



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Lot 1 & 2, Block A of Fathullah Addition for the development of an office/warehouse development on 2.00 acres. Property located at 2720 Hensley Lane.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Jalih H Fathullah**

**APPLICANT: MAS Consulting Engineers**

The applicant is proposing to develop two office/warehouse buildings that each measure 7,000 sq.ft on Lot 1 and Lot 2, Block A of Fathullah Addition, generally located at 2720 Hensley Lane measuring a total of 2 acres. The property is zoned within the Light Industrial district and allows for the proposed use by right. The preliminary plat for the development is in the consent agenda and provides the necessary access and utility easements.

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.

Access to the site is provided via a new driveway that connects to Hensley Lane and to the adjacent lot to the west.

The development provides 12 parking spaces with one handicapped accessible space per lot per lot which is in compliance with the parking requirements of the Zoning Ordinance.

The site provides approximately 40% of landscaped area per lot which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage of Hensley Lane with a 6' tall wrought iron fence with masonry columns to function as a buffer from the Woodbridge Villas residential neighborhood. A 5' wide meandering sidewalk shall also be required along the street frontage of Hensley Lane.

The structure's exterior material consists of stone, stucco, brick and storefront framing. The elevations provide architectural variation with the use of alternating materials and entrance canopies.

Dumpsters enclosures shall be located near the north side of the property hidden from view from the Hensley Lane right of way.

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.