



PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | APRIL 24, 2025 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

The Planning and Zoning Commission welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Planning and Zoning Commission cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

III. REGULAR SESSION

A. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. Approval of the minutes from the March 27, 2025 Regular Meeting.

B. PUBLIC HEARINGS

1. **PZ CASE #25-07** To conduct a public hearing and consider a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for "BATTERY ENERGY STORAGE SYSTEMS", a new land use located at 509 S New Hope RD, Cannon, E C Survey Abstract 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 of the City of Kennedale, Tarrant County, Texas, 76060.

IV. ADJOURNMENT

TINA COX,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE APRIL 24, 2025 PLANNING AND ZONING COMMISSION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN

INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE EDC, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: APRIL 24, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: APRIL 24, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.1.

SUBJECT

Approval of the minutes from the March 27, 2025 Regular Meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2025.03.27- Meeting Minutes	2025.03.27- Meeting Minutes.pdf
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**PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING | MARCH 27, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

I. CALL TO ORDER

Board Chair Michael Brown called the meeting to order at 6:00 p.m.

A. ROLL CALL

Board Chair Michael Brown, Vice Chair Andrew Malkowski, Place 4 Elfreda Jones and Place 5 Socorro Martinez were in attendance, thus constituting a quorum.

The Community Development Director and Board Secretary were also present.

IV. PUBLIC COMMENT

No comments were made at this time.

V. REGULAR SESSION

A. CONSENT AGENDA

1. Approval of the minutes from the February 27, 2025 Regular Meeting.

Vice Chair Malkowski motioned to approve the meeting minutes.
Place 4, Jones seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 3-0

B. ITEMS FOR INDIVIDUAL CONSIDERATION

2. Discuss a Draft of Updates to the Unified Development Code (UDC)

Director Nathan Gonzales began the discussion by stating that as previously discussed, staff has been working to update the Unified Development Code to realign with the new Comprehensive Plan. Staff is pleased to present a formal draft of the updated Unified Development Code (UDC) to the Planning and Zoning Commission for further review and discussion. The draft includes a properly hyperlinked navigation pane, making the document easier to read. Overall, the UDC has been reduced by almost 100 pages. Staff is still working to identify the limits of an entertainment district but would like P&Z to weigh in on this matter first. The UDC updates include:

- Revised spatial requirements for residential districts.
- Creation of the Transit Oriented and Mixed-Use District (TODMU).
- Revised land use tables, expanding housing and commercial offerings.

- Revised plat and site approval processes
- Updated land use definitions.
- Updated parking and design requirements.
- Village Districts Appendix.

Chairman Brown asked about aesthetic requirements for commercial buildings, if the draft is a living document, temporary trailer placement while home is being built, and are there any future ideas for the entertainment districts. Mr. Gonzales answered all questions clearly and concisely.

Vice Chair Malkowski asked how a tri-plex would fit in with the new land use tables and Director Gonzales responded by stating that spatial requirements are within each zoning description.

Place 5 Martinez asked if mobile homes would be permitted on properties and Mr. Gonzales responded yes, but only in mobile home zoned areas.

Place 4 Jones did not have any questions or comments.

Director Gonzales concluded his presentation by mentioning that following this first draft, staff will return to P&Z to present the changes discussed. Once P&Z is comfortable with the changes made, staff will hold a public hearing at a subsequent meeting before any action is taken by P&Z. Once P&Z acts, the UDC will then move to the City Council for further review, public hearings, and action. Mr. Gonzales anticipates that the process to be concluded by June of this year.

VI. ADJOURNMENT

Place 4 Jones made a motion to adjourn the meeting.

Place 2 Malkowski seconded the motion.

There being no further business, Chair Brown adjourned the meeting at 7:28 p.m.

APPROVED:

ATTEST:

PLANNING AND ZONING CHAIR

BOARD OR COMMISSION SECRETARY



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: APRIL 24, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.B.

SUBJECT
PUBLIC HEARINGS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: APRIL 24, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.C.1.

SUBJECT

PZ CASE #25-07 To conduct a public hearing and consider a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for "BATTERY ENERGY STORAGE SYSTEMS", a new land use located at 509 S New Hope RD, Cannon, E C Survey Abstract 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 of the City of Kennedale, Tarrant County, Texas, 76060.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Conditional Use Permit
Applicant	Ethan Agrawal for Cypress Creek Renewables
Location	509 S New Hope Rd
Surrounding Uses	Industrial and Residential
Surrounding Zoning	I, PD-MHD, R-2
Future Land Use Designation	Residential (Medium Density), Park & Open Space
Staff Recommendation	Not Recommended

I. CURRENT STATUS OF THE PROPERTIES

The property at 509 S New Hope Rd is approximately 48 acres, not platted, and currently split-zoned. The western acreage with frontage off a S New Hope Rd carries R-2 Single-Family Residential District zoning (+/- 8.65 ac), with the larger acreage to the east zoned I-Industrial District (Highlighted in green, Exhibit A). Aside from an accessory structure near the road, the property is undeveloped, with a floodplain running through a portion of the lot.

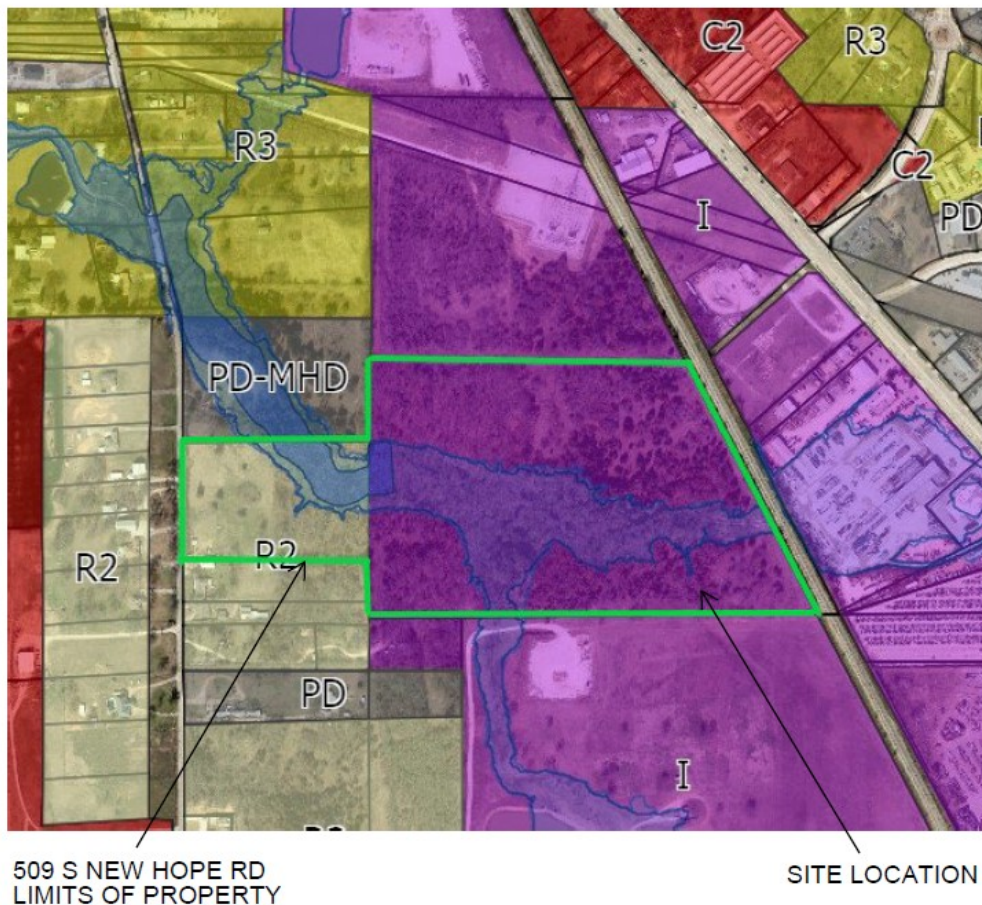


Exhibit A- 509 S New Hope Rd, Kennedale, TX 76060

II. SURROUNDING PROPERTIES & NEIGHBORHOOD

The eastern forty acres of 509 S New Hope Rd are surrounded by I-Industrial to the north, south, and east. An Oncor substation is located directly north. The western eight acres of 509 S New Hope Rd are surrounded by R-2 Single-family residential properties to the north, south, and west.

The updated Future Land Use (FLUP) Map has this area designated as “Residential (Medium Density)” with “Parks & Open Space” (See Exhibit B).

The FLUP has also called for an extension of Little School Rd across Kennedale Parkway, providing a connection to New Hope Rd. Engineering design by Freese & Nichols is currently underway. Tarrant County has also granted funding to assist with the construction costs of the project. This new road extension will provide a much-needed alternate route through the city where the train tracks often block traffic in the area. Additionally, the road extension will create a new gateway, opening up the western half of the city for development.

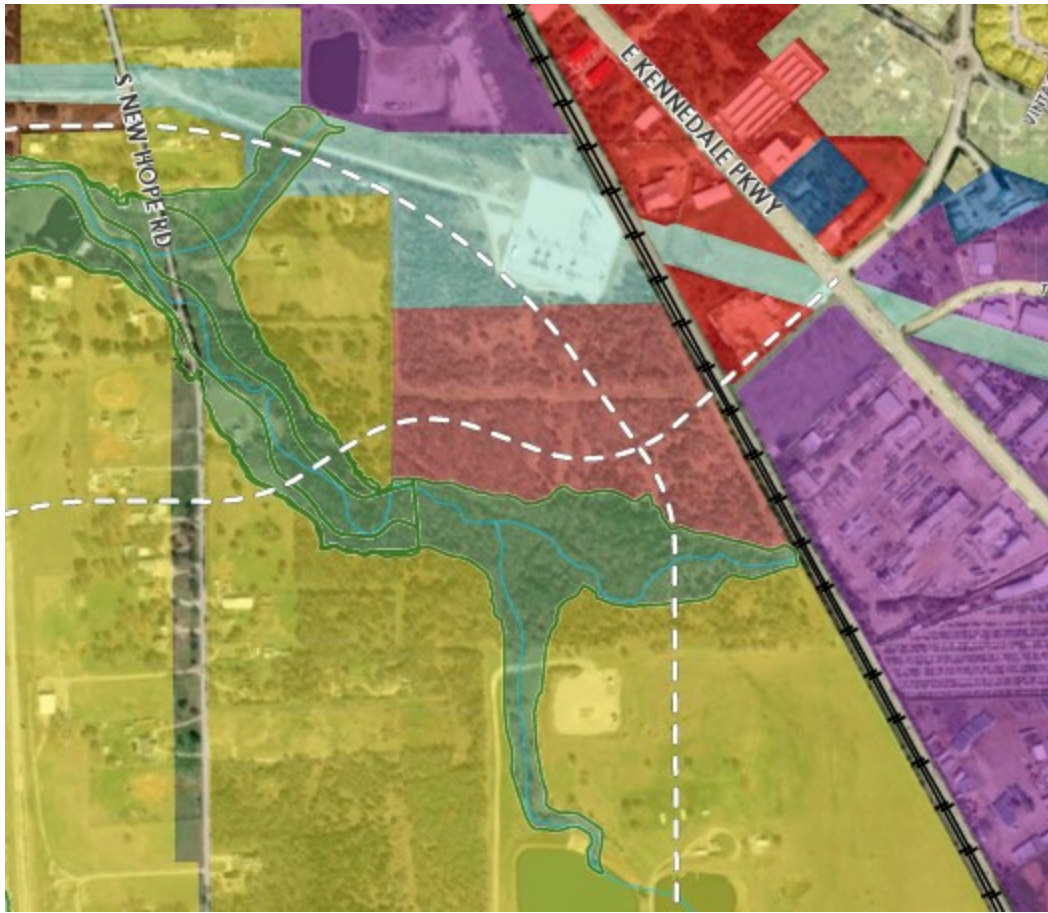


Exhibit B- FLUP & Little School Rd Extension

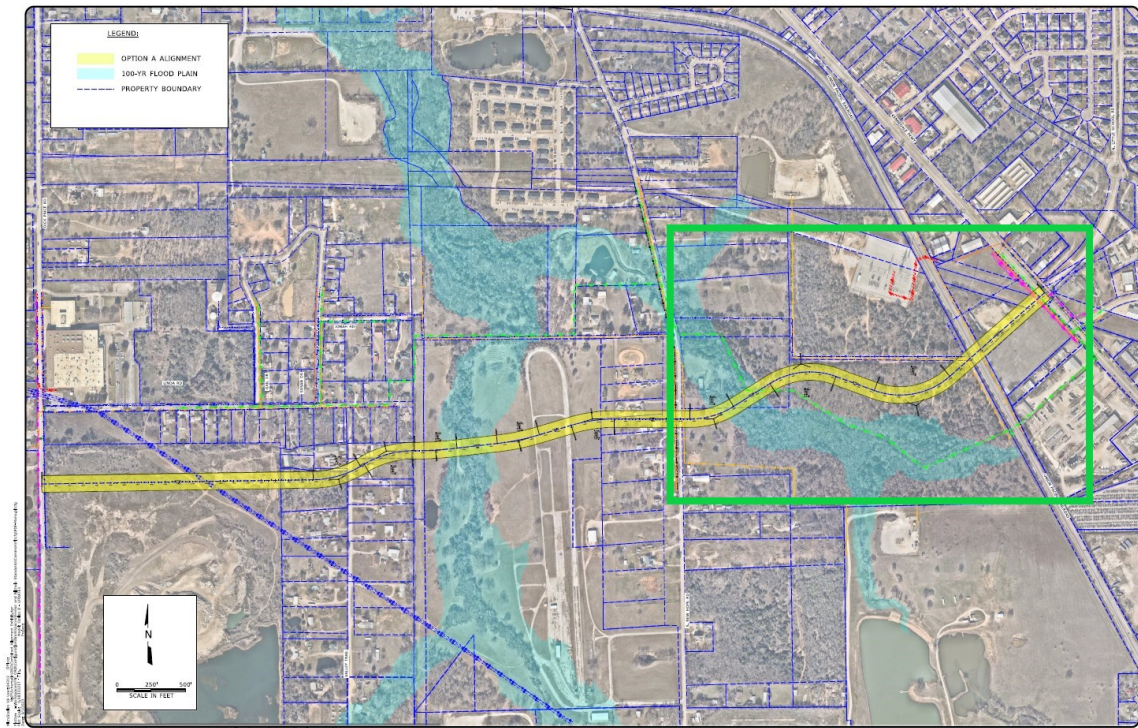


Exhibit C- Preferred Route (Phase 1, Green Box)

III. ZONING REVIEW FOR PROPOSED LAND USE

Since May of 2023, staff have met with the Cypress Creek Renewables team on many occasions to discuss their proposal of developing the eastern acreage of 509 S New Hope for a *Battery Energy Storage System*, which they've named *Fort Watt*. Staff's understanding of the operation is that the proposed system utilizes large grid-connected batteries to store energy, and then releases it back onto the grid when demand is high. The batteries are built upon a slab or pier and can be removed as needed. Cypress Creek Renewables provided photos to help illustrate the type of equipment they plan to use (See Figures 1 & 2).



Figure 1- Battery on Slab



Figure 2- Battery on Pier

Last April (2024), P&Z considered a request for a Conditional Use Permit by Cypress Creek Renewables. The case passed by a vote of 3-2. City Council later considered the same request, but the case failed to receive approval by a vote of 2-3.

As noted in the previous case before P&Z, the proposal includes a new land use involving battery energy storage systems. This proposed development would not only be new and unique to Kennedale, but to the region overall. Given the need for resiliency of the state's electrical power grid, alternative energy systems provide a feasible solution. Cypress Creek has provided an in-depth F.A.Q. regarding their battery systems and estimated tax benefits for the community. Staff recommends that both P&Z and City Council review these submittal documents for consideration.

Typically, these types of projects are sited in industrial areas. The site location is currently zoned "I-Industrial" and is remote in nature, making the site itself an appropriate location. However, there are long-standing plans to see the western part of town develop for new residential communities. The updated Future Land Use Plan (FLUP) reflects the same (See Exhibit B). Furthermore, the Moderno Development, located southwest of the project location, is currently going through engineering review. This brings 35 new single-family lots closer to the project site when compared to existing structures in the area. (See Exhibit D). Granted, the east side of the Moderno Development will be utilized for site detention. Exhibit D depicts a measurement of 366 linear feet taken from the corner of the Moderno property line and the eastern limits of the existing floodplain. It is likely that the distance from any residential structure and the nearest battery module will be greater than 500 linear feet. Similarly, the existing gas well site on the Harrison Jet property just east of the Moderno Development has similar distance requirements.

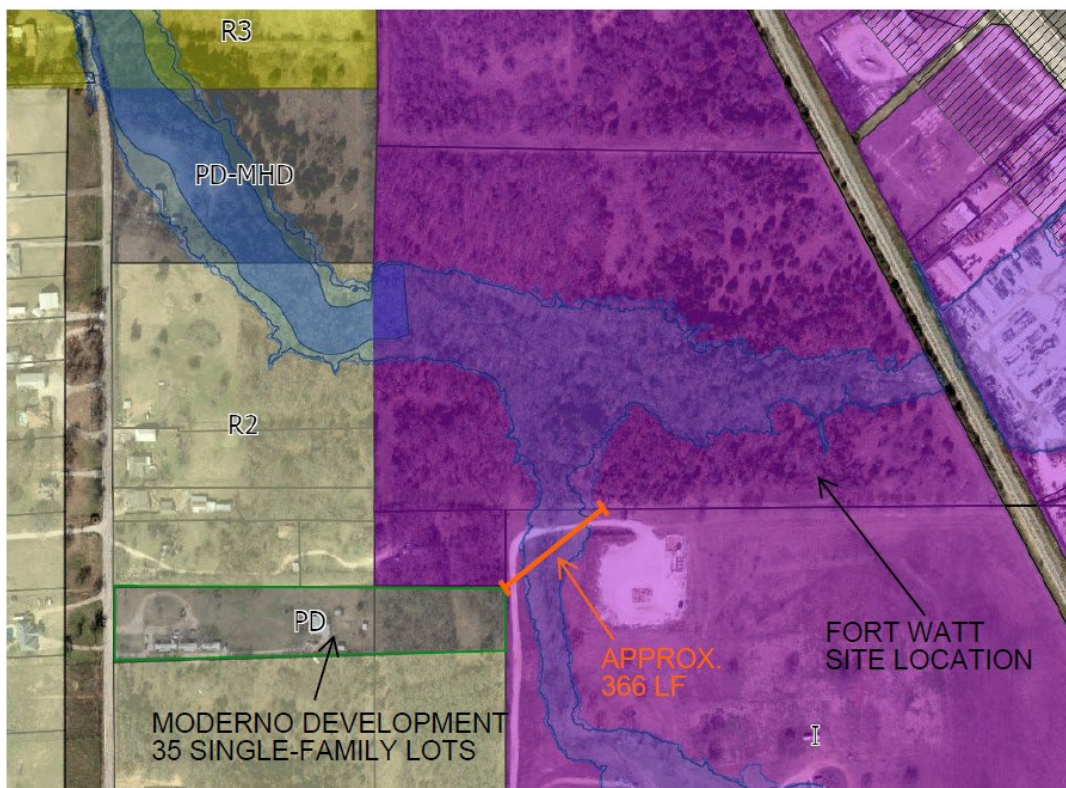


Exhibit D- Moderno Development Project

In summary, battery energy storage systems may be appropriate in industrial-zoned property, but the proposal is not consistent with the adopted Future Land Use Plan. Given the ongoing residential development nearby, P&Z and the City Council should consider the adjacent property and developments, and the potential impact of this project.

RECOMMENDATION

Staff does not recommend approval for a Conditional Use Permit.

ATTACHMENTS

1.	Publisher's Affidavit P&Z Case 25-07	Publisher's Affidavit P&Z Case 25-07.pdf
2.	509 S New Hope 200' Buffer Map	509 S New Hope 200' Buffer Map.png
3.	200' Buffer Addresses	200' Buffer Addresses.xls
4.	Address Labels	Address Labels.docx
5.	PZ Case 25-07 200' Buffer Letter	PZ Case 25-07 200' Buffer Letter.docx
6.	PZ Case 25-07 200' Buffer Letter - Rescheduled	PZ Case 25-07 200' Buffer Letter - Rescheduled.docx
7.	18808_Owner Affidavit City of Kennedale_Fort Watt_signed and notarized 8.25.2023	18808_Owner Affidavit City of Kennedale_Fort Watt_signed and notarized 8.25.2023.pdf
8.	18807_Fort Watt Energy Storage Project Narrative	18807_Fort Watt Energy Storage Project Narrative.docx
9.	18804_Fort Watt Storage Siteplan	18804_Fort Watt Storage Siteplan.pdf
10.	18805_OnePager_Fort Watt_1-28-2025	18805_OnePager_Fort Watt_1-28-2025.pdf
11.	18806_Fort Watt Metes and Bounds	18806_Fort Watt Metes and Bounds.docx



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
19300	642730	Print Legal Ad-IPL02213250 - IPL0221325		1	45 L

Attention: Ross Sanchez

CITY OF KENNEDALE
 405 MUNICIPAL DR
 KENNEDALE, TX 760602249

citysecretary@cityofkennedale.com

**CITY OF KENNEDALE
 NOTICE OF PUBLIC HEARINGS**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, MARCH 27, 2025 AT 6 PM. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, SUBSEQUENT PUBLIC HEARINGS FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON APRIL 15, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-07 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED CONDITIONAL USE PERMIT AS REQUIRED BY SECTION 24.2 (C) OF THE UNIFIED DEVELOPMENT CODE FOR "BATTERY ENERGY STORAGE SYSTEMS", A NEW LAND USE LOCATED AT 509 S NEW HOPE RD, CANNON, E C SURVEY ABSTRACT 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.
 IPL0221325
 Mar 7 2025

**THE STATE OF TEXAS
 COUNTY OF TARRANT**

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

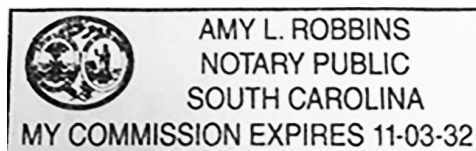
1 insertion(s) published on:
 03/07/25

Mary Castro

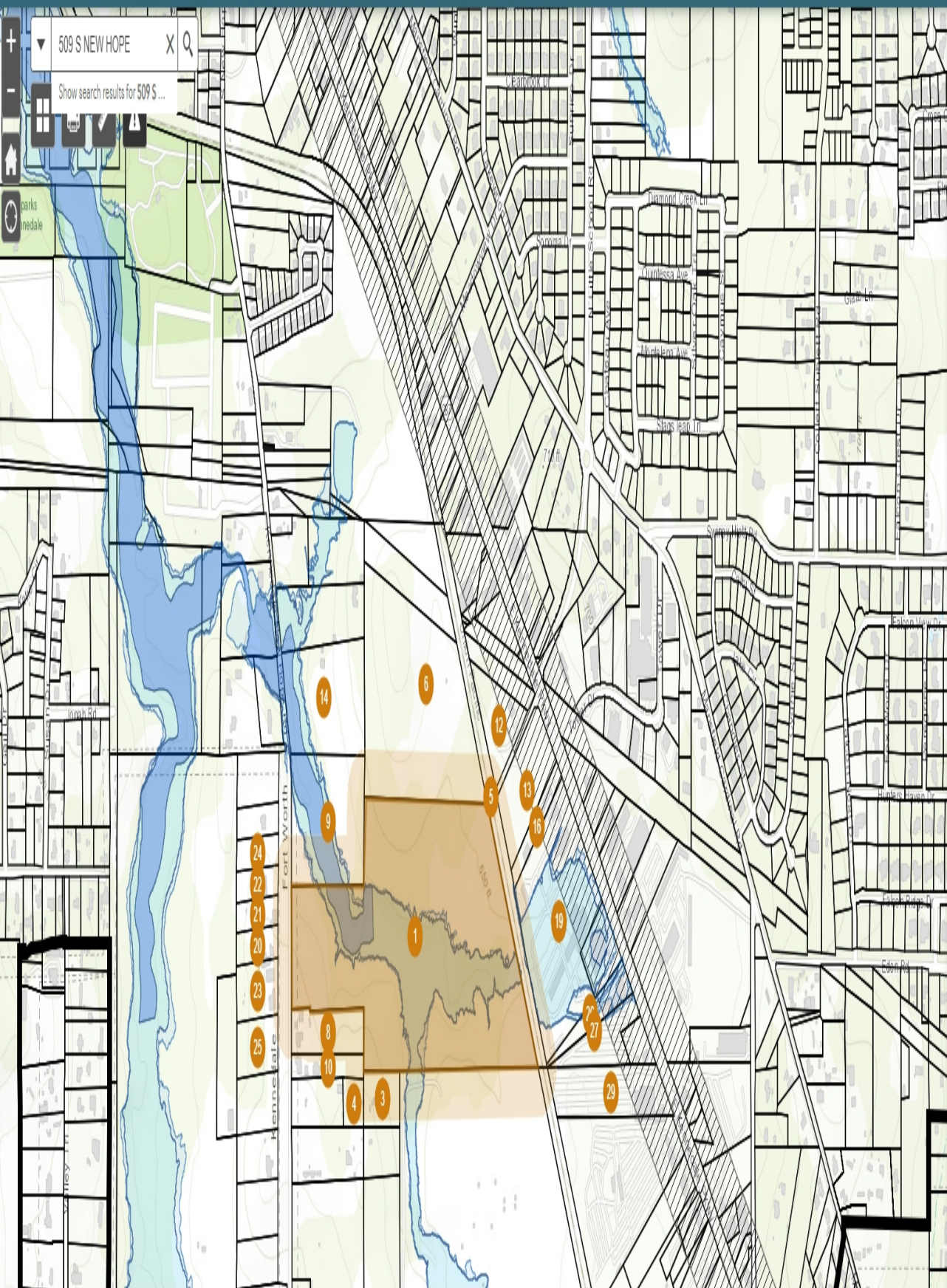
Sworn to and subscribed before me this 10th day of March in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



Layer List

- Overlay Districts - Floodplain
- Overlay Districts - Business 287 and Interstate 20/820 Loop
- Zoning (View)
- TAD Parcels
- KennedaleCityLimits
- Aerials2019

DOWNLOAD CSV

Parcel ID	Area (Feet)
642406 A 378-1EE 05245664	1 Feet: 3.91
551075 A1359-1C 04144260	2 Feet: 738.58
644292 A1359-1C 07699468	3 Feet: 738.58
620946 A1327-2J 04134028	4 Feet: 934.48
644274 A 378-2 06239625	5 Feet: 990.8
642408 22459-2-1 05537517	6 Feet: 1005.14
253612 A1327-2B 14907963	7 Feet: 1010.67
620785 A1327-2B 04133900	8 Feet: 1010.67

OWNER_NAME	OWNER_ADDR	OWNER_CITY
BULLDOG INTEGRATED GROUP LLC	PO BOX 15038	FORT WORTH, TX
CALLAHAN & FREEMAN INC	PO BOX 15577	FORT WORTH, TX
CORCORAN, FLORENCE	1509 WINDSOR DR	FRIENDSWOOD, TX
FERRELLGAS LP	1 LIBERTY PLZ	LIBERTY, MO
FINCHER, RUSSELL W	PO BOX 372	KENNEDALE, TX
GBH INC	1004 E KENNEDALE PKWY # A	KENNEDALE, TX
GEODYNAMICS INC	10400 W INTERSTATE 20	MILLSAP, TX
HARRISON JET GUNS II LP	8582 KATY FWY STE 162	HOUSTON, TX
HAWA INC	2109 LOST VALLEY DR	EULESS, TX
HINKEL, GLEN R	PO BOX 540	KENNEDALE, TX
ROAN, JOHN	500 S NEW HOPE RD	KENNEDALE, TX
HULL, HOWARD W	PO BOX 1242	KENNEDALE, TX
LKQ CORPORATION	5846 CROSSINGS BLVD	ANTIOCH, TN
MACDONNELL, FREDERICK	530 S NEW HOPE RD	KENNEDALE, TX
MARTIN, NATHAN C	550 S NEW HOPE RD	KENNEDALE, TX
MORRIS, DONNA D EST	603 S NEW HOPE RD	KENNEDALE, TX
MORRIS, KENNETH EST	607 S NEW HOPE RD	KENNEDALE, TX
NORWOOD, DEMETRIC	600 SOUTH NEW HOPE RD	KENNEDALE, TX
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX
RBL 1212 LLC	5372 ROYAL LYTHAM RD	KELLER, TX
RON STURGEON REAL ESTATE LP	5940 EDEN DR	HALTOM CITY, TX
SOUTHERN PACIFIC RR CO	1400 DOUGLAS STOP 1640 ST	OMAHA, NE
SPEED FAB-CRETE CORPORATION	1150 E KENNEDALE PKWY	KENNEDALE, TX
TEXAS FARRIER SUPPLY INC	603 S NEW HOPE RD	KENNEDALE, TX
THOMAS, LINDA K	3715 KENEDALE NEWHOPE RD	KENNEDALE, TX

OWNER_ZIP

76119
76119
77546
64068
76060
76060
76066
77024
76039
76060
76060
76060
37013
76060
76060
76060
76060
76060
76060
75313
76244
76117
68179
76060
76060
76060

BULLDOG INTEGRATED GROUP LLC
PO BOX 15038
FORT WORTH, TX 76119

CALLAHAN & FREEMAN INC
PO BOX 15577
FORT WORTH, TX 76119

CORCORAN, FLORENCE
PO BOX 628
KENNEDEALE, TX 76060

FERRELLGAS LP
1 LIBERTY PLZ
LIBERTY, MO 64068

FINCHER, RUSSELL W
PO BOX 372
KENNEDEALE, TX 76060

GBH INC
1004 E KENNEDALE PKWY # A
KENNEDEALE, TX 76060

GEODYNAMICS INC
10400 W INTERSTATE 20
MILLSAP, TX 76066

HARRISON JET GUNS II LP
8582 KATY FWY STE 162
HOUSTON, TX 77024

HAWA INC
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EULESS, TX 76039

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DALLAS, TX 75313

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KELLER, TX 76244

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KENNEDEALE, TX 76060

THOMAS, LINDA K
3715 KENEDALE NEWHOPE RD
KENNEDEALE, TX 76060

CITY OF KENNEDALE
405 MUNICIPAL WAY
KENNEDEALE, TX 76060

KENNEDALE ISD
120 E KENNEDALE PKWY
KENNEDEALE, TX 76060



NOTICE OF PUBLIC HEARING

March 5, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, March 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #25-07 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED CONDITIONAL USE PERMIT AS REQUIRED BY SECTION 24.2 (C) OF THE UNIFIED DEVELOPMENT CODE FOR "BATTERY ENERGY STORAGE SYSTEMS", A NEW LAND USE LOCATED AT 509 S NEW HOPE RD, CANNON, E C SURVEY ABSTRACT 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, April 15, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135



RESCHEDULED NOTICE OF PUBLIC HEARING

March 24, 2025

The following case that was originally scheduled to be heard at the Kennedale Planning and Zoning Commission on Thursday, March 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060 has been rescheduled to be heard **Thursday, April 24, 2025:**

PZ CASE #25-07 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED CONDITIONAL USE PERMIT AS REQUIRED BY SECTION 24.2 (C) OF THE UNIFIED DEVELOPMENT CODE FOR "BATTERY ENERGY STORAGE SYSTEMS", A NEW LAND USE LOCATED AT 509 S NEW HOPE RD, CANNON, E C SURVEY ABSTRACT 378 TRACT 1EE & A1327 TRS 2B01 & 2B04 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, May 20, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135

City of Kennedale
Board of Adjustment
Owner Affidavit

Case # BOA 23-06

Property Address: 509 S New Hope Rd, Kennedale, TX 76060; parcel # 5245664
Legal Description: An approximately 15-acre portion of parcel # 5245664; see attached site plan
Applicant Name: Fort Watt Storage, LLC
Applicant Email: parker.sloan@ccrenew.com; david.wagner@ccrenew.com
Type of Request: Special exception permit

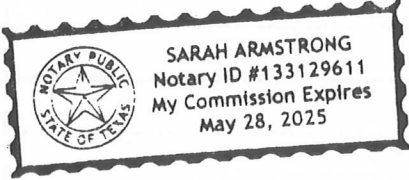
I, Ashraf Musa, current owner of above mentioned property, authorize the applicant or his or her authorized representative to make application for the Kennedale Board of Adjustment to consider granting the above referenced request on my behalf and to appear before the Board.

Owner Signature *[Handwritten Signature]*

Date 8-25-23

SWORN TO and Subscribed before me by Ashraf Musa
ON THIS 25th DAY OF August, 20 23

[Handwritten Signature]
Notary Public, Tarrant County, Texas



Fort Watt Energy Storage Project Narrative

Cypress Creek Renewables is an independent power producer and energy developer leveraging an owner's mindset to create valuable projects that benefit communities for decades. Cypress Creek has 19 operational projects across Texas, with over 20 more under development. Together, operational and sold projects represent over \$800 million of direct capital investment to date. We're committed to providing affordable, reliable energy for Texans, by Texans. We have 32 full-time employees in-state, and our operational projects provide enough energy to power over 24,000 homes annually.

We are petitioning the city to grant a conditional use permit for this parcel in order to build an energy storage project on the property. The battery project would store energy from the electric grid when it is abundant and then discharge back to the grid when energy is needed. The parcel is adjacent to an electrical substation and is already zoned for industrial use, making it a perfect place for this type of project. The project will help to bolster reliability and reduce volatility in the immediate area, as well as providing substantial tax benefits to the city, county, and school district.



FORT WATT ENERGY STORAGE

Local Benefits for Kennedale, TX

A Cypress Creek employee working at a energy storage facility in Texas



Located in 509 S. New Hope Rd., **Kennedale, TX**



Proposed **200 MWac BESS** (Battery Energy Storage System)



\$23M in estimated tax revenue over 20-year life of project



50+ jobs during construction

Community & Environmental Benefits

- Cypress Creek is dedicated to creating a positive impact in the communities where we develop and operate through programs such as scholarships, workforce development initiatives, and partnerships with local non-profits. We have committed a significant donation to the Kennedale Fire Department to support training and staff compensation once construction begins and have already contributed \$5,000 to the Kennedale Education Foundation., further demonstrating our commitment to supporting local first responders, education, and the community's long-term growth.
- The project transforms vacant land into a functional energy storage facility to enhance grid reliability in the local area. The facility will incorporate low-maintenance vegetation to support biodiversity and efficiently store energy from various sources to ensure reliable power delivery and community sustainability.
- Cutting-edge safety measures and contingency plans ensure the highest level of protection for the community throughout the project's lifespan.

Positive Economic Impact

- Fort Watt Energy Storage is expected to create 50 jobs during the construction period, which will stimulate the local economy by boosting nearby businesses, including restaurants, suppliers, and service providers.
- Over the 20-year lifespan of the project, Fort Watt Energy Storage is estimated to contribute more than \$23 million in property tax revenue, including \$11 million for the Kennedale ISD school district and \$7 million for the city of Kennedale, supporting local education and public services.
- By enhancing grid reliability and integrating renewable energy, the project increases energy availability during peak demand times, helping to lower electricity costs for everyone while attracting further investment to Kennedale and fostering sustained economic growth.

FREQUENTLY ASKED QUESTIONS

Why Battery Energy Storage?

Battery Energy Storage Systems (BESS) are a low-impact, domestic energy solution that enhances the reliability and efficiency of the electrical grid. By storing energy from all energy sources, BESS helps manage peak demand times, while lowering electricity costs. These facilities provide a safe, quiet, and reliable way to support Texas's energy resilience and sustainability goals.

Why was the location chosen?

Our approach to selecting project locations includes thorough screening to minimize environmental impact while maximizing grid benefits. This site in Kennedale, Texas, was chosen for its proximity to existing electrical infrastructure, the availability of suitable land, and its ability to provide direct economic and energy benefits to the community.

What is the permitting process?

Fort Watt Energy Storage complies with all local, state, and federal permitting requirements. This includes detailed engineering plans and safety assessments to ensure compliance and transparency. Cypress Creek actively works with local officials and stakeholders throughout the permitting process to address concerns and gather input.

Are battery energy storage systems safe?

Battery energy storage systems adhere to strict federal, state, and local safety standards, and incidents are extremely rare. Our developers work closely with local fire

departments and first responders to ensure they have the necessary training and equipment to manage any potential incidents. Additionally, these systems do not produce air or water pollution, offering significant benefits to the electric grid while protecting the environment, health, and safety of nearby communities.

Will Fort Watt Energy Storage benefit the community?

There is a wide range of benefits that Fort Watt Energy Storage brings to Kennedale. This includes \$23 million in new tax revenue over 20 years, with \$11 million directly supporting Kennedale ISD schools. It will also create 50 construction jobs and enhance grid reliability in a currently energy-constrained area. Additionally, Cypress Creek supports community initiatives such as education funding and workforce development programs for building long-term careers.

What happens at the end of Fort Watt Energy Storage's lifespan and who is responsible for decommissioning?

Once the project's lease has expired, Cypress Creek will remove all equipment and will be responsible for any associated costs. All equipment, conduits, structures, and foundations will be removed to a depth of at least three feet below grade, fencing will be removed, and the land will be maintained and returned to its natural state. Our approach to project siting involves extensive screening to ensure we are leaving the smallest mark possible.

Questions, Comments, Inquiries, contact:



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Samuel Davis

Manger, External Affairs
512.309.0303

For more information about Cypress Creek Renewables, please visit ccrenew.com

Fort Watt Energy Storage Metes and Bounds

- DESCRIPTION OF A 48.50 ACRE LEASE AGREEMENT LOCATED IN THE R.C. RICHEY SURVEY, ABSTRACT NUMBERS 1327 AND 1359, THE E.C. CANNON SURVEY, ABSTRACT NO. 378, THE W.H. HUDSON SURVEY, ABSTRACT NO. 716, TARRANT COUNTY, TEXAS, BEING A PORTION OF A CALLED 48.95 ACRE TRACT TO HAWA INC DESCRIBED IN DOCUMENT NO. D218166282, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.TX). SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- BEGINNING at a concrete monument with aluminum cap marked "TESCO" found at the westerly north corner of said 48.95 acre tract, same being the southwest corner of a called 20.417 acres described in Document No. D208147812, O.P.R.T.C.TX., for the POINT OF BEGINNING of the lease agreement described herein, from which a 1/2-inch iron rod found at the northwest corner of said 20.417 acre tract, bears North 00°13'19" West, a distance of 933.41 feet;
- THENCE, North 89°49'07" East, a distance of 1,337.20 feet to a concrete monument with aluminum cap marked "TESCO" found at the northeast corner of said 48.95 acre tract, same being the southeast corner of said 20.417 acre tract, being in the west right-of-way of Southern Pacific Railroad Company,
- THENCE, South 28°29'16" East, along said right-of-way, a distance of 1,151.66 feet to a 1/2-inch iron rod at the southeast corner of said 48.95 acre tract, same being the northwest corner of a called 162.38 acre tract, portrayed to Harrison Jet Guns INC, per tax records,
- THENCE, South 88°58'54" West, a distance of 1,885.61 feet to a 3/8-inch iron rod at the western most south corner of said 48.95 acre tract, same being a northwest corner of a called 2.8056 acre tract portrayed to Linda K. Thomas, per tax records,
- THENCE, North 00°01'04" East, a distance of 246.18 feet to a 5/8-inch iron rod at an interior corner of said 48.95 acre tract, same being the northeast corner of a called 3.1186 acre tract, portrayed to Donna D EST Morris, per tax records,
- THENCE, North 89°54'47" West, a distance of 576.18 feet to a 3-inch metal fence post,
- THENCE, North 08°13'53" West, a distance of 8.79 feet to a 3-inch metal fence post,
- THENCE, South 87°24'35" West, a distance of 194.48 feet to a 3-inch metal fence post in the eastern right-of-way of South. New Hope Road,
- THENCE, along said right-of-way, North 01°01'00" West, a distance of 583.21 feet to a 3-inch metal fence post at the northern most west corner of said 48.95 acre tract, same being the southwest corner of a called 9.36455 acre tract, portrayed to Hawa INC, per tax records, THENCE, leaving said right-of-way, North 89°50'02" East, a distance of 781.50 feet to a 1/2-inch iron pipe at an interior corner of said 48.95 acre tract, same being the southeast corner of said 9.36445 acre tract,
- THENCE, North 00°11'39" West, a distance of 209.14 feet to a 3-inch metal fence post to the POINT OF BEGINNING, and containing 48.50 acres, more or less.