



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat of Lot 1 & 2 Block A of Wylie EDC Retail creating two commercial lots on 25.484 acres, located at 2002 W FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Economic Corporation

APPLICANT: Winkelmann & Associates, Inc

The applicant has submitted a Preliminary Plat of Lot 1 & 2 Block A of Wylie EDC Retail, creating two commercial lots on 25.484 acres. The property is zoned Commercial Corridor and Agricultural.

The purpose of this request is to combine tracts of land for future retail development. A final plat shall be submitted which contains all required public access, and utility easements prior to any Certificate of Occupancy being issued.

The site plan for the site will be presented to the Planning and Zoning Commission on August 18, 2026 and to City Council on September 09, 2026 through a Special Use Permit Zoning request (ZC 2026-10) for a wholesale development with minor auto repair and a fueling station.

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.