



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Discuss the possible development of the FM 544 frontage in Regency Business Park.

Recommendation

Discussion.

Discussion

Property owners are seeking input from the City Council for a potential Planned Development on approximately 15.5 acres on the southwest corner of FM 544 and Hooper Road.

The current zoning is Agricultural and the Land Use Plan calls for Regional Commercial. Preliminary concept plans show a mix of restaurant/retail uses along FM 544 totaling roughly 53,000 sq. ft. of new construction on 12.6 acres, with 419 parking spots, median improvements, deceleration lanes, and a new signal at FM 544 and Hooper Road (exact sq. ft. and parking to be determined).

As the Council will recall, the WEDC has acquired land at the corner of Steel and Hooper and has been working with Kimley Horn on the Regency Business Park flood study since late 2023. WEDC Staff will share some of the findings and discuss the next steps to help the property owners market this property to developers.