richard Warren; Mark Follis; Joe Mock; Donna O'Conner; Lou Ann Martin; and Chairman Hal Lawler.

**Commissioners absent:** Commissioner James Walter and Christina Tschappat

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

1. **CALL TO ORDER** – Vice Chairman Warren called the meeting to order at 6:00 p.m.

2. **ROLL CALL OF MEMBERS:** – Commissioners Tschappat and Walters were absent.

3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**

a. Approve the minutes of the meeting held on July 15, 2021.

Commissioner O'Conner moved to approve the meeting minutes; the motion was adopted, 7-0.

4. **SCUP REQUEST #21-91000005:** Open a public hearing on SCUP Request #21- 91000005, a request by Karl Hilprecht of AKA Land Management LLC, for approval of a SCUP amendment to the Port Crossing SCUP to allow for 1) extended height allowance, and 2) removal of the requirement for windows facing SH 146, for buildings located in reserve E1 within the Port Crossing general plan, on a 7.66 acre tract of land located at 1200 McCabe Rd., legally described as Reserve E, Block 4, Port Crossing Amending Plat, Harris County, Texas.

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

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

Commissioner Martin left the zoom meeting prior to the close of the Public Hearing.

5. **ADJOURN PUBLIC HEARING:** 6:53 PM.

Commissioner Follis moved to recommend approval of SCUP Request #21-91000005; the motion was adopted, 5-1. Commissioner Martin left the meeting prior to the vote.

Commissioner O'Conner left the meeting at 6:54.



## 6. DISCUSSION ITEM:

- a. Receive final updates and recommendations from the Planning and Zoning Subcommittee regarding proposed amendments to the official zoning map of the City of La Porte.

The subcommittee members reviewed their final recommendations for proposed zone changes. Staff agreed to finalize a list of affected property owners and propose a timeline to the Commission at the next regular meeting.

## 7. ADMINISTRATIVE REPORT:

- a. Next Meeting – September 16, 2021

**ADJOURN:** Without objection, the meeting adjourned at 7:21 PM.

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Hal Lawler, Planning and Zoning Commission Chairman

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Chase Stewart, Planning Technician

# Planning and Development Department Staff Report

## SCUP Request - #21-91000004

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### DISCUSSION

#### Location:

The subject site is located at the 800 Block of McCabe Rd.

#### Background Information:

The property is approximately 5.4 acres and is partially developed with a single family home. The site is zoned Planned Unit Development (PUD) and is adjacent to and north of the Shady River subdivision.

The applicant would like to develop the site for a proposed senior living (55+) apartment complex. The proposed site will consist of four (4) multi-family buildings with sixteen (16) units in each for a total of sixty-four (64) units. The plan also will include an office building/clubhouse along with a fitness center, swimming pool, and outdoor picnic areas.

The attached Exhibit B shows the zoning of the subject property and surrounding properties. The following table summarizes the surrounding zoning and land uses.

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	PUD, Planned Unit Development/ MH, Manufactured Housing	Vacant/Forest Vista Manufactured Home Park
<b>South</b>	R-1, Single Family Residential	Shady River Subdivision
<b>West</b>	PUD, Planned Unit Development	Residential Home
<b>East</b>	PUD, Planned Unit Development	Vacant

#### Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least 15 days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within 10 days of the hearing; and signs posted in the area of the rezoning within 10 days of the hearing. In accordance with state law, notice of the public hearing was also posted at City Hall and on the City's website.

#### Analysis:

There are a number of different considerations staff evaluated during the review of this application. The following describes staff's analysis of those considerations:

1. *Land Use.* The proposed senior living complex is a relatively low impact use to the adjacent residential development to the south.
2. *Access.* There is sufficient existing right-of-way access along McCabe Rd. A Traffic Impact Analysis will be required prior to the approval of any site plan.
3. *Utilities.* Water and sewer services are both available along McCabe Rd. Any extensions or tie-ins to city facilities will need to be completed by the developer.

Additionally, the City's Comprehensive Plan identifies a number of items to be considered prior to making land use decisions. The following table breaks down each item and staff's finding.

<b>Criterion:</b>	<b>Staff Findings:</b>
Ability of infrastructure to support the permitted use.	Existing infrastructure in the area is sufficient for the proposed use.
Impact on the value and practicality of the surrounding land uses.	Proposed development, along with recommended SCUP conditions, should have minimal impact on surrounding residential uses.
Conformance of a zoning request with the land use plan.	The proposed SCUP is not in conformance with the current future land use of Low Density Residential (LDR)
Character of the surrounding and adjacent areas.	The proposed use will complement and diversify the surrounding residential uses in this part of the community. The conditions of the SCUP will help mitigate any potential negative impacts that the development may have on adjacent properties.
Suitability of the property for the uses which would be permissible, considering density, access and circulation, and adequacy of public facilities and services.	There is sufficient access and existing utilities in place. Proposed density is just under 12 units per acre, which is considerably less than the maximum of 20 units per acre allowed per code.
The extent to which the proposed use designation would adversely affect the capacity or safety of that portion of the road.	The proposed SCUP would have access off of McCabe Rd. The proposed density for this senior living development should not have a significant impact on traffic in the area. The applicant will be required to conduct a TIA to determine what, if any, improvements will be needed.
The extent to which the proposed use designation would create excessive air pollution, water pollution, noise pollution, or other environmental harm to adjacent properties.	The proposed use should not have a significant impact on environmental integrity of the surrounding area.
The gain, if any, to the public health, safety, and welfare of the City.	The proposed SCUP furthers the City's desire to create a more diversified stock of housing options for citizens in all phases of their life.

## RECOMENDATION

Based on the above analysis, staff recommends the Planning and Zoning Commission conduct a public hearing for the proposed SCUP #21-91000004. If the Commission chooses to recommend approval, staff has listed a number of amended conditions that should be considered as part of the approval.

## **ATTACHMENTS**

Exhibit A: Area Map  
Exhibit B: Zoning Map  
Exhibit C: Future Land Use (FLUP) Map  
Exhibit D: Proposed SCUP  
Exhibit E: Application



# Area Map

SCUP  
#21-910000004

800 Block of  
McCabe Rd.

## Legend



Subject Parcel

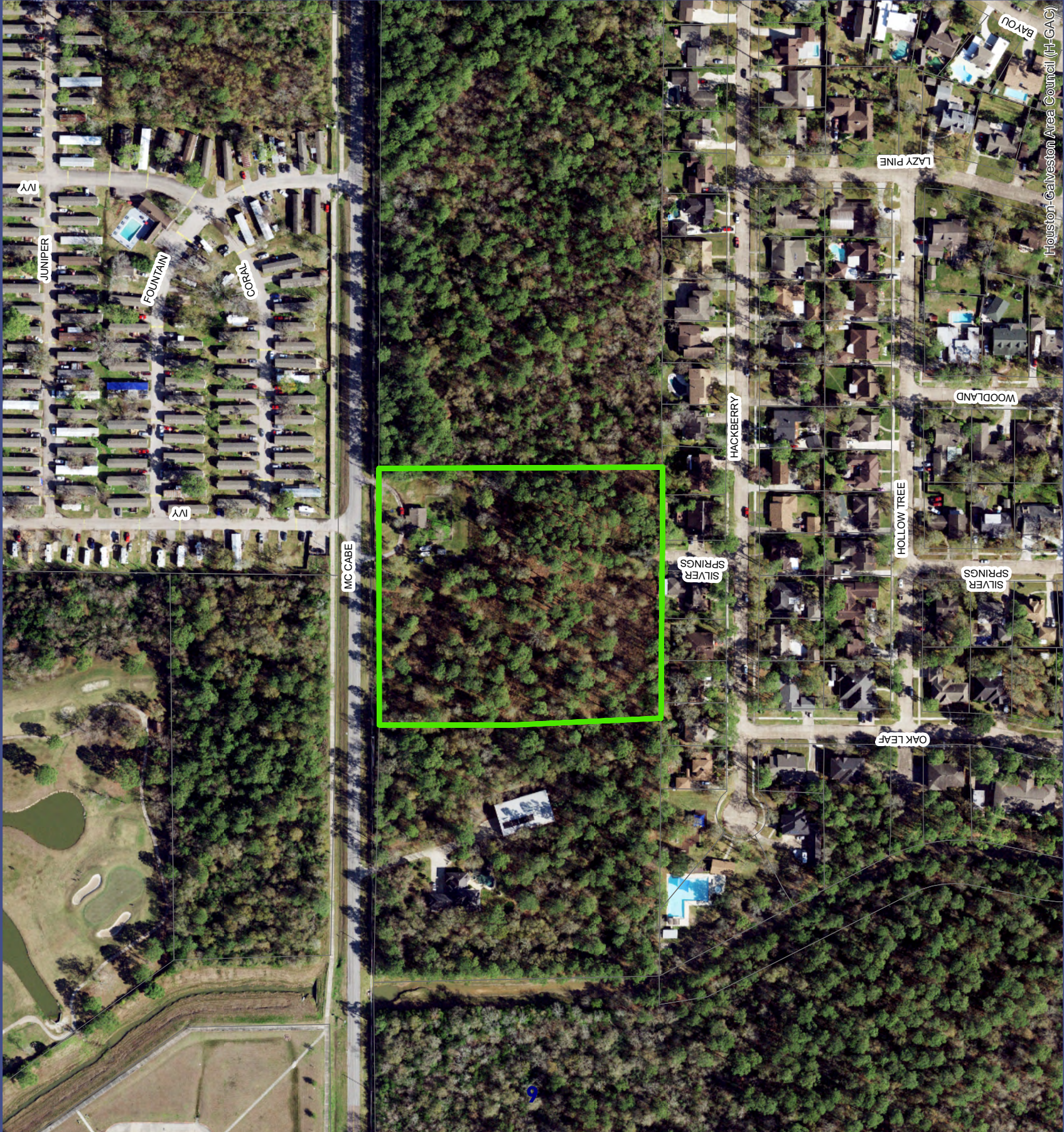


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1 inch = 226 feet

SEPTEMBER 2021  
PLANNING DEPARTMENT





# Zoning Map

SCUP  
#21-910000004

800 Block of  
McCabe Rd.

## Legend



Subject Parcel

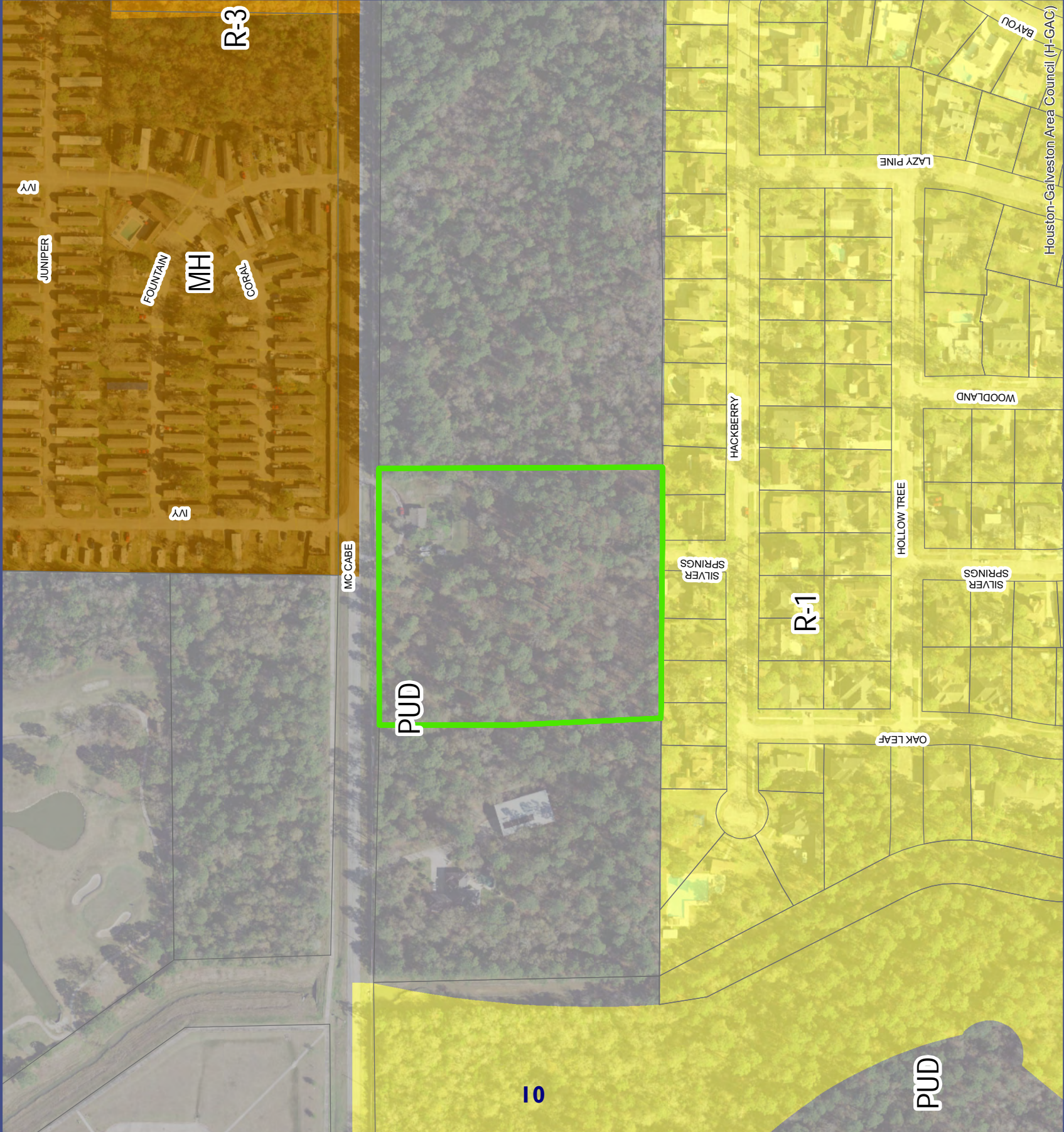


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SEPTEMBER 2021  
PLANNING DEPARTMENT





# FLUP Map

SCUP  
#21-910000004  
800 Block of  
McCabe Rd.

## Legend

 Subject Parcel



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SEPTEMBER 2021  
PLANNING DEPARTMENT







**City of La Porte**  
**Special Conditional Use Permit**  
**#21-91000004**

**Applicant:** Dawna Boudreaux of PALT Inc.  
**Owner or Agent**

1813 High Falls Ln. Pearland, TX 77581  
**Address**

**Development Name/Type:** Senior Living Apartment Complex

**Location:** 800 Block of McCabe Rd.

**Legal Description:** Part of Tract 5E, Abstract 30, WP Harris Survey, Harris County

**Zoning:** PUD, Planned Unit Development

**Use:** Senior Living Apartment Complex

**Permit Conditions:**

This Special Conditional Use Permit (SCUP) is applicable for the subject property, a copy of which shall be maintained in the files of the City's Planning and Development Department upon approval. Project development shall be in accordance with the following conditions:

1. A site development plan shall be submitted in accordance with applicable requirements of the City of La Porte's Development Ordinance and shall comply with all provisions of Chapter 106, "Zoning" of the City's Code of Ordinances and all other department reviews and applicable laws and ordinances of the City of La Porte and the State of Texas.
2. Permitted use on site will be described as Senior Living Multi-family and shall be restricted to residents that are 55 years of age and older.
3. The underlying zoning will be R-3. All multi-family development requirements will need to be met.
4. Development shall include a clubhouse, fitness center, and pool.
5. Permitted density will not exceed 14 units/acre.
6. A Traffic Impact Analysis (TIA) will be performed and submitted to the City for review prior to the approval of the required site plan.
7. There shall be at minimum, a fifty (50) foot wide landscape buffer along the southern property line adjacent to the Shady River Subdivision. Only existing or additional landscaping shall be allowed within this buffer. No structures of any kind shall be permitted within the required buffer.
8. Any substantial modifications to this Special Conditional Use Permit will require an amendment to this SCUP in accordance with Chapter 106, "Zoning" of the City's Code of Ordinances.

Failure to start construction of the site within 12 months after issuance or as scheduled under the terms of a special conditional use permit shall void the permit as approved, except upon an extension of time granted after application to the Planning and Zoning Commission.

If contract or agreement is terminated after completion of any stage and there is ample evidence that further development is not contemplated, the ordinance establishing such special conditional use permit may be rescinded by the City Council, upon its own motion or upon the recommendation of the Planning and Zoning Commission of the City of La Porte, and the previous zoning of the entire tract shall be in full effect on the portion which is undeveloped.



Validation Date: \_\_\_\_\_

\_\_\_\_\_  
Director of Planning and Development

\_\_\_\_\_  
City Secretary



# Special Conditional Use Permit Application

Planning and Development Department

## PROJECT INFORMATION

Address where SCUP is being requested: 0 McCabe Rd. & 811 McCabe Rd, La Porte 77571

Legal description where SCUP is being requested: TR 5D ABST 30 W P HARRIS & PT TR 5E ABST 30 W P HARRIS

HCAD Parcel Number where SCUP is being requested: 0402440010010 & 0402440010018

Zoning District: \_\_\_\_\_ Lot area: \_\_\_\_\_

*A request for approval of a Special Conditional Use Permit is hereby made to the City of La Porte.*

Description of Request: SUP request for a 64 unit active senior apartment complex for ages 55 years & older. 1 & 2 bedroom apartments will be offered and the complex will have a recreational area for activities, walking trails and a swimming pool.

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

## PROPERTY OWNER(S) INFORMATION

Name: Charles & Marjorie Pollard

Company (if applicable): \_\_\_\_\_

Address: PO Box 627

City: Richmond State: TX Zip: 77406

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## AUTHORIZED AGENT (If other than owner)

Name: Dawna Boudreaux

Company (if applicable): PALT Inc.

Address: 1813 High Falls Ln.

City: Pearland State: TX Zip: 77581

Phone: 832-425-9507 Email: dawnasellsrealestate@gmail.com

## OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: Dawna Boudreaux

Date: 8/6/21

Owner(s)' Signature(s): Charles Pollard

Date: 8/6/21

### STAFF USE ONLY:

Case Number: \_\_\_\_\_

Date Application Received: \_\_\_\_\_

## Project Description Letter

I am requesting a SCUP for our senior living apartment project located at 0 McCabe Rd & 811 McCabe Rd. We are developing a 64-unit senior-living apartment complex for ages 55 years and older. We will offer 1 and 2 bedroom apartments at market rate with several of them ADA accessible. Each apartment will have washer and dryer hookups and offer modern finishes. Amenities will include elevator(s), community room/clubhouse for social, physical and spiritual activities, fitness center, swimming pool and outdoor picnic area and walking trails.

Longer lifespans are increasing the demand for affordable senior housing options. In the U.S., about 10,000 baby boomers turn 65 every day. As the senior population grows exponentially, so does the need for housing, specific to this population that will allow them to “age in place” in their own home. According to the US Census Bureau, La Porte’s total 2019 estimated population was 35,400 and 9,152 are 55 years and older\*. Currently there are no apartment communities in La Porte dedicated to this fast-growing population and clearly the need is present.

AARP rates the livability for this zip code as 47/100 with a score of 57/100 for housing for seniors\*. Experts predict that 2021 will set forth a new era in health care and senior living at large as a result of the pandemic. While health care has clearly been the focus this past year, the importance of socialization has also been reinforced. Our community will address the need for socialization through activities and programs focused on this age group.

The location of our site makes it easily accessible for not only current residents of La Porte but will also draw in residents from neighboring cities thereby increasing the city’s census and revenue making our project a win-win for the community and for the city.

\*See attached



## C.1



## Neighborhood: People Stats and Charts

	La Porte	Harris County	Texas	USA
<b>Population</b>	35.4K	4.6M	27.9M	323M
<b>Population Density per Sq Mi</b>	1.9K	2.7K	107	—
<b>Population Change since 2010</b>	+6.6%	+16.3%	+17.1%	+7.7%
<b>Median Age</b>	38	33	34	38
<b>Male / Female Ratio</b>	49%	50%	50%	49%

### Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus—in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ La Porte



### AARP Livability™ Index for 77571

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual



# Planning and Development Department Staff Report

## FLUP Amendment - #21-91000004

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### DISCUSSION

#### Location:

The subject site is located at the 800 Block of McCabe Rd.

#### Background Information:

Staff is presenting an amendment to the City's Future Land Use Plan for consideration in conjunction with a Special Conditional Use Permit (SCUP) application request for a senior living apartment complex on a 5.4 acre tract of land. The site is currently undeveloped and is located at the 800 Block of McCabe Rd.

The City's Future Land Use Plan (FLUP) identifies this property as "Low Density Residential". In order to accommodate the proposed development, the FLUP would need to be amended to allow for "Mid-High Density Residential". The FLUP may be amended from time to time if approved by the City Council, upon recommendation by the Planning and Zoning Commission. Exhibit A demonstrates the existing land use; Exhibit B shows the proposed future land use plan.

The Future Land Use Plan identifies the following surrounding land uses (see the attached Exhibit A):

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	LDR, Low Density Residential/ MHDR, Mid-High Density Residential	Vacant/Forest Vista Manufactured Home Parks
<b>South</b>	LDR, Low Density Residential	Shady River Subdivision
<b>West</b>	LDR, Low Density Residential	Residential Home
<b>East</b>	LDR, Low Density Residential	Vacant

Section 213.003 of the Texas Local Government Code (LGC) specifies requirements for amending the City's Future Land Use Plan, which was adopted as a component of the Comprehensive Plan. The LGC requires review of the proposed amendment by the Planning and Zoning Commission and consideration by the City Council. A public hearing will be scheduled at the time of City Council review.

### RECOMENDATION

Should the Planning and Zoning Commission desire to recommend approval for SCUP #21-91000004, then the City's Future Land Use Plan should be amended as described in this item.

### ATTACHMENTS

Exhibit A: Current Future Land Use (FLUP) Map  
Exhibit B: Proposed Future Land Use (FLUP) Map



# CURRENT FLUP MAP

SCUP  
#21-91000004

800 Block of  
McCabe Rd.

## Legend

 Subject Parcel



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SEPTEMBER 2021  
PLANNING DEPARTMENT






# PROPOSED FLUP MAP

SCUP  
#21-91000004

800 Block of  
McCabe Rd.

## Legend

 Subject Parcel



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SEPTEMBER 2021  
PLANNING DEPARTMENT



Houston-Galveston Area Council (H-GAC)





## **Discussion Item**

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

# STATEMENT OF QUALIFICATIONS



## ABOUT US

One of the largest independent developers of standalone utility-scale battery energy storage projects in the US.

Able Grid Energy Solutions, Inc. ("Able Grid") is a utility-scale energy storage developer. In partnership with utilities, municipalities, communities, and leading corporate buyers, Able Grid is developing low-cost battery energy storage systems (BESS) that improve the reliability of the electric grid and help integrate clean sources of energy. We focus on investing in communities and markets where energy storage will provide long-term value to utilities managing a diverse energy portfolio to provide low cost and sustainable power for their customers.

### Why Energy Storage?



#### FASTER AND MORE FLEXIBLE

Compared to traditional power generation, batteries can provide faster response at lower cost, making the electric grid more flexible and reliable.



#### ENVIRONMENTALLY FRIENDLY

Batteries don't produce any emissions or waste products, and they don't require precious water supplies for operation.



#### GREAT FOR RENEWABLES

Batteries allow for more large, low-cost solar and wind generators to be reliably integrated into the grid.



#### ELECTRIC VEHICLE INTEGRATION

A grid-connected system can integrate electric vehicles to help utilities and customers effectively manage this new load source.

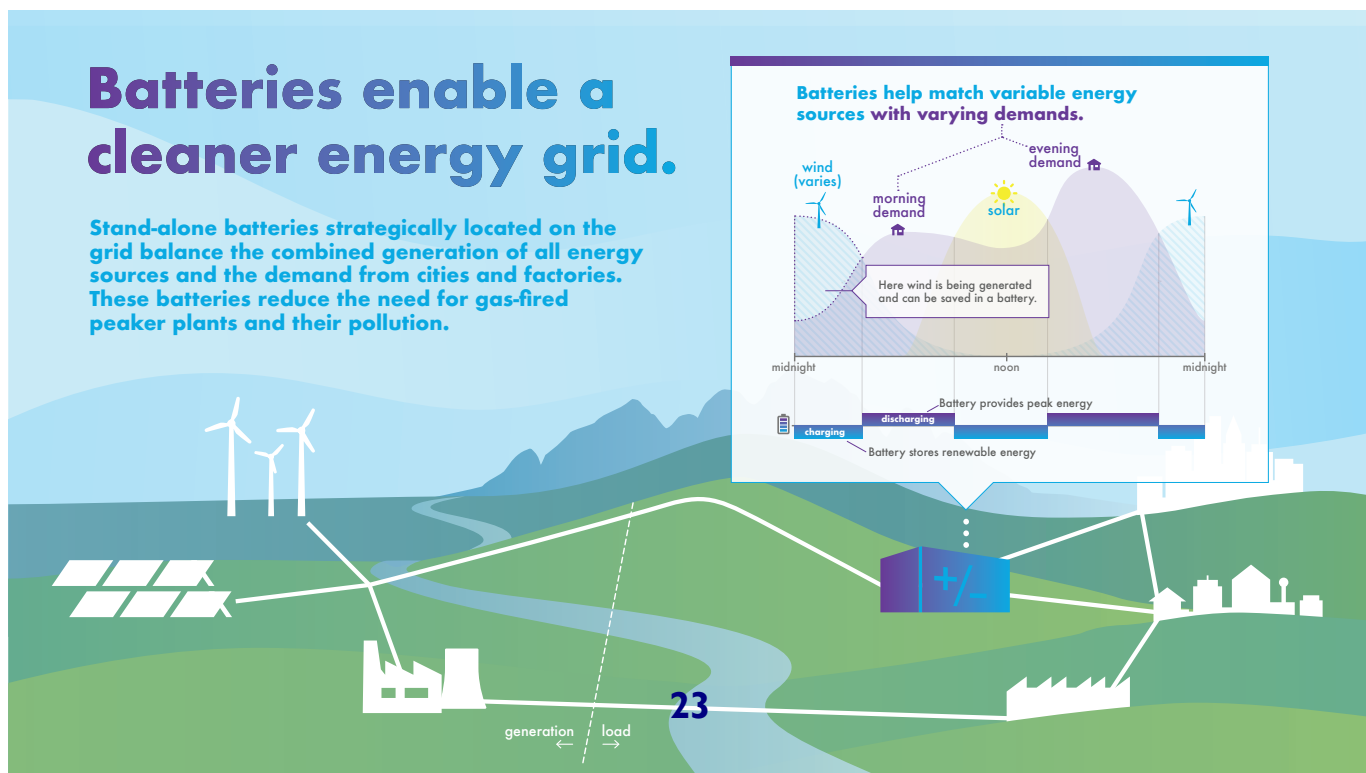
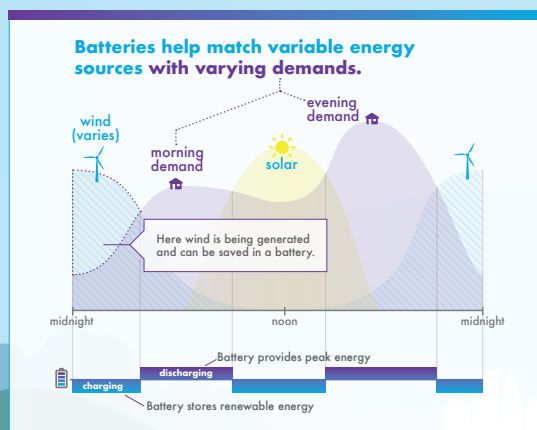


#### ALTERNATIVES TO POWERLINES

Batteries relieve local constraints on the power grid, which can help avoid the build-out of long, expensive transmission lines.

## Batteries enable a cleaner energy grid.

Stand-alone batteries strategically located on the grid balance the combined generation of all energy sources and the demand from cities and factories. These batteries reduce the need for gas-fired peaker plants and their pollution.



# BACKED BY GLOBAL INFRASTRUCTURE PARTNERS (GIP)

Able Grid, along with Eolian L.P. (Eolian), is owned by GIP, one of the largest private infrastructure investors in the world.

## About Eolian L.P.

Eolian L.P. (Eolian) is one of the oldest and most successful investors in renewables in the US, having directly funded the development of more than 16,000 MW of operating wind and solar generating capacity diversely located across the U.S. Since 2005, Eolian has been an innovative investor in renewable energy projects, including the invention of the renewable energy royalty structure that has now become an industry standard. In contrast to many firms that raise capital with short-term buy and sell strategies, Eolian and its partners have long-term views of 30+ years. This allows for a unique perspective on renewable energy investing and an alignment with the long-term generation planning perspective of utilities and independent power producers.

## About Global Infrastructure Partners

Global Infrastructure Partners ("GIP") is an independent infrastructure fund manager that makes equity and debt investments in infrastructure assets and businesses. GIP targets investments in the energy, transport and water/waste sectors in both OECD and select emerging market countries. GIP's credit platform ("GIP Credit") provides financing solutions and makes debt and non-common equity investments in infrastructure assets and companies. GIP is a leader in ESG and sustainability and has a track record of supporting its portfolio companies to become best in class and operate their businesses in a safe and responsible manner.

Many of the wind and solar projects developed by Eolian and its partners such as Able Grid are now owned by leading utilities, independent power producers and market participants in the United States including Portland General Electric, Oklahoma Gas & Electric, Westar, Southern Power, Dominion Energy, Pattern Energy, Duke Energy, Capital Dynamics, Invenergy, Alterra, Algonquin Energy, NextEra Energy Resources, Exelon, EDF, Engie, DTE, & Prudential, among others.



GLOBAL  
INFRASTRUCTURE  
PARTNERS

# PROVEN LEADERSHIP

## SENIOR LEADERSHIP



**BARNABY OLSON**  
Chief Executive Officer  
[bolson@ablegridenergy.com](mailto:bolson@ablegridenergy.com)



**SHARON GREENBERG**  
Chief Operating Officer  
[sgreenberg@ablegridenergy.com](mailto:sgreenberg@ablegridenergy.com)



**ERIC STOUTENBURG**  
Chief Development Officer  
[estoutenburg@ablegridenergy.com](mailto:estoutenburg@ablegridenergy.com)

Able Grid's team members have worked at major renewables development companies, engineering and construction firms, laboratories, and operating companies in the energy industry. The Able Grid team brings together a diversity of experience that is unmatched in the storage industry.

## PROJECT TEAM



**MELISSA MILLER**  
Development Director, Central  
[mmiller@ablegridenergy.com](mailto:mmiller@ablegridenergy.com)



**ANTHONY MANSOOR**  
Sr Project Manager & Director of Construction  
[amansoor@ablegridenergy.com](mailto:amansoor@ablegridenergy.com)



**JASON KNEDLHANS**  
Director, Engineering  
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**JIM LUCHT**  
Construction Manager  
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**TRAVIS STOWERS**  
Engineering Manager  
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**TOM KRUGER**  
Director, Permitting- West  
[tkruger@ablegridenergy.com](mailto:tkruger@ablegridenergy.com)

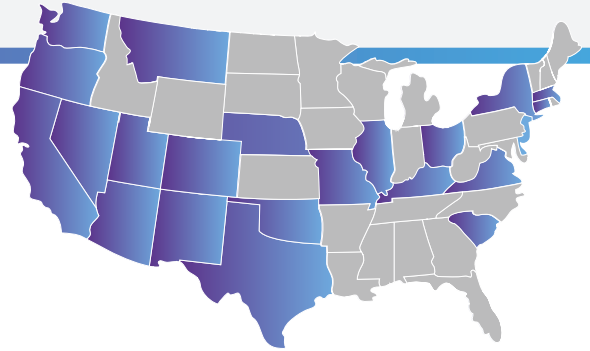
Cumulative Able Grid Team Experience			
Projects	MW	Development (MW)	Construction (MW)
Total (ALL)	9368.7	4607.7	4761
Total Energy Storage	1877.5	1528.5	349
Total Wind and Solar	4784.2	3096.2	1688
Total Natural Gas	2708	0	2708
Total Hydro Generation	16	0	16





# WHAT WE'VE DONE

Able Grid has projects in 22 states and a development pipeline of over 10GW.



## Able Grid Projects Under Construction or Recently Completed:

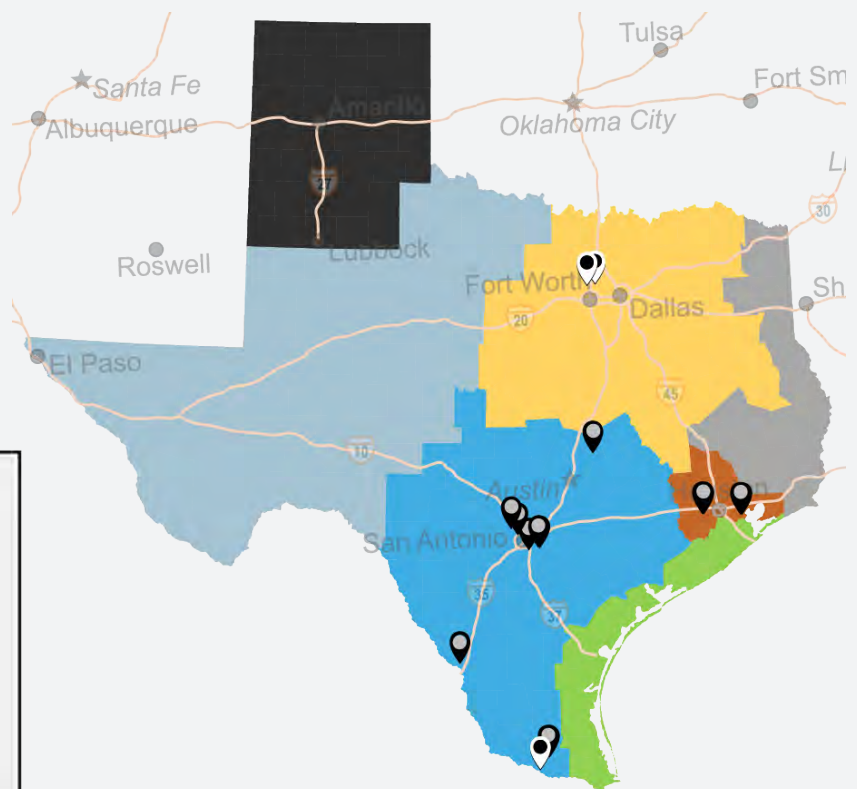
**Silverstrand Grid** / 11 MW - 44MWh / Camarillo, CA / COD: 2021

**Chisholm Grid** / 100 MW - 125Wh / Fort Worth, TX / COD: 2021

**Madero Grid** / 200 MW - 386 MWh / Mission, TX / Under Construction: COD: 2022

**Stockyard Grid** / 150 MW - 300MWh / Fort Worth, TX / Planned Construction: COD: 2023

Able Grid's 2450MW portfolio in ERCOT represents a potential investment of over \$1 billion by 2025.



## LEGEND

- PANHANDLE
- NORTH
- WEST
- SOUTH
- COASTAL
- HOUSTON
- UNDER & PLANNED CONSTRUCTION (450 MW)
- 2023- 2024 COD (2000 MW)

# MADERO GRID, LLC

Electric Reliability Council of Texas (ERCOT)

- **200 MW x 386 MWh lithium ion batteries**
- **March 2022 COD**
- **Mission, Texas**
- **Merchant asset**



The project will operate in the ERCOT energy and ancillary services markets as a merchant asset. The project control and dispatch system and technical performance specifications were designed for all the following applications:

- Capture energy arbitrage revenue through the purchase and sale of energy in the ERCOT Day Ahead and Real Time Energy markets;
- Sell ancillary services products including:
  - The two ERCOT frequency response products, one of which requires a BESS system response time of 250 milliseconds from receipt of a dispatch signal;
  - Responsive Reserve Service, which is similar to spinning reserve in other markets;
  - Contingency and non-spinning reserve products.

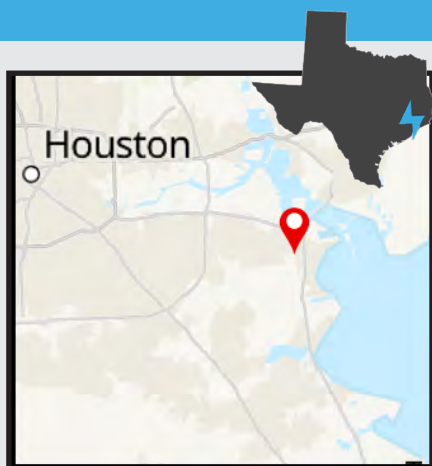
Able Grid completed or is working on all the following tasks and roles for the Madero project:

- Identified and originated the project location for maximum locational value in the ERCOT market;
- Engineering and application of the interconnection with ERCOT and Sharyland Utilities;
- Property acquisition of the site;
- Platting and permitting with the city of Mission;
- Completed market revenue studies and forecasts to identify the full BESS use profile;
- Contracted and supervised all engineering work associated with the site;
- Conducted an RFP for the BESS technology and selected the optimal performance and cost system to fulfill the project's contractual requirements;
- Negotiated and executed the BESS supply and maintenance agreements;
- Conducted an RFP for the EPC contractor;
- Negotiated and executed the EPC contract;
- Secured and completed project financing;
- Secured and completed project financing;
- Staffed onsite supervision of the project's construction including review of safety and quality;
- Conducted contract compliance and project management of the project's schedule and budget;
- Oversaw commissioning and testing performance to be completed by the BESS supplier;
- Coordinated with and complies with regulatory and market registration requirements of ERCOT.

**Once operational in March 2022, Able Grid assumes all asset management functions including maintenance, contract and regulatory compliance, P&L and budget management, dispatch strategy, and reporting.**



## MOCCASIN POINTE GRID



- **La Porte, TX**
- **200MW & 300MW**  
**Phases 1 and 2**  
**planned for 2024 COD**
- **Full Interconnection**  
**Studies underway for:**
  - o **200MW GINR**  
**23INR0217 138kV**  
**interconnection on site**
  - o **300MW GINR**  
**23INR0218 345kV**  
**interconnection on site**
- **300MW potential**  
**expansion for Phase 3**

Able Grid is developing a large-scale battery energy storage project in Harris County, Texas, in the City of LaPorte near Houston, and expects to install 200 to 500 MW of energy storage on the site, with future expansion potential. This project has the opportunity to boost economic development, create local jobs and support the local community. Most importantly, it improves grid resiliency which will decrease the likelihood of blackouts and power outages. Moccasin Pointe Grid is expected to be fully operational in 2024.



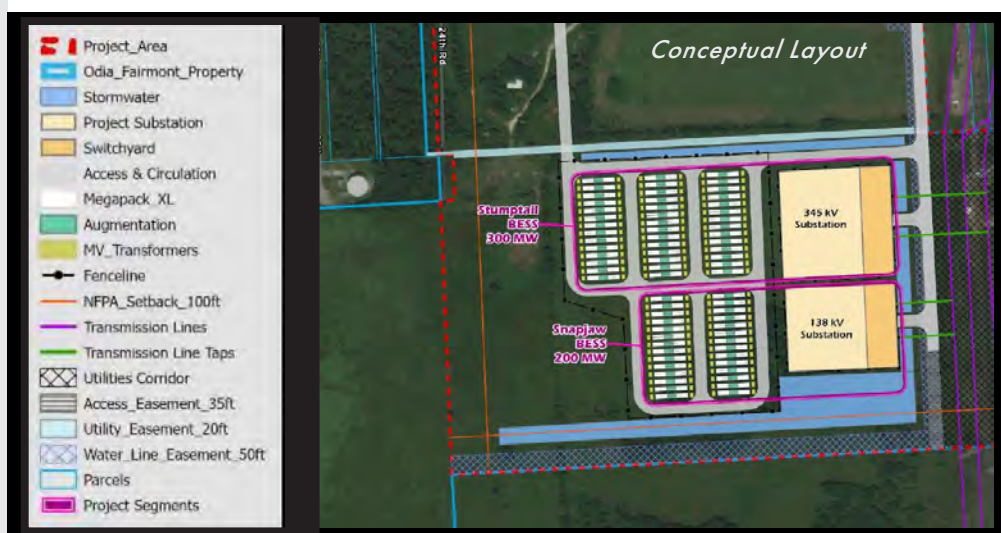
### MOVING THE TEXAS ECONOMY FORWARD

Texas is one of the most advanced and fastest-growing clean-energy states in the US. Utilities are increasing their grid resiliency to help Texans keep their lights on, and the investment in cost-effective, clean energy storage incentivizes further economic growth.



### CREATING LOCAL JOBS

Moccasin Pointe Grid will create approximately 200-250 jobs during peak construction. Expanding local power capabilities can create additional jobs in the county.



### ABOUT ABLE GRID

Able Grid Energy Solutions, Inc. ("Able Grid") is a utility-scale energy storage developer. In partnership with utilities, municipalities, communities, and leading corporate buyers, Able Grid is developing low-cost battery energy storage systems (BESS) that improve the reliability of the electric grid and help integrate clean sources of energy. Able Grid has projects in 22 states and a development pipeline of over 10GW. **Learn more at [ablegridenergy.com](https://ablegridenergy.com).**





## FOR MORE INFORMATION, PLEASE CONTACT:

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**Tom Kruger**

*Director of Permitting*

Able Grid Energy

P: 503.758.4539

E: [tkruger@ablegridenergy.com](mailto:tkruger@ablegridenergy.com)

# **Moccasin Pointe Grid Battery Energy Storage System Facility**

**an Able Grid Energy Solutions project**



**City of La Porte, Texas**

### **Applicant Information**

**Applicant:** Able Grid Energy Solutions, Inc.  
4845 Pearl East Cir Ste 118, PMB 83662  
Boulder, CO 80302-6112  
Contact: Tom Kruger, Director of Permitting  
Phone: 503-758-4539  
Email: [tkruger@ablegridenergy.com](mailto:tkruger@ablegridenergy.com)

### **Site Base Data**

**Jurisdiction:** City of La Porte, Texas

**Site Description:** The proposed Project Area is a 43.7 acre portion out of the north end of a 133 acre parent parcel of vacant land. The site is located on the south side of W. Main St., between Bay Area Blvd and the Southern Pacific rail line. The eastern side of the site, encompassing approximately 5.8 acres of the Project Area, is occupied by transmission lines, a pipeline, and other underground utilities. The Project would interconnect via taps onto the transmission lines at the eastern side of the site.

**Project Parcel ID:** Harris County Appraisal District Acct No 0440510000100

**Project Parcel Address:** na

**Owner:** Odia Fairmont LLC (represented by Avera)

**Zoning:** Planned Unit Development

**Future Land Use Plan:** Light Industrial

**Overlay District:** N/A

**Access:** The north side of the site fronts on W. Main Street, with enough frontage for at least 2 site entrances. An overpass near the northeastern property corner will partially dictate where site access points can be located. The easterly entrance will utilize an existing 35' access easement, and will be a right-in, right-out entrance. The westerly entrance will be located directly across from an existing commercial driveway.

**Utilities:** Water & sewer available onsite or in immediate vicinity.

**Drainage:** Stormwater drainage to be detained onsite, with outlet into existing public drainage canal at eastern edge of property; no known downstream constraints

**Natural Resource Constraints:** No mapped waters or wetlands, no steep slopes

**Floodplain:** No portion of the site is within the 100 year or 500 year floodplain

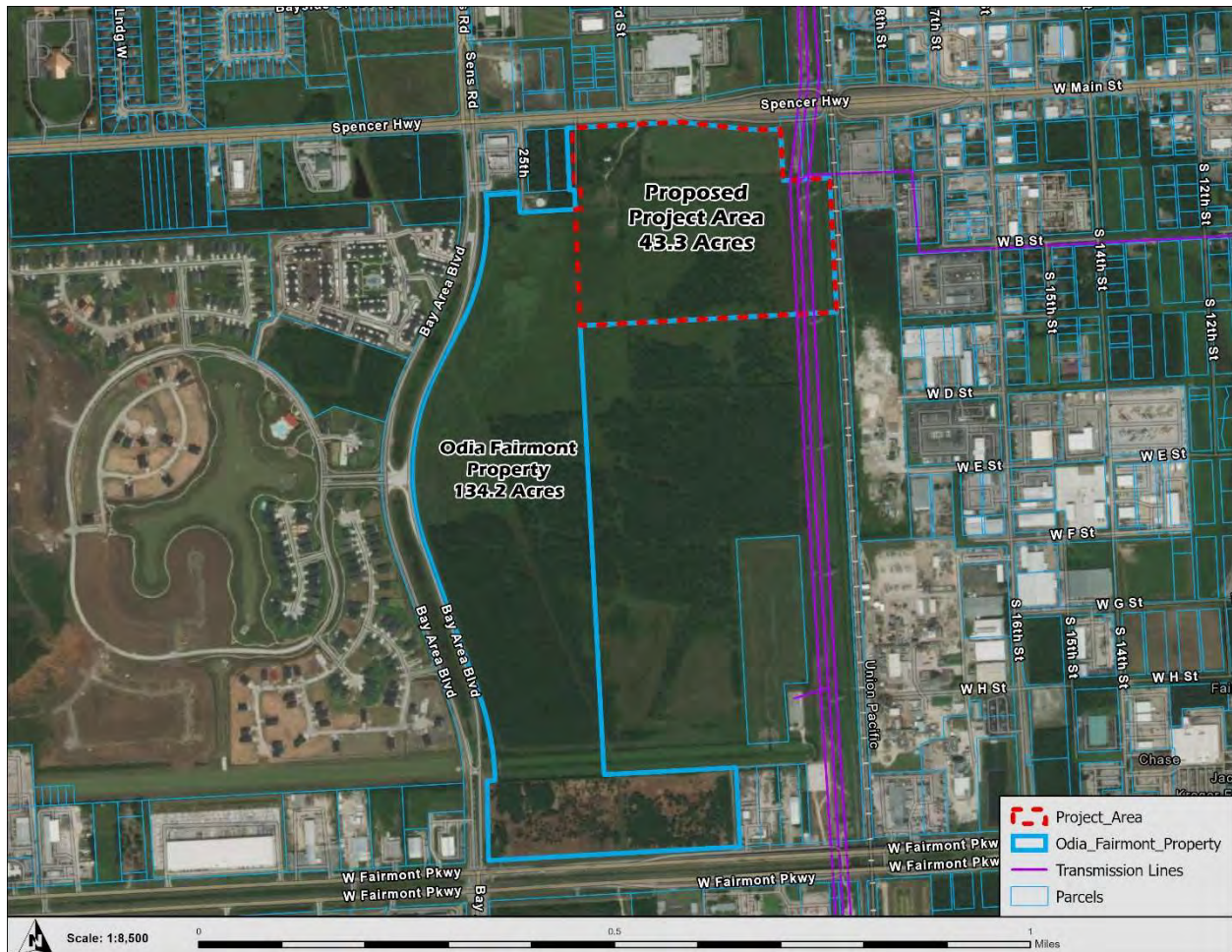
### **Permitting Requirements:**

City of La Porte

- Pre-Development Applicant Consultation (PAC)
- General Plan ?
- Special Conditional Use Permit (SCUP)
- Subdivision (Preliminary & Final Plat)
- Major Development Site Plan
- Building permit(s)

### Preliminary Project Description

Able Grid Energy Solutions, Inc. is a company dedicated to the development of utility-scale battery energy storage systems (BESS) which are interconnected to the high-voltage electric power transmission system to provide services to balance regional electricity supply and demand. We are exploring the potential to develop a BESS facility on a vacant parcel in a planned industrial area of La Porte, which would interconnect to the grid via a taps into two of the existing transmission lines within the property. The Project would occupy an approximately 43 acres of vacant land, to be subdivided from the northern end of a 134 acre parent parcel, as shown below.



This utility-scale energy storage system is a clean energy infrastructure project that would serve to provide electrical energy storage for the transmission grid; a project of this nature would serve the region, rather than serving a single site. Power would not be generated on site; rather, the Project would capture generated power from the grid at times when power is relatively abundant and demand low, to discharge it back onto the grid during peak electrical demand times. A transmission-level BESS serves a number of important functions: it would facilitate improved integration of renewable energy sources, reducing the need for extra peak time generation; would provide backup power during grid

disruptions; and provide voltage stabilization for nearby industrial loads. A BESS at the transmission level helps all generators in the system work more efficiently by reducing the need to ramp generation up or down to respond to sudden or daily cyclical changes in power demand, which in turn reduces local air emissions of thermal power plants that would otherwise provide this service.

The Moccasin Pointe Grid BESS Project will utilize banks of lithium-ion battery systems to provide up to 500 MW of energy storage capacity, with an expected 2-hour output duration (a 500MW/1,000MWh system). The Project is divided between two interconnections: the Stumptail segment is a 300 MW interconnection to the 345 kV transmission line, and Snapjaw is a 200 MW interconnection to the 138 kV transmission line. Requests have been filed with ERCOT for each interconnection, and we are awaiting facility study results. Given the long timelines involved in energy project development, we anticipate being able to start construction of the Project in 2024, and enter into commercial operations in 2025.



## **Project Design**

The Project is designed to utilize an array of containerized, modular lithium-ion batteries, similar to our Chisholm BESS project currently nearing completion in Fort Worth, Texas; see below. Energy flows to/from the battery array through a set of medium-voltage transformers, then through the project substations where the power voltage is stepped up to the transmission voltage. In the Chisholm project, the batteries are housed in the larger containers toward the middle of the array, and are connected through the smaller power inverters via underground cables to the project substation, just off the right end of the photo.

### **Chisholm Grid BESS**

100MW BESS

Sungrow battery systems

Photo is construction progress as of end of August 2021



### **Madero Grid**

200MW BESS

Wartsila Quantum battery systems

This is a rendering of a portion of the battery array

There are a number of competing battery manufacturers and technologies that may be considered for use on the Moccasin Pointe project. The Chisholm project uses an array of battery containers integrated by Sungrow; our Madero project in Mission, TX is being constructed with a similar array of Wartsila Quantum batteries. For preliminary design purposes the Moccasin Pointe project has been design around the Tesla Megapack, one of the most energy-dense, pre-packaged solutions on the market today. Each Megapack container is approximately 8 feet tall, 5 feet wide and 24 feet long, and contains battery modules, electrical hookups and control systems, and a closed-loop liquid cooling system. The

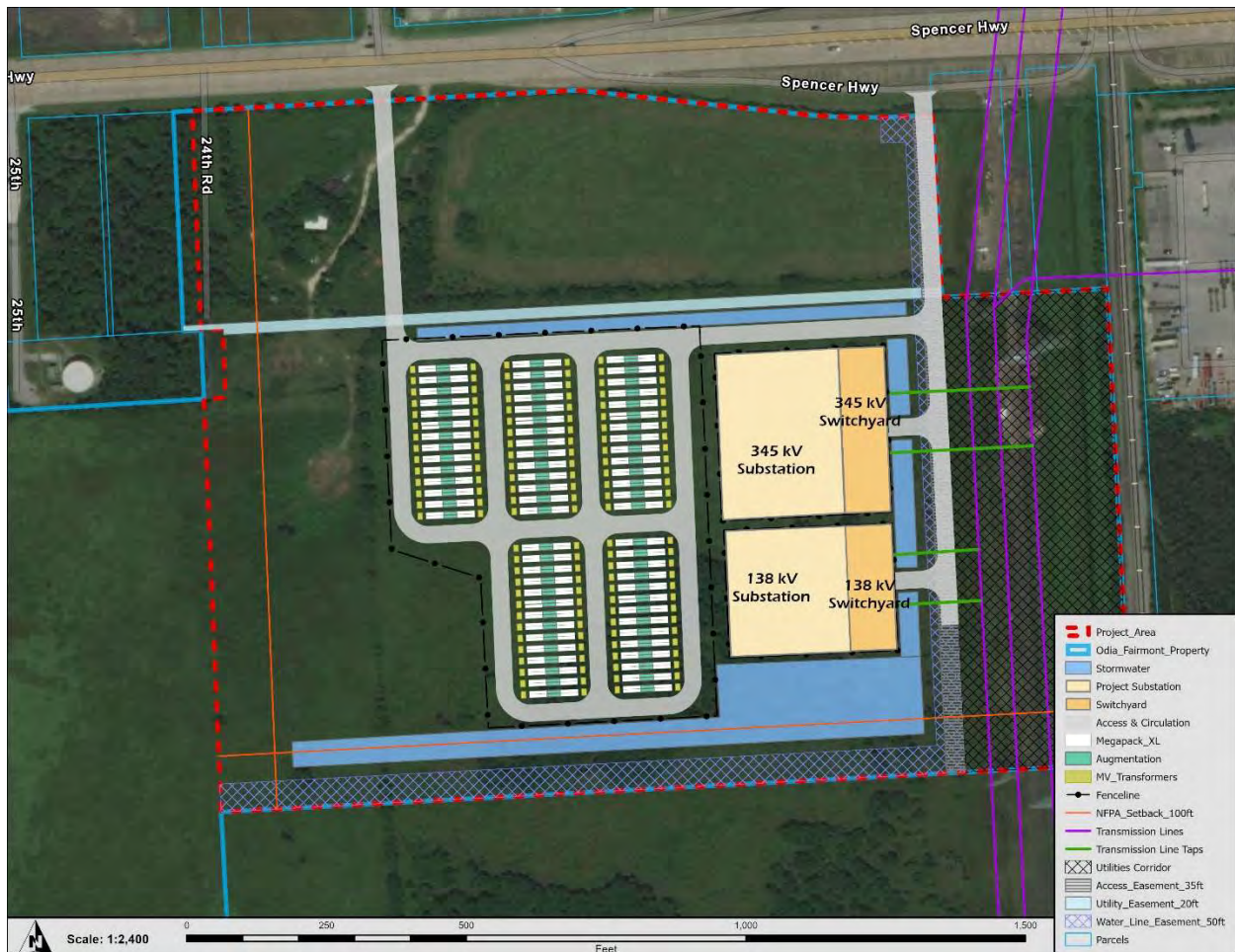
interior of the Megapack is completely modular and designed to be fully serviceable via a set of doors along one side; see accompanying product info package. Each Megapack arrives with everything fully installed and factory tested, ready to be picked off a truck, set on a foundation, connected to the onsite electrical system and turned on. Additional space is provided up-front for future augmentation, to offset the gradual loss of battery efficiency. The images below show a Megapack with its doors off and components identified, and an exterior of the Megapack showing its rooftop cooling units and smaller adjacent augmentation units.



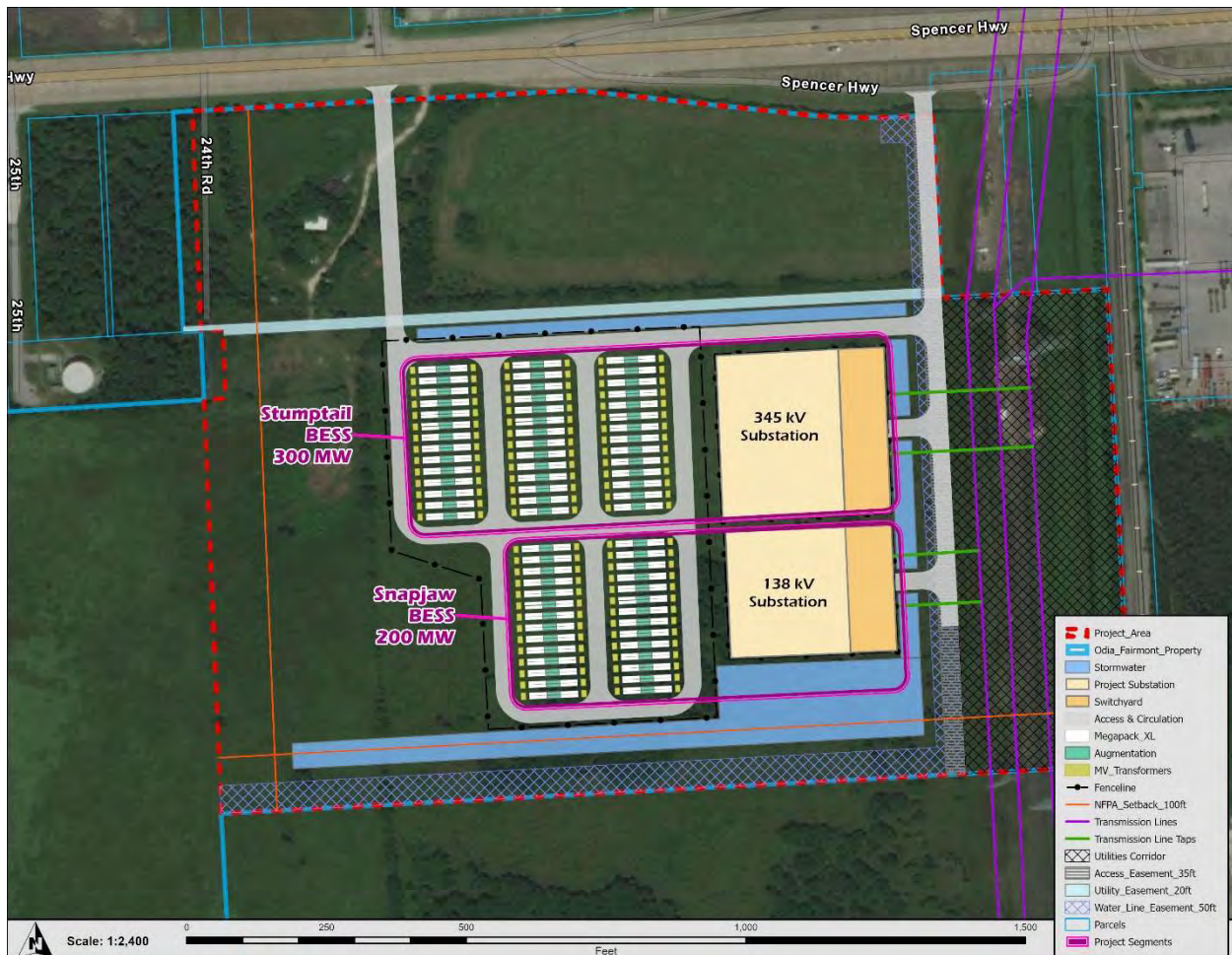
The Project would be unmanned, and remotely operated as an integrated grid resource. After construction is complete, a BESS would produce very little traffic and would have no adverse impacts for the city or neighborhood. Maintenance workers may be present a few days a week for short periods; as such, water and sewer needs are minimal. The site would include a systems control house, but would not include any office or habitable space. There would be no emissions, no requirement for water beyond landscaping irrigation, no effluent and no sewer demand. The facility would be secured behind locked fences and gates, with 24/7 remote monitoring; lighting will be minimal and “dark skies friendly.”



A preliminary site plan, based on the sizing and spacing requirements for the Tesla Megapack, is provided below. The general layout and overall space requirements for other battery makes would be similar.



As noted above, the project would be divided into two segments, Stumptail and Snapjaw, as indicated below.



### Access

The Project Area would be accessed directly from Spencer Highway; we anticipate constructing two driveway entrances as shown.

Within the site, a perimeter access road within the project fenceline provides access to all areas of the facility as required by fire codes. The entrance(s) into the facility will be gated and locked, with a keypad or similar control system mounted where a driver can reach it without exiting the incoming vehicle. The lock system will include a fire department access override.

### Water & Sewer

A water connection is required for fire prevention (outside fire hydrants) and landscaping irrigation. However, as an unmanned facility, neither potable water nor sanitary sewer service will be necessary. Water lines would be extended as necessary to serve the facility.

### Stormwater

The site slopes very gently to the east, down to a developed stormwater collection channel along the eastern boundary of the property. As indicated in the preliminary site plan, stormwater would be detained on site in a system of swales and basins around the BESS facility, and would outlet in controlled fashion to the east. Each of the battery bank containers and each piece of equipment would be on a foundation, but the remainder of the site would be graveled to maximize infiltration and prevent risks associated with standing water.

### Parking & Loading

As an unmanned, remotely operated use with no on-site office space, parking and loading needs are minimal. The site design would space for at least two passenger vehicles near the control house, and the internal access system allows for large truck circulation, though no specific loading zone or dock is provided.

### Fire Code Compliance

The Project is designed with an internal layout that allows firefighter access within the site as required under adopted International Fire Code standards. Fire hydrants will be installed as needed along the street outside the Project site, and within the site as necessary.

Substation equipment and battery systems will be designed and constructed to meet or exceed applicable national, state and local electrical codes. The battery systems are designed to comply with the standards of NFPA 855, a set of national fire safety guidelines developed by a consortium of fire protection professionals, battery engineers and manufacturers, and insurance companies. The standards include a robust set of monitoring and control equipment to manage battery heat and prevent fires from occurring.

The modular design of the system has evolved in part to contain and limit the spread of fires and to facilitate firefighting, if necessary. Should a fire occur in a container, other automated electronic systems would take that container offline, while the remainder of the Project could continue to function. If a fire occurs, a signal would be sent to the facility operator and to the local fire emergency dispatch center. Firefighters can then set up a perimeter around the burning container to prevent damage to surrounding units, and do not have to enter a structure or be concerned about evacuation of people on the unmanned site.

Able Grid will work with the local fire and building officials to ensure a mutual understanding of the facility, its requirements for fire prevention systems, and any other concerns of local officials.

### Zoning and Permitting Considerations

The site is located in an undeveloped area of La Porte that is slated for industrial use, according to the city's comprehensive plan. The land is currently zoned PUD (see maps on following pages), which means that all essentially all uses must go through a **Special Conditional Use Permit** (SCUP) review to approve the proposed use. Furthermore, the Project would also require **Major Development Site Plan Review** prior to issuance of construction permits. One purpose of approaching this proposal as a discussion item



is to introduce the concept of the BESS facility to the Planning Commission, and to pro-actively identify and address community concerns.

The City Zoning Code does not specifically address BESS facilities – this is a common situation as this is a relatively new type of use – so the second purpose of this discussion is to gain some level of comfort that a BESS facility would be considered sufficiently similar to other permitted or conditional uses in the Light Industrial zone that it could be allowed in this location.

Able Grid proposes to purchase the ~43 acre Project Area from the current landowner, which requires a subdivision of the parent property. Although only two lots are to be created out of a single parent property, the acreage is much larger than the 10 acre threshold in the Development Code so this action is considered to be a **major subdivision** due to the size of the lots. This requires both a preliminary plat and final plat approval.

In several meetings between Able Grid, Avera and City staff, the **General Plan** has been raised as a prerequisite to both the subdivision and the special use permit. A General Plan is required for all phased projects involving major subdivisions or major developments. (see City Development Regulations, Code Sec. 86-6(a)). Able Grid and Avera represent that the proposed BESS project development is not a phase of development of the parent property, but is a sufficiently large site that it should be considered a wholly independent action, that should not trigger the master plan requirement on the remaining 60+ acres of the parent parcel. Furthermore, Able Grid intends to construct the Project in a single period, with no meaningful break in construction activity, and to address the full build-out in the SCUP process. We appeal to the Planning Commission for guidance regarding the need for a general plan.



## Discussion Item

---

- b. Discuss Zone Change recommendations and timeline of upcoming events.
- Eight zone change groups, A-H.
  - 240 total properties affected.
  - 13 properties owned by LPISD or COLP.



# Group A

R-2 to R-1

15 Properties

## Legend



Subject Parcels

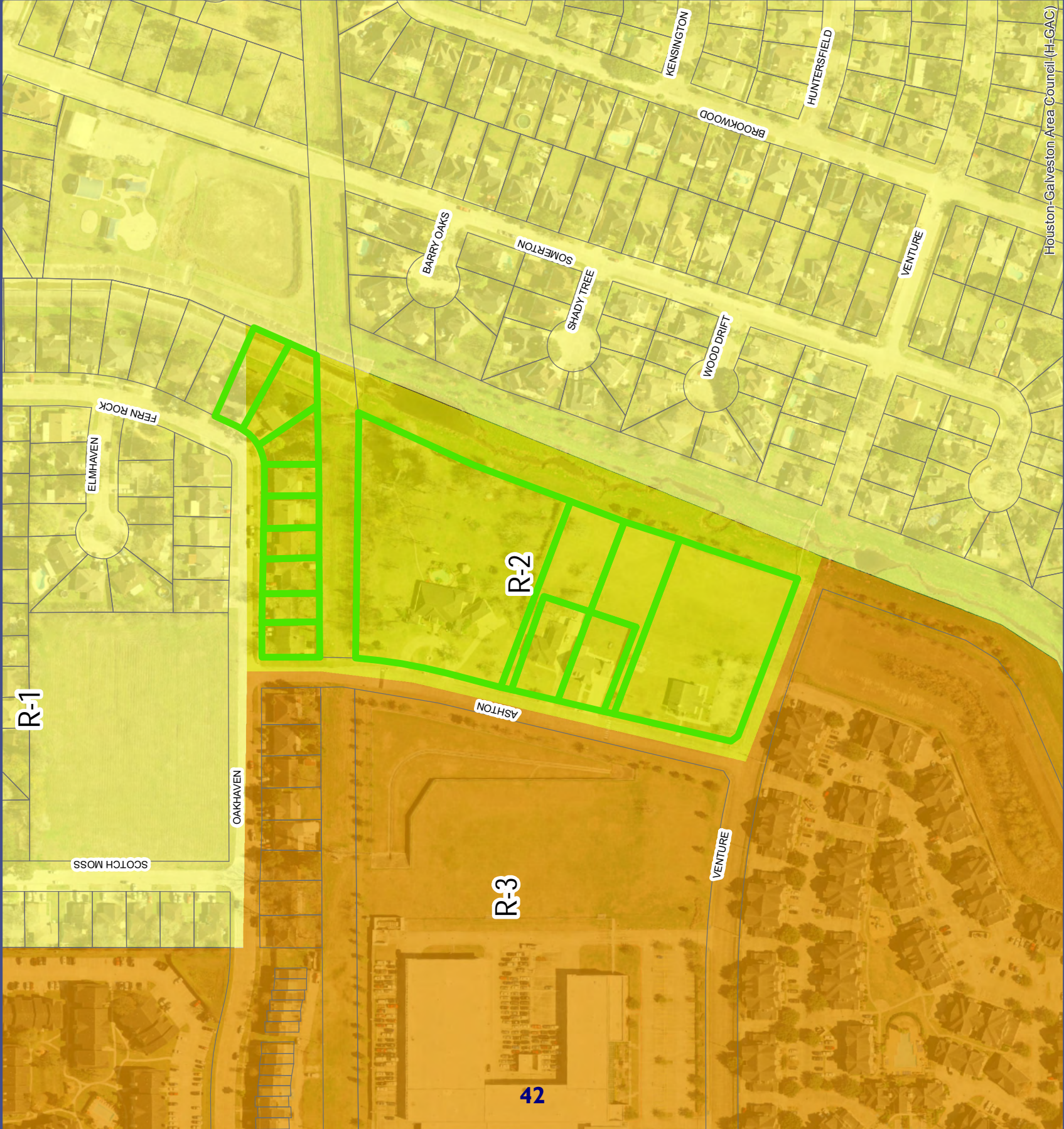


This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



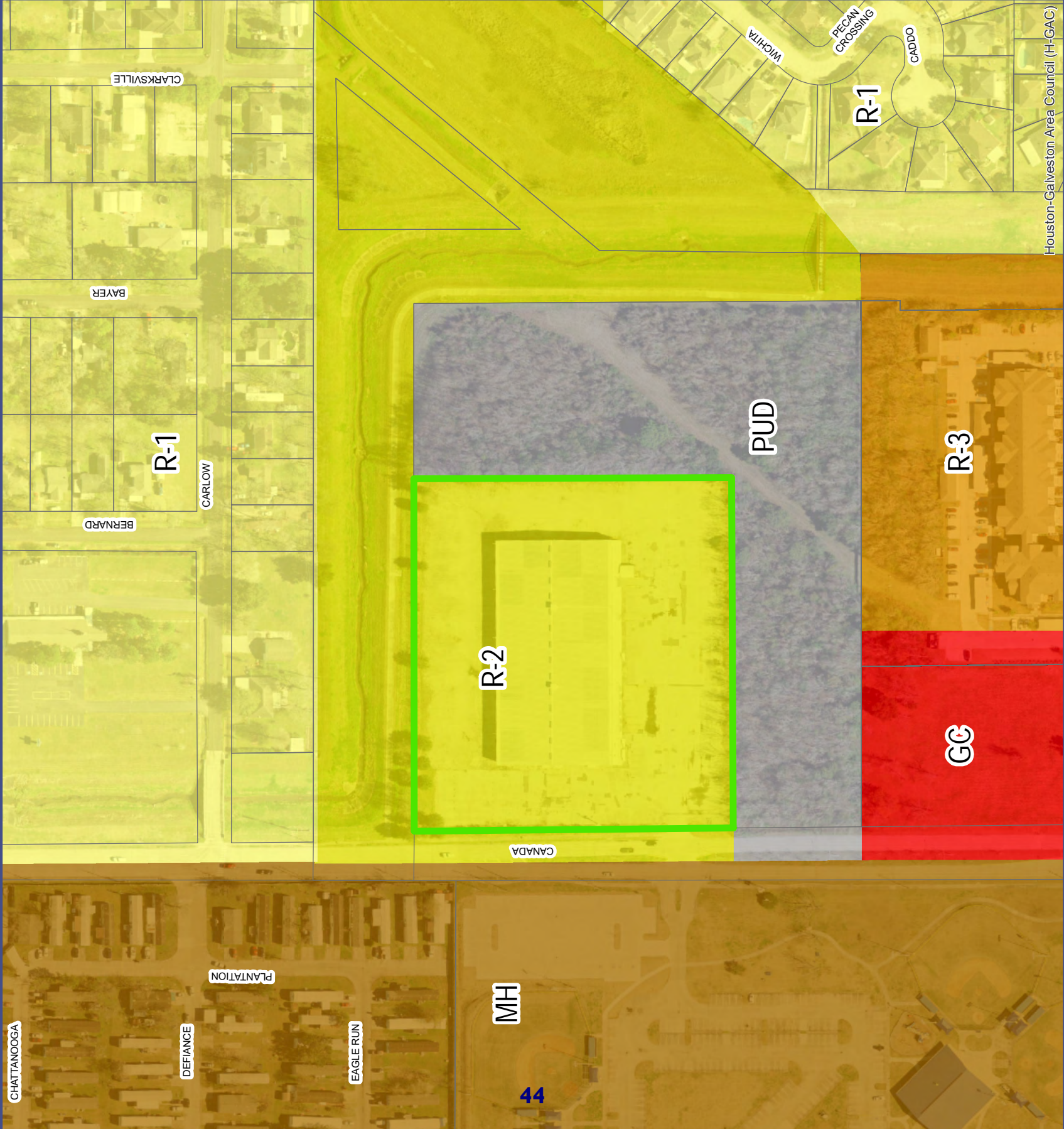
1 inch = 226 feet

SEPTEMBER 2021  
PLANNING DEPARTMENT



Group	HCAD	Owner	Address
A	1021790000053	AKA VENTURES LLC	3351 FERN ROCK DR
A	1021790000046	GREAR JOE	8506 OAKHAVEN RD
A	1021790000047	BALLESTEROS RENE & ALMA	8510 OAKHAVEN RD
A	1021790000052	ALLEN BRADLEY C	3355 FERN ROCK DR
A	1021790000045	GARZA DAVID B JR	8502 OAKHAVEN RD
A	1021790000048	WILSON ERICA	8514 OAKHAVEN RD
A	1021790000049	MARTINEZ JOSE R	8518 OAKHAVEN RD
A	1021790000051	WHEETLEY JAMES A & MARIAN	8526 OAKHAVEN RD
A	1021790000050	SOLIS MARANDA	8522 OAKHAVEN RD
A	1241530000001	MCGUIGAN BENJAMIN G	3411 ASHTON LN
A	1185440010001	RESURRECTED LIFE CHRUCH	3625 ASHTON LN
A	1185440010004	HAMILTON ALTON W	3613 ASHTON LN
A	1185440010002	MCGUIGAN BEN	0 ASHTON LN
A	1185440010003	MCGUIGAN BEN	0 ASHTON LN
A	1185440010005	RIOS LUIS	3619 ASHTON LN





# Group B

R-2 to PUD

FLUP:  
MHDR - COM

I Property

Legend



Subject Parcels



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1 inch = 188 feet

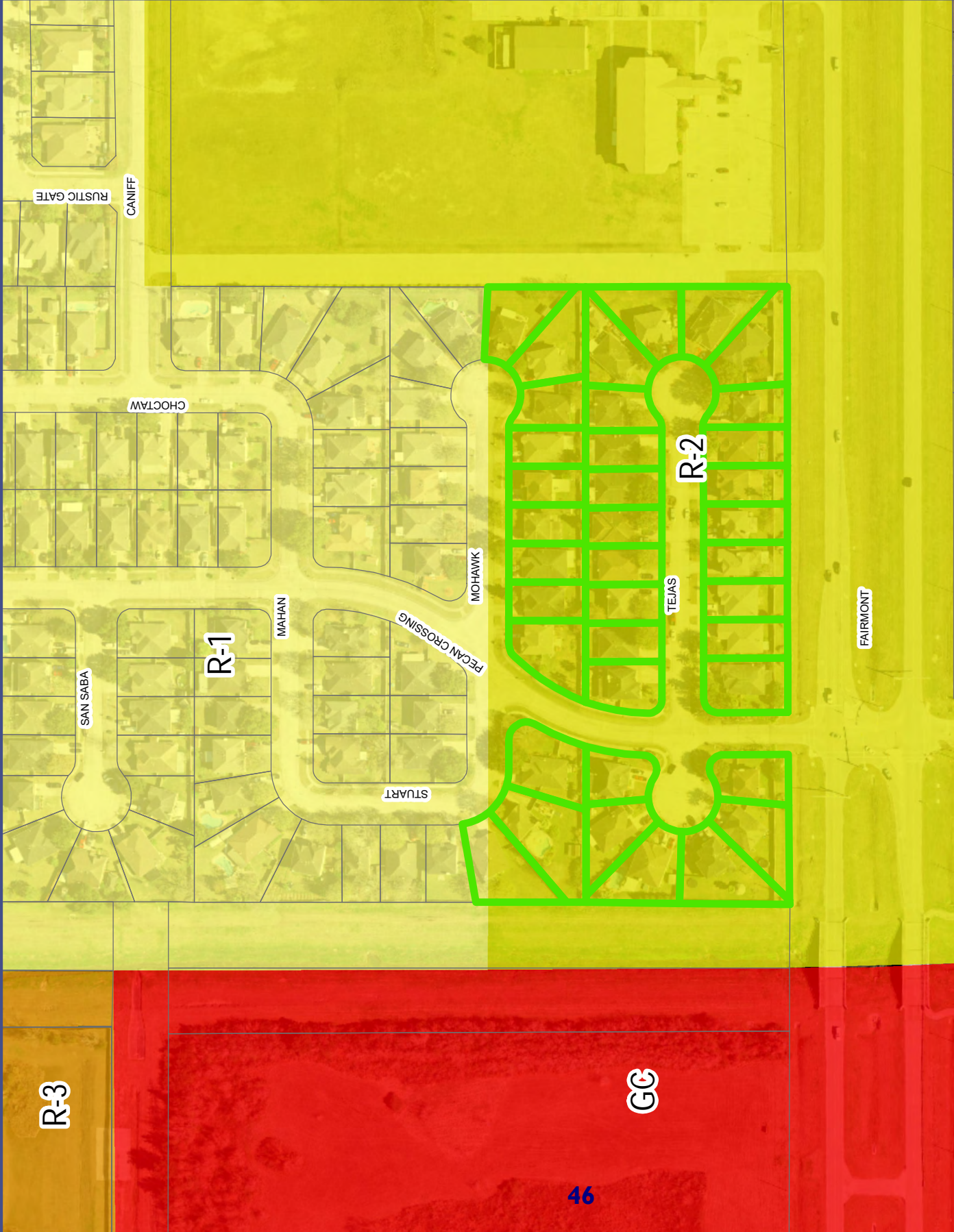
SEPTEMBER 2021  
PLANNING DEPARTMENT

Group	HCAD	Owner	Address
B	0231460000799	CANADA ROAD WAREHOUSE INC	3337 CANADA RD



R-3

GC



Houston-Galveston Area Council (H-GAC)

# Group C

R-2 to R-1

38 Properties

## Legend



Subject Parcels



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1 inch = 188 feet

SEPTEMBER 2021  
PLANNING DEPARTMENT



Group	HCAD	Owner	Address
C	1187490010004	PHILLIPS ROBERT	9201 TEJAS CT
C	1187490010006	DIAZ FRANCISCO A	9209 TEJAS CT
C	1187490030002	GODFREY JOYCE L	9220 TEJAS CT
C	1187490030003	OPENDOOR PROPERTY C LLC	9224 TEJAS CT
C	1187490010005	BRUGHA MICHELE NICHOLE	9205 TEJAS CT
C	1187490030027	PONCE JAVIER M	9312 MOHAWK DR
C	1187490010009	9208 MOHAWK DRIVE TRUST	9208 MOHAWK DR
C	1187490030001	VILLAGRAN JOSE A & LATICIA	9216 TEJAS CT
C	1187490030004	HIBBITS ASHTON L	9228 TEJAS CT
C	1187490010007	NEWELL KATHRYN J	9216 MOHAWK DR
C	1187490010008	THOMPSON RL & JESSICA	9212 MOHAWK DR
C	1187490030025	CRENSHAW JOHNATHAN	9304 MOHAWK DR
C	1187490030026	SALINAS KARLA	9308 MOHAWK DR
C	1187490030010	COOPER PATRICIA GAE	9320 TEJAS CT
C	1187490030019	GANS YVONNE M & PETER	9221 TEJAS CT
C	1187490030015	SCOTT BILLYE J	9305 TEJAS CT
C	1187490030017	BRYAN CHRISTOPHER & CHRISTINA	9229 TEJAS CT
C	1187490030005	FKH SFR PROPCO B HLD LP	9300 TEJAS CT
C	1187490030007	COUCHENOUR CHARLES & BRENDA S	9308 TEJAS CT
C	1187490030012	JOHNSON RANDALL R &	9317 TEJAS CT
C	1187490030014	GARCIA RODOLFO & MARIA I	9309 TEJAS CT
C	1187490010003	ARMSTRONG JOHN M	9200 TEJAS CT
C	1187490030008	LAKE BRANDI L	9312 TEJAS CT
C	1187490030029	COLE KEVIN EUGENE	9320 MOHAWK DR
C	1187490030013	CONTRERAS JOSAFAT	9313 TEJAS CT
C	1187490030022	TURNER OSCAR W & LINDA C	9224 MOHAWK DR
C	1187490010001	JENNINGS KIMBERLY A	9208 TEJAS CT
C	1187490030006	LE KE	9304 TEJAS CT
C	1187490030020	NGUYEN PHU ET UX	9217 TEJAS CT
C	1187490030024	APPLEBE JARED Q	9300 MOHAWK DR
C	1187490010002	CAMPOS ESTEVAN & MARICELA	9204 TEJAS CT
C	1187490030028	THOMPSON JUSTIN L & ELIZABETH R	9316 MOHAWK DR
C	1187490030021	SCHAEFFER HOWARD E & MARY	9220 MOHAWK DR
C	1187490030023	GOODWIN MASON A	9228 MOHAWK DR
C	1187490030009	BALLI KELLY J & CARLOS	9316 TEJAS CT
C	1187490030011	GARRETT WILLIAM E	9321 TEJAS CT
C	1187490030016	TUMLINSON ROGER	9301 TEJAS CT
C	1187490030018	CHAPMAN FERIAL L & ELIDIA	9225 TEJAS CT

# Group D

R-2 to R-1

52 Properties

## Legend

 Subject Parcels

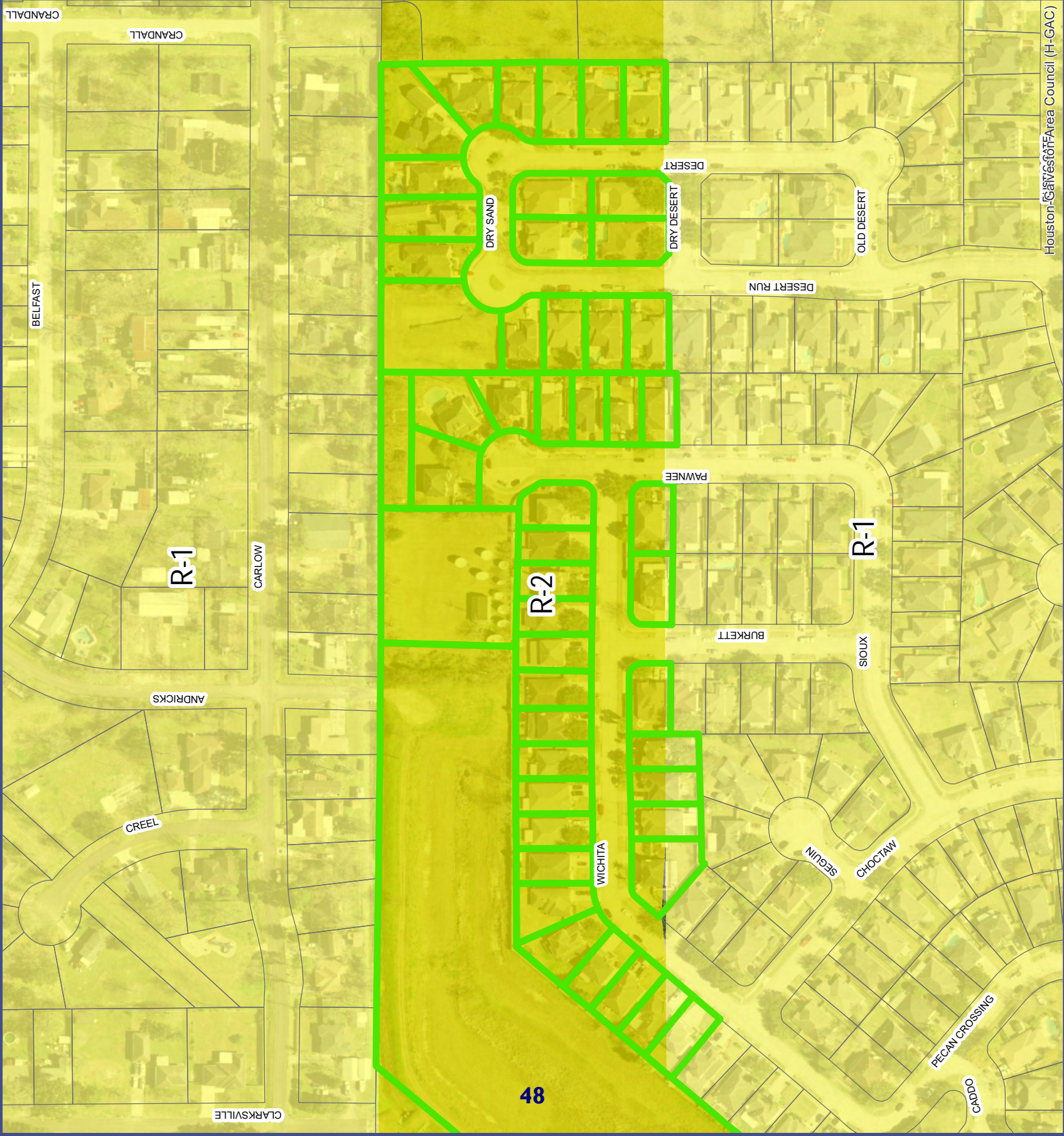


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1 inch = 188 feet

SEPTEMBER 2021  
PLANNING DEPARTMENT





Group	HCAD	Owner	Address
D	0231460000791	IWG II LLC	0 E D
D	1202430010082	MARTINEZ OSCAR JR & MARIA	9318 WICHITA DR
D	1202430010083	MCCLEARY MICHELLE	9322 WICHITA DR
D	1202430060035	KEARNS TIM M & KEYNAN V	3405 PAWNEE DR
D	1202430060036	ARMENDARIZ PEDRO JR & TERRI E	3401 PAWNEE DR
D	1202430070013	CARPENTER CHRISTINA E	9309 WICHITA DR
D	1203590010009	GIBBS CRAIG MICHAEL & MARISSA LEANN	3634 DESERT RUN DR
D	1203590010010	VANDAGRIEF WILLIAM O & BETTY J	3638 DESERT RUN DR
D	1202430010081	BABBITT BLAKE EDWARD	9314 WICHITA DR
D	1202430010085	DUFF JOHN P & SUZANNE L	9330 WICHITA DR
D	1202430080006	COBERLEY DANIEL J SR & BEVERLY A	3501 BURKETT DR
D	1202430070014	CHAPA ROBERT C & RACHEL A	9313 WICHITA DR
D	1202430010084	MATHEWS MATT & MICHELE	9326 WICHITA DR
D	1203590010008	SMITH BRIAN & JENNA R	3630 DESERT RUN DR
D	1203590010012	ELLIOT BRIAN S	9501 DRY SAND DR
D	1203590010014	HAGEMEISTER TROY S & LISA M	9509 DRY SAND DR
D	1202430010073	MCDONALD MICHAEL R & MADISON N	9230 WICHITA DR
D	1202430010075	WAGSTAFF JOHN	9238 WICHITA DR
D	1202430070011	CURRENT OWNER	9301 WICHITA DR
D	1202430070015	CARRASCO JESSICA	3502 BURKETT DR
D	1203590010019	KIEBORZ DAVID	3629 E DESERT DR
D	1202430060033	ARCHER JAY E & GINA L	3413 PAWNEE DR
D	1202430060037	LEGNA LAND DEVELOPMENT	0 PAWNEE DR
D	1202430010078	RUIZ JOSUE L	9302 WICHITA DR
D	1202430010080	SHAWMEKER LISA	9310 WICHITA DR
D	1202430010086	OSUNA JULIO & LOPEZ RUTH Y	9334 WICHITA DR
D	1202430010088	MCELROY TYLER R	9342 WICHITA DR
D	1203590010020	BUSTAMANTE MARIA J	3625 E DESERT DR
D	1203590010017	EEDS ROSEMARY	3637 E DESERT DR
D	1203590030004	MCCARTY SANDRA L	9506 DRY SAND DR
D	1202430010077	PENA RUBEN JR & JENNIFER	9246 WICHITA DR
D	1203590010011	ADAME MIGUEL AGUILERA	3642 DESERT RUN DR
D	1202430060032	LEYVA FRANK N & ELIZABETH G	3417 PAWNEE DR
D	1203590030002	DUBOIS-FLETCHER MARIA	9501 DRY DESERT WAY
D	1202430010072	MARISCAL PEDRO JR	9226 WICHITA DR
D	1202430010079	REYNOLDS CHAD R & KYNDRA L	9306 WICHITA DR
D	1202430010087	AYDLOTTE DOROTHY S	9338 WICHITA DR
D	1202430060030	STUTZ STEVE & KRISTA	3505 PAWNEE DR
D	1203590010018	VILLARREAL LUCIANO & DELIA	3633 E DESERT DR
D	1203590030001	CARNAHAN BARBARA	9505 DRY DESERT WAY
D	1203590030003	DICKEY THOMAS W	9502 DRY SAND DR
D	1203590010030	SUMMER WINDS HOA	0 DESERT RUN DR
D	1202430060031	VARGAS CARLOS	3501 PAWNEE DR
D	1203590010013	SILOS ISAAC JR	9505 DRY SAND DR
D	1202430010074	LLANES JORGE & HAYDEE	9234 WICHITA DR
D	1202430010076	ZABALA ALEXANDER CHRISTIAN	9242 WICHITA DR
D	1202430070012	WALL MYRLE RAY	9305 WICHITA DR
D	1202430080012	RODRIGUEZ MELISSA & DAVID	3502 PAWNEE DR
D	1202430060034	BARNES THOMAS F III	3409 PAWNEE DR
D	1203590010015	TANNER DAVID A & DEBORAH	9513 DRY SAND DR
D	1203590010016	CHATHAM BETTINNA M	3641 E DESERT DR
D	1187490010020	PECAN CROSSING HOA	0 TEJAS CT



# Group E

R-2 /R-1 to PUD

FLUP:  
LDR - COM

4 Properties

Legend

 Subject Parcels

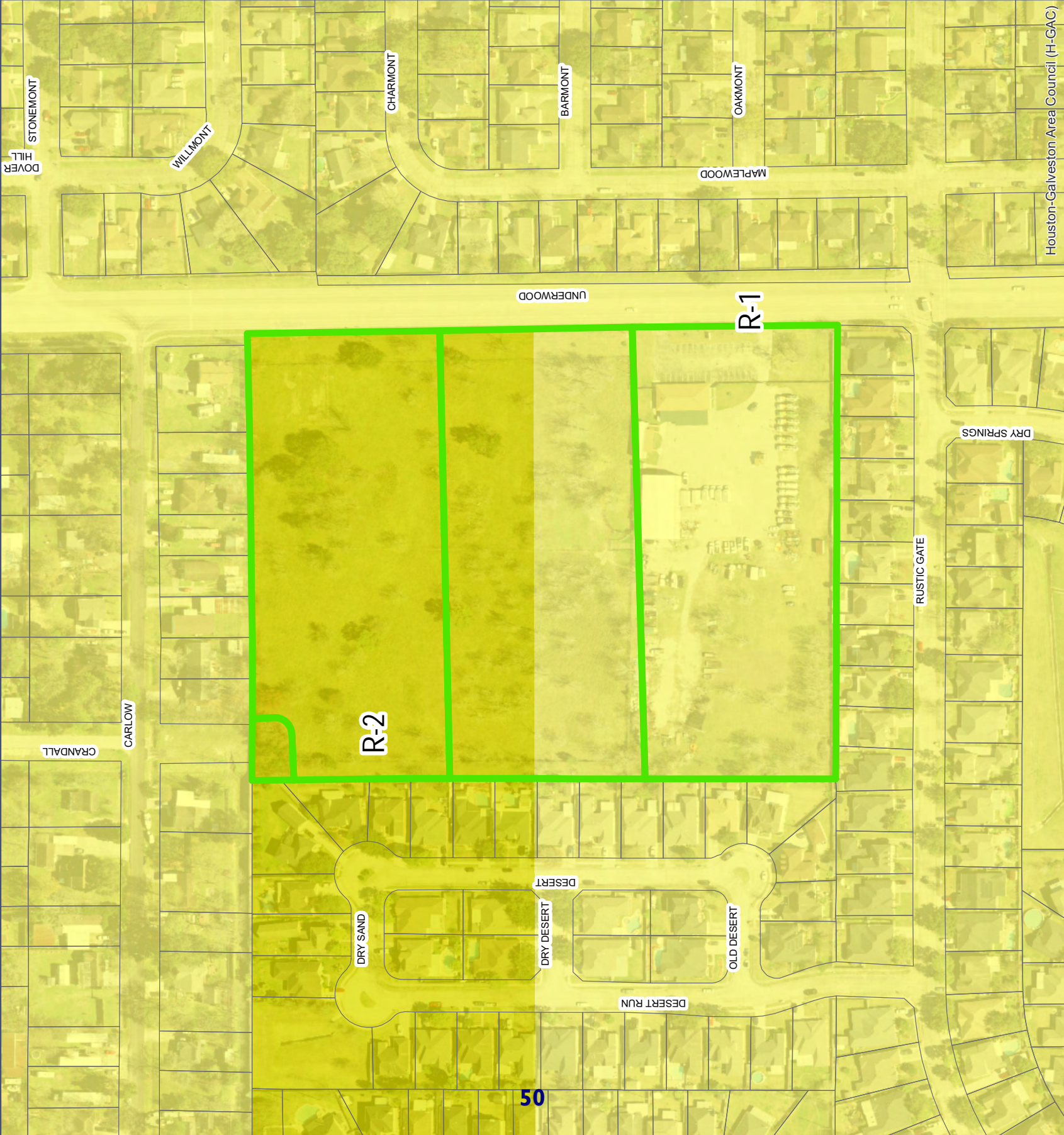


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1 inch = 188 feet

SEPTEMBER 2021  
PLANNING DEPARTMENT



Group	HCAD	Owner	Address
E	0231460000757	LA PORTE PROPERTIES LLC	3900 UNDERWOOD RD
E	0231460000758	M FISCO PROPERTIES LLC	3900 UNDERWOOD RD
E	0231460000698	LA PORTE PROPERTIES LLC	3900 UNDERWOOD RD
E	1203590010031	TANNER DAVID & DEBORAH L	0 CRANDELL RD



# Group F

R-3 to R-1

40 Properties

## Legend



Subject Parcels

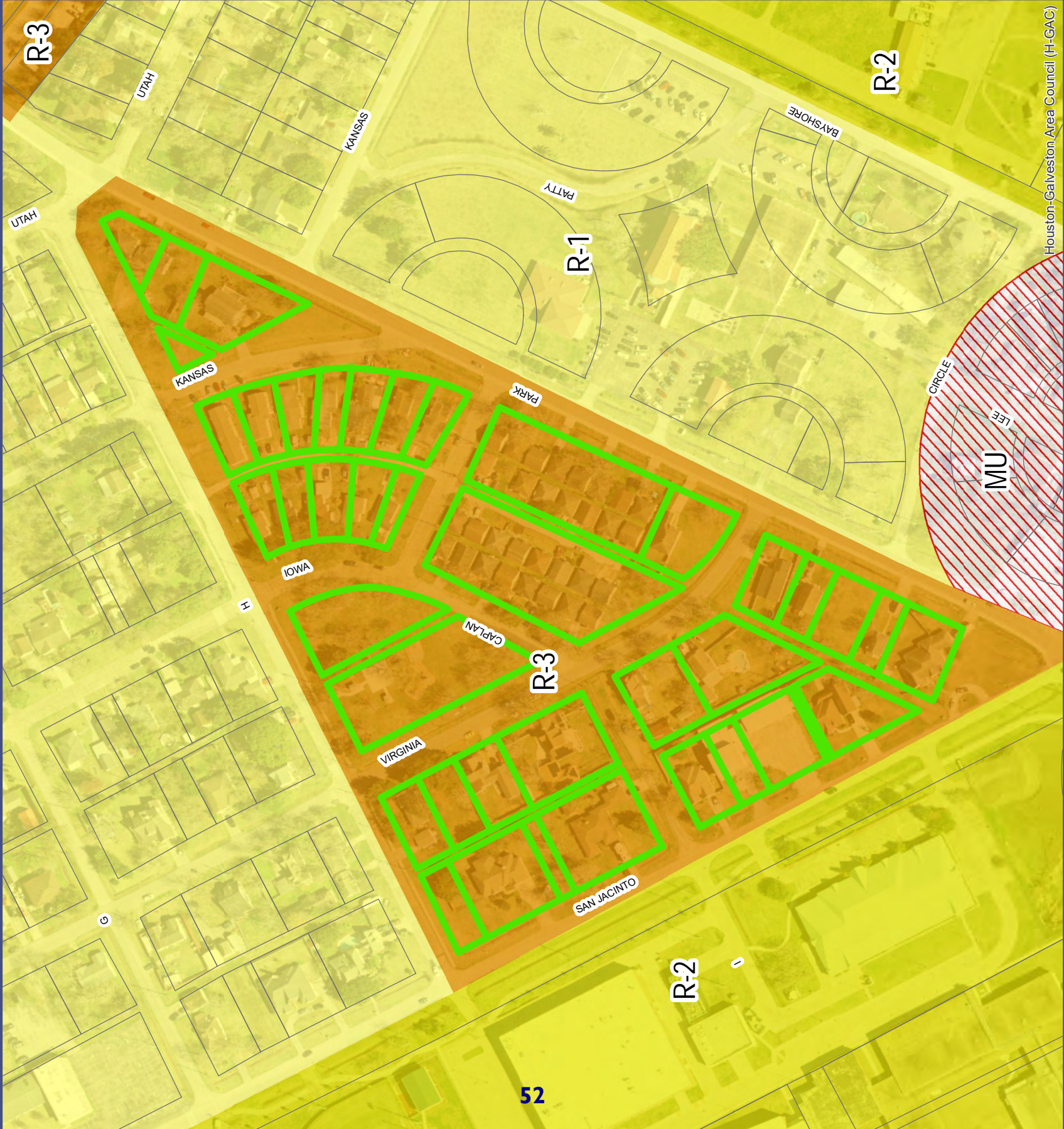


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1 inch = 188 feet

SEPTEMBER 2021  
PLANNING DEPARTMENT





Group	HCAD	Owner	Address
F	0240350060001	PARK HOUSING INC	803 PARK DR
F	0240270930001	CITY OF LA PORTE	0 S VIRGINIA
F	0240270920009	GIBSON REX L JR	917 S IOWA ST
F	0240270920005	MCKINNEY ALMEDA	909 S IOWA ST
F	0240340000033	BLACK RUSSELL J & LOIS Y	1010 S VIRGINIA ST
F	0240280940005	SMITH STEVEN C & MADDOX AMY L	910 S VIRGINIA ST
F	0240280940006	VASQUEZ MARTIN & MARIA D	902 S VIRGINIA ST
F	0240270920017	MOSER RENTAL PROPERTIES LLC	904 S KANSAS ST
F	0240270920007	MCKINNEY MIKE	913 S IOWA ST
F	0240260910001	LEBAS MATTHEW & MELISSA	1005 PARK DR
F	0240340000035	COOK JOHN A JR & SHEILA M	1000 S VIRGINIA ST
F	0240280940003	RAYMUNDO HECTOR M & MARY E	905 SAN JACINTO ST
F	0240280940016	VASQUEZ MARTIN & MARIA D	900 S VIRGINIA ST
F	0240270920013	RAMOS RAMIRO S	920 S KANSAS ST
F	0240270920015	MOSER RENTAL PROPERTIES LLC	912 S KANSAS ST
F	0240280940008	HOLMES TIMOTHY & PATRICIA	909 SAN JACINTO ST
F	0240280940009	HOLMES TIMOTHY L & PATRICA	921 SAN JACINTO ST
F	0240350060002	ODONNELL JENNIFER MARIE	801 PARK DR
F	0240340000010	GRODA GARY A	1025 SAN JACINTO ST
F	0240340000027	SERMENO JOSUE ALBERTO	1018 S VIRGINIA ST
F	0240270920001	KEATING CAMERON	901 S IOWA ST
F	0240260910008	ROLF ANDY L	1019 PARK DR
F	0240340000005	GY & MY PROPERTIES LTD	1013 SAN JACINTO ST
F	0240340000001	CHAPPELL JOE & LAURA	1015 SAN JACINTO ST
F	0240270920012	ESTRADA PEDRO & ESMERALDO	924 S KANSAS ST
F	0240270920016	MOSER RENTAL PROPERTIES LLC	908 S KANSAS ST
F	0240260910009	WHEELER TERESA M	1021 PARK DR
F	0240340000016	BLANKINSHIP GARY L	1039 SAN JACINTO ST
F	0240340000036	MARTINEZ JOHANA & IRRRAEL	1029 SAN JACINTO ST
F	0240270920011	MARTINEZ REYNALDO	1001 S IOWA ST
F	0240280940015	RAMIREZ JORGE A	916 S VIRGINIA ST
F	0240340000020	JAMBRINA MAXIMILIANO	727 PARK DR
F	0240340000022	ROGERS CECIL	0 PARK DR
F	0240270920014	FOSTER JOHN G SR	916 S KANSAS ST
F	0240270920003	SOTO JAIME GUADALUPE	905 S IOWA ST
F	0240280940001	RAYMUNDO HECTOR M & MARY E	901 SAN JACINTO ST
F	0240340000004	GY & MY PROPERTIES LTD	1019 SAN JACINTO ST
F	0240340000025	RIGGENBACH RENTAL PROPERTIES LLC	717 PARK DR



# Group G

R-3 to R-1

FLUP:  
MHDR - LDR

75 Properties

Legend



Subject Parcels

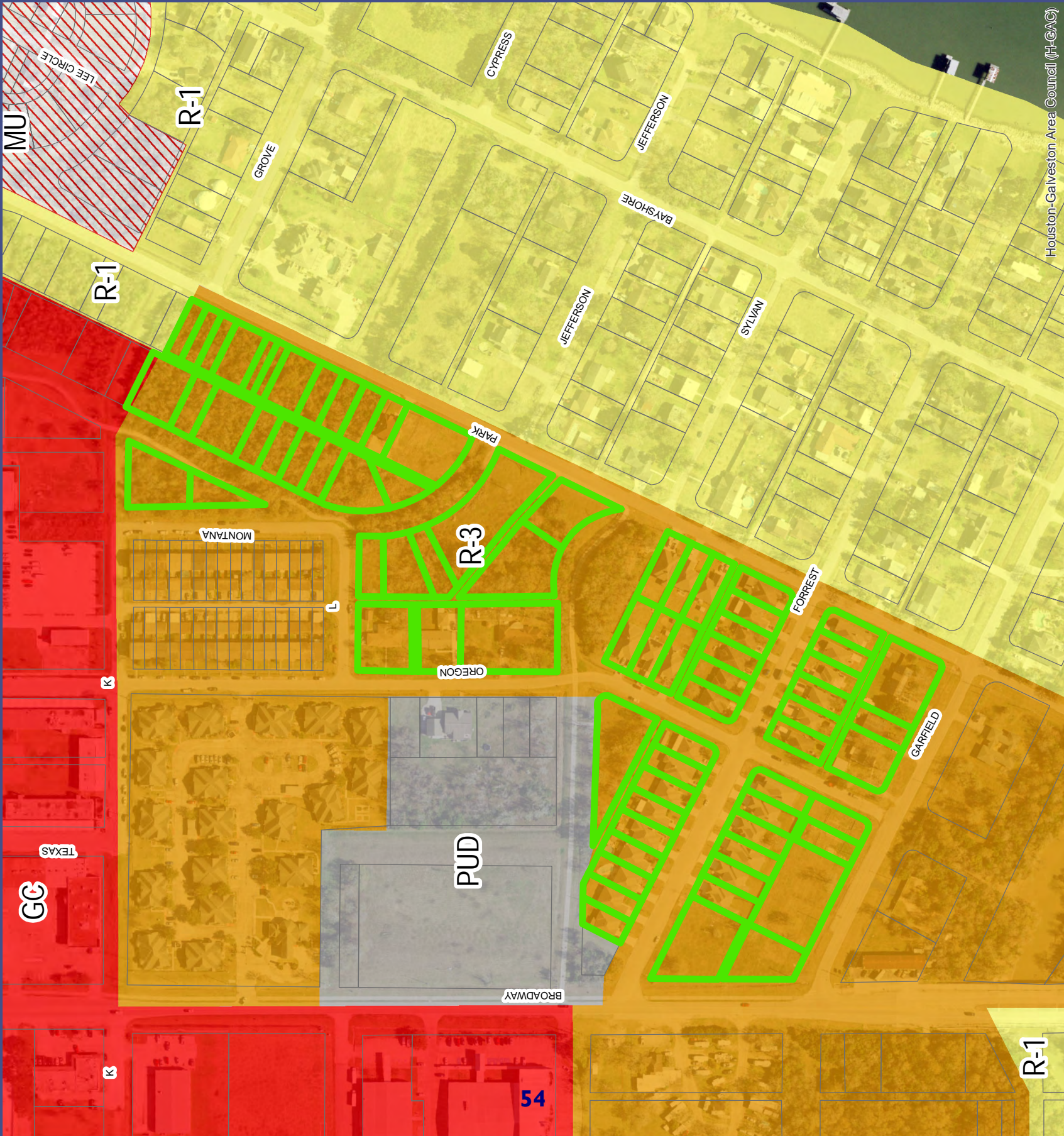


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1 inch = 251 feet

SEPTEMBER 2021  
PLANNING DEPARTMENT





Group	HCAD	Owner	Address
G	0352150190008	KELLER MARY L & GREGORY	33 N FORREST ST
G	0352150190005	MURPHY DANIEL JAMES	21 NORTH FORREST AVE
G	0242120000038	BOTTHOFF ERICH	0 MONTANA ST
G	0352150190006	HOLLAR TERRY	25 N FORREST ST
G	0352150190007	CHAVEZ FABIAN R & ERICA	29 N FORREST ST
G	0241930190005	ARMOUR LACY WITHERS ESTATE	0 N 4TH ST
G	0242120000042	BUSIC EMARITA	0 MONTANA ST
G	0352120140014	BOURQUE JASON	67 NORTH FORREST AVE
G	0352120140015	GANDHI DENISHKUMAR S	71 NORTH FORREST AVE
G	0352150190004	KLEINHANS CHAD	17 N FORREST AVE
G	0352150190009	MCCORMICK JACKIE L	37 N FORREST ST
G	0242120000001	ROHMFELD GIG M	1303 OREGON ST
G	0242120000036	ROHMFELD GIG MARTIN	0 MONTANA ST
G	0352130150004	DAVIS NICKY	58 NORTH FORREST AVE
G	0352130150015	LOVEALL DANA & KIM	50 NORTH FORREST AVE
G	0352120140010	BEDEL LAWRENCE A & LINDA M	51 FORREST AVE
G	0352120140012	LUO YING LI	59 NORTH FORREST AVE
G	0352130150001	LEAL LUIS R	62 NORTH FORREST AVE
G	0242120000023	BUSIC EMARITA WOLF	0 W M ST
G	0352150190002	ROHMFELD GIG MARTIN	0 BAYSHORE DR
G	0242120000045	SUROFCHEK STEPHAN R	1311 OREGON ST
G	0352170010002	WOMACK CLINTON C & BRANDI D	1405 OREGON ST
G	0352130150014	GARZA OLGA L	54 NORTH FORREST AVE
G	0352120140011	REMMEL DONALD	55 NORTH FORREST AVE
G	0352170010001	CAVEY ELOISE RELLA & GARY RICHARD JR	1409 OREGON ST
G	0242120000017	BUSIC EMARITA	0 W M ST
G	0242120000027	CANTU NICOLAS JR	0 MONTANA ST
G	0352150190011	YIN LIAO X	9 NORTH FOREST AVE
G	0352170010003	DURHAM JAMES T	1401 OREGON ST
G	0352170010006	ZIPORI NIR & ELIZABETH KAY	313 PARK DR
G	0352170010005	SHARKEY MICHAEL	309 PARK DR
G	0352150190010	CONROY WILLIAM	5 NORTH FOREST AVE
G	0352120140013	BRYANT KELLY	63 NORTH FORREST AVE
G	0352170010004	CANIZALES MARIO ALBERTO & VERONICA	305 PARK DR
G	0241930190001	LA PORTE ISD	0 N 4TH ST
G	0242120000009	BOYLE MARIA ZISSIS	1331 OREGON ST
G	0352150190003	STAGG JAIME SERGIO & LORI ELIZABETH	13 NORTH FORREST AVE
G	0352130150007	GONGORA JUAN V	55 GARFIELD ST
G	0241910000049	TEXAN LAND AND CATTLE CO	0 N 4TH ST
G	0241910000026	REID JENNIE EST	0 N 4TH ST
G	0241910000032	CITY OF LA PORTE	0 N 4TH ST
G	0241920000044	LEWIS MARRISA	0 N 4TH ST
G	0241920000033	PARMLEY ROBERT K	0 PARK DR
G	0241920000007	OBERWETTER ALZINA M ESTAT	0 N 4TH ST
G	0241920000005	BUSIC EMARITA	0 N 4TH ST
G	0352140180010	123 LAPORTE LLC	200 GARFIELD ST
G	0352140180007	AES INVESTMENTS LLC	0 NORTH FORREST AVE
G	0241920000003	CITY OF LA PORTE	0 N 4TH ST
G	0241910000052	CITY OF LA PORTE	0 N 4TH ST
G	0241920000032	PARMLEY ROBERT K	0 PARK DR
G	0241920000048	BP COASTAL BUILDERS & DEVELOPERS LLC	0 PARK DR
G	0241920000029	CANTU EDGAR E	0 PARK DR
G	0241910000051	LA PORTE ISD	0 N 4TH ST
G	0241920000025	BP COASTAL BUILDERS & DEVELOPERS LLC	0 PARK DR
G	0352140180019	BRYANT JUSTIN P & KATHERINE	33 GARFIELD ST
G	0352140180021	GONZALEZ ILEANA	16 NORTH FORREST AVE
G	0352140180025	THOMPSON STACY L	20 NORTH FORREST AVE
G	0352140180020	HULTS HENRY ARTHUR III	37 GARFIELD ST
G	0352140180018		
G	0241920000047	CABALLERO KADIR	211 PARK DR
G	0352140180024	BINFORD THOMAS & MARIA	24 NORTH FORREST AVE



G	0352140180023	LAMB MARLO	28 NORTH FORREST AVE
G	0352140180022	RODRIGUEZ GINO & DEANNA	32 NORTH FORREST AVE
G	0352130150011	WOOD CAROL SUE	71 GARFIELD ST
G	0241920000013	LA PORTE ISD	0 N 4TH ST
G	0241920000001	CITY OF LA PORTE	0 N 4TH ST
G	0241910000028	BUSIC EMARITA	0 N 4TH AVE
G	0352130150009	LEWIS HERBERT C & MINERVA	114 GARFIELD ST
G	0241920000023	BP COASTAL BUILDERS & DEVELOPERS LLC	0 PARK DR
G	0241920000009	LEWIS MARRISA	0 N 4TH ST
G	0352140180001	123 LAPORTE LLC	0 GARFIELD ST
G	0352130150019	COUPLAND TRAVIS O	66 NORTH FORREST AVE
G	0352130150018	CASTRO CARLOS & STACI	70 NORTH FORREST AVE
G	0241920000015	CABALLERO GUILLERMO	0 PARK DR
G	0242120000005	CURRENT PROPERTY OWNER	0 OREGON ST

# Group H

R-3 to R-1

FLUP:  
MHDR - LDR

15 Properties

Legend

 Subject Parcels

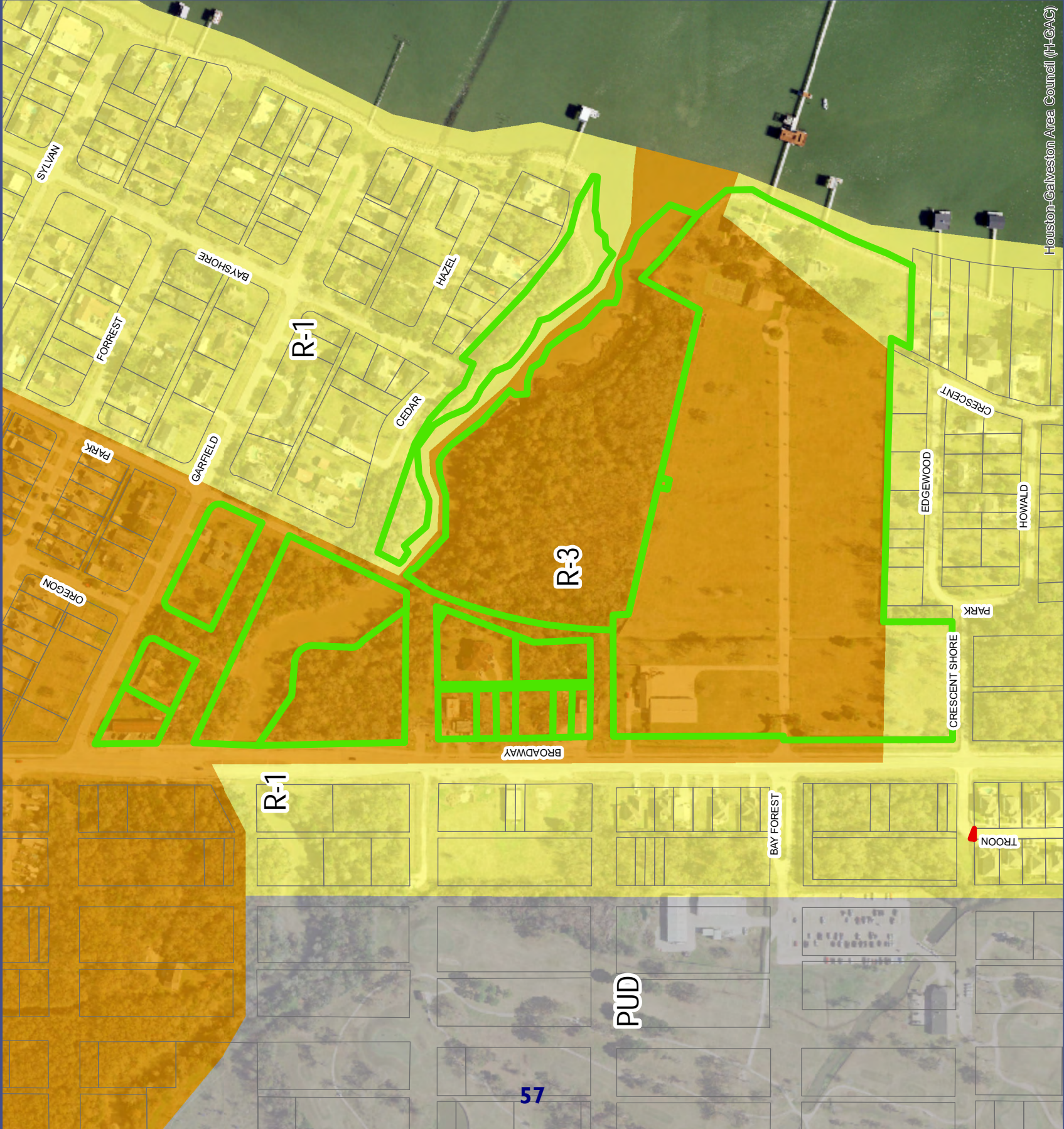


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1 inch = 314 feet

SEPTEMBER 2021  
PLANNING DEPARTMENT





Group	HCAD	Owner	Address
H	0402790000032	CITY OF LA PORTE	0 PARK DR
H	0402790000044	LA PORTE BAY HOUSE LP	777 S R ST
H	0352170000001	CITY OF LA PORTE	0 EXEMPT
H	0352170000010	CITY OF LA PORTE	0 PARK DR
H	0352130160001	SCHNEIDER SANDRA A	72 GARFIELD BL
H	0242980450007	ORNELAS SABINO C	0 BROADWAY
H	0402790000064	CITY OF LA PORTE	0 S R ST
H	0242980450009	PENNISON ALBERT E	0 BROADWAY
H	0242980450013	PENNISON JR ALBERT E	1725 S BROADWAY ST
H	0242980450005	SABINO ORNELAS	0 BROADWAY
H	0242980450036	CITY OF LA PORTE	0 BROADWAY
H	0242980450001	BEAR KELLY	1701 S BROADWAY ST
H	0242980450017	PENNISON ALBERT E JR & IMOGENE	0 BROADWAY
H	0352140170001	GUTIERREZ LALIA	0 GARFIELD ST
H	0352140170016	MAYURI ENTERPRISE LLC	1601 S BROADWAY ST
H	0242980450015	PENNISON JR ALBERT E	1727 S BROADWAY ST
H	0242980450025	ORNELAS SABINO C	1713 BROADWAY

## **Administrative Report**

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- a. Texas APA Conference – Fort Worth, November 1-3
- b. Next Meeting – October 21, 2021.