



PLANNING AND ZONING COMMISSION REGULAR AGENDA

Thursday, July 20, 2023

Notice is hereby given that the Planning and Zoning Commission of the City of Big Spring, Texas will meet in Regular Session on Thursday, July 20, 2023, at 5:30 PM at the City Council Chambers Located at 307 East 4th Street, Big Spring, Texas.

PLANNING AND ZONING COMMISSION MEETING ETIQUETTE

Gentlemen are requested to remove their hats inside the City Council Chambers. As a courtesy to those in attendance, please place your cell phone on "Silent" or "Vibrate." Please, no talking during the meetings. Take all conversations outside so that others can hear.

Thank you!

Open Session

1. Call to Order

Announcements, Presentations and Public Hearings

Public Hearings – The Council will take Input on Items Requiring Public Hearing Items **Prior** to any Action.

2. Notice of Possible Quorum

Consent Items

3. Approval of the Planning and Zoning Commission Meeting Minutes from the regular meeting held on May 16, 2023.

New Business

4. Discussion to amend the City of Big Spring Zoning Code to allow electric battery storage operations within the city limits.
To discuss a definition for energy storage and create a zoning in which the use is allowed.

Commissioners Input

Public Hearings – The Commissioners will take Input on Items Requiring Public Hearing Items **Prior** to any Action.

I hereby certify that this agenda was posted on the official bulletin board at the City of Big Spring, City Hall Building, located outside 310 Nolan Street. Given by order of the Planning and Zoning and Posted on Monday, July 17th at _____ p.m. in accordance with Title 5, Texas Government Code and Chapter 551.

In addition, this agenda and supporting documents are posted on the City of Big Spring's Website, www.mybigspring.com, in accordance with legal requirements.

Angela Brown, Public Works Coordinator

PERSONS WISHING TO HAVE AN INTERPRETER SHOULD CONTACT ANGELA BROWN AT 264-2501 or abrown@mybigspring.com. REQUESTS FOR AN INTERPRETER SHOULD BE MADE AT LEAST 72 HOURS IN ADVANCE OF THE MEETING TIME.



NOTICE OF POSSIBLE QUORUM OF BIG SPRING CITY COUNCIL

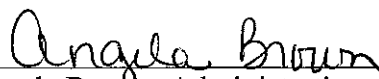
Notice is hereby given of the possibility of a quorum of Big Spring City Council at the following event:

Planning & Zoning
July 20, 2023 5:30 p.m.
307 East 4th Street, Big Spring, Texas

A quorum of the City Council members may be in attendance. This is not a regularly scheduled meeting of the Planning & Zoning Commission, but this notice is being posted in compliance with the Texas Open Meetings Act. As a governmental body, the Big Spring City Council will not deliberate, take any formal action on any items discussed, nor will meeting minutes be produced for this notice.

I hereby certify that this notice was posted on the official bulletin board at the City of Big Spring, City Hall Building, located outside 310 Nolan Street. Given by order of the City Council and Posted on Monday, July 17, 2023 at 5:30 p.m. in accordance with Title 5, Texas Government Code and Chapter 551.

In addition, this notice is posted on the City of Big Spring's Website, www.mybigspring.com, in accordance with legal requirements.



Angela Brown, Administrative Assistant

STATE OF TEXAS :
COUNTY OF HOWARD :
CITY OF BIG SPRING :

The Planning and Zoning Commission of the City of Big Spring, Texas, met in a REGULAR Session in the City Council Chambers located at 307 E. 4th St., Big Spring, Texas, at 5:30 PM, May 16, 2023, with the following board members:

DALE AVANT	CHAIR
TERRY MCDANIEL	CO-CHAIR
KELLY HARRIS	MEMBER
KEVAN SCHOOLER	MEMBER
TJ STEWART	MEMBER

Same and constituting a quorum, for which four board members must be present; and the following were in person;

DALE AVANT	CHAIR
TERRY MCDANIEL	CO-CHAIR
KEVAN SCHOOLER	MEMBER
KELLEY HARRIS	MEMBER
T.J. STEWART	MEMBER

Open Session

Call to Order

Chairperson Avant called the meeting to order at 5:30 pm.

Notice of Possible Quorum

Announcements, Presentations and Public Hearings

Request to Rename a Street. The street in question is currently named Sage Circle. We have an application requesting to rename the street to Shroff Circle. Chairperson Avant entertained a motion to open the public hearing. First by Member Schooler

Seconded by Member Harris
Vote was 4 ayes 0 nays
There were no public comments.
Motion to close public hearing was entertained by Chairperson Avant.
First by Member Schooler.
Seconded by Member Harris.
Vote was 4 ayes 0 nays.

Minutes

Approval of the Planning and Zoning Commission Meeting Minutes from the regular meeting held on April 18, 2023.
Motion to approve with the change Chairperson name on signature line.
First by Member Harris.
Seconded by Member Stewart.
4 ayes 0 nays

Old Business

New Business

Consideration and approval to Rename a Street. The street in question is currently Sage Circle. We have an application requesting to rename the street to Shroff Circle.
Motion to approve was made.
First by Member Schooler.
Seconded by Member Harris.
Vote was 3 ayes 1 nay by Member Stewart.

Vouchers

Commissioners Input

Adjourn

Motion to adjourn was made.
First by Member Schooler.
Seconded by Member Harris.
Vote was 4 ayes 0 nays.

Dale Avant, Chairperson

ATTEST:

Angela Brown, Public Works Coordinator



Stantec Consulting Services Inc.
70 NE Loop 410 Suite 1100, San Antonio TX 78216-5893

March 8, 2023
File: 225600297

Via: abrown@mybigspring.com

Attention: Shane Bowles, Public Works Director

City of Big Spring – Public Works
310 Nolan Street
Big Spring, Texas 79720

**Reference: Llano Estacado – Battery Energy Storage System (BESS)
1800 W 4th Street, Big Spring, Tx 79720 (Property ID: R000049868)
Specific Use Permit Application Package - Transmittal Letter**

Dear Mr. Bowles

Stantec is formally submitting the enclosed Specific Use Permit application package, on behalf **ORMAT Technologies Inc.** as follow-up to a pre-submittal meeting with the City's planning consultants held on July 2022 with Stantec and conversations had between our client and the City Fire Chief.

Included in this package are the following documents:

1. Transmittal Letter
2. Specific Use Permit Application
3. Project Location Map Exhibit
4. Zoning Map Exhibit
5. GR District Zoning District Summary
6. HC District Zoning District Summary
7. Howard County CAD Property Search
8. Pre-submittal Meeting Follow-up emails and Site Related Question and Answers
9. Preliminary Site Civil Plans

Applicable Fees will be paid over the phone soon after submittal.

In previous correspondence enclosed it was noted by City Planning representatives that the usage noted for the site does not exist in the City Code, for the use of Battery Energy Storage System and electrical substation. Currently the project site (Property ID: R000049868) is split in to two zones according to the City's Zoning Map; Heavy Commercial (HC) District and General Residential (GR) District. From our review and understanding of the City Code the HC district allows for electrical substations use and the GR district allows for an electrical substation use under a specific use permit if approved by the planning and zoning commission. We promote the city to consider allowing this future development of the electrical substation and battery energy storage systems under this use.

Design with community in mind



March 8, 2023

Page 2 of 2

Reference: Llano Estacado – Battery Energy Storage System (BESS)

We trust the future site conditions as answered in the enclosed questionnaire provided to Stantec by the City in July 2022 are acceptable as answered. The questionnaire was submitted via email to the City's Planning consultant Cameron Walker in September 2022. (Item 8 in the above listed enclosures.

Supplemental to the above enclosed documents and as a follow-up to ORMAT's conversation with City's Fire Chief on the BESS, ORMAT is forwarding under this submittal documents to address the Fire Chief's concerns on fire suppression, emergency action procedures, on-site training/ familiarization with the equipment. Enclosed documents include:

- Fire suppression concerns- Powin ESS (pdf format)
- Emergency Action Plan- EAP (word doc)
- On-site familiarization - no attachments, but ORMAT can coordinate for familiarization training as the facility is being constructed.

Please accept this application package for a Specific Use Permit. If you have any questions regarding this information, please call our office at (210) 525-9090 and request to speak with Pual Teltshik (Paul.teltschik@Stantec.com) or myself.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read 'Peter Dueno'.

Peter Dueno
Civil Project Manager
Phone: (512) 236-6833
Peter.Dueno@stantec.com

..\\us0560-ppfss01\shared_projects\225600297\09_civil\phase_01\submittal_documents\20230215_specific_use_permit_submission\sup submittal package_draft\1 - transmittal letter.docx

Design with community in mind

Big Spring Fire Department

Memorandum

To: Todd Darden, John Medina, Shane Bowles

From: Jay Holt, Interim Fire Chief

Date: July 3, 2023

Big Spring Fire Department is opposed to allowing Battery Storage Facilities inside the city limits. It is our understanding that these facilities are a direct hazard to the citizens of our community because:

- 1) These battery facilities are susceptible to catching fire due to overheating. We are in an area where extreme temperatures happen frequently which causes an increased risk of fire.
- 2) Fires in these facilities pose a direct danger to our community for several reasons.
 - a. The amount of water needed to just cool these facilities in the event of a fire is enormous and would put a severe strain on our public water supply.
 - b. The by-products and smoke from a fire in these facilities is very hazardous to human health and mass evacuations of areas would be necessary and extremely difficult.
 - c. The water runoff from fighting a fire at a battery storage facility would contain massive quantities of hazardous chemicals that would potentially contaminate Bealls Creek and other areas that hold water runoff and would be damaging to local wildlife such as sandhill cranes and other species that live in our area.
 - d. In the event of a fire, and evacuation scenario, especially in the proposed area located between FM700 and W 4th, evacuations of apartment complex, residential housing, ICE Facility, and also a Hospital. These facilities would be almost impossible to evacuate, especially the Hospital and ICE Facility.
- 3) Lithium-Ion Batteries are also prone to swelling, electrolyte leakage, smoke, and explosions. All hazards to our community.



Memo

Meeting Date: June 20, 2023

To: Planning and Zoning Commission

From: Shane Bowles, Public Works Director

Subject: Discuss potential addition of a new and unlisted use into the city's zoning regulations. The new use would be "Battery Storage Center"

Location: Not site specific

Contact: Shane Bowles, Public Works Director, 432-264-2501

(

Analysis:

Definitions of a battery center can be found on the internet. A few are listed below:

- Battery storage systems will play an increasingly pivotal role between green energy supplies and responding to electricity demands. Battery storage, or battery energy storage systems (BESS), are devices that enable energy from renewables, like solar and wind, to be stored and then released when the power is needed most.
- A Battery Energy Storage System (BESS) is a type of energy storage system that uses batteries to store and distribute energy in the form of electricity. These systems are commonly used in electricity grids and in other applications such as electric vehicles, solar power installations, and smart homes.

Staff has held numerous meetings for a period of months with an interested developer of a land use typically known as a “battery storage center”. The city code does not have this use listed in any of the zoning districts. A provision in the regulations allows the city to add a “New and Unlisted Use” when the situation arises. The proposed battery storage center developers have requested the city to change the code to allow the use.

Staff believes that the proposed use will not be beneficial for Big Spring. In general, the use typically includes numerous small buildings which are unoccupied but filled with lithium-ion batteries which would store power from a nearby power generation facility and disburse as needed. In many cases these facilities are located near wind or solar generation (renewable energy) locations which are most often found in rural, even uninhabited settings.

Staff is very concerned about the environmental, health and safety risks associated with such a use. Lithium-ion batteries can go into thermal runaway. Thermal runaway is essentially a scenario where the battery catches fire, which in turn causes the battery to get hotter and become even harder to put out. It’s a vicious cycle that will result in the failure of the battery bus it is also extremely dangerous. A fire with lithium-ion batteries on the scale associated with a commercial project would bring on numerous property concerns including the spreading of the fire, evacuation of portions of the city, and increased need for water supply to put out the fire and keep it subdued – lithium-ion batteries are known to catch fire even after it appears the fire has been extinguished. For this reason, the staff is recommending that the P&Z not add this land use into the zoning regulations. Alternatively, if the Commission feels otherwise, the use should be limited to the Heavy Industrial zoning district.

Attachments: None