

Memorandum



DATE June 11, 2010

TO Transportation and Environment Committee Members: Linda Koop (Chair), Sheffie Kadane (Vice Chair), Jerry Allen, Tennell Atkins, Carolyn R. Davis, Delia Jasso, Pauline Medrano, Ron Natinsky, Vonciel Jones Hill

SUBJECT Neighborhood Markets

Attached is the "Neighborhood Markets" briefing that will be presented to you on June 14, 2010.

Please contact me if you need additional information.



Jill A. Jordan, P.E.
Assistant City Manager

- c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney
Deborah A. Watkins, City Secretary
Craig D. Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge
Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Forest E. Turner, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Office
Helena Stevens-Thompson, Assistant to the City Manager



Neighborhood Markets

Dallas City Council
Transportation and Environment Committee
June 14, 2010

Background and Definition

- Community interest exists for farmers markets to be permitted within neighborhoods throughout city
 - TEC briefed in December
 - Stakeholder meetings held in February
 - TEC briefed in April
- Neighborhood Farmers Market is a temporary event that serves as a marketplace for multiple local farmers/growers and handcrafters to sell or distribute their products directly to consumers

Options for Holding Markets

- Three options exist to allow for the operation of a Neighborhood Farmers Market on property within city
 - 1) Zoning may allow by right as a primary use or as an accessory use
 - 2) Specific Use Permit may be obtained
 - 3) New option - Neighborhood Farmers Market permit may be obtained from City
- Amend Dallas City Code to include provisions for Neighborhood Farmers Markets to operate in a manner similar to Special Events

Recommendation

- Provisions to permit Neighborhood Farmers Markets will include:
 - Permit must be obtained from City by the market organizer
 - Annual permit will be issued
 - For markets with 1 to 25 vendors - \$200 application fee
 - For markets with 26 to 50 vendors - \$300 application fee
 - Organizers are responsible for the operation of their market including ensuring that all vendors meet necessary health and safety requirements
 - Individual vendors are not required to obtain permit from City
 - However, vendors selling potentially hazardous foods (such as meat, dairy products or cut produce) must obtain Temporary Food Handling permit but will be allowed to use permit for up to 28 market days within a calendar year and as long as used only in conjunction with Neighborhood Farmers Market

Recommendation

- Provisions for when Neighborhood Farmers Markets can operate include:
 - A permit will be issued for a calendar year
 - Organizer must provide schedule of market days prior to issuance of permit
 - Allowed to have 28 non-consecutive market days per year
 - Allowed to operate from 8 a.m. to 7 p.m.

Recommendation

- Provisions for where Neighborhood Farmers Markets can operate include:
 - Site/address and organizer specific
 - Must have property owner written consent
 - During open business hours of Main Use, no more than 25% of parking required for zoning may be used for Neighborhood Farmers Market
 - No more than 50 vendors per market with maximum stall size to be 10'x10'
 - Cannot be located in residential zoned areas
 - Cannot be located within the Central Business District
 - Cannot operate within 1 mile of another operating Neighborhood Farmers Markets

Recommendation

- Provisions for what products are allowed include:
 - At least half of vendors must sell produce or other food items while no more than half of vendors sell non-food items
 - All items must be home/farm-grown or home-made/processed by vendor (no resale)
 - No animal sales allowed
 - Vendor produced food products and packaged foods must be prepared in certified kitchens, meet all health and safety requirements and have appropriate permits
 - Products must originate in counties within 150 miles of Dallas County (exceptions made for products not available locally)
 - Markets may include:
 - Fruits, vegetables, honey, eggs, nuts, herbs, mushrooms, meats
 - Vendor produced foods such as baked goods, dairy products, packaged foods, oils
 - Hand crafted items such as jewelry, candles, natural skin care products, soaps, art, knitting, quilting, pottery
 - Garden items such as plants, flowers, soil

Next Steps

- Committee approval to move recommendations forward to City Council for action in August 2010
- Implement process for 2010 immediately following Council approval
- Review process in Fall 2011 and amend if necessary