



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
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Item Number: WS - a

### Subject

Hold a work session to discuss potential amendments to the Zoning Ordinance regarding uses for smoke shops, smoking establishments, breweries, wineries, distilleries and any other related alcohol requirements.

### Recommendation

Direction

### Discussion

#### Smoke Shops and Smoking Establishments

Currently, the City of Wylie allows Smoke Shops under the General Merchandise Store use category and Smoking Establishments are permitted as a restaurant use with the requirement that food be sold.

The State Local Government Code permits Municipalities from establishing zoning regulations that promote the public health, safety, morals, or general welfare (Sec. 211.001). Staff believes that the City of Wylie is relatively unrestrictive in its allowances related to these uses.

Possible amendments to the Zoning Ordinance include:

- Creating a smoke shop use thereby separating the use from General Merchandise.
- Creating a smoking establishment use, separating it from the restaurant use.
- Proving for zoning categories where those new uses are allowed.
- Including additional provisions for the uses including, requiring the businesses in standalone structures, establishing distance requirements from schools, and requiring Special Use Permits.

#### Alcohol Uses

While Wylie does have distillery, brewery, and winery uses operating, there are no official uses within the Zoning Ordinance. Additionally, the alcohol regulations are spread out among the different uses within the Zoning Ordinance. Lastly, there is no set procedure for an operator of such an establishment to request exceptions as allowed by state law.

Possible Amendments include:

- Creating uses for distillery, brewery, and winery
- Allowing the uses either by-right, with an SUP, or a combination thereof
- If created, set requirements for the uses such as distance from other uses
- Create a new section of the Zoning Ordinance that deals with the standard requirements of alcohol related businesses.
- Create a formal procedure for the consideration of exceptions.