

Wylie Planning and Zoning Commission Regular Meeting

June 06, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00 p.m. Commissioners present: Chair Bryan Rogers, Vice Chair Joshua Butler, Commissioner Jacques Loraine, Commissioner James Byrne, Commissioner Keith Scruggs, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Secretary Lillian Baker. Absent were Commissioner Jennifer Grieser and Commissioner Rod Gouge.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Butler gave the invocation and Commissioner Loraine led the pledge of allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Commissioners.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider, and act upon, minutes from the May 16, 2023 Regular Meeting.

BOARD ACTION ON CONSENT AGENDA

A motion was made by Commissioner Loraine and seconded by Commissioner Byrne to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding 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).

STAFF COMMENTS ON REGULAR AGENDA

Senior Planner Molina presented and gave an overview of the plan and noted that 18 Public Hearing notices were mailed and one was returned in favor. Applicant Steven Gordon from Black Mountain presented. He gave an

overview of the battery energy storage. The applicant noted that the lithium-ion batteries are stored in containers/units that are serviced externally and are not walk-in containers. The units are monitored individually 24 hours a day, 7 days a week. In case of emergency they can be shut down remotely. He also noted some benefits that included resolving transmission congestion and supporting growth in transfers back to the grid. The units would be connected to Oncor Power Station and the site would be a Light Industrial-Special Use Permit (LI-SUP). Mr. Gordon further stated that the build would begin some time in the third quarter (Q3) or fourth quarter (Q4) of 2024. The site would have a 10 ft landscaped setback with an 8' board on board fence. Mr. Gordon also covered the rigorous testing each battery undergoes for safety. The Commission inquired on gasses and safety concerns, to which Mr. Gordon said that each unit is self-contained and contamination was not likely and that the Fire Department would be consulted during the planning and development. Mr. Gordon also stated that each unit would have its own HVAC. The commission inquired about the noise, to which Mr. Gordon did not believe it would be an issue.

A public hearing was opened by Chair Rogers. Citizen Andre Morris approached the Commission and expressed concern on the safety of the units in case of natural disasters, related to hail storms and tornadoes. Mr. Gordon stated that lightning strikes would not be a significant concern and that the units were designed to withstand natural disasters. Citizen Donnette Cowgill approached the Commission and stated that her property was directly across from the site and stated that in addition to natural disasters she wanted to know the impacts to property tax and insurance. The Commission noted that it would be beneficial to have a tax generating property. Mr. Gordon, noted that the safety risks would not be something that he believed would impact insurance, since the risk is low and no more dangerous than the existing Oncor station.

The public hearing was closed by Chair Rogers.

BOARD ACTION ON REGULAR AGENDA

A motion was made by Commissioner Loraine and seconded by Commissioner Scruggs to approve the Regular Agenda item as presented. A vote was taken and carried 5 - 0.

ADJOURNMENT

A motion was made by Vice Chair Butler and seconded by Commissioner Byrne to adjourn. A vote was taken and carried 5 - 0. The meeting was adjourned at 6:40 p.m.

Bryan Rogers, Chair

ATTEST

Lillian Baker, Secretary