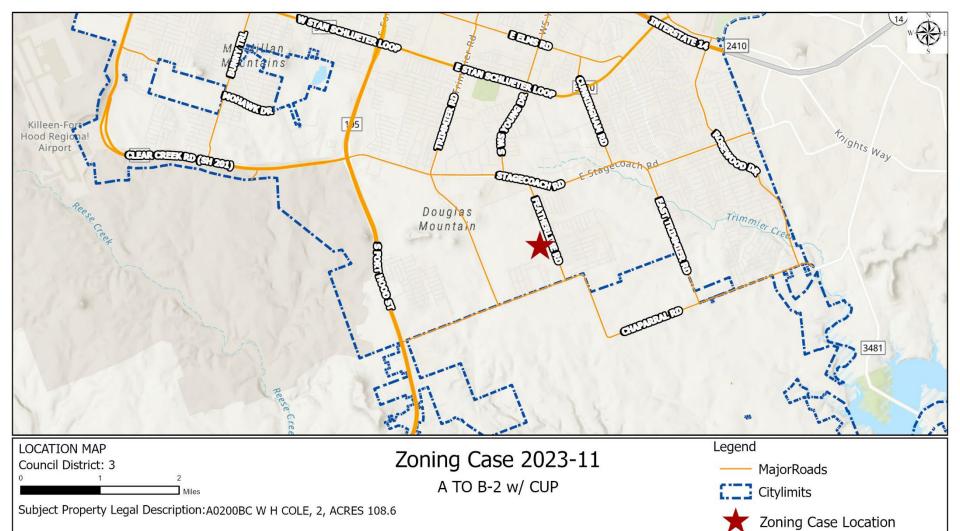
CASE #Z23-11:
"A" TO "B-2" W/ CUP

- HOLD a public hearing and consider an ordinance requested by Westwood Professional Services, on behalf of McClean Commercial, LTD (Case #Z23-11), to rezone approximately 21.16 acres out of the William H. Cole Survey, Abstract No. 200, from "A" (Agricultural District) to "B-2" (Local Retail District) with a Conditional Use Permit (CUP) to allow for a battery storage site as a permitted use.
- The property is locally addressed as 8390 Featherline Road, Killeen, Texas.





AERIAL MAP
Council District: 3
0 265 530

Zoning Case 2023-11 A TO B-2 w/ CUP

Citylimits
Zoning Case

Subject Property Legal Description: A0200BC W H COLE, 2, ACRES 108.6



Council District: 3

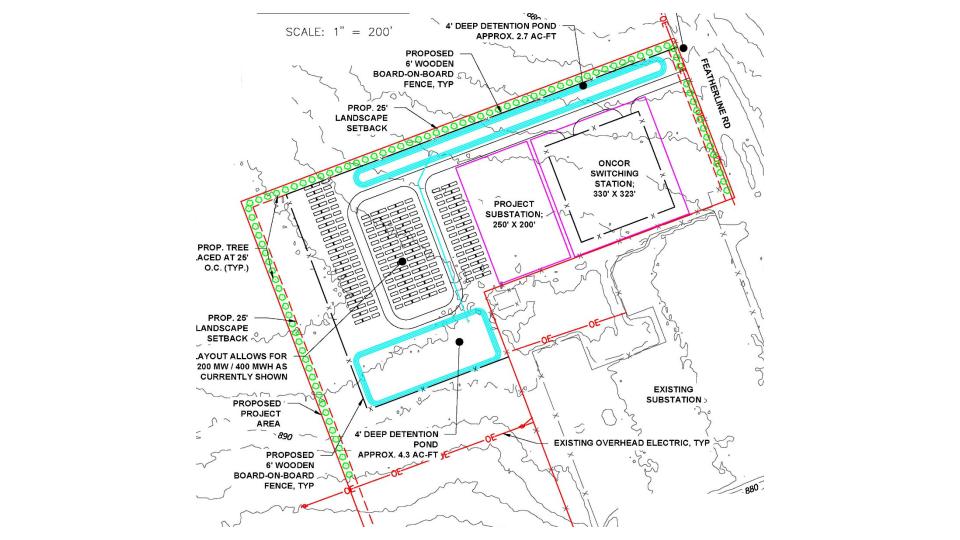
Council District: 3

Council District: 3

A TO B-2 w/ CUP

Subject Property Legal Description: APPROX. 21.16 ACRES OUT OF A0200BC W H COLE, 2, ACRES 108.6

- If approved, the applicant intends to develop a battery storage facility on the property.
- Battery storage facilities are intended to enhance power during times of power instability and help to prevent brown and blackout events and provide power stability to the local grid.
- The proposed battery storage facility will provide support to the neighboring Oncor substation in order to limit transmission congestion issues and increase operating reliability.







- □ Located within Killeen DevelopmentZone #8.
- □ 'Residential Mix' promotes:

 up to 25% non-residential

 up to 95% residential uses



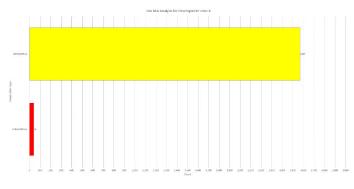
Approximate current land use mix:

- □ 1% non-residential uses
- □ 99% residential uses

Approximate Zoning districts (excluding special districts)

- □ 15% agricultural
- □ 15% non-residential zoning districts
- □ 41% residential zoning districts
- □ 29% Special districts*





- Staff finds that this request is consistent with the 'Residential Mix' designation on the FLUM.
- □ The request is consistent with the following Big Ideas of the 2022 Comprehensive Plan:
 - Resource stewardship and fiscally responsible growth ensure a more prosperous community for the long haul.

- The Comprehensive Plan calls for managing development of land and capital investments (such as streets, utilities, and drainage) to ensure a more prosperous community for the long haul.
- Staff finds the request is necessary to keep up with demands for electric utility in the area.

View of the subject property looking northwest:



View of the subject property looking west:

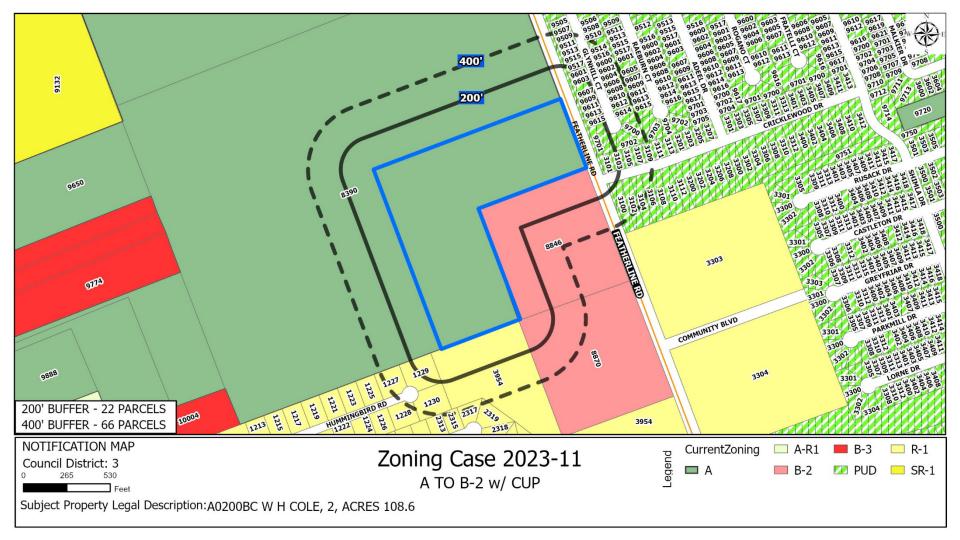


View of the surrounding property to the south:



Public Notification

- □ Staff notified sixty-three (63) surrounding property owners regarding this request.
- Of those notified, forty-four (44) reside outside of the 200foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and eleven (11) reside outside of Killeen.
- To date, staff has received one (1) written response in support of this request.



Alternatives

- The City Council has three (3) alternatives. The Council may:
 - Disapprove the applicant's CUP request;
 - Approve the applicant's CUP request with additional and/or amended conditions; or
 - Approve the applicant's CUP request as presented.

Staff Findings

- Staff finds that the request is an essential infrastructure improvement project that may help ensure power reliability for the residents in Killeen.
- The proposed system will support Oncor's ability to meet electricity demand, while also stabilizing the overall grid via energy regulation.
- Staff finds that the proposed battery storage site is appropriate in this location, given the proximity of the existing substation.

Staff Findings

- □ The project will be required to comply with:
 - 2021 International Fire Code Chapter 12 Energy Systems;
 - □ NFPA 70 National Electric Code; and
 - □ NFPA 853 Standard for the Installation of Stationery Fuel Cell Power Systems.
- As long as these requirements are met, the Fire Department has stated no objections to the proposed use.

Staff Recommendation

- Staff finds that the proposed landscape screening, as shown on the proposed site plan, will provide an adequate buffer between the battery storage facility and future residential development to the north and west.
- □ Therefore, staff recommends approval of the applicant's request to rezone the subject property from "A" (Agricultural) to "B-2" (Local Retail District) with a Conditional Use Permit (CUP) to allow for a battery storage site, as shown on the site plan exhibit dated March 15, 2023.

Commission Recommendation

- At their regular meeting on April 3, 2023, the Planning and Zoning Commission recommended approval the applicant's request with the condition that the applicant provide training in accordance with the needs of the Killeen Fire Department by a vote of 6 to 1 with Commissioner Jones in opposition.
- Commissioner Jones stated that he believes the proposed development is a waste of money because it does not provide enough electricity to accommodate Killeen.