



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2026-29 regarding an amendment to the City of Wylie Zoning Ordinance No. 2023-23, Article 5, Sections 5.1 Land Use Charts, 5.2 Listed Uses, and Article 7 General Development Regulations, as they relate to existing and new listed uses (ZC 2026-04).

Recommendation

Motion to approve the Item as presented.

Discussion

On June 23, 2026 the City Council approved the writing of an ordinance to amend the Zoning Ordinance (2023-23), Article 5, Sections 5.1 Land Use Charts, 5.2 Listed Uses, and Article 7 General Development Regulations, as they relate to existing and new listed uses (ZC 2026-04).

As part of that approval, the City Council required that an SUP be required for any Data Center over 5,000 sq. ft. and add crypto mining and data mining to the definition.

Upon approval, the amendments will:

1. Remove all listed drive through uses found in the land use chart on Section 5.1 and defined in Section 5.2 to create a consolidated Drive-Through Service section within Section 7.12 of the Zoning Ordinance which contains the following general provisions:
2. Added new unlisted uses to Section 5.1 and Section 5.2 of the Zoning Ordinance (Event Center, Drone Delivery Station, Data Center).
3. Mining use removed from Section 5.1 Land Use Chart and Section 5.2 Listed uses.
4. Revised the Home Occupation provisions found in Section 5.2 of the Zoning Ordinance in order to remain in compliance with State Law requirements by amending the following:
5. Requirement of the Sexually Oriented Business to obtain a Special Use Permit within the Light Industrial and Heavy Industrial districts.

The adoption of the attached Ordinance makes the appropriate amendments and provides a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.