

Request to Modify Existing Specific Use Permit No. 2020014-004

Planning and Zoning Commission
City of Angleton, Texas

March 7, 2024

Presented By:

- Bill Kaufman, CEO, The Kaufman Group
- Keith Merkel, Senior Technical Asset Manager, Plus Power
- Mark Storm, Acoustic Services Manager, Dudek

Who is Plus Power?

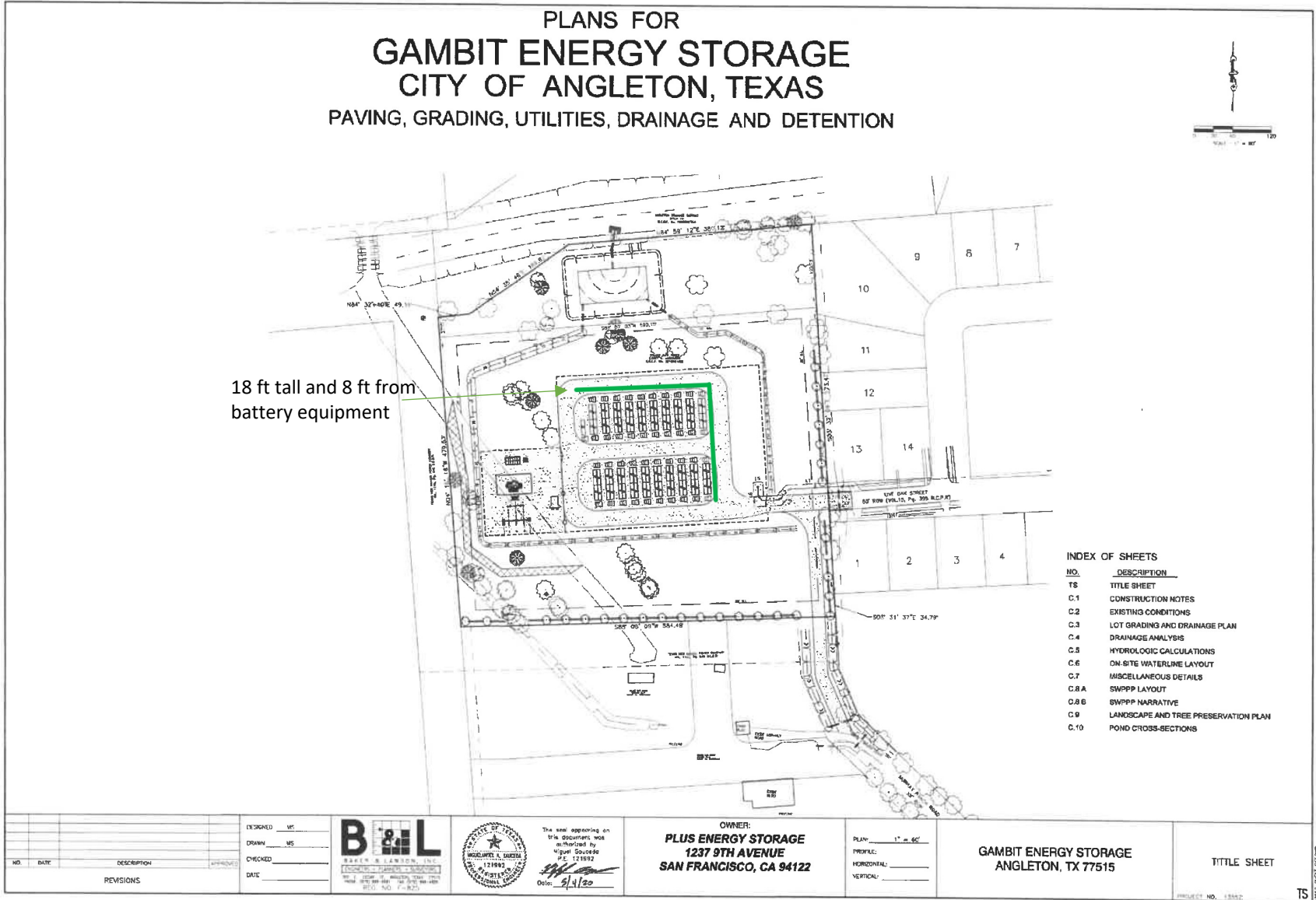
- A U.S. company headquartered in Houston, Texas.
- Focuses solely on developing, owning, and operating battery-based electrical storage systems.
- Approximately 150 employees within the company.
- Continues to develop similar facilities in over 25 states.
- Has developed 4 operating facilities in Texas with 2 additional under construction.

Who is the Gambit Energy Storage?

- The Gambit Energy Storage facility is located at 998 W Live Oak St, Angleton, TX 77515.
- On January 14, 2020, The City of Angleton City Council approved a Specific Use Permit for this use
 - Ordinance No. 20200114-004
- The facility became operational in 2021.
- The facility sits upon a 7.7 acre parcel with a 2.2 acre construction footprint.

Site Plan

- Initially Approved in Jan. 2020
- Modified in May 2020



Battery Park Images



Battery Park Images



Battery Park Images



Battery Park Images



Relevant S.U.P. Conditions – Condition D

- The height of any structure, lighting, and container should be no greater than 10 feet from the foundations outside the project substation. One substation dead-end tower up to approximately 70 ft tall to interconnect with TNMP power line will be allowed with the project substation and all other equipment within the project substation shall be limited to 40ft.

Relevant S.U.P. Conditions – Condition F

- A sound study shall be conducted to determine the ambient noise level prior to the installation of the project. The sound level emitted from the energy storage park shall be no louder than the average ambient noise level prior to the installation of the project, as measured at 100 feet outside the parcel boundary and the nearest existing receptor.

Purpose of Modification Request

- Several neighbors contacted Gambit to address sound concerns.
- Gambit has engaged Dudek, a national sound consultant, to address the neighborhood's concerns.
- The sound engineer recommended Gambit erect a 18' ft sound barrier around the battery enclosures.
- In order to erect the 18' ft sound barrier, Gambit must obtain a modification to Condition D of the S.U.P.

Sound Barrier Details

- Location: the barrier will surround the batteries to the north and east.
- Erection of the barrier will comply with all applicable Angleton City Ordinances, International Building Code, and International Fire Code requirements.
- Sound barrier to be erected shall be structurally sound.

Sound Barrier Photo Simulation



Sound Barrier Photo Simulation



Sound Engineer Report

Locations	February 2020 Ambient Sound Level (dBA Ldn)	July 2023 Sound Level From Facility After Installation of Proposed Sound Barrier (dBA Ldn)
M1 (east)	55.8	53.8
M2 (south)	58.3	55.6
M4 (north)	56.6	50.4

City Staff Report

- Staff findings include the conclusion that the “ambient sound levels prior to the development were used to develop a plan moving forward on any sound attenuation methods.”
- However, “due to the region’s extreme temperatures during the summer, Gambit hopes to address the additional noise generated from the cooling fans by installing the proposed 18 ft. acoustic fence.”
- Considering the factors above, City Staff suggest the “Planning and Zoning Commission should adopt this final report and forward it to City Council with a positive recommendation of an ordinance approving the Specific Use Permit ordinance site plan modification, allowing for the installation of an 18 ft. acoustical fence for the battery storage park.”

Modification Requests

- 1. The height of the proposed eighteen tall acoustic fence shall not exceed eighteen (18') feet. All applicable and required building permits shall be applied for and obtained by the applicant.**
- 2. The sound level emitted from the energy storage facility shall be no louder than the ambient noise level prior to the installation of the project at 100 feet outside of the parcel boundary and the nearest existing receptor except under ERCOT declared emergency requesting additional resources and that the City's adopted noise ordinances in Chapter 13 and State law be fully complied with. (Revised by P&Z, 3/07/24)**
- 3. All other conditions set forth by Ordinance No. 20200114-004 adopted on January 14, 2020, shall remain in full force.**

Conclusions

- Gambit Energy Storage LLC seeks to address its neighbors concerns by erecting the proposed 18 ft. sound barrier.
- Gambit Energy Storage LLC requests the Planning and Zoning Commission support City Staff's recommendation to approve the installation of the 18 ft. sound barrier because it is necessary to address the resulting sound generated from the cooling fans during the region's extreme temperatures.