



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
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Item Number: 3

### Subject

Hold a Public Hearing to consider, and act upon, a recommendation to City Council amendments to Sections 5.1 (Land Use Charts), 5.2 (Listed Uses) and 7.12 (Drive-Through Service Provisions) of the City of Wylie's zoning ordinance as it relates to definitions and parking requirements for religious facilities and commercial uses with drive-thrus (**ZC 2026-16**).

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

Planning Staff is recommending amendments to the zoning ordinance to update parking requirements for churches and commercial businesses with drive-thrus and to amend or remove some use description and/or definitions. Those amendments are summarized below. The full text amendments are attached as Exhibit A.

#### **Amend the parking requirements for churches.**

The current requirement is for one parking space per 250 sqft. This has led to underparked situations creating dangerous and/or illegal parking.

Staff looked at the methods other cities use and contacted staff for input. The other methods include increasing the parking requirement under the existing single-ratio approach for the entire use, basing parking requirements on occupant load, or applying separate parking ratios to the assembly area and the remaining church uses.

The first method is insufficient as churches offer various designs and activities, but the assembly area is the main driver for required parking. The second method is difficult to determine or maintain as occupancy load can change after a site is built.

The last method is the recommended amendment due the acknowledgement that the assembly area is the main driver of needed parking and the ease of implementation. The amendment requires parking at a ratio of one space per 100 sqft of main assembly area of the church with an additional requirement for one parking space per 400 sqft of additional space. The additional space might include kitchens, classrooms, offices, bathrooms, or any other space outside of the main assembly area. Additionally, this method meets the federal requirements for the Religious Land Use and Institutionalized Persons Act (RLUIPA) for equal treatment of all religious facilities.

Lastly, staff examined current churches in Wylie, their interior layout, current parking required, current parking provided, and required parking if the recommended amendment is approved. A vast majority of existing churches will meet the new parking requirements. The few that will not, will continue as non-conforming uses, meaning no expansion or rebuild will be allowed without parking becoming conforming.

Additionally, staff is recommending amendments to the use charts and definitions to clarify SUP requirements for drive-thrus. Those amendments include:

1. Defining that a SUP is required only when the drive-thru is a primary part of the business. For example, a fast food restaurant or a pharmacy with a drive-thru would require a SUP. A grocery store with a pharmacy drive-thru would not.
2. Defining how the number of required parking spaces are determined and listing the criteria staff will use to make a recommendation to the P&Z Commission. For example, the number of parking spaces required without a drive-thru, the proposed size of the customer area within the building (dining room for restaurant, lobby for a financial institution, etc.), availability of overflow parking, evidence on parking provided by applicants based on existing same or similar businesses.
3. Better defining what a restaurant is to better control additional uses, such as alcohol sales, being added on with the intention of food service being secondary.
4. Removing uses that had 'drive-thru' as a separate use as the amended drive-thru provision now account for them.