



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: E

### Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-8, Block A of Wylie Hooper addition, creating 6 commercial lots and 2 open space lots on 13.17 acres generally located at 2710 W FM 544.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Textstone Capital LLC**

**APPLICANT: Golden Land Surveying**

The applicant has submitted a Preliminary Plat to create 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 13.17 acre development was approved by the City Council as Planned Development (PD 2025-41) in November of 2025 for the purpose of a commercial multi-lot planned development.

The site plan for Lot 6, Block A of Wylie Hooper addition is also on the regular agenda for the approval of a 12,500 sf grocery store and for a 5,999 sf retail shell building.

This plat is dedicating access, fire and utility easements for the entire Planned Development. Three access points are provided from FM 544 and two from 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 7-8, Block A of Wylie Hooper are proposed to stay undeveloped and function as the general location of drainage for the site.

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.