



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1 & 2, Block A of Fathullah Addition, creating two commercial lots on 2.00 acres. Property located at 2720 Hensley Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Jalil H Fathullah

APPLICANT: Roome Surveying

The applicant has submitted a Preliminary Plat to create Lot 1 & 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 and the site plan is on the regular agenda for consideration.

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 Planning and Zoning Commission 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.