



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, 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 approve the Item 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 No. 2023-29).

The site plan for the development was approved by the P&Z Commission in August 2023.

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 City Council 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.

P&Z Recommendation

The Commission voted 7-0 to recommend approval.