

## **ZONING COMMISSION**

### **April 7, 2026**

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, April 7, 2026, at 5:00 p.m. Staff members present were Kim Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), Danica Vaughan (Administrative Assistant), and Lauren Atkinson (Plans Examiner). Guests were: Simon Labrosse, Gemy Thomas, and Chris Jonson.

Chairman Perry O'Brien indicated a quorum was present and called the meeting to order at 5:00 pm.

#### **(1) ROLL CALL**

The following members answered roll call: Member David Zacherl, Alternate Member Becky McLaughlin, Chairman Perry O'Brien, and Commissioner Thelma Bowie

#### **(2) PUBLIC COMMENTS**

There were no public comments.

#### **(3) APPROVAL OF MINUTES**

**A motion to approve the minutes of February 17, 2026, was made by Member David Zacherl/ Commissioner Thelma Bowie. All other members present voted aye.**

#### **(4) RATIFICATION OF MINUTES**

**A motion to ratify the minutes of OCTOBER 21, 2025, was made by Member David Zacherl/Commissioner Thema Bowie. All other members present voted aye.**

At the request of Chair O'Brien Ms. Golden explained the ratification of the minutes for the October 21, 2025, meeting was recommended by the City Attorney because the majority of members who previously voted to approve the minutes at the meeting on February 17, 2026 had not attended or been present at the meeting on October 21, 2025.

**5) Alpha Omega Power, LLC seeks to revise the Development Plan (Site Plan) for an electric power generating station utilizing lithium-ion battery energy storage system (BESS) previously approved by the Planning Board at its regular meeting on July 22, 2024. The zoning change from District "F" (Light Industrial) to District "S-P" was previously approved by the Zoning Commission at its meeting on August 6, 2024, and preliminary zoning approval was approved by the City Commission at its meeting on September 4, 2024. Located at 701 Hwy 146 N, west of S.H. 146 N and north of the existing Golden Rule Logistics.**

#### **A. Staff Report**

Ms. Golden reminded the Commission of the location of this project in Texas City. She pointed out it is on SH-146 across from the current TNMP substation and north of Golden Logistics. She stated it is coming back to the Commission because there have been changes

proposed to the approved Site Plan. The District "S-P" (Site Plan) is tied to a specific site plan so when the site plan changes it must come back through the process for approval as a site plan and as a zoning change.

Ms. Golden explained the site plan is being changed because TxDOT is requiring on-site detention, and the addition of the detention pond caused a change in the number and configuration of the containers. The number of containers is reduced and still maintaining the required fifteen foot separation.

The other required change is an increase in the elevation of the site as a requirement for the developer to obtain insurance which they must have to obtain financing for the project. The elevation is increasing substantially, approximately 14ft above existing ground elevation. The Planning Board expressed concerns at the previous meeting on Monday, March 2, 2026 about the increase in elevation and the impact on nearby properties. The Board requested renderings to show what it would look like from nearby. The developer provided renderings and made a 3D presentation to the Planning Board which was repeated to the Zoning Commission during the staff report. Staff advised notices of the public hearing were sent to adjacent property owners, as required by the Zoning Ordinance.

Alternate Member McLaughlin asked if residents from the nearby apartment complex would be able to see the battery site from their apartments. Mr. Labrosse showed by view of the 3D renderings that the residents will not be able to see from their apartments. The site will be blocked by the trees in the undeveloped land. Ms. Golden stated that the property is not a green space or buffer zone, but it's just a vacant lot, and the property owner could remove the trees if they wanted.

Member Zacherl asked how high the wall was in the detention. Gemy Thomas with AOP stated it depends on which side. The side closer to the battery is about 6 or 7 feet. It is a little shorter on the roadside and will be 12 feet against the back wall. Member Zacherl asked if the middle will drain from there? Mr. Thomas stated that it was the plan.

Member Zacherl asked about installing a dry hydrant on the detention pond for use in case of a fire. Mr. Labrosse stated he would refer that suggestion back to the design team, but the battery containers are designed to burn without water being applied to it. Ms. Golden stated that addition of a dry hydrant could be considered and decided during the permitting process, which the building officials present acknowledged.

## **B. Public Hearing**

**A motion to open a public hearing was made by Member David Zacherl/Commissioner Thema Bowie. All other members present voted aye.**

At 5:20 pm, Chairman O'Brien declared the Public Hearing to be open. He then invited anyone in opposition to the rezoning to please speak.

No one appeared to speak in opposition. There were no further questions.

**A motion was made by Commissioner Bowie/Alternate Member Becky McLaughlin to close the Public Hearing. All other members voted aye.**

**The public hearing was closed at 5:21pm.**

**C. Preliminary Zoning Approval - Consider and take action on the zoning change request from Alpha Omega Power.**

**A motion was made by Commissioner Bowie/ Member David Zacherl to recommend approval of the zoning change request Alpha Omega Power, LLC, to revise the Development Plan (Site Plan) for an electric power generating station utilizing lithium-ion battery energy storage system (BESS) from District "F" (Light Industrial) to District "S-P" with the changes to the previously approved site plan. All Members voted aye.**

**Motion carried 4 – 0.**

**(6) GENERAL UPDATES**

a. Tabled from the 02/17/2026 meeting – Election of Officers

**Chairman O'Brien nominated Member Zacherl to be co-chair, seconded by Commissioner Bowie. All members present voted aye.**

**Member Zacherl nominated Chairman O'Brien to remain as chair, seconded by Commissioner Bowie. All members present voted aye.**

**(7) GENERAL UPDATES**

Ms. Golden introduced Lauren Atkinson (Plans Examiner) to the commission. Ms. Golden also updated the commission on the start of the building's renovations and noted that the meetings will move to a temporary location around August.

**ADJOURNMENT**

**A motion was made by Member David Zacherl/ Alternate Member Becky McLaughlin to adjourn. All members present voted aye.**

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Kimberly Golden, Secretary

Date

Minutes approved by the Zoning Commission at its meeting on \_\_\_\_\_.