



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-8, Block A of Wylie Hooper addition, creating seven commercial lots and one open space lot on 15.485 acres generally located at 2710 W FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Textstone Partners

APPLICANT: Golden Land Surveying

The applicant has submitted an amended preliminary plat to create Lots 1-8, Block A of Wylie Hooper addition. The property is generally located on the southeast corner of FM 544 and Hooper Road at 2710 W FM 544. The purpose of this plat is to amend a previously approved preliminary plat to include 2.315 acres with a previously approved 13.17 acre development which was approved by the City Council as Planned Development (PD 2025-41) in November of 2025 for the purpose of a commercial multi-lot planned development. The change only affects Lot 8, Block A of Wylie Hooper addition by increasing it from 2.44 acres to 4.75 acres by adding additional property located to the west of the original subject property.

The site plan for Lot 8, Block A, of the Wylie Hooper Addition is on the regular agenda for consideration and proposes two commercial buildings with a combined building area of 20,283 square feet.

An amended plat shall be required for Lot 8, Block A of Wylie Hooper addition for the dedication of fire lane access and utility easements prior to the a Certificate of Occupancy being granted for the two commercial buildings. The development will be accessed by a fire lane access easement which loops around both structures with a single access point from FM 544.

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.