

Exhibit A

Zoning Ordinance Parking Amendments (ZC 2026-16)

Amend Sections 5.1.C.2, 5.1.D.1, and 5.1.F.8 and 19

Permitted uses	Residential Districts							Non-Residential Districts								Parking
	Low Density		High Density					Commercial				Industrial		Mixed Use		
	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH	SBO	
2. Church / House of Worship	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	1 per 100 main sanctuary / 1 per 400 other
1. Financial Institution								P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	1 per 300 sq ft or per SUP
8. Dry Cleaning or Laundry, Drop-Off or Self Service								S ¹	S ¹	S ¹		P ¹	P ¹			1 per 350 sq ft or per SUP
19. Restaurant								P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	1 per 100 sq ft or per SUP

P = Permitted

P* = Permitted with additional requirements when located in this district

S = Special Use Permit

P¹/S¹ - Special Use Permit required for drive-thru service

T = Temporary Use Permit

(L) = Loading spaces are required

Remove Section 5.2.D.1

~~1. Financial Institution, with drive-through.~~

~~a. Definition: Bank headquarters or branch of a financial institution with drive-through window means a facility granted a charter under the Texas Department of Banking as a state-chartered bank, savings and loan, or credit union for the custody, loan or exchange of money, and the extension of credit that provides drive-in window service for customers in motor vehicles. This term excludes a check cashing or payday loan establishment, loan or mortgage broker, stockbroker or other financial institution without a state bank charter. An automatic teller machine is not considered a bank.~~

~~b. Additional Provisions: The minimum stacking space for the first vehicle stop for a commercial drive-through shall be 100 feet, and 40 feet thereafter, for any other stops.~~

Amend Section 5.2.D.2

2. Financial Institution, ~~without drive-through.~~

Definition: Bank headquarters or branch of a financial institution without drive-through window means a facility granted a charter under the Texas Department of Banking as a state-chartered bank, savings and loan, or credit union for the custody, loan or exchange of money, and the extension of credit that does not provide drive-in window service for customers in motor vehicles. This term excludes a check cashing or payday loan establishment, or other financial institution without a state bank charter. An automatic teller machine is not considered a bank.

Remove Section 5.2.F.19

~~19. Restaurant with Drive-in or Drive-through Service.~~

~~a. Definition: Restaurant with drive-in or drive-through service means:~~

~~(1) A restaurant with drive-in service is an establishment principally for the sale and consumption of food where food service is provided to customers in motor vehicles for consumption on the premises.~~

~~(2) A restaurant with drive-through service is an establishment principally for the sale and consumption of food which has direct window service allowing customers in motor vehicles to pick up food for off-premises consumption. This use applies for the pick-up of delivery service and/or customer pre-orders of food for off-premises consumption.~~

~~b. Additional Provisions:~~

~~(1) The minimum stacking space for the first vehicle stop for a commercial drive-through shall be a minimum of 100 feet, and a minimum of 40 feet thereafter, for any other stops.~~

~~(2) CR District: Drive-through and stacking area shall not be located adjacent to residential uses.~~

~~(3) The General Provision listed in Section 7.10 shall apply.~~

Amend Section 5.2.F.20

20. Restaurant ~~without Drive-in or Drive-through Service.~~

a. Definition: Restaurant ~~without drive-in or drive-through service~~ means an establishment principally for the ~~sale and consumption of food on the premises~~ preparation and retail sale of food and beverages in a ready-to-consume state. The facility must feature a fully equipped, functional commercial kitchen including a grease trap, hood, and exhaust system. The service of alcoholic beverages, if permitted, shall remain strictly incidental to the primary food service.

b. Additional Provisions:

1. For a restaurant offering drive thru service Section 7.12 shall apply
2. For a restaurant offering alcohol sales Section 7.10 shall apply.

Amend Section 7.12 Drive-Through Service Provisions:

- A. This section only applies to commercial businesses where the primary business is also conducted using a drive-thru. This includes, but is not limited to; restaurants (stand alone or c-store), dry cleaners, and financial institutions. Commercial businesses exempt from this section are those in which a drive-thru is an accessory or incidental portion of the business, such as a grocery store with a drive-thru pharmacy.
- B. General Provisions:
 - a. Establishments are only permitted to operate with drive-through services before the date of this ordinance. For drive-through services after the date of this ordinance, a Special Use Permit (SUP) must be obtained from the City of Wylie.
 - b. Minimum required parking shall be established as a condition of the Special Use Permit. City staff shall making a recommendation to the Commission on the number of required parking spaces while considering:
 - a) The number of parking spaces required without a drive-thru
 - b) The proposed size of the customer area within the building (dining room for restaurant, lobby for a financial institution, etc.)
 - c) Availability of overflow parking
 - d) Evidence on parking provided by applicants based on existing same or similar businesses.
 - c. The minimum stacking space for the first vehicle stop for a commercial drive-through shall be a minimum of 100-feet, and a minimum of 40-feet thereafter, for any other stops.
 - d. Drive through and stacking area shall not be located adjacent to residential uses.
 - e. The General Provision regarding Alcohol Provisions listed in Section 7.10 shall apply.