



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
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Account Code: \_\_\_\_\_

### Subject

Discuss development options on the property located at 801 South State Highway 78.

### Recommendation

Discussion

### Discussion

The applicant is seeking additional City Council input on the redevelopment of the vacant hospital buildings located at 801 South State Highway 78. The applicant held a work session with Council in October 2025 and has implemented discussion points from that meeting into a revised presentation for Council input.

The property currently includes two buildings of roughly 51,000 and 21,000 sq. ft. of hospital clinic and office space. The property has been vacant for several years and was recently involved in a foreclosure.

The property is currently zoned Community Retail (CR), which allows many of the same uses as, but is generally more restrictive than, Commercial Corridor (CC). The future land use plan calls for this area to be regional commercial, as the property has frontage on State Highway 78.