



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, to consider, and act upon, the writing of an Ordinance amending 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),

Recommendation

Motion to approve the Item as presented.

Discussion

Planning Staff held a worksession with the Planning and Zoning Commission in March 2026 and with City Council in April 2026 to discuss recommended changes to the Zoning Ordinance related to existing uses and new proposed uses.

After a staff presentation and some discussion, the Commission and City Council directed staff to draft a Zoning Ordinance amendment. Those amendments are summarized below. The full text amendments are attached as Exhibit B.

The recommended changes are as follows:

1. Removed 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:
 - a. Require all drive-through uses after the date of this ordinance to obtain a Special Use Permit.
 - b. Comply with a minimum stacking space for the first vehicle stop for commercial drive-through of 100 feet, and a minimum of 40 feet for any other stops.
 - c. Drive-through stacking area shall not be adjacent to residential uses.
 - d. The General Provision regarding Alcohol Provisions listed in Section 7.10 shall apply.
2. Added new unlisted uses to Section 5.1 and Section 5.2 of the Zoning Ordinance (Event Center, Drone Delivery Station, Data Center).
 - a. Event Center shall be allowed by right within the Light Industrial and Downtown Historic districts and only by Special Use Permit within the Community Retail and Commercial Corridor districts. The following requirement shall apply:
 - i. Shall be required 1 parking space for every 100 sq. ft. of occupied building area.
 - ii. Shall provide security at every event where alcoholic beverages are provided or served.
 - iii. Shall not be located within 500' of the property line of a residentially zoned property.
 - b. Drone Delivery Station shall be allowed by right within the Light Industrial and Heavy Industrial districts and only by Special Use Permit within the Community Retail and Commercial Corridor districts. The following requirements shall apply:

- i. Drone delivery stations shall not be located within 150' of the property line of a residentially zoned property.
 - c. Data Center shall be allowed by right within the Light Industrial and Heavy Industrial districts and only by Special Use Permit within the Commercial Corridor district. The following requirements shall apply:
 - i. A Special Use Permit shall be required for facilities that have a cumulative building area of 25,000 square feet or more.
 - ii. Developments with a cumulative building area at or over 25,000 square feet shall provide a utility study demonstrating compatibility with existing city and franchisee infrastructure.
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:
 - a. Adding: In order to maintain compatibility with the residential use of the property where the business is located, additional provisions are;
 - b. Adding: A home-based business that sells alcohol, is a sober living home, or is a Sexually Oriented Business, requires a Special Use Permit;
 - c. Striking: There shall be no more than two (2) employees who do not reside on the premises;
 - d. Striking: The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes;
5. Requirement of the Sexually Oriented Business to obtain a Special Use Permit within the Light Industrial and Heavy Industrial districts.

The proposed changes allow City staff, the Planning and Zoning Commission, and City Council the opportunity to thoroughly evaluate and recommend site-specific requirements on a case-by-case basis to better promote the health, safety, and welfare of the citizens of Wylie. The proposed amendments are more in line with the types of uses developers seek, while establishing provisions that improve transparency through the Special Use Permit public hearing process and offer citizens most affected by the proposed uses a better opportunity to provide input.

P&Z Commission Discussion

After some discussion of the size of the data center allowed in a recent Planned Development, the Commission voted 4-0 to recommend approval.