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 the Wylie Hooper Addition, creating seven commercial lots and one open space lot on 15.485 acres generally located at the southwest corner of FM 544 and Hooper Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Texstone Partners **APPLICANT: Golden Land Surveying**

The applicant has submitted an amended Preliminary Plat to create Lots 1-8, Block A of the Wylie Hooper Addition. The property is generally located on the southwest corner of FM 544 and Hooper Road. The purpose of this plat is to amend a previously approved Preliminary Plat by adding 2.315 acres to the previously approved 13.17-acre development (PD 2025-41) for a commercial multi-lot planned development. The change only affects Lot 8, Block A of the Wylie Hooper Addition by increasing it from 2.44 acres to 4.75 acres, adding additional property located to the west of the original property.

The P&Z Commission approved the site plan for Lot 8, Block A, of the Wylie Hooper Addition in October 2026 for two commercial buildings with a combined building area of 20,283 square feet.

An amended plat shall be required for Lot 8, Block A of the Wylie Hooper Addition for the dedication of fire lane access and utility easements prior to a Certificate of Occupancy being granted for the two commercial buildings. The development will be accessed via a fire lane access easement that loops around both structures, with a single access point from FM 544.

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.

P&Z Commission Discussion

The Commission voted 6-0 to recommend approval.