



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

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 located at 3700 Eubanks Lane.

Recommendation

Motion to **approve, approve with conditions or disapprove** as presented.

Discussion

OWNER: Tracee Belzle Dean

APPLICANT: Black Mountain Energy Storage

The applicant has submitted a site plan application for an amendment to a previously approved site plan for a battery backup storage development located at 3700 Eubanks Lane. The request is being made to allow for a site design layout change due to Black Mountain Energy Storage partnering with esVolta to install more advanced Battery Energy Storage Systems. The packet contains additional information regarding the Battery Energy Storage Systems.

The previous site plan was approved by the Planning and Zoning Commission in August of 2023. The site also has a Special Use Permit to allow for the energy storage use. The zoning was approved by the City Council in July of 2023. (Ordinance 2023-29).

The development provides three points of access from Eubanks Lane with 26' wide fire lanes and fire hydrants throughout the site. Gates are proposed at all entrances to the site and are to be equipped with Knox-box fire department access.

A 20'X25' Service area as depicted on the site plan 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.

A change with this development is that onsite detention is now being proposed. The areas for detention are labeled as detention basins on the site plan document.

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.