

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.