**ORDINANCE NO. 2026-29**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING THE CITY OF WYLIE THE ZONING ORDINANCE, ARTICLE 5, SECTIONS 5.1 LAND USE CHARTS, 5.2 LISTED USES, AND ARTICLE 7 GENERAL DEVELOPMENT REGULATIONS, AS THEY RELATE TO EXISTING AND NEW LISTED USES; PROVIDING A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Wylie, Texas ("Wylie") to amend Article 5, Sections 5.1 Land Use Charts, 5.2 Listed Uses, and Article 7 General Development Regulations, as they relate to existing and new listed uses; and

WHEREAS, the City Council finds that this Ordinance contains textual amendments to the Zoning Ordinance that do not change zoning district boundaries, and therefore, written notice to individual property owners is not legally required; and

WHEREAS, the City Council finds that all legal notices required for amending the Zoning Ordinance have been given in the manner and form set forth by law, public hearings have been held on the proposed amendments and all other requirements of notice have been fulfilled; and

WHEREAS, the City Council finds that it is in the best interests of Wylie and its citizens to amend the Zoning Ordinance as set forth below, and that such amendments are in furtherance of the health, safety, morals and general welfare of the Wylie community and the safe, orderly and healthful development of Wylie.

**NOW, THEREFORE BE IT, ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:**

SECTION 1: The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Article 5, Use Regulations, Article 5.2 Listed Uses and Article 7, General Development Regulations of Wylie's Zoning Ordinance, are hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference for all purposes.

SECTION 3: The Zoning Ordinance, as amended, shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.

SECTION 4: Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof

irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5: Any person, firm, corporation or entity violating this Ordinance or any provision of Wylie's Zoning Ordinance, as amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding Two Thousand Dollars ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: This Ordinance shall become effective from and after its adoption and publication as required by law the City Charter and by law.

**DULY PASSED AND APPROVED** by the City Council of the City of Wylie, Texas, this 14th day of July, 2026.

_____
Matthew Porter, Mayor

ATTEST:

_____
Stephanie Storm, City Secretary

*Date of Publication*: July 23, 2026 in *The Wylie News*

# Exhibit A

# Zoning Ordinance Land Use Amendments (ZC 2026-04)

**Delete Section 5.1.D.1 and 5.1.F.19 as listed uses**

| 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 | |
| ~~1. Financial Institution (with drive-thru)~~ | | | | | | | | ~~S~~ | ~~S~~ | ~~P~~ | | ~~P~~ | | | | ~~1 per 400 sq ft (L)~~ |
| ~~19. Restaurant with Drive-in or Drive-through Service~~ | | | | | | | | | ~~S*~~ | ~~S*~~ | | | | | | ~~1 per 150 sq ft (L)~~ |

**Add Section 7.12 Drive-Through Service Provisions:**

A. 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. 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.
   c. Drive through and stacking area shall not be located adjacent to residential uses.
   d. The General Provision regarding Alcohol Provisions listed in Section 7.10 shall apply.

**Add Section 5.1.E.12 "Event Center" as a listed use**

| Permitted uses | Residential Districts | | | | | | | Non-Residential Districts | | | | | | | | Parking |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Low Density | | High Density | | | | | Commercial | | | | Industrial | | Mixed Use | | |
| E. Recreational Entertainment & Amusement | AG/30 | SF-ED | SF 20/26 | SF 10/24 | TH | MF | MH | NS | CR | CC | BG | LI | HI | DTH | SBO | |
| 12. Event Center | | | | | | | | | S | S | | P* | | P* | | 1 Per 100 sq ft (L) |

**Add Section 5.2.E.12 "Event Center" definition and provisions**

**12. Event Center**

a. Definition: Event center means a building or part of a building used for hosting gatherings or reception-type events. These types of uses include, but are not limited to birthday parties, weddings, baby showers, and commercial gatherings.

b. Additional Provisions:

(1) The event center shall provide security at every event where alcoholic beverages are provided or served.

(2) Event centers shall not be located within 500' of the property line of a residentially zoned property.

(3) A Special Use Permit shall be required within the Community Retail and Commercial Corridor Zoning districts.

**Add 5.1.E.19 “Drone Delivery Station” as a listed use**

| Permitted uses | Residential Districts | | | | | | | Non-Residential Districts | | | | | | | | Parking |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Low Density | | High Density | | | | | Commercial | | | | Industrial | | Mixed Use | | |
| E. Utility, Transportation and Public Service | AG/30 | SF-ED | SF 20/26 | SF 10/24 | TH | MF | MH | NS | CR | CC | BG | LI | HI | DTH | SBO | |
| 19. Drone Delivery Station | | | | | | | | | S | S | | P* | P* | | | Per approved SUP (L) |

**Add 5.2.E.19 “Drone Delivery Station” definition and provision**

**19. Drone Delivery Station**

a. Definition: Drone delivery station means an area that is designated as a local home base for the storage and operation of drone delivery services.

b. Additional Provisions:

(1) Drone delivery stations shall not be located within 150’ of the property line of a residentially zoned property.

(2) A Special Use Permit shall be required within the Community Retail and Commercial Corridor Zoning districts.

**Add 5.1.H.8 “Data Center” as a listed use**

| Permitted uses | Residential Districts | | | | | | | Non-Residential Districts | | | | | | | | Parking |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Low Density | | High Density | | | | | Commercial | | | | Industrial | | Mixed Use | | |
| H. Industrial and Manufacturing | AG/ 30 | SF-ED | SF 20/26 | SF 10/24 | TH | MF | MH | NS | CR | CC | BG | LI | HI | DTH | SBO | |
| 8. Data Center | | | | | | | | | | S | | P* | P* | | | Per approved SUP (L) |

**Add 5.2.H.8 “Data Center” definition and provisions**

**8. Data Center**

a. Definition: Data Center means a facility that houses computing, networking, and storage equipment used to store, process, manage, and transmit data, including high-performance computing systems and infrastructure supporting artificial intelligence (AI), machine learning, cloud computing, data mining, crypto currency mining, and other advanced digital services.

b. Additional Provisions:

(1) A Special Use Permit shall be required within the Commercial Corridor Zoning districts.

(2) A Special Use Permit shall be required for facilities which have a cumulative building area at or over 5,000 square feet per platted lot.

(3) Developments with a cumulative building area over 5,000 square feet shall provide a utility study demonstrating compatibility with existing city and franchisee infrastructure.

(4) The following requirements shall be met for Data Centers with Special Use Permits:

(a) Developments shall be required to provide a will service letter from the water provider.

(b) Developments shall be on a closed water loop system.

**Delete 5.1.H.5 "Mining" Use**

| Permitted uses | Residential Districts | | | | | | | Non-Residential Districts | | | | | | | | Parking |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Low Density | | High Density | | | | | Commercial | | | | Industrial | | Mixed Use | | |
| H. Industrial and Manufacturing | AG/ 30 | SF-ED | SF 20/26 | SF 10/24 | TH | MF | MH | NS | CR | CC | BG | LI | HI | DTH | SBO | |
| ~~5. Mining~~ | ~~S~~ | | | | | | | | | | | | ~~S~~ | | | ~~Per approved SUP~~ |

**Delete 5.2.H.5 "Mining" Definition and provisions**

~~**5. Mining**~~

~~. **Definition:** Mining means the extraction, removal, or stockpiling of earth materials, including soil, sand, gravel, or other materials found in the earth. The excavation of earth materials for ponds or lakes, including excavations for fish farming ponds and recreational lakes are considered mining unless otherwise expressly authorized by another provision of this ordinance. The following are not considered mining:~~

~~Excavation, removal, or stockpiling of earth materials incidental to construction approved by a final plat, building permit, or for governmental or utility construction projects.~~

~~b. **Additional Provisions:**~~

~~(1) A master plan and site plan, operation plans, and a restoration plan shall be provided with the Special Use Permit application.~~

~~(2) A Special Use Permit shall not be granted unless required state review and approval has been obtained.~~

**Amend Section 5.1.E.9 "Sexually Oriented Business" Use**

| Permitted uses | Residential Districts | | | | | | | Non-Residential Districts | | | | | | | | Parking |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Low Density | | High Density | | | | | Commercial | | | | Industrial | | Mixed Use | | |
| E. Recreational, Entertainment and Amusement | AG/30 | SF-ED | SF 20/26 | SF 10/24 | TH | MF | MH | NS | CR | CC | BG | LI | HI | DTH | SBO | |
| 9. Sexually Oriented Business | | | | | | | | | | | | S | S | | | 1 Per 150 sq ft (L) |

**Amend Section 5.2.E.9 "Sexually Oriented Business" definition and provisions**

**9. Sexually-Oriented Business**

. **Definition:** An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, or nude model studio.

**Additional Provisions:**

(1) A Special Use Permit shall be required within the Light Industrial and Heavy Industrial zoning districts.

(2) This use shall meet all requirements of the Chapter 26 "Businesses" of the City of Wylie Code of Ordinances, and Article IV Sexually Oriented Businesses.

**Amend Section 5.2.J.9 "Home Occupation" definition and provisions**

9. Home Occupation.

a. Definition: Home occupation means an occupation that is incidental to the primary use of the premises as a residence and conducted on the residential premises by a resident of the premises.

b. Additional Provisions: In order to maintain compatibility with the residential use of the property where the business is located, additional provisions are;

All permitted districts:

(1) A home-based business that sells alcohol, is a sober living home, or is a Sexually Oriented Business, requires a Special Use Permit.

(2) On-premise advertisements, signs or displays are prohibited.

(3) The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either

by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.

(4) Pedestrian and vehicular traffic will be limited to that normally associated with residential districts.

(5) There shall be no outdoor storage of materials or equipment. There shall be no visible merchandise visible from outside the dwelling.

(6) There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.

(7) A property owner may seek a variance to this ordinance in accordance with Article 8, Section 8.4 to the Zoning Board of Adjustment.

(8) As defined by the Human Resource Code, Chapter 42 an "In-home Day Care" or a "Family home" that is certified, listed or registered with the State of Texas is exempt from this Ordinance, and governed by the rules and regulations of the State of Texas.