



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 18.754 acres to allow for drone delivery service for Walmart. Property located at 2050 N. State Highway 78 (ZC 2024-05).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Walmart Real Est Business

APPLICANT: Kimley-Horn

The applicant is requesting a Special Use Permit (SUP) on 18.754 acres to allow for a drone delivery service for Walmart located at 2050 N. State Highway 78. 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 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, Wing, 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 maximum 30'X 94' screened chain link fence perimeter for drone docking, launching and charging of 12 pad nests, a storage container for the storage of drones, and a generator for power.

The generator shall not exceed a maximum of 63 dB up to 25' and shall exempt Nonresidential district's sound pressure level limits of 60 dB during the day from 7am to 7pm. The generator is to be utilized on this site through October 31, 2025. Upon expiration of the use of the generator, a site plan review shall be required when the development transitions to a permanent solution.

The perimeter fencing is proposed to be a minimum height of 8 feet and consist of metal mesh panels.

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

The property to the north is owned by the North Texas Municipal Water District. The property to the east is owned by the Kansas City Southern Railway Company. The property to the south is developed with retail and minor automotive service development. The property to the west is development with retail development.

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, one response was received in favor and none in opposition of the request.

P&Z Recommendation

After some discussion on drone operation and who has operational oversight, the Commission voted 4-1 to recommend approval.