



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development 2011-29 (PD 2011-29) to Planned Development 2011-29 - Special Use Permit (PD 2011-29-SUP) on 5.80 acres to allow for a Farmer's Market use. Property located at 711 Woodbridge Parkway (ZC 2025-01).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Cinema LLC

APPLICANT: Wylie Farmers Market

The applicant is requesting a Special Use Permit (SUP) on 5.80 acres to allow for a Farmer's Market use at 711 Woodbridge Parkway as generally depicted in Zoning Exhibit "B". A Farmer's Market is an allowed use with a Special Use Permit per Section 5.2 of the Zoning Ordinance.

The applicant ran a Farmer's Market last year under a Temporary Use Permit. That TUP use was successful under roughly the same set-up as presented here. However, a TUP only allows for a maximum of four months per calendar year and must be applied for each year. This SUP would allow for the Farmer's Market to be permanent as long as the requirements below are met.

The SUP conditions allow for a Farmer's Market use with the following special conditions:

- 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. All changes shall be submitted 30 days prior to the new dates commencing.
- The Farmers Market shall operate on a Saturday twice a month. Setup shall be from 7am to 9am. Operating hours shall be from 9am to 1pm. Tear down shall be from 1pm to 2pm.
- A minimum of two security officers, provided by the operator of the farmer's market, shall be required during all hours of operation.
- The SUP shall act as a shared parking agreement between the nonprofit Wylie Farmers Market and Wylie Cinema Company LLC as allowed by Section 7.3F of the Zoning Ordinance.
- An updated vendors list shall be maintained and provided by the applicant at the city's request. All mobile food units and vendors shall be required to be in compliance with the rules and regulations for food services as required by the City of Wylie and Collin County.
- Smoke shop products such as the following: cigarettes, cigars, e-cigarettes, pipes, hookahs, bongos, tobacco, vape cartridges chewing tobacco, CBD smokable products and other smoke, vape, or CBD type products, shall be banned from being sold by vendors.
- The SUP shall be null and void should the Farmers Market not be owned by nonprofit Wylie Farmers Market.

The current zoning is Planned Development 2011-29 which allowed for the Theater Use currently on the property.

The property to the north is developed with a self-storage development. The property to the south is undeveloped and zoned Agricultural. The property to the east is developed with an apartment complex. The property to the west is developed with an outside storage light industrial use.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to allow for a broad range of commercial, retail, and office uses oriented toward major roadways. The secondary purpose is heavy commercial or light industrial use depending on the compatibility with the surrounding areas.

Notices were sent to fifteen (15) property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or none in opposition of the request.

P&Z Recommendation

The P&Z Commission voted 7-0 to recommend approval with the condition that the language for prohibited products be amended to “including but not limited to” and the addition of “edibles”. Those changes were made for the current SUP Conditions.