



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing to consider, and act upon, amending Zoning Ordinance (2006-04), Article 5, as it relates to permanent, accessory, and temporary uses for Food Trucks and Farmers Markets. (ZC 2021-06).

Recommendation

Motion to approve amending Zoning Ordinance (2006-04), Article 5, as it relates to permanent, accessory, and temporary uses for Food Trucks and Farmers Markets. (ZC 2021-06).

Discussion

Locally sourced foods and mobile prepared food vendors have gained in both popularity and acceptance. A survey conducted during the update to the Parks Master Plan identified interest from the community in allowing Food Truck Parks and Farmers Markets as both permanent and temporary uses.

Currently, the Wylie Zoning Ordinance does not allow these uses on a permanent basis. The uses have been allowed on a temporary basis using Temporary Use Permits (TUPs). TUPs are limited to 90 days per calendar year for each approved site.

Staff held a work session with the Planning and Zoning Commission and based on the comments received from the Commission, staff recommendations to the Zoning Ordinance amendment are:

- Allow permanent, stand-alone food truck parks and farmer's markets with the approval of a Special Use Permit in most commercial areas. Due to the nature of the use and site design, the SUP will allow for each site to be evaluated on a case per case basis. Allowed zoning districts and additional provisions are listed in the exhibit.
- Add food vendors / farmers market style sales to the Accessory Outside Sales use to allow these uses to be added to existing commercial facilities on a permanent basis and add designated food court / garage sales areas to HOA owned property in residential districts. Changes also recommend several additions or amended provisions and are listed in the exhibit.
- Amending and updating the 'Seasonal Sales Stand' temporary use to specify and allow Food Trucks and Farmers Markets in addition to adjusting the setback requirements.
- Amending and updating Section 5.5 Temporary Uses to adjust for the addition of Food Trucks and Farmers Markets and clarify and amend the number of allowed days per calendar year per use.

In total, these amendments will allow for food trucks and farmers markets in the City on a more permanent basis. An example of possible results of permanent uses are included in the exhibits. In addition, the amendments will allow more freedom for existing business owners to appropriately add these uses to their business or coordinate with an operator to allow the use on their property. Lastly, the amendments amend and clarify Temporary Uses to increase understanding of temp uses.

P&Z Commission Discussion

After some discussion regarding the types of permanent uses would be allowed and a motion to clarify the types of permanent utilities required on-site, the Commission voted 6-0 to recommend approval.