

PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING | APRIL 25, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Chairman Michael Brown called the meeting to order at 6:01 p.m.

A. ROLL CALL

PRESENT: Andrew Malkowski, Kevin Guo, Socorro Martinez; **ABSENT:**

STAFF: Director of Community Development Nathan Gonzales, City Manager Darrell Hull, Planning Tech Ross Sanchez

II. VISITOR AND CITIZEN FORUM

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 February 29, 2024 Special Meeting

Motion: Approve

Action: Approval of the minutes from the February 29, 2024 Special Meeting

Moved By Andrew Malkowski, **Seconded By** Kevin Guo

Motion passed unanimously

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider a request for Final Plat for Emerald Crest Estates to create Lots 1 through 10, and Lot 1X, being Lots R1 through 5R and 6, Block 1, Amending Plat of Emerald Crest Estates, an Addition to the City of Kennedale, Tarrant County, Texas

Motion: Approve

Action: Consider a request for Final Plat for Emerald Crest Estates to create Lots 1 through 10, and Lot 1X, being Lots R1 through 5R and 6, Block 1, Amending Plat of Emerald Crest Estates, an Addition to the City of Kennedale, Tarrant County, Texas

Moved By Andrew Malkowski, **Seconded By** Kevin Guo

Motion passed unanimously

C. PUBLIC HEARINGS

1. PZ CASE #24-08 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, Tract 1EE & A1327 TRS 2B01 & 2B04, Abstract 378, situated in the Cannon E C Survey, and 501 S NEW HOPE RD, Block 1, Lot 1, of the Kim Addition, and City of Kennedale, Tarrant County, Texas

Community Development Director Nathan Gonzales presented his staff report to the Planning & Zoning Commission. There were some questions raised by the board about the safety and size of the battery energy storage systems. Some of the staff members of Cypress Creek Renewables were at the meeting and answered some of the questions raised by the board. They also gave a more in-depth presentation about the battery energy storage systems.

The public hearing was opened at 7:26 p.m. for discussion

George Horner, 1004 E Kennedale Pkwy, spoke about his concern for the safety factor of the battery energy storage system and fire containment.

Demetric Norwood, 600 S New Hope Rd, spoke to the board about the tax benefit this would give the city as well as his concern for safety.

Russell Fincher, 510 S New Hope Rd, expressed his concern for the safety factor of this case. He wanted to know if the city would be liable to pay for more firefighting training needed to contain a fire should any occur.

Luann Hull, 416 S New Hope Rd, expressed her concern for safety, particularly with the nearby gas line.

The public hearing was closed at 7:34 p.m.

Motion: Table PZ Case #24-08 to the next scheduled P&Z meeting pending legal consultation with the City Attorney for approval

Action: PZ CASE #24-08 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, Tract 1EE & A1327 TRS 2B01 & 2B04, Abstract 378, situated in the Cannon E C Survey, and 501 S NEW HOPE RD, Block 1, Lot 1, of the Kim Addition, and City of Kennedale, Tarrant County, Texas

Moved By Andrew Malkowski, **Seconded By** Michael Brown
Motion passed unanimously

IV. EXECUTIVE SESSION

A. **PURSUANT TO §551.071** — Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.

B. **PURSUANT TO §551.072** — Deliberation regarding the purchase, exchange, lease, or value of real property.

C. **PURSUANT TO §551.074** — Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

D. **PURSUANT TO §551.087** — (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

V. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

VI. ADJOURNMENT

Motion: Adjourn

Action: ADJOURNMENT

Moved By Andrew Malkowski, **Seconded By** Socorro Martinez

Motion passed unanimously

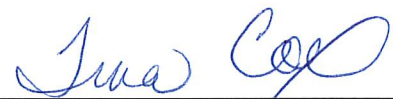
Chairman Michael Brown adjourned the meeting at 7:56 p.m.

APPROVED:



PRESIDING OFFICER

ATTEST:



BOARD OR COMMISSION SECRETARY