

Wylie's Farmers Market

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a Farmers Market use within a portion of Planned Development 2011-29 (PD 2011-29) formerly Planned Development 2003-01 (2003-01).

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance as adopted June 2023 and of Planned Development 2011-29 except as specifically provided herein.
2. The design and development of the Wylie Farmers Market development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. The Special Use Permit (SUP) shall allow for a Farmers Market use per Section 5.2 of the Zoning Ordinance within Planned Development 2011-29 (PD 2011-29).
2. A calendar of operation dates shall be provided to the Planning Department a minimum of 30 days prior to the first event each calendar year. Any changes shall be submitted 30 days prior to the new date(s).
3. The Farmers Market shall operate on a Saturday once a month
 - a. Set up shall be from 7am to 9am
 - b. Operating hours shall be from 9am to 1pm
 - c. Tear down hours shall be from 1pm to 2pm
4. A minimum of two security officers, provided by the operator of the farmer's market, shall be required during all hours of operation.

5. This SUP shall act as a shared parking agreement between the nonprofit Wylie Farmers Market and Wylie Cinema Company LLC as allowed by Section 7.3.F
6. An updated vendors list shall be maintained and provided by the applicant at the city's request.
7. All mobile food units and vendors shall be required to be in compliance with the rules and regulations for food service as required by the City of Wylie and Collin County.
8. Smoke Shop products such as the following: Cigarettes, cigars, e-cigarettes, pipes, hookahs, bong, tobacco, vape cartridges, chewing tobacco, CBD smokable products and other smoke, vape, or CBD type products, shall be banned from being sold by vendors.
9. This Special Use Permit is intended for a Farmers Market owned and operated by the nonprofit Wylie Farmers Market. Under any other use or ownership, the SUP shall expire and zoning reverted to the regulations of PD 2011-29.