



# Wylie City Council

## AGENDA REPORT

Department: Community Development  
Prepared By: Jasen Haskins

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, 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 approve the Item 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 3700 Eubanks Lane.

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 No. 2023-29). The Preliminary Plat for the development was approved in September 2023 and the Site Plan was approved in October 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 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.

The P&Z Commission voted 5-0 to recommend approval.