

Wylie Planning and Zoning Commission Regular Meeting

November 03, 2026 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider and act upon the approval of the meeting minutes from the October 20, 2026, Planning and Zoning Commission Meeting.

REGULAR AGENDA

1. Consider, and act upon, an amended Site Plan for Fire Station # 2 classroom portable, being on Lot 1, Block A of Wylie Fire Station No. 2, for a commercial use on 7.505 acres, located at 555 Country Club Road.
2. 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 Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.10 acres to allow for a permanent food truck, property located at 121 N Ballard Avenue (ZC 2026-15).
3. Hold a Public Hearing to consider, and act upon, a recommendation to City Council amendments to Sections 5.1 (Land Use Charts), 5.2 (Listed Uses) and 7.12 (Drive-Through Service Provisions) of the City of Wylie's zoning ordinance as it relates to definitions and parking requirements for religious facilities and commercial uses with drive-thrus (ZC 2026-16).

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on October 28, 2026, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon the approval of the meeting minutes from the October 20, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve the item as presented.

Discussion

The minutes from the October 20, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

October 20, 2026 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Harold Gouge called the meeting to order at 6:00 PM. In attendance were Chair Harold Gouge, Vice-Chair Joe Chandler, Commissioner Zewge Kagnew, Commissioner Joshua Butler, Commissioner Zeb Black, and Commissioner Michael Schwerin. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Commissioner Daniel Marengo.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Black gave the Invocation, and Vice-Chair Chandler led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Commission is not permitted to discuss, deliberate on, or take action on any matter raised during citizen participation.

None approached the Commission.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Consider and act upon the approval of the meeting minutes from the October 6, 2026, Planning and Zoning Commission Meeting.**
- B. **Consider, and act upon, a recommendation to the City Council regarding a Final Plat of Compton Addition establishing one residential lot on 3.189 acres, generally located at 1201 E Stone Road and 720 S W.A. Allen Boulevard.**
- C. **Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-8, Block A of Wylie Hooper addition, creating seven commercial lots and one open space lot on 15.485 acres generally located at 2710 W FM 544.**
- D. **Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of Lots 7 and 8 of Wylie Ranch East Commercial Park, First Revision to create Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision on 2.228 acres, generally located at 2207 and 2209 N State Highway 78.**

BOARD ACTION

A motion was made by Commissioner Schwerin, seconded by Commissioner Butler, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 6 – 0.

REGULAR AGENDA

- 1. Consider and act upon a site plan for a commercial development on Lot 8, Block A of Wylie Hooper addition. Property located at 2780 W FM 544.**

BOARD ACTION

A motion was made by Commissioner Butler and seconded by Vice-Chair Chandler to approve Regular Agenda item 1 as presented. A vote was taken and carried 6-0.

- 2. Consider and act upon a site plan for a health club development on Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision. Property located at 2209 N State Highway 78.**

BOARD ACTION

A motion was made by Commissioner Schwerin and seconded by Commissioner Black to approve Regular Agenda item 2 with conditions. A vote was taken and carried 6-0.

ADJOURNMENT

A motion was made by Commissioner Black and seconded by Commissioner Butler to adjourn the meeting at 6:14 PM. A vote was taken and carried 6–0.

Harold Gouge, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, an amended Site Plan for Fire Station # 2 classroom portable, being on Lot 1, Block A of Wylie Fire Station No. 2, for a commercial use on 7.505 acres, located at 555 Country Club Road.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: City of Wylie

APPLICANT: City of Wylie

The applicant is proposing to place a 699 square feet portable building on 7.505 acres located on Lot 1, Block A of Wylie Fire Station No. 2 at 555 Country Club Road. The property is zoned within the Agricultural District (AG/30) zoning and contains the City of Wylie's Fire Station # 2, which is allowed by-right. The amended site plan is presented to the Commission as required by the Zoning Ordinance due to the addition of floor area.

The existing fire station on the property was constructed in 1998. The Final Plat for the property was recorded in August of 1998. The portable building is to be used for classroom and/or meeting space and is proposed to be placed on the west side of the property with pedestrian access from the existing parking lot with the construction of a ramp. The proposed use is allowed by right as an accessory use to the fire station.

The portable structure was donated by Wylie ISD. The use of the structure is to function as a workspace for classroom-based curriculum, instruction briefings, and certifications. The portable shall have a maximum occupancy of 25.

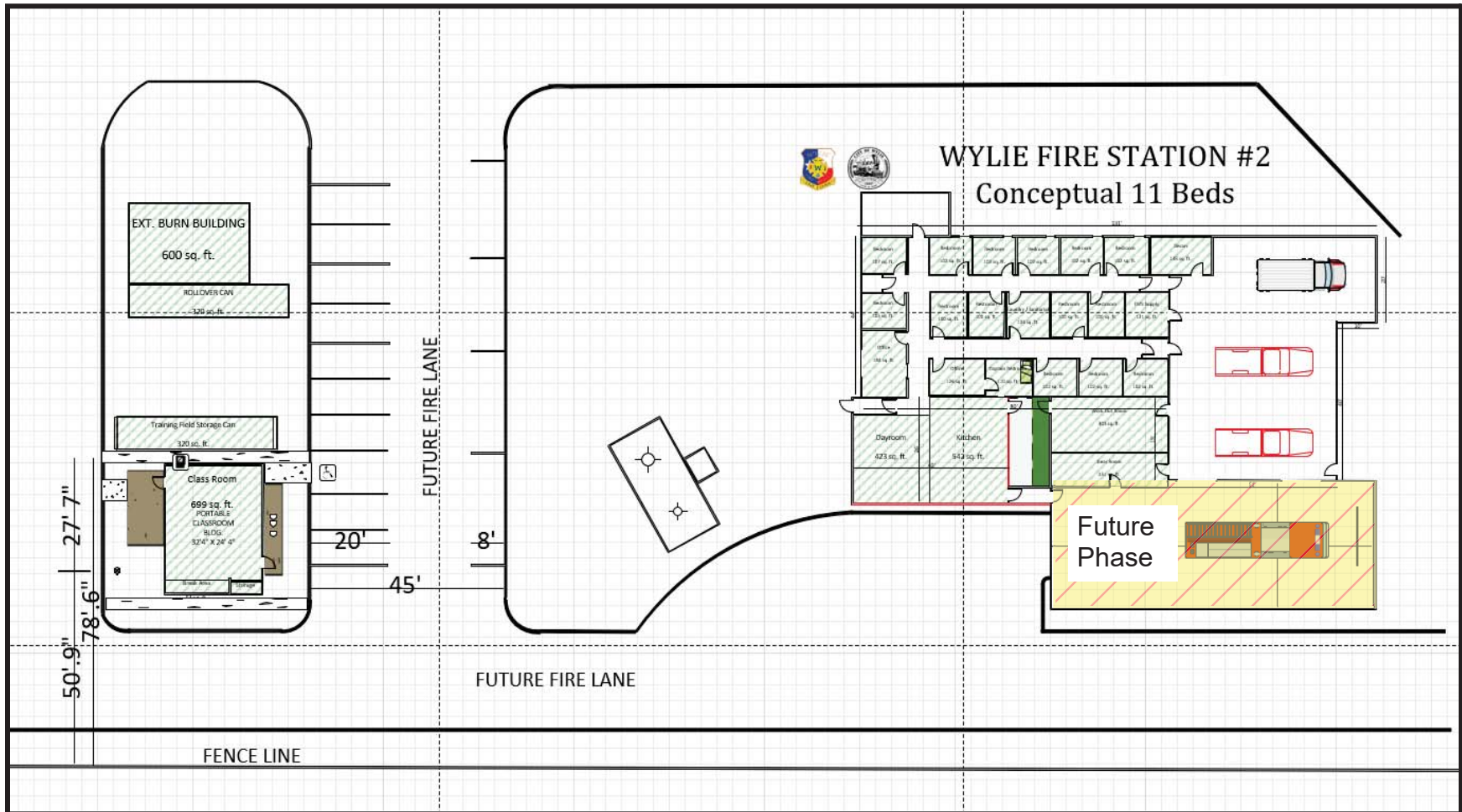
The Zoning Ordinance requires a minimum parking ratio per the needs of the Fire Station. Staff has determined that the proposed parking is in compliance by providing a total of 33 spaces with 19 being existing and 14 being added. Two of those parking stalls are ADA accessible and located on the south side of the existing fire station. Code-compliant ADA-accessible ramps and matching flatwork connections will be installed to guarantee universal access from the parking areas to the main entry point.

The portable's exterior material shall be repainted to match the color scheme of other buildings on the training field at Station #2. An example of the proposed colors is provided in the packet.

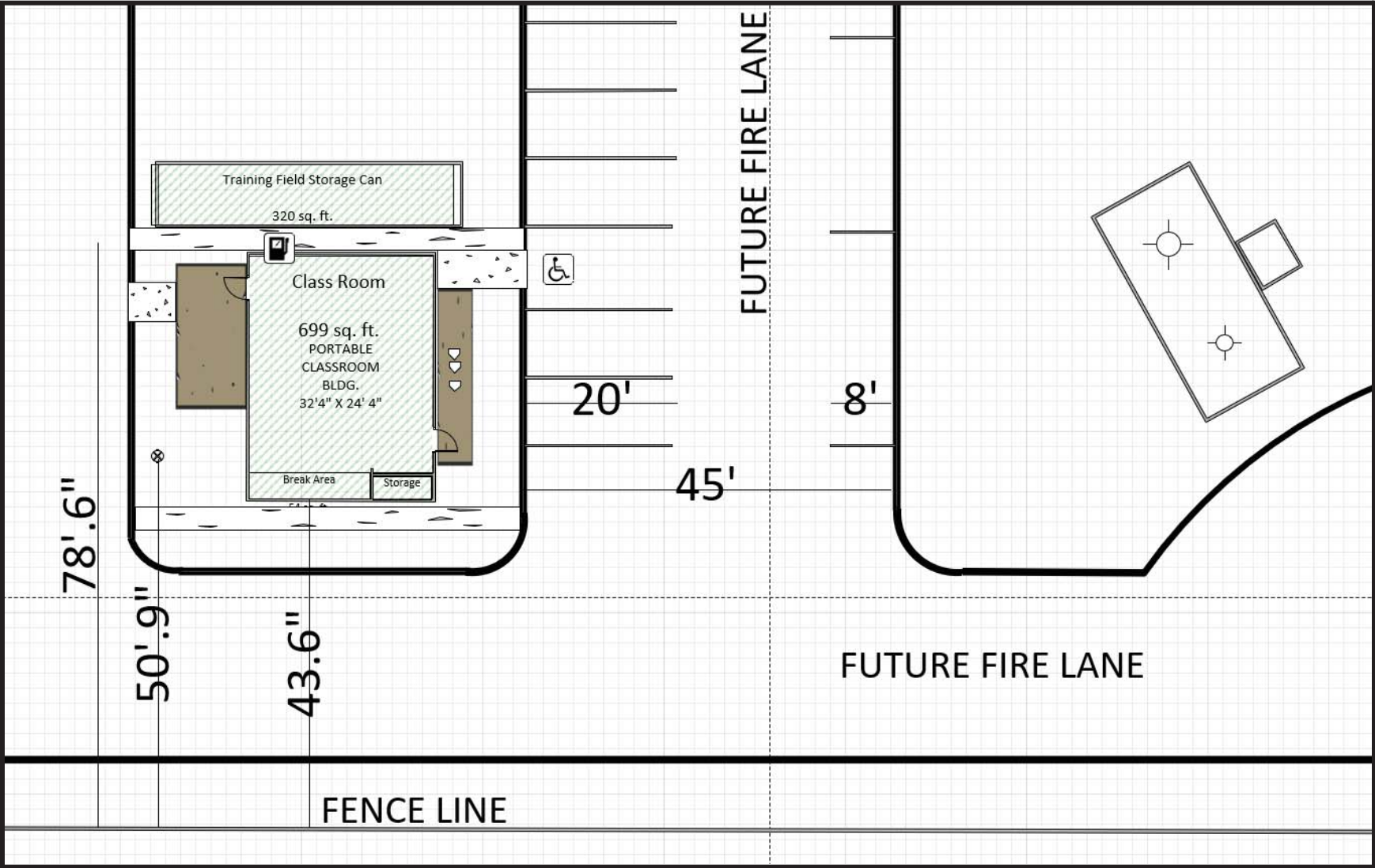
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

WYLIE FIRE TRAINING FIELD CLASSROOM

555 Country Club Road – Behind Fire Station #2



WYLIE FIRE TRAINING FIELD CLASSROOM
555 Country Club Road – Behind Fire Station #2



STO
SEI
MANI

WYLIE FIRE TRAINING FIELD CLASSROOM
555 Country Club Road – Behind Fire Station #2



WYLIE FIRE TRAINING FIELD CLASSROOM 555 Country Club Road – Behind Fire Station #2



Training Tower Shown to
Show Proposed Color of
Classroom Building

WYLIE FIRE TRAINING FIELD CLASSROOM 555 Country Club Road – Behind Fire Station #2

SUBJECT: Site Plan Amendment Proposal – Fire Training Field Portable Classroom Installation (555 Country Club Road)

1. Executive Summary

Wylie Fire Rescue is formally submitting a request for a Site Plan Amendment to add a temporary 24' x 34' portable classroom structure to our existing training field located directly behind Fire Station 2 at **555 Country Club Road**. Wylie ISD generously donated the structure, and logistics are in place to move it to the site at no cost to the city or department.

2. Purpose and Usage

This classroom will significantly improve training field operations by providing an immediate workspace for classroom-based curriculum, instruction briefings, and certifications without disrupting daily operations inside Fire Station 2.

- **Maximum Occupancy:** 25 occupants.
- **Plumbing:** None. The building will operate entirely as a "dry" facility; students and personnel will utilize the existing facilities inside Fire Station 2 or the adjacent shop.

3. Infrastructure, Power, & Foundation

The structural integrity and utility deployment will respect the current site layout with minimal construction impact:

- **Electrical Power:** The electrical utility will tie directly into the existing adjacent Barn/Shop structure. No new independent utility meter or drop is requested.
- **Foundation:** The portable building will be placed, structurally tied down, and securely anchored in full compliance with local City of Wylie building and wind-resistance codes.

4. Site Layout, Parking, & ADA Access

WYLIE FIRE TRAINING FIELD CLASSROOM

555 Country Club Road – Behind Fire Station #2

Per the initial guidance of the Planning Director, the site plan has been adjusted to handle the maximum usage footprint safely:

- **Parking Allocation:** The site plan includes parking for at least 14 vehicles to accommodate student influxes entirely on-site.
- **ADA Accessibility:** Code-compliant ADA-accessible ramps and matching flatwork/sidewalk connections will be installed to guarantee universal access from the parking zone to the main entry point.

5. Aesthetics & Design Uniformity

Wylie Fire Rescue is committed to preserving municipal design standards. Before use, the exterior of the portable building will undergo cosmetic updates and remodeling, including painting to match the color scheme of other buildings on the training field at Station #2.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
 Prepared By: Kevin Molina

Item Number: 2

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 Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.10 acres to allow for a permanent food truck, property located at 121 N Ballard Avenue (**ZC 2026-15**).

Recommendation

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

Discussion

OWNER: Sandra Davis

APPLICANT: Evan Batt

The applicant is requesting a Special Use Permit (SUP) on 0.10 acres to allow for a permanent food truck to function as an accessory use to a distillery tasting business. The property is located at 121 N Ballard Avenue. The current zoning is Downtown Historic District (DTH) and the proposed use requires the Special Use Permit as the request falls under the food truck park/Farmers Market use category.

The SUP conditions allow for the food truck use within a 30' X 12' service area located at the rear of the property as generally shown on the Zoning Exhibit (Exhibit B). The development shall be in compliance with Food Truck Park/Farmers market provisions listed on Section 5.2.E(28) of the Zoning Ordinance. Access to the food truck is provided by an existing 20' alley which connects to Marble and Oak streets.

Hours of operation shall be 8:00 am to 9:00 pm Monday thru Thursday and 10:00 AM to midnight Friday thru Sunday. If approved the SUP shall serve as the Site Plan for the development.

The property to the north is developed with a flower and gift shop. The property to the south is developed with a general office use. The property to the east is developed with a tanning studio. The property to the west is developed with a parking lot.

The subject property lies within the Downtown sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to build upon the existing Downtown development pattern by encouraging appropriate infill and redevelopment of similar uses. The secondary purpose is to preserve and promote Downtown as the cultural center and key economic driver for Wylie.

Notices were sent to twenty-eight property owners within 200 feet as required by state law. At the time of posting, two responses were received in favor and none in opposition of the request.

Locator Map



ZONING CASE:
ZC 2026-15 121 North Ballard Avenue

 SUBJECT property

0 50 100 200 300 400 500 600 Feet



Date: 10/7/2026

COMPILED BY: G STAFFORD



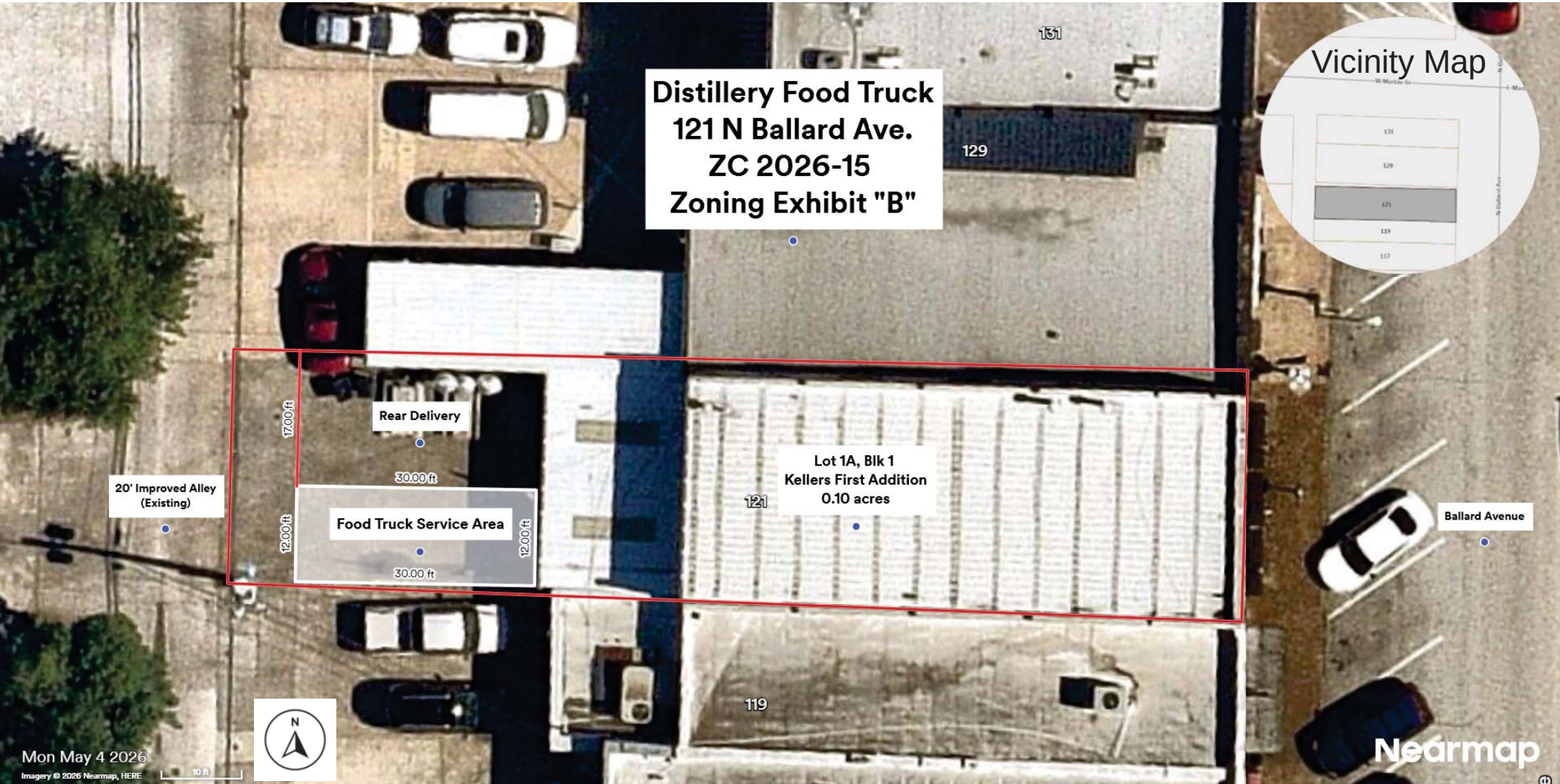
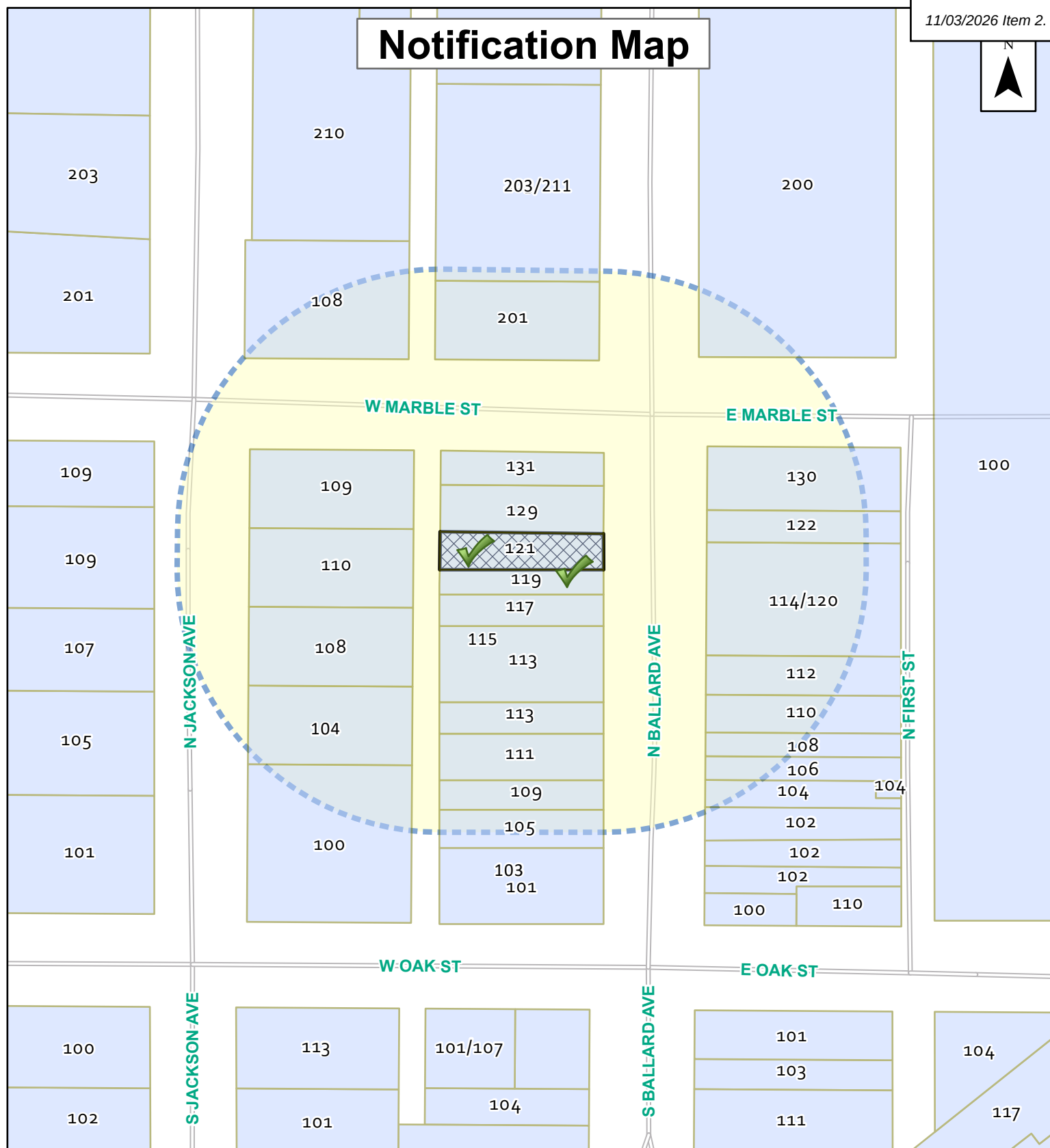


EXHIBIT “C”
Distillery Food Truck
Special Use Permit – Downtown Historic District (DTH)
121 N Ballard Ave.
ZC 2026-15

- I. PURPOSE:
 - 1. The purpose of this Special Use Permit is to allow for a permanent Food Truck which functions as an accessory use for a distillery tasting business.
- II. GENERAL CONDITIONS:
 - 1. This exhibit shall not affect any regulations within the Zoning Ordinance (adopted as of June 2023 and amended July 2026), except as specifically provided herein.
 - 2. The design and development of the Distillery and Food truck parking shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).
- III. SPECIAL CONDITIONS:
 - A. Permitted Uses
 - 1. This SUP will allow for the Food Truck Park/Farmers Market use for the placement of one Food Truck generally parked in the rear of the structure as shown in the Zoning Exhibit (Exhibit B).
 - 2. The Food Truck shall be in compliance with all of the Food Truck Park/Farmers Market provisions listed in Section 5.2.E(28) of the Zoning Ordinance:
 - a. All access/egress points, food truck and vendor stalls, and fire lanes (if necessary) shall be located on an impervious concrete surface. Drive aisles, on-site parking, and pedestrian walkways shall be located on an impervious concrete surface or a durable semi-impervious surface approved by the City Engineer.
 - b. As a permanent use, with or without permanent structures, the site shall provide water and electricity utilities consistent with a commercial use.
 - c. If a Food Truck Parks/Farmers Market is located within 500 feet of a residential or mixed-use district, the hours of operation shall be made a part of the SUP.
 - d. Applicable food and sales tax permits shall be required for all vendors.

- e. Sale of alcohol shall abide by the same regulations as restaurants or beer/wine sales establishments as appropriate.
 - f. At least one permanent enclosed restroom shall be provided within 500 feet of any market stall or food vendor. An alternative restroom provider may be included if, as part of the SUP: A. The lot containing the use is less than one acre or has another limiting factor for the installation of permanent bathrooms, and; B. Permanent bathrooms, open to the public, are located within 500 feet of all market stalls and food vendors.
 - g. Each mobile food unit and/or vendor stall must provide a trash receptacle that is accessible to customers.
 - h. All mobile food units and vendors shall provide fire prevention tools as required by the City of Wylie Fire department.
 - i. All mobile food units and vendors must provide a food or health permit as required at the time of operation.
3. The Food Truck Park Use shall be allowed on site to provide service during the defined hours of operation of the distillery.
 4. Hours of operation for the purpose of serving customers or events shall be limited to the following hours of operation for the sale of alcoholic beverages as allowable by the Texas Alcoholic Beverage Commission, currently:
 - a. 8:00 AM – 9pm Monday thru Thursday
 - b. 10:00 AM – midnight on Friday-Sunday
 - c. Hours of operation for the manufacture, packaging, labeling, storage, and distribution of spirits may extend outside of these times and will be limited to activities inside the facility if occurring during non-standard hours.
 5. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the development. approval of the SUP shall act as site plan approval.

Notification Map



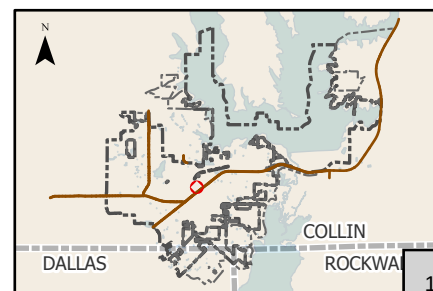
ZONING CASE:
 ZC 2026-15 121 North Ballard Avenue

 SUBJECT property  200 foot Notification Buffer

0 50 100 200 300 Feet



Date: 10/7/2026
 COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Sandra

Middle Name

Ann

Last Name *

Davis

Address *

Street Address

102 W Brown Sty

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-15 Distillery Food Truck

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Sandra Davis

Date of Signature

10/21/2026



Public Comment Form

First Name *

Aaron

Middle Name

J

Last Name *

Lanman

Address *

Street Address

119 N Ballard Ave

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-15 Distillery Food Truck

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A grey rectangular box containing a black electronic signature that appears to be 'AJ'.

Date of Signature

10/20/2026



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Item Number: 3

Subject

Hold a Public Hearing to consider, and act upon, a recommendation to City Council amendments to Sections 5.1 (Land Use Charts), 5.2 (Listed Uses) and 7.12 (Drive-Through Service Provisions) of the City of Wylie's zoning ordinance as it relates to definitions and parking requirements for religious facilities and commercial uses with drive-thrus (**ZC 2026-16**).

Recommendation

Motion to recommend **approval** as presented.

Discussion

Planning Staff is recommending amendments to the zoning ordinance to update parking requirements for churches and commercial businesses with drive-thrus and to amend or remove some use description and/or definitions. Those amendments are summarized below. The full text amendments are attached as Exhibit A.

Amend the parking requirements for churches.

The current requirement is for one parking space per 250 sqft. This has led to underparked situations creating dangerous and/or illegal parking.

Staff looked at the methods other cities use and contacted staff for input. The other methods include increasing the parking requirement under the existing single-ratio approach for the entire use, basing parking requirements on occupant load, or applying separate parking ratios to the assembly area and the remaining church uses.

The first method is insufficient as churches offer various designs and activities, but the assembly area is the main driver for required parking. The second method is difficult to determine or maintain as occupancy load can change after a site is built.

The last method is the recommended amendment due the acknowledgement that the assembly area is the main driver of needed parking and the ease of implementation. The amendment requires parking at a ratio of one space per 100 sqft of main assembly area of the church with an additional requirement for one parking space per 400 sqft of additional space. The additional space might include kitchens, classrooms, offices, bathrooms, or any other space outside of the main assembly area. Additionally, this method meets the federal requirements for the Religious Land Use and Institutionalized Persons Act (RLUIPA) for equal treatment of all religious facilities.

Lastly, staff examined current churches in Wylie, their interior layout, current parking required, current parking provided, and required parking if the recommended amendment is approved. A vast majority of existing churches will meet the new parking requirements. The few that will not, will continue as non-conforming uses, meaning no expansion or rebuild will be allowed without parking becoming conforming.

Additionally, staff is recommending amendments to the use charts and definitions to clarify SUP requirements for drive-thrus. Those amendments include:

1. Defining that a SUP is required only when the drive-thru is a primary part of the business. For example, a fast food restaurant or a pharmacy with a drive-thru would require a SUP. A grocery store with a pharmacy drive-thru would not.
2. Defining how the number of required parking spaces are determined and listing the criteria staff will use to make a recommendation to the P&Z Commission. For example, the number of parking spaces required without a drive-thru, the proposed size of the customer area within the building (dining room for restaurant, lobby for a financial institution, etc.), availability of overflow parking, evidence on parking provided by applicants based on existing same or similar businesses.
3. Better defining what a restaurant is to better control additional uses, such as alcohol sales, being added on with the intention of food service being secondary.
4. Removing uses that had 'drive-thru' as a separate use as the amended drive-thru provision now account for them.

Exhibit A

Zoning Ordinance Parking Amendments (ZC 2026-16)

Amend Sections 5.1.C.2, 5.1.D.1, and 5.1.F.8 and 19

Permitted uses	Residential Districts							Non-Residential Districts								Parking
	Low Density		High Density					Commercial				Industrial		Mixed Use		
	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH	SBO	
2. Church / House of Worship	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	1 per 100 main sanctuary / 1 per 400 other
1. Financial Institution								P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	1 per 300 sq ft or per SUP
8. Dry Cleaning or Laundry, Drop-Off or Self Service								S ¹	S ¹	S ¹		P ¹	P ¹			1 per 350 sq ft or per SUP
19. Restaurant								P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	1 per 100 sq ft or per SUP

P = Permitted

P* = Permitted with additional requirements when located in this district

S = Special Use Permit

P¹/S¹ - Special Use Permit required for drive-thru service

T = Temporary Use Permit

(L) = Loading spaces are required

Remove Section 5.2.D.1

~~1. Financial Institution, with drive-through.~~

~~a. Definition: Bank headquarters or branch of a financial institution with drive-through window means a facility granted a charter under the Texas Department of Banking as a state-chartered bank, savings and loan, or credit union for the custody, loan or exchange of money, and the extension of credit that provides drive-in window service for customers in motor vehicles. This term excludes a check cashing or payday loan establishment, loan or mortgage broker, stockbroker or other financial institution without a state bank charter. An automatic teller machine is not considered a bank.~~

~~b. Additional Provisions: The minimum stacking space for the first vehicle stop for a commercial drive-through shall be 100 feet, and 40 feet thereafter, for any other stops.~~

Amend Section 5.2.D.2

2. Financial Institution, ~~without drive-through.~~

Definition: Bank headquarters or branch of a financial institution without drive-through window means a facility granted a charter under the Texas Department of Banking as a state-chartered bank, savings and loan, or credit union for the custody, loan or exchange of money, and the extension of credit that does not provide drive-in window service for customers in motor vehicles. This term excludes a check cashing or payday loan establishment, or other financial institution without a state bank charter. An automatic teller machine is not considered a bank.

Remove Section 5.2.F.19

~~19. Restaurant with Drive-in or Drive-through Service.~~

~~a. Definition: Restaurant with drive-in or drive-through service means:~~

~~(1) A restaurant with drive-in service is an establishment principally for the sale and consumption of food where food service is provided to customers in motor vehicles for consumption on the premises.~~

~~(2) A restaurant with drive-through service is an establishment principally for the sale and consumption of food which has direct window service allowing customers in motor vehicles to pick up food for off-premises consumption. This use applies for the pick-up of delivery service and/or customer pre-orders of food for off-premises consumption.~~

~~b. Additional Provisions:~~

~~(1) The minimum stacking space for the first vehicle stop for a commercial drive-through shall be a minimum of 100 feet, and a minimum of 40 feet thereafter, for any other stops.~~

~~(2) CR District: Drive-through and stacking area shall not be located adjacent to residential uses.~~

~~(3) The General Provision listed in Section 7.10 shall apply.~~

Amend Section 5.2.F.20

20. Restaurant ~~without Drive-in or Drive-through Service.~~

a. Definition: Restaurant ~~without drive-in or drive-through service~~ means an establishment principally for the ~~sale and consumption of food on the premises~~ preparation and retail sale of food and beverages in a ready-to-consume state. The facility must feature a fully equipped, functional commercial kitchen including a grease trap, hood, and exhaust system. The service of alcoholic beverages, if permitted, shall remain strictly incidental to the primary food service.

b. Additional Provisions:

1. For a restaurant offering drive thru service Section 7.12 shall apply
2. For a restaurant offering alcohol sales Section 7.10 shall apply.

Amend Section 7.12 Drive-Through Service Provisions:

- A. This section only applies to commercial businesses where the primary business is also conducted using a drive-thru. This includes, but is not limited to; restaurants (stand alone or c-store), dry cleaners, and financial institutions. Commercial businesses exempt from this section are those in which a drive-thru is an accessory or incidental portion of the business, such as a grocery store with a drive-thru pharmacy.
- B. General Provisions:
 - a. Establishments are only permitted to operate with drive-through services before the date of this ordinance. For drive-through services after the date of this ordinance, a Special Use Permit (SUP) must be obtained from the City of Wylie.
 - b. Minimum required parking shall be established as a condition of the Special Use Permit. City staff shall making a recommendation to the Commission on the number of required parking spaces while considering:
 - a) The number of parking spaces required without a drive-thru
 - b) The proposed size of the customer area within the building (dining room for restaurant, lobby for a financial institution, etc.)
 - c) Availability of overflow parking
 - d) Evidence on parking provided by applicants based on existing same or similar businesses.
 - c. The minimum stacking space for the first vehicle stop for a commercial drive-through shall be a minimum of 100-feet, and a minimum of 40-feet thereafter, for any other stops.
 - d. Drive through and stacking area shall not be located adjacent to residential uses.
 - e. The General Provision regarding Alcohol Provisions listed in Section 7.10 shall apply.