



Wylie City Council

AGENDA REPORT

Department: Community Development

Account Code: _____

Prepared By: Jasen Haskins

Subject

Consider, and act upon, a Preliminary Plat of Lots 1-8, Block A of Wylie Hooper addition, creating six commercial lots and two open space lots on 13.17 acres generally located at 2710 W. FM 544.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Texstone Capital LLC

APPLICANT: Golden Land Surveying

The applicant has submitted a 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 13.17-acre development was approved by the City Council as Planned Development (PD 2025-41) in November 2025 for the purpose of a commercial multi-lot Planned Development.

The site plan for Lot 6, Block A of Wylie Hooper Addition, consisting of a 12,500-sf. grocery store and a 5,999-sf. retail shell building was approved by the P&Z Commission in January 2026.

This Plat is dedicating access, fire, and utility easements for the entire Planned Development. Three access points are provided from FM 544 and two from Hooper Road.

Additional amended plats and site plan reviews shall be required for any additional fire lane or utility easement that the commercial pad sites will require.

Lots 7-8, Block A of Wylie Hooper are proposed to stay undeveloped and function as the general location of drainage for the site.

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 City Council 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.

The Planning and Zoning Commission voted 4-0 to recommend approval.