



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 16, 2019

SUBJECT: SUP 2019-05 Public hearing and consideration of a request from Four Seasons Markets, LLC, for a special use permit for a farmers market at 6020 Parker Boulevard and 6021 Walker Boulevard, described as Lot 1R1, Block AB, The Venue at HomeTown. (CONTINUED FROM THE MAY 2, 2019, PLANNING AND ZONING COMMISSION MEETING.)

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Four Seasons Market, LLC, is requesting a special use permit for a weekend farmers market on approximately 9,000 square feet of land located at 6020 Parker Boulevard and 6021 Walker Boulevard. As proposed, the market activity would be set up at 6020 Parker Blvd in the parking lot area in front of the Firehouse Subs.

The public hearing was continued from the May 2, 2019, meeting at the request of the applicant.

GENERAL DESCRIPTION:

The property under consideration is located in front of The Venue at Home Town. The site fronts Boulevard 26 between Walker Boulevard and Parker Boulevard. The applicant proposes to operate a temporary farmers market called [Four Seasons Markets](#) (visit web link for business information).

The proposed standards for the weekly market are attached. If approved, Four Seasons Markets proposes to hold the markets on Saturday mornings throughout the year. Out of the possible 52 weekends a year, the applicant has indicated that their other markets typically run around 40 weekends due to weather and holidays. The SUP is currently drafted to permit an 18-month trial period only, after which time a renewal of the Special Use Permit would be required before any additional markets could be held.

Some of the proposed conditions of the market include:

- Maximum 9,000 square foot market area
- Maximum 30 vendors; maximum 34 vendor booth areas of 100 square feet.
 - 60% or more of the vendors must sell food products



- Less than 40% of the vendors may be vendors of handcrafted items, health and hygiene products, flowers and plants, and pet-related items.
- Prohibited vendors include those that sell secondhand goods and wares, weapons, CBD products, large furniture, electronics, alcohol, etc.
- Health code-related standards for food service, preparation, packaging, sampling, etc.
- Market operations such as set up, take down, trash cans, restroom facilities, etc.
- Standards for required, permitted and prohibited signage before and during the scheduled market dates and times.

Special Use Permit

The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties.

The proposed conditions of approval for this SUP application are attached. These conditions are based on the applicant's proposed construction. These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee's recommendation for denial of the application is based on concerns for the impact the market may have on the parking for adjacent businesses. A more detailed analysis of parking space supply versus the parking demands of the market and the regular parking demands of the businesses in that center is needed. Unless such an analysis shows adequate parking is available during the proposed hours of market operation, the Development Review Committee cannot make a favorable recommendation of this request. The application is being facilitated prior to such a study being conducted at the request of the property owner and market operator to capture the peak spring and early summer weekends for such markets.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Town Center." This designation relates to the Town Center zoning district, which establishes development standards to promote a sustainable, high quality, mixed-use development. Each subzone provides a gradient of development and use intensity. The components of each subzone – buildings, streets, and public spaces – are scaled to create and sustain an integrated living environment.

CURRENT ZONING: The property is currently zoned Town Center and located in the Neighborhood Core subzone. This subzone is the most dense business, service, and institutional center. It straddles thoroughfares at the most active intersections, and is



usually in walking distance of a substantial residential population. It allows for a mix of uses, including residential and nonresidential uses in the same building.

PROPOSED ZONING: The applicant is requesting a special use permit for a farmers market, which is required in the Neighborhood Core subzone. No changes are proposed to the existing Town Center or Neighborhood Core zoning district.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 Commercial	Retail	The Crossing shopping center
WEST	TC Town Center	Town Center	Mixed-use (The Venue at HomeTown)
SOUTH	TC Town Center	Town Center	Mixed-use (HomeTown Dolce)
EAST	City of Hurst	General Business <i>(per Hurst zoning map)</i>	Car wash and auto service center

PLAT STATUS: The property is currently platted as Lot 1R1, Block AB, The Venue at HomeTown.

CITY COUNCIL: This item has been advertised for the May 13, 2019 City Council meeting, however action will be postponed until a recommendation is made by the Planning & Zoning Commission. The next possible date, pending P&Z action, would be the May 20, 2019 City Council meeting.

RECOMMENDATION:

Deny SUP 2019-05.