



Wylie City Council

AGENDA REPORT

Department: Community Development
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 0.49 acres to allow for a drone delivery service from Wing. Property located at 707 Cooper Drive (ZC 2026-07).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Wing Aviation LLC

The applicant is requesting a Special Use Permit (SUP) on 0.49 acres to allow for a drone delivery service from Wing located at 707 Cooper Drive.

The Wing delivery service will primarily function as an aerial delivery service for the existing Chick-fil-A restaurant located at 400 S. State Highway 78.

The SUP conditions allow for the use of a 128' X 30' metal fence-screened perimeter for drone docking at a height of six feet. Two gates for access are proposed along the perimeter fencing. Within the perimeter, 18 launch pads are proposed and a 20' X 8' shed for storage and operations. The entire site will be powered by a portable Battery Energy Storage System (BESS) and not require the use of an audible generator. Hours of operation shall be between 8:00 a.m. and 9:30 p.m.

The development shall be required to provide two onsite parking spaces.

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.

If approved, the Zoning Exhibit shall serve as the site plan for the drone delivery development.

The Wylie Economic Development Corporation has stated the Wing user will be leasing the property, as the land is not for sale. The intentions are to have the drone delivery service as a temporary use, with redevelopment of the site being the ultimate goal. Any improvements on the land must be removed at the end of the Wing agreement term.

The property to the west contains a similar drone-delivery user that is owned by the same subject property owner. The property to the north is zoned Commercial Corridor and contains an undeveloped lot. The property to the east is zoned Commercial

Corridor and contains an auto body shop. The property to the south is zoned Commercial Corridor and contains an auto repair retail store.

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 fifteen 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.

P&Z Commission Discussion

The P&Z Commission listened to concerns from neighboring property owners regarding the drone operator on a property adjacent to the subject property. The EDC, being the owner of both properties, responded to the Commission that the issues will be addressed. In addition, the applicant stated that their business model of minimal staffing and agreements with their partner (Chick-fil-A) would diminish the concerns. Lastly, staff noted that the site is providing off-street parking to keep vehicles off Cooper Road.

The Commission voted 5-0 to recommend approval.