



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Consider, and act upon, a Site Plan for Lot 6, Block A of Wylie Hooper Addition for the development of a grocery store and retail building on 3.95 acres. Property located at 2710 W FM 544.

### Recommendation

Motion to **conditionally approve** as presented.

### Discussion

**OWNER: Textstone Capital LLC**

**APPLICANT: LJA Engineering, INC**

The applicant is proposing to develop a grocery store which measures 12,500 sf. and a 5,999 sf retail shell building on Lot 6, Block A of Wylie Hooper addition on 3.95 acres located at 2710 W FM 544. The property is part of an eight lot commercial planned development which was approved by City Council in November of 2025 as Ordinance PD 2025-41.

The preliminary plat for Planned Development (PD 2025-41) is also on the consent agenda. The site plan provides the overall access drives to the entire Planned Development while providing more detailed plans for Lot 6, Block A of Wylie Hooper Addition.

If approved this site plan shall be the conditional approval of the site plan and landscaping plan for the retail structure. Architectural elevations of the shell building shall be required to be submitted to city staff for a final review and approval.

Three driveways entrances are provided from FM 544 and two entrances are provided from Hooper Road. Fire lanes are provided around the main structure and are in compliance with the fire code requirements.

A total of 118 parking spaces with six being handicapped accessible are proposed. The parking provided is in compliance with the approved Planning Development and applicable requirements of the Zoning Ordinance. Shared parking is permitted within the Planned Development. The dumpster and loading areas are located at the rear of the buildings outside of view from the parking areas and roadways.

The site is providing 30,110 sf. of landscaping being 17.5% of the overall landscaped area which complies with the 15% minimum landscaping requirement allowed by Planned Development 2025-41. The landscape plan includes a 10' landscape buffer with sidewalks along W FM 544. Additional tree plantings are provided along the parking areas.

The grocery store's exterior material consists of two varieties of brick patterns, stone, and stucco. Entrances are emphasized with canopies and recessed architectural features. This structure, as all structures at or over 6,000 sq.ft., shall be required to have a fire sprinkler system installed.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of the Planned Development 2025-41. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.