

AGENDA REPORT

Meeting Date: May 28, 2025
Prepared By: Jason Greiner

Item Number: 2
(Staff Use Only)

Subject

Consider and act upon a Temporary Access Agreement between the WEDC and Flytrex, Inc.

Recommendation

Motion to approve a Temporary Access Agreement between the WEDC and Flytrex, Inc., and further authorize the WEDC Executive Director to execute said Agreement.

Discussion

As the WEDC Board is aware, Flytrex, Inc. has requested to use the WEDC-owned property located at 709 Cooper Drive for the purpose of launching a local drone delivery service. The company specializes in the delivery of goods under 6.6 pounds within a 5-mile round-trip radius and currently operates in Little Elm, Granbury, and Holly Springs, NC.

To facilitate this use, Flytrex has submitted an application for a Special Use Permit (SUP) on the 0.47-acre site, as drone delivery operations are not specifically defined within the City's zoning ordinance. The SUP, authorized under Section 5.6 of the ordinance, allows for conditions to be established to accommodate this unique use. Flytrex operations are certified under FAA Part 135 and are fully regulated and monitored by the FAA.

The proposed site improvements include a 115' x 50' fenced perimeter with a six-foot ornamental metal fence, two access gates, 14' drone launch pads, and an 18' x 16' operations shed. The facility will operate on the electric grid and not require a generator. Hours of operation are proposed from 8:00 a.m. to 9:30 p.m. The surrounding WEDC-owned parcels are currently undeveloped, and the adjacent northern property is zoned Commercial Corridor with existing storage use.

This property is located within the "Regional Commercial" designation of the Comprehensive Land Use Plan, which supports a mix of commercial, retail, and office uses, and may accommodate light industrial uses based on compatibility. The Planning & Zoning Commission voted 6-0 to recommend approval of the SUP. Of the 17 required public notices sent to surrounding property owners, one response was received in favor and none in opposition.

Staff will lead the discussion regarding the Temporary Use Agreement between WEDC and Flytrex, Inc.