

MINUTES OF CITY PLANNING AND ZONING COMMISSION MEETING

Call to Order

The City Planning and Zoning Commission of the City of Katy, Texas, convened in Regular Session Tuesday, September 9, 2025, at 6:30 o'clock p.m., at Katy City Hall, 901 Avenue C, Katy, Texas.

Commissioners Present:

Eric Paulsen, Chairman
Jason Ward, Vice Chairman
Alan Chapman, Assistant Secretary
Greg Christmann, Commissioner
Randy McDonald, Commissioner
Johnston Dietz, Commissioner
Jeff Mahoney, Alternate Commissioner

Commissioners Absent:

Sam Pearson, Secretary
Jim Davidson, Alternate Commissioner

City Officials Present:

Bridgette Begle, Acting City Attorney
Ian Clowes, Community Development Director
Rachel Lazo, City Planner
Christian Zepeda, Assistant Planner
Veronica Garcia, Administrative Assistant

Public Comments

All were given the opportunity to be heard and there were no comments from the public.

Consent Agenda

Motion was made by Jason Ward, Vice Chairman, seconded by Randy McDonald, Commissioner, approving all items under the Consent Agenda, which included:

- 07-08-2025 Regular Meeting Minutes
- Preliminary Plat of Atlantic Petroleum Complex
- Final Plat of Atlantic Petroleum Complex

All voted Aye, and the motion carried.

Discuss and Consider a Proposed Amendment to the City's Zoning Ordinance No. 621, by Amending Section 15 Special Use Permits

Rachel Lazo, City Planner, gave a presentation on the proposed amendment to the City's Zoning Ordinance No. 621, by amending Section 15 Special Use Permits. She explained that on January 14, 2025, the commission approved the proposed ordinance to add Battery Energy Storage Systems (BESS) as a use that will require a Special Use Permit in the Industrial District. It was presented to the City Council and approved on January 27, 2025, with recommendation to have standards drafted and codified. Over a three (3) month period, staff conducted research on regulations and drafted proposed language, which was presented at the May 12, 2025, City Council meeting. There were many questions during the meeting and Council requested to gather a group of subject matter experts to further discuss the draft language and proposed regulations.

...next page

Discuss and Consider a Proposed Amendment to the City's Zoning Ordinance No. 621, by Amending Section 15 Special Use Permits (cont'd)

Lazo acknowledged the commissioners Jeff Mahoney and Johnston Dietz who were part of the expert panel. Dietz asked for confirmation if it was approved on January 27th. Lazo confirmed and stated that BESS uses in the Industrial District require a Special Use Permit but currently there are no parameters of what's required to be submitted with the location. Eric Paulsen, Chairman, inquired about the State Regulatory perspective. Bridgette Begle, Acting City Attorney, stated that the Public Utility Commission has jurisdiction to hear the complaint of the denial and that this ordinance will be subject to their review. There was an extensive discussion regarding the safety of the containers and commented that the ordinance follows the NFPA 855. She stated that the goal is for the proposed ordinance to adhere to these standards. She outlined some of the items that were discussed such as safety, space requirements, types of batteries allowed, screening requirements, noise, and the shutdown procedure. Randy McDonald, Commissioner, asked if the proposed ordinance is of higher or equal standard to the federal guidelines. Begle replied that it's a higher standard. McDonald commented that the proposed ordinance was well written with a lot of detail. Jason Ward, Vice Chairman, inquired if the third-party review could be contracted by the City and increase the application fee to cover the City's cost. Dietz provided an overview of the third-party review process and noted that, in his experience, while some designs are initially well-prepared, issues can arise during construction when corners are cut, or improper materials are used. Ward expressed concern in the reviewers being the same ones making the design. Dietz explained that there are two groups that are within the certifying body. First, it's the engineering firm who makes sure the design meets the required codes once approved, then the independent surveyor is hired to oversee construction. Lastly, there is a commissioning test to verify it meets all the standards, and the materials are what were presented in the engineering prints, then certifications are issued. Ward asked who would be responsible for conducting the fire flow analysis and how all determinations would be made. Lazo explained that many City staff members work closely with applicants before presenting the project to the commission. The Planning, Legal, Engineering, Fire Marshal, and Building departments are all heavily involved to ensure the proposal meets the requirements for approval. Mahoney commented that a great deal of work has been put in and that it has come a long way since January. Paulsen opened the Public Hearing at 6:49 p.m. All were given the opportunity to be heard and there were no comments from the public. Paulsen closed the Public Hearing at 6:50 p.m. Motion was made by Johnston Dietz, Commissioner, seconded by Jason Ward, Vice Chairman, to approve the proposed amendment to the City's Zoning Ordinance No. 621, by amending Section 15 Special Use Permits. The commission voted unanimously, and the motion carried.

Administrative Reports

Rachel Lazo, City Planner, announced that the City Council approved the Special Use Permit for The Apostolic Church, located at 5038 E 5th Street. This item was heard at the July 8, 2025, City Planning and Zoning Commission (CPZ) meeting. She stated that the Planning Department will be working with the Building Department to ensure the permit process is complete and fully compliant with the building regulations before occupying the structure. Jeff Mahoney, Alternate Commissioner, questioned if it was the church that built and disregarded the City's permitting regulations. Lazo confirmed. Eric Paulsen, Chairman, inquired if the applicants were present at the City Council meeting. Lazo stated that the applicant was present and spoke at the first meeting, but they did not attend the second meeting that occurred last night, September 8, 2025. Paulsen asked if it was a split vote. Lazo answered no, it was unanimous.

...next page

Administrative Reports (cont'd)

Bridgette Begle, Acting City Attorney, clarified that the Council was cautious and deliberate in stating that only the Special Use Permit was being approved, and that it is not to operate or be open to the public until the applicant complies with all of the regulations to be fully operational. Lazo informed the Commission that the next CPZ meeting is scheduled for Tuesday, November 11, 2025, which falls on a city holiday and the offices will be closed. She proposed rescheduling the meeting to Tuesday, November 4, 2025. Paulsen requested an email to be sent out as a reminder. Lazo confirmed an email will be sent out to confirm attendance for the proposed meeting date.

Commission Comments

There were no comments from the Commission.

Adjourn

Motion was made by Alan Chapman, Assistant Secretary, seconded by Jason Ward, Vice Chairman, to adjourn. All voted Aye, and the motion carried. The meeting adjourned at 6:54 p.m.


ATTEST:



Rachel Lazo
City Planner



Eric Paulsen
Chairman



Sam Pearson
Secretary