



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 Final Plat being a Replat of Lots 2R1 & 2R2 Block A of Senior Medical Addition, creating two commercial lots on 5.434 acres, generally located at 2310 W FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Victory Shops at Wylie High, LLC

APPLICANT: Claymoore Engineering

The applicant has submitted a Replat to create Lots 2R1 & 2R2 Block A of Senior Medical Addition on 5.34 acres. The property is generally located at 2310 W FM 544 and was zoned commercial March of 2025.

The development is proposed to contain a drive-thru restaurant on Lot 2R1 and a commercial multi tenant development on Lot 2R2. A Special Use Permit was approved by City Council for the drive-thru development at the time of rezoning in March of 2025. The site plan for the multi-tenant development on Lot 2R2 was approved by the Planning and Zoning Commission in April of 2025.

This final plat is dedicating access, fire lane and visibility easements for driveways on the property which includes an access point from W FM 544 and a driveway connection that leads to an access point to Medical Plaza Drive.

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.