



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Bufflehead Addition for the development of a battery backup storage use on a total of 8.96 acres. Property generally located at 1011 E Brown Street.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Tracee Belzle Dean

APPLICANT: Westwood Professional Services

The applicant is requesting a site plan to develop a backup battery storage use that connects directly to the neighboring Oncor Substation. The property is located at 1011 E Brown Street and received approval for zoning to Light Industrial with a Special Use Permit earlier this year for the proposed use (Ordinance 2023-29).

A preliminary plat of this property is on the consent agenda.

The development provides two points of access from Eubanks Lane. Service areas as depicted shall be provided to ensure maintenance vehicles do not block the proposed fire lane. All areas where service vehicles operate shall be required to have a concrete surface.

A 10' wide landscape buffer shall be required along Eubanks Lane and East Brown Street with the development of a 5' meandering sidewalk. The development shall be screened with an 8' board on board wooden fence. Trees along the western boundary shall be preserved where feasible.

Detention for the development shall be provided via an off site detention basin on the adjacent Oncor parcel. Completion of the detention basin shall be in place prior to completion of construction.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan 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.