



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (**ZC 2025-05**).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Flytrex

The applicant is requesting a Special Use Permit (SUP) on 0.47 acres to allow for a drone delivery service from Flytrex located at 709 Cooper Drive. A Special Use Permit is required as the proposed use is unlisted and undefined within the Listed Uses of the Zoning Ordinance found in Section 5.2. The SUP allows for conditions to be established for the proposed use as allowed by Section 5.6 of the Zoning Ordinance.

The Flytrex business model has drones fly to local partnered commercial shops and restaurants for the delivery of items of less than 6.6lbs within a 5 mile roundtrip area.

The drone delivery service shall be required to maintain a Federal Aviation Administration (FAA) Part 135 certification to operate in accordance with Title 14 of the Code of Federal Regulations. The drone operations are approved and overseen by the FAA with the FAA maintaining sole enforcement duties. The drone service provider, Flytrex, has obtained and maintains all necessary approvals to operate in the greater Dallas-Fort Worth Area.

The SUP conditions allow for the use of a 115' X 50'' ornamental metal fence perimeter for drone docking at a height of six feet. Two gates for access are proposed along the perimeter fencing. Within the perimeter 14' launch pads are proposed and a 18'X 16' shed for storage and operations. The entire site will be powered by the electric grid and not require the use of a generator. Hours of operation shall be between 8:00am and 9:30pm.

If approved, the zoning exhibit shall serve as the site plan for the drone delivery development.

The property to the east, west, and south is undeveloped and owned by the same property owner of this zoning request being the Wylie Economic Development Corporation. The property to the north is zoned Commercial Corridor and developed with a storage building with an outside storage area.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways. Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding areas.

Notices were sent to seventeen property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition of the request.