



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Lot 1, Block 1 of Dutch Bros Coffee Addition to establish one commercial lot on 1.022 acres, property located at 2817 FM 544.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: 2819 West FM 544 Ventures, LLC

APPLICANT: Morrison Shipley

The applicant has submitted a Final Plat for Lot 1, Block 1 of Dutch Bros Coffee Addition to establish one commercial lot on 1.022 acres. The property is located at 2817 FM 544 and is zoned Commercial Corridor/Special Use Permit (CC/SUP) that allows for a restaurant with drive-through service. The preliminary plat for this property was approved in July 2021.

The purpose of the plat is to create one commercial lot and establish fire lane, access, utility, and visibility easements for the development of a Dutch Bros Coffee Restaurant.

The plat provides fire lane access from Springwell Parkway and FM 544.

Approval is subject to additions and alterations as required by the City Engineering Department.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.

Financial Summary/Strategic Goals

Planning Management