



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Light Industrial - Special Use Permit (LI-SUP) on 8.96 acres to allow for a battery storage use. Property located at 1011 E. Brown St. (ZC 2023-08).

### Recommendation

Motion to direct staff to prepare an ordinance approving the zoning change requested and bring it back for final consideration at a subsequent meeting.

### Discussion

**OWNER: John Belzle**

**APPLICANT: Black Mountain Energy**

The applicant is requesting to rezone 8.96 acres located at 1011 E. Brown Street. The current zoning is Agricultural (AG/30) and the requested rezoning is Light Industrial - Special Use Permit (LI-SUP) to allow for a battery energy storage use that connects directly to the neighboring Oncor substation.

The Special Use Permit conditions allow for the battery energy storage use classified under the Electric Substation or Gas Regulator Station uses as defined in the Wylie Zoning Ordinance.

According to the applicant, “battery energy storage systems (BESS) help to reduce congestion on the electric grid by instantaneously responding to fluctuations in power. No other technology can respond at full output as rapidly as a BESS. This “always on” operational capability can help to prevent conditions, which may lead to outages on the bulk power system. Over time, BESS operations also act to smooth out the price spikes paid by utilities in the wholesale power markets – costs that are ultimately borne by ratepayers. Beyond grid benefits, we will also become a significant tax contributor, adding an estimated \$30MM+ to the community throughout the life of the plant. This benefit is even further increased given there are very few \$180MM+ investment opportunities that would be able to utilize our specific parcel given its size and shape.”

The development provides two points of access from Eubanks Lane. Service areas as depicted on the Zoning Exhibit shall be provided to ensure maintenance vehicles do not block the proposed fire lane. All areas where service vehicles operate shall be required to have a concrete surface.

A 10’ wide landscape buffer shall be required along Eubanks Lane and East Brown Street. The development shall be screened with an 8’ board on board wooden fence.

Detention for the development shall be provided via an offsite detention basing on the adjacent Oncor parcel as shown in the Zoning Exhibit. Completion of the detention basin shall be in place prior to completion of construction.

A site plan and plat review shall be required prior to any construction.

The properties adjacent to the subject property to the north, east and west are zoned industrial and agricultural. The properties to the south are zoned residential. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. Light industrial uses may be deemed to be appropriate depending on the compatibility with surrounding uses. The proposed zoning is compatible with the Plan.

Notices were sent to 18 property owners within 200 feet as required by state law. At the time of posting two responses were received in favor and none in opposition of the request.

**P&Z Recommendation**

After some comments by neighboring commercial property owners and discussion among the Commissioners regarding fire and natural disaster safety, the Commissioners voted 5-0 to recommend approval.