



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Preliminary 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 Preliminary 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 within the Commercial Corridor district.

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

The development is pending the approval of a Special Use Permit for the allowance of a restaurant with a drive-thru service. The SUP is on this agenda with a recommendation of approval from the P&Z Commission.

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 4-0 to recommend approval.