



# 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 Final Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 7.64 acres. Property generally located at 3700 Eubanks Ln.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: esVolta**

**APPLICANT: Jonathan Murphy**

The applicant has submitted a Final Plat to create Lot 1, Block A of Bufflehead Addition on 7.64 acres. The property is located at 23700 Eubanks Ln.

The purpose of the Final Plat is to create one lot for the construction of a battery storage use. The proposed use is allowed by right with an approved Special Use Permit in the Light Industrial District (Ordinance 2023-29). The preliminary plat for the development was approved in September of 2023 and the Site Plan was approved in October of 2024.

The final plat document contains a fire lane, access and utility easement for the battery storage development. Access to the site is provided by three entrances to the property from Eubanks Lane.

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.