

**NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL
PROPOSED ZONING CHANGE**

Zoning Case Number: 2026-07
Applicant: Wylie Economic Development Corporation
Location: 707 Cooper Road
Property Description: 0.49 acres on Lot 6, Block A of Wylie Industrial Park in the City of Wylie, Collin County.
Present Zoning: Commercial Corridor
Proposed Zoning: Commercial Corridor - Special Use Permit (CC-SUP)
To allow for a drone delivery station use.

This public hearing is held to consider the application as an amendment to the Comprehensive Zoning Ordinance of the City of Wylie, Texas and the Official Zoning Map. The request will be considered as follows:

Planning and Zoning Commission:	Tuesday, July 21 , 2026 6:00 pm
City Council:	Tuesday, August 11, 2026 6:00 pm

Each public hearing will be held at the following location:

**Municipal Complex, City Council Chambers
300 Country Club Road, Building 100, Wylie, Texas**

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved city tax roll. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. If the Commission recommends denial, a three-fourths majority vote by the City Council shall be required for approval. Zoning districts, amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing. ***Please print your name, address of the property you own and the tax account number (if applicable) on the enclosed form and return it to the following address:***

**City of Wylie
Department of Planning
300 Country Club Road, Building 100
Wylie, TX 75098**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, state law provides that approval of the zoning change request shall require an affirmative vote of 3/4 of the members of the City Council.

The application is on file for public examination in the Planning Department at 300 Country Club Road, Building 100, Wylie, Texas. For additional information, please contact the Planning Department at 972/516-6320. Please reference the zoning case number when requesting information.

This facility is wheelchair accessible and handicapped parking spaces are available. Requests for interpretation services or assistive hearing devices must be made 48 hours prior to the meeting. Contact the Office of the City Secretary at (972) 516-6020, or (TDD) (972) 442-8170 for assistance.



ZONING CASE:
ZC 2026-07 707 Cooper Drive

 SUBJECT property

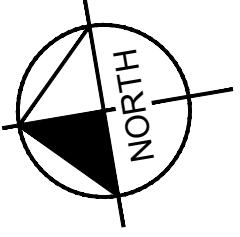
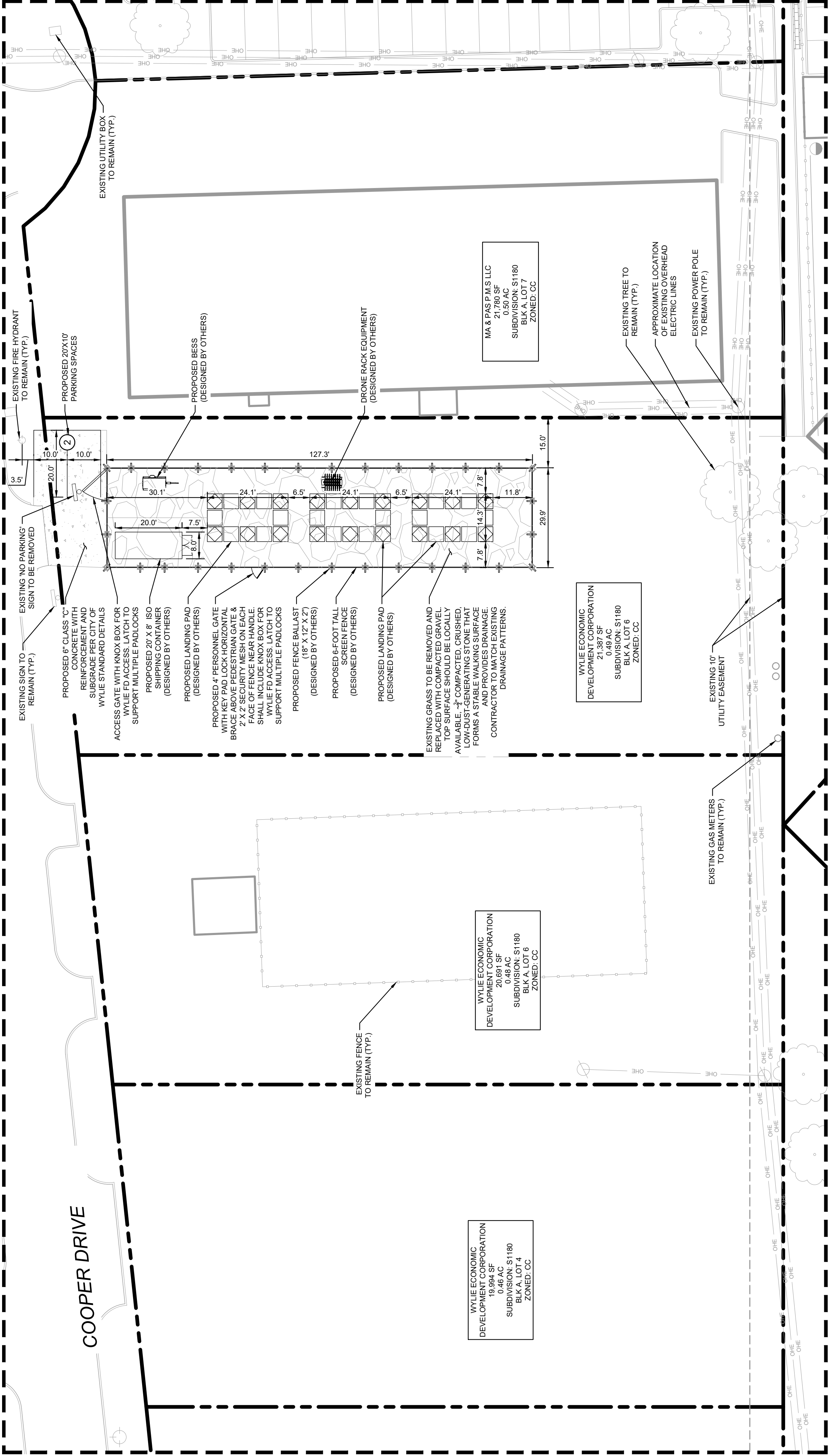
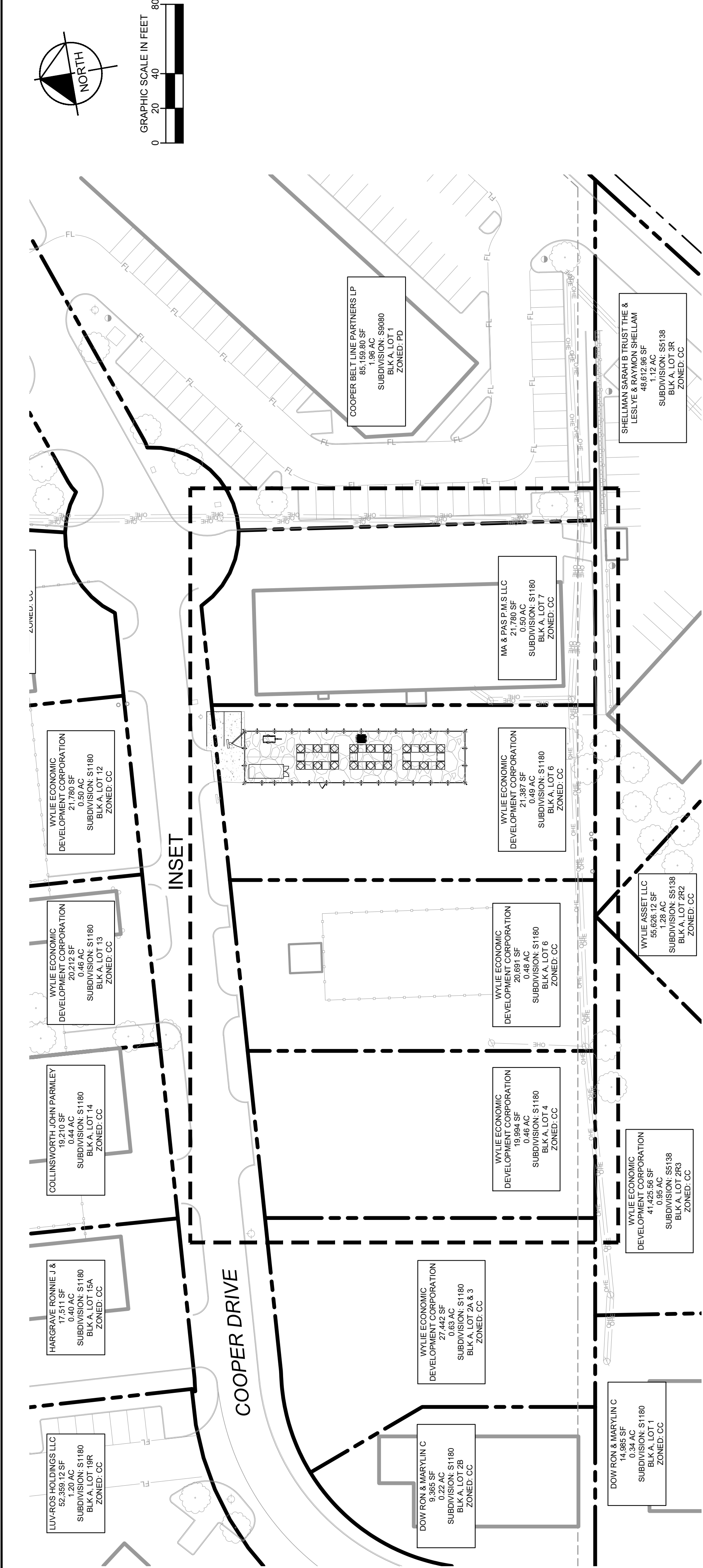
0.00 0.05 0.10 0.15 0.20 Miles



Date: 6/30/2026

COMPILED BY: G STAFFORD





INSET

SCALE 1:20

WYLE INDUSTRIAL PARK	455769	
NAME OF PROJECT/DEVELOPMENT	TAX PARCEL ID	
DRONE LANDING SITE	LAND USE	
21,387 SF	GROSS LOT SIZE	
3900 SF	TOTAL DISTURBED AREA	
18.2	LOT COVERAGE %	
N/A	FLOOR AREA RATIO	
N/A	BUILDING AREA	
N/A	BUILDING HEIGHT	
N/A	PARKING	
CC - COMMERCIAL CORRIDOR DISTRICT	ZONING DISTRICT	

SITE DATA SUMMARY TABLE

NOTES

1. NO ON GROUND SITE TOPOGRAPHY WAS COMPLETED WITH THIS PROJECT.
2. THE SITE IS ZONED CC - COMMERCIAL CORRIDOR DISTRICT.
3. SITE LINE WORK HAS BEEN SHOWN BASED OFF A NEARMAP AERIAL DATED JANUARY 3, 2026.

Kimley»Horn

PHONE: 912-110-1300 FAX: 912-239-3820
WWW.KIMLEY-HORN.COM TX F-928
2026 KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

SITE PLAN FOR CITY REVIEW
ONLY TO ILLUSTRATE
COMPLIANCE WITH ZONING
AND DEVELOPMENT
REGULATIONS. IT IS NOT
INTENDED FOR
CONSTRUCTION PURPOSES.

DATE	6/25/2026
AS SHOWN	
DESIGNED BY	CMD
DRAWN BY	BHN
CHECKED BY	CMD

WYLLIE, TEXAS 75098

WYLLIE INDUSTRIAL PARK

SITE PLAN ZONING EXHIBIT

EX-1
EET NUMBER

SITE PLAN
WYLLIE INDUSTRIAL PARK (CWY),
BLK A, LOT 6

OWNER / APPLICANT
WYLLIE ECONOMIC DEVELOPMENT CORPORATION
250 S HIGHWAY 78, WYLLIE, TX. 75098
PHONE: (972) 442-7901
CONTACT: PROJECT@WYLIEEDC.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX. 75240
PHONE: (972) 910-2931
CONTACT: CUSTAS@KIMLEY-HORN.COM



PUBLIC COMMENT FORM

*Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment>
or by scanning the QR code in the upper right hand corner.
(If completing the form below, please type or use black ink)*

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

_____ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2026-07.

_____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2026-07.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning

Commission meeting:

Tuesday, July 21, 2026 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 11, 2026 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: _____
(please print)

Address: _____

Signature: _____

Date: _____

COMMENTS:
