



**PLANNING AND ZONING COMMISSION
REGULAR MEETING | APRIL 24, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

MEETING MINUTES

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, Place 4 Elfreda Jones and Place 5 Socorro Martinez were in attendance, thus constituting a quorum.

Vice Chair Andrew Malkowski was not present.

The Community Development Director and Board Secretary were also present.

II. PUBLIC COMMENT

No comments were made at this time.

III. REGULAR SESSION

A. CONSENT AGENDA

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

Place 4 motioned to approve the meeting minutes.

Place 5, Martinez seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 3-0

B. PUBLIC HEARINGS

1. PZ CASE #25-07 To conduct a public hearing and consider a proposed Conditional Use Permit as required by Section 24.29C) 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 1 EE & A1327 TRS 2B01 & 2 B04 of the City of Kennedale, Tarrant County, Texas, 76060.

Chairman Brown opened the public hearing at 6:04 PM.

David Murray, 407 Kevin Miller Rd, Kennedale spoke in favor of the request.

No one spoke against the request during the time of the public hearing.

Chairman Brown closed the public hearing at 6:07 PM.

Director Nathan Gonzales gave a current property status as well as a brief history and an update

on the case. 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. Aside from an accessory structure near the road, the property is undeveloped, with a floodplain running through a portion of the lot.

Since May of 2023, staff has 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. Director Gonzales provided figures for the Commissioners review.

Mr. Gonzales brought to the Commissioner's remembrance that in 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.

Continuing, Director Gonzales shared that these types of projects are usually situated 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 into new residential communities. The updated Future Land Use Plan (FLUP) reflects this type future development for the area. Furthermore, the Moderno Development, located southwest of the project location, is currently going through engineering review. This development brings 35 new single-family lots closer to the project site when compared to existing structures in the area. Granted, the east side of the Moderno Development will be utilized for site detention. The exhibit provided depicted 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.

In summary, Community Development Director stated that 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. Staff does not recommend approval for a Conditional Use Permit.

A representative from Cypress Creek Renewables gave a presentation and was available to answer any of the Commissioner's questions.

Chairman Brown asked about the variance process and had that been communicated with the requestor. Mr. Gonzales answered in the affirmative.

Place 5 Martinez asked if the project would deter future residential building? Mr. Gonzales responded that could be a possibility.

Kennedale Fire Chief Eric Peterson spoke in opposition to the request stating safety concerns.

Place 4 Jones voiced her concern about the rushing of the project to market and the possibility of issues coming up as the development commences.

Place 4 Jones made a motion to table PZ Case #25-07 a proposed Conditional Use Permit as required by Section 24.29C) 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 1 EE & A1327 TRS 2B01 & 2 B04 of the City of Kennedale, Tarrant County, Texas, 76060 to the next regular Planning and Zoning Commission meeting.

Place 5 Martinez seconded the motion.

No oppositions, No abstentions.

Vote: The motion carried unanimously: 3-0

VI. ADJOURNMENT

Place 4 Jones made a motion to adjourn the meeting.

Place 2 Martinez seconded the motion.


There being no further business, Chair Brown adjourned the meeting at 6:53 p.m.

APPROVED:

ATTEST:



PLANNING AND ZONING CHAIR



BOARD OR COMMISSION SECRETARY