Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** C

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lots 1-8, Block A of Wylie Hooper addition, establishing 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: Texstone Partners **APPLICANT: Golden Land Surveying**

The applicant has submitted a final plat to establish 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 preliminary plat was approved by City Council in November 2026. This plat contains land located within the Shadow Creek Village Planned Development 2025-10 (PD 2025-10).

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

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

Lots 7, Block A of Wylie Hooper is proposed to stay undeveloped and function as the general location of drainage for the entire development.

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.