



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat for Fathulla Addition, establishing one industrial lot on 2 acres, located 280' west of the intersection of Hooper Road and Hensley Lane.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Jalil Fathullah

APPLICANT: Roome Land Surveying

The applicant is proposing to create one industrial lot for the development of an office/warehouse park located 280' west of the intersection of Hooper Road and Hensley Lane. The site is zoned within the Light Industrial district and the proposed uses are allowed by right. The site plan for phase one was approved by the P&Z Commission in December 2021.

The preliminary plat includes a 24' wide fire lane, access, and utility easement with access from Hensley Lane. There are two existing water and sewer lines that run east and west on the subject property.

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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.

Financial Summary/Strategic Goals

Planning Management