



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING | MAY 22, 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, Vice Chair Andrew Malkowski, and Place 4 Elfreda Jones were in attendance, thus constituting a quorum.

Place 5 Socorro Martinez 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 April 24, 2025 Regular Meeting.

Place 4 Jones motioned to approve the meeting minutes.

Vice-Chair Malkowski seconded the motion.

No oppositions, No abstentions

**Vote: The motion carried unanimously: 3-0**

**B. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION**

1. **PZ CASE #25-02** To consider approval of a Preliminary Plat creating Lot 1-R1, Lots 2-39, Block 1, Lot 40 HOA, Lot 41 POND, Block 1, Kennedale Oaks Addition, being 6.180 acres of land situated within the Jesse B. Renfro Survey, Abstract No. 1260, City of Kennedale, Tarrant County, Texas.

Chairman Brown opened the public hearing at 6:08 PM.

No one spoke in favor of or against the preliminary plat request.

Chairman Brown closed the public hearing at 6:08 PM.

Director Gonzales briefed the Commissioners on the case by stating that the preliminary plat for Harris Hills establishes the lot design for a new townhome planned development. Zoning had already been approved by Kennedale City Council. Director Gonzales continued by

explaining that the preliminary plat meets all zoning requirements; however, the site detention will need to be expanded to accommodate pre-development levels of run off. As such, the preliminary civil engineering approval is conditional and because it is still under design, approvals will be forthcoming once the final engineering review has been completed. Mr. Gonzales concluded by stating that staff recommends that the preliminary plat be approved with conditions stated in the City's engineering approval letter that is attached.

Edward Arshouk, with MA Engineering and Construction was present to answer the Commissioners questions.

Place 4 Jones made a motion to approve with conditions as stated PZ Case #25-02 Preliminary Plat creating Lot 1-R1, Lots 2-39, Block 1, Lot 40 HOA, Lot 41 POND, Block 1, Kennedale Oaks Addition, being 6.180 acres of land situated within the Jesse B. Renfro Survey, Abstract No. 1260, City of Kennedale, Tarrant County, Texas.

Vice-Chair Malkowski seconded the motion.  
No oppositions, No abstentions.

**Vote: The motion carried unanimously: 3-0**

2. **PZ CASE #25-07** To 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 6:17 PM.

David McMillan, 3830 Kennedale New Hope, Kennedale spoke in opposition of the request.

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

Stephanie Yori, 325 Spring Branch, Kennedale spoke in favor of the request.

Chairman Brown closed the public hearing at 6:28 PM.

Director Nathan Gonzales gave a brief history of the case for Vice-Chair Malkowski. 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 Gonzales 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.

Ethan Agrawal with Cypress Creek Renewables gave a presentation and was available to answer the Commissioner's questions.

Vice-Chair Malkowski made a motion to recommend approval to City Council regarding 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.

Place 4 Jones seconded the motion.

No oppositions, No abstentions.

**Vote: The motion carried unanimously: 3-0**

### **3. Discussion of the updated Unified Development Code draft.**

Director Gonzales was pleased to present to the Commissioners a formal draft of the UDC updates. The updates derived from goals that were established by the recently adopted Comprehensive Plan update, as well as input that P&Z had provided over the past few months. Updates included the following:

- Revised spatial requirements for residential and townhome districts
- Revised residential lot areas to provide more consistency with existing lot width and depths
- Revised land use definitions

- Expanded residential offering in the OT Districts
- Allowing ADU'S by right in most residential districts
- Codified lighting and short-term rental requirements
- Established Transit-Oriented District development standards
- Established requirements for vape, tobacco, and hookah establishments
- Expanded mixed-use offerings in commercial districts
- Revised commercial design standards for mixed-use development
- Revised vehicle-barrier and guard requirements for elevated parking surfaces
- Simplified platting and site plan approval

Mr. Gonzales also informed the Planning and Zoning Commission of the upcoming Town Hall Meeting that was scheduled for June 16, 2025. At the time of the meeting, Director Gonzales anticipated that he would be returning to the Commissioners in June for a final public hearing and subsequent action being taken by the City Council in July.

## VI. ADJOURNMENT

Vice-Chair Malkowski made a motion to adjourn the meeting.  
Place 4 Jones seconded the motion.

There being no further business, Chair Brown adjourned the meeting at 7:21 p.m.

APPROVED:

ATTEST:

  
\_\_\_\_\_  
PLANNING AND ZONING CHAIR

  
\_\_\_\_\_  
BOARD OR COMMISSION SECRETARY

10

# REQUEST TO SPEAK

**AN ADDITIONAL FORM MUST BE FILLED OUT FOR EACH ITEM YOU WISH TO SPEAK ON.**

TO ADDRESS THE P&Z COMMISSION OR BOA/BBA, SUBMIT THIS FORM TO THE BOARD SECRETARY **BEFORE** THE MEETING BEGINS. COMPLETE A **SEPARATE FORM** FOR EACH ITEM/TOPIC ON WHICH YOU WISH TO SPEAK. EACH SPEAKER WILL NEED TO OBSERVE A **THREE-MINUTE (3) TIME LIMIT.**

1.  **PUBLIC COMMENT** (Discussion of an item not on this agenda.)

2.  **TOPIC and/or AGENDA ITEM#:** BATTERY STORAGE  
PZ25-07

3.  **SUPPORT**                       **OPPOSE**                       **GENERAL COMMENTS**  
4.  **I wish to speak.**                       **I do not wish to speak, but would like to register my opinion.**

5. Name: DAVID McMILLAN                      Date: 5/22/25  
Address: 3830 KENNEDALE NEW HOPE RD  
 Kennedale, TX 76060       Other: \_\_\_\_\_

If you have previously discussed this issue with any board member(s) or staff, please list their name(s) below:  
no

If you represent a business, firm, corporation, organization, or other group, please list the name of that entity below:  
—

If you wish to be contacted by staff, please provide the best way to reach you on weekdays from 8:00 a.m. to 5:00 p.m.:

Phone: 817-269-9076 and/or Email: dmcmillan@texasraceway.com

Submit this form to the Board Secretary **before** the meeting begins. You will be invited to the podium during the appropriate portion of the meeting. At that time, please **state your name and address** for the record and discuss the topic indicated above. **Each speaker will be limited to three (3) minutes.** Comments should be directed to the Board as a whole, rather than to individual board members or staff. Although no action can be taken on topics not on the agenda, the board welcomes all comments and may consider them for future discussion or staff response.



# 3

# REQUEST TO SPEAK

**AN ADDITIONAL FORM MUST BE FILLED OUT FOR EACH ITEM YOU WISH TO SPEAK ON.**

TO ADDRESS THE P&Z COMMISSION OR BOA/BBA, SUBMIT THIS FORM TO THE BOARD SECRETARY **BEFORE** THE MEETING BEGINS. COMPLETE A **SEPARATE FORM** FOR EACH ITEM/TOPIC ON WHICH YOU WISH TO SPEAK. EACH SPEAKER WILL NEED TO OBSERVE A **THREE-MINUTE (3) TIME LIMIT.**

1.  **PUBLIC COMMENT** (Discussion of an item not on this agenda.)

2.  **TOPIC and/or AGENDA ITEM#:** Cypress Creek Renewables  
PZ Case # 25-07

3.  **SUPPORT**                       **OPPOSE**                       **GENERAL COMMENTS**

4.  **I wish to speak.**                       **I do not wish to speak, but would like to register my opinion.**

5. Name: Stephani Yori                      Date: 05/22/2025  
Address: 325 Spring Branch Ln.  
 Kennedale, TX 76060       Other: \_\_\_\_\_

If you have previously discussed this issue with any board member(s) or staff, please list their name(s) below:  
\_\_\_\_\_

If you represent a business, firm, corporation, organization, or other group, please list the name of that entity below:  
\_\_\_\_\_

If you wish to be contacted by staff, please provide the best way to reach you on weekdays from 8:00 a.m. to 5:00 p.m.:

Phone: 817-881-3410 and/or Email: steffi.yori@gmail.com

Submit this form to the Board Secretary **before** the meeting begins. You will be invited to the podium during the appropriate portion of the meeting. At that time, please **state your name and address** for the record and discuss the topic indicated above. **Each speaker will be limited to three (3) minutes.** Comments should be directed to the Board as a whole, rather than to individual board members or staff. Although no action can be taken on topics not on the agenda, the board welcomes all comments and may consider them for future discussion or staff response.

Stephani Yori  
Citizen of Kennedale, Texas  
325 Spring Branch Lane  
Kennedale, TX 76060  
817-881-3410  
steffiyori@gmail.com

May 13, 2025

Dear Planning and Zoning Commission,

Good evening, and thank you for your time in advance. My name is Stephani Yori, and I am writing to express my support for the battery energy storage system (BESS) in our city proposed by Cypress Creek Renewables.

The project will bring significant tax revenue into our community providing much needed funds for street repairs, extra educational technology for our schools, and a ladder truck for our brave firefighters.

This city's impressive school district was the inspiration and catalyst for our family's move to Kennedale, Texas. And we have supported our close-knit community in a variety of ways from volunteering to working for our city.

Kennedale's strength lies with its people. This, combined with our proximity to the DFW metroplex's major draws, makes us an attractive choice for families seeking a bright future. We're uniquely positioned for success.

Cypress Creek Renewables long-term partnership with Kennedale is poised to drive transformative growth, fostering a brighter future for our community. Their philanthropic efforts are already enriching our community through the local Rotary Club and educational scholarships.

In conclusion, our partnership with Cypress Creek Renewables will not only enhance our community and benefit our residents, but also contribute to drive sustained growth and development. These initiatives will have positive, far-reaching impacts extending beyond local boundaries.

Thank you again for your time, consideration, and support of this project.

Sincerely,

Stephani Yori