



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: C

### Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 8.96 acres. Property generally located at 1011 E Brown Street.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Tracee Belzle Dean**

**APPLICANT: Westwood Professional Services**

The applicant has submitted a Preliminary Plat to create Lot 1 Block A of Bufflehead Addition on 8.96 acres. The property is generally located at 1011 E Brown Street. The purpose of the Preliminary Plat is to create one lot for the development of a battery backup storage use. The property is zoned Light Industrial with a Special Use Permit to allow for the proposed battery backup storage use (Ordinance 2023-29).

The site plan for the development is on the regular agenda.

The preliminary plat document does not contain fire lane or access easements due to the developer being in conversations with Oncour regarding the paving layout. The easements will be required to be dedicated on the Final Plat once the paving layout has been determined. The plat dedicates right-of-way for Eubanks Lane and E Brown Street.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.