



Wylie City Council

AGENDA REPORT

Department: Community Development

Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Lots 1 and 2, Block A of Fathullah Addition, creating two commercial lots on 2.00 acres. Property located at 2720 Hensley Lane.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Jalil H Fathullah

APPLICANT: Roome Surveying

The applicant has submitted a Preliminary Plat to create Lots 1 and 2, Block A of Fathullah Addition on 2.00 acres. The property is located at 2720 Hensley Lane.

The purpose of the Preliminary Plat is to create two lots for an office/warehouse development that contains two 7,000 square foot structures. The proposed use is allowed by right within the Light Industrial zoning district. The site plan was approved by the P&Z Commission in January 2026.

A similar development for this site was approved by P&Z and City Council in early 2022. A re-submittal is being made due to the plan now being revised to include a detention pond that measures approximately 11,040 sq. ft., located on the southeast corner of the property.

The Preliminary Plat document contains a fire lane, access utility, and drainage easement with access to Hensley Lane and to the adjacent lot to the west.

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 Planning and Zoning Commission voted 4-0 to recommend approval.