

**LEWISVILLE CITY COUNCIL**

**REGULAR SESSION**

**MAY 21, 2018**

**Present:**

Rudy Durham, Mayor

**Council Members:**

TJ Gilmore  
Bob Troyer  
R Neil Ferguson  
Brent Daniels, Mayor Pro Tem  
Brandon Jones, Deputy Mayor Pro Tem

**City Staff:**

Donna Barron, City Manager  
Eric Ferris, Deputy City Manager  
Claire Swann, Assistant City Manager  
Melinda Galler, Assistant City Manager  
Julie Worster, City Secretary (Absent)  
Patty Dominguez, Assistant City Secretary  
Lizbeth Plaster, City Attorney

**WORKSHOP SESSION – 5:30 P.M.**

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 5:30 p.m. on Monday, May 21, 2018, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

**Discussion of Dangerous/Substandard Structures Ordinance**

**(Agenda Item A)**

At the request of City Manager Barron, Neighborhood & Inspection Services Director Wayne Snell conducted the attached PowerPoint Presentation.

At the request of Mayor Pro Tem Daniels, Assistant City Manager Claire Swann and Neighborhood & Inspection Services Director Wayne Snell both advised that the ordinance will be brought back up at the next meeting.

**WORKSHOP SESSION – 5:30 P.M.**

**Discussion of Old Town Zone Revisions**

**(Agenda Item B)**

Assistant City Manager Claire Swann introduced Planning Manager Michele Berry. Ms. Berry conducted the attached PowerPoint Presentation.

Further discussion was held among the City Council regarding the Old Town rezoning process overview. The consensus of the City Council was they agree with the time frame as presented and would like to move forward with amending Office Uses in the OTC District right after step 3 (Rezone Old Town) and leave the amortization after all these steps are done, come back and sort it out then. The City Council expressed the need of educating not only the owners but the public at large. Councilman Gilmore would like to see a report from Economic Development as we go through the time frame with this process over the next twelve months that shows if this created opportunities or disadvantages with these processes being in place vs not being in place.

**Discussion of Regular Agenda Items and  
Consent Agenda Items**

**(Agenda Item C)**

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C, Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Hotel with Rooms Containing a Cooktop or Oven and one Associated Variance Request; on Approximately 2.327 Acres, Legally Described as 5A-1, Block A of the Vista Ridge-35 Addition, Located at the Southeast Corner of Lake Vista Drive and East Vista Ridge Mall Drive and Zoned Light Industrial District (LI); as Requested by Jiger Patel, of Eighty-Twenty Development I GP LLC d/b/a Shreem Capital, on Behalf of Mercantile Lakepointe, LP, the Property Owner (Case No. SUP-2018-04-06). There was no discussion on this item.

Mayor Durham reviewed Agenda Item D, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-1, Approval of City Council Minutes of the May 7, 2018, Workshop Session and Regular Session. There was no discussion on this item.

**WORKSHOP SESSION – 5:30 P.M.**

**Discussion of Regular Agenda Items and  
Consent Agenda Items (cont'd)**

**(Agenda Item C)**

Mayor Durham reviewed Agenda Item E-2 Approval of a Professional Services Agreement with Parkhill, Smith & Cooper, Inc. for Professional Architectural and Engineering Services for an Office Allocation and Land Utilization Study, in the Amount of \$76,930; and Authorize the City Manager to Execute the Agreement. City Manager Barron advised Council that this item was phase one of two phases and a possible phase three in the future. This was budgeted for a total of \$100,000. Ms. Barron advised that during phase one they will be looking at facility condition assessment, spacing, and staffing allocations for \$76,000. Ms. Barron advised that phase two will cost \$46,000 and will be added to next year's budget. Phase two will look at specific space planning and concept planning at the Municipal Annex and Kealy campuses. A possible future phase three will be related to Public Safety. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item E-3, Approval of a Bid Award to Ferguson Waterworks, of Tyler Texas, for the Purchase of Replacement Valves for the Whippoorwill Lift Station in the Amount of \$71,270.45. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-4, Approval of an Interlocal Agreement by and between the City of Lewisville and Lewisville Independent School District Relating to the Creation of an Entrepreneurial Curriculum at Lewisville High School; and Authorization for the City Manager to Execute the Agreement. Assistant City Manager Claire Swann talked about and explained how the program works and pulled up their website <http://incubatoredu.org/programs/incubatoredu/>. At the request of Deputy Mayor Pro Tem Jones, Assistant City Manager Claire Swann advised that the program will start in the fall. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item E-5, Approval of an Economic Development Agreement By and Between the City of Lewisville and Innovative IDM; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-6, Approval of a Bronze Sculpture in Wayne Ferguson Plaza, as Recommended by the Arts Advisory Board. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-7, Consideration of Acceptance of Resignation of Debbie Fu From Place No. 7 on the Community Development Block Grant Advisory Committee (CDBG); Declare Vacancy Exists on the CDBG; and Consideration of an Appointment to Place No. 7 on the CDBG. There was no discussion on this item.

**WORKSHOP SESSION – 5:30 P.M.**

**Discussion of Regular Agenda Items and  
Consent Agenda Items (cont'd)**

**(Agenda Item C)**

Mayor Durham reviewed Agenda Item F-8, Consideration of Acceptance of Resignation of Craig Roberts From Place No. 1 on the Arts Advisory Board; Declare a Vacancy Exists on the Arts Advisory Board; and Consideration of an Appointment to Place No. 1 on the Arts Advisory Board. City Manager Barron advised Council that this is limited to a person who is an employee of the Medical Center of Lewisville and there is a name in the backup who is an employee and willing to serve. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F-9, Appointment of Members to the MGC Naming Committee. City Manager Barron advised that the following board members are willing to serve on this committee: William Shull (Park Board), Cindy Meredith (Park Board), Karen Locke (2025 Board), and Bradley Sykes (Youth Action Council). Ms. Barron advised that two Council members are needed to serve. Councilman Troyer and Councilman Ferguson advised they are willing to serve. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G, Reports. There was no discussion on this item.

Mayor Durham reviewed Agenda Item H-Closed Session. There was no discussion on this item.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:16 p.m. on Monday, May 21, 2018.

**REGULAR SESSION – 7:00 P.M.**

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Durham at 7:00 p.m. on Monday, May 21, 2018, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

**Invocation**

**(Agenda Item A)**

Mayor Durham gave the invocation.

**Pledge to the American and Texas Flags**

**(Agenda Item B)**

At the request of Mayor Durham, Mayor Pro Tem Daniels gave the pledge to the American and Texas flags.

**Public Hearing: Consideration of Ordinance No. 0031-18-SUP Granting a Special Use Permit for a Hotel with Rooms Containing a Cooktop or Oven and one Associated Variance Request; on Approximately 2.327 Acres, Legally Described as 5A-1, Block A of the Vista Ridge-35 Addition, Located at the Southeast Corner of Lake Vista Drive and East Vista Ridge Mall Drive and Zoned Light Industrial District (LI); as Requested by Jiger Patel, of Eighty-Twenty Development I GP LLC d/b/a Shreem Capital, on Behalf of Mercantile Lakepointe, LP, the Property Owner (Case No. SUP-2018-04-06)**

**(Agenda Item C)**

Element Hotel is requesting a special use permit (SUP) to allow a hotel with rooms containing a cooktop or oven. As a part of this request, the hotel is exceeding the requirements found in Lewisville's Hotel Ordinance by adding additional amenities and enhanced landscaping. One variance is requested as a part of this SUP: to allow a reduction of the minimum room size from 325 square feet to 288 square feet for six rooms. On April 17, 2018, the Planning and Zoning Commission recommended approval unanimously (7-0) of the requested SUP.

The City staff's recommendation was that the City Council approve the ordinance and one associated variance request as set forth in the caption above.

Michele Berry, Planning Manager, was available to address any questions posed by the City Council.

Dayne Ram, 2464 Silverado Tr. Grand Prairie, TX 75052, was available to address any questions posed by the City Council.

Jiger Patel, Applicant, 222 W. Las Colinas Blvd, Irving, TX 70638, presented the attached PowerPoint Presentation and was available to address any questions posed by the City Council.

Mayor Durham opened the public hearing.

**MOTION:** Upon a motion made by Councilman Troyer and seconded by Councilman Ferguson, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

**Public Hearing: Consideration of Ordinance No. 0031-18-SUP Granting a Special Use Permit for a Hotel with Rooms Containing a Cooktop or Oven and one Associated Variance Request; on Approximately 2.327 Acres, Legally Described as 5A-1, Block A of the Vista Ridge-35 Addition, Located at the Southeast Corner of Lake Vista Drive and East Vista Ridge Mall Drive and Zoned Light Industrial District (LI); as Requested by Jiger Patel, of Eighty-Twenty Development I GP LLC d/b/a Shreem Capital, on Behalf of Mercantile Lakepointe, LP, the Property Owner (Case No. SUP-2018-04-06) (cont'd)**

**(Agenda Item C)**

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for a Hotel With Rooms Containing a Cooktop or Oven, on Approximately 2.327 Acres, Legally Described as Lot 5A-1, Block A, Vista Ridge-35 Addition, Located at the Southeast Corner of Lake Vista Drive and East Vista Ridge Mall Drive and Zoned Light Industrial District (LI); Providing for a Repealer, Severability, Penalty, and an Effective Date; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Councilman Gilmore and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0031-18-SUP**, as previously captioned. The motion carried.

**Visitors/Citizens Forum**

**(Agenda Item D)**

No one appeared to speak at this time.

**CONSENT AGENDA**

**(Agenda Item E)**

The following were present and in support of Agenda Item No. 6:

Alex Buck, 1400 Moccasin Trail, Lewisville, TX 75077

Amanda Ferguson, 135 W. Main St., Lewisville, TX 75057

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Daniels, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

1. APPROVAL OF MINUTES: City Council Minutes of the May 7, 2018, Workshop Session and Regular Session.
2. Approval of a Professional Services Agreement with Parkhill, Smith & Cooper, Inc. for Professional Architectural and Engineering Services for an Office Allocation and Land Utilization Study, in the Amount of \$76,930; and Authorize the City Manager to Execute the Agreement.
3. Approval of a Bid Award to Ferguson Waterworks, of Tyler Texas, for the Purchase of Replacement Valves for the Whippoorwill Lift Station in the Amount of \$71,270.45.
4. Approval of an Interlocal Agreement by and between the City of Lewisville and Lewisville Independent School District Relating to the Creation of an Entrepreneurial Curriculum at Lewisville High School; and Authorization for the City Manager to Execute the Agreement.
5. Approval of an Economic Development Agreement By and Between the City of Lewisville and Innovative IDM; and Authorization for the City Manager to Execute the Agreement.
6. Approval of a Bronze Sculpture in Wayne Ferguson Plaza, as Recommended by the Arts Advisory Board.

The motion carried.

**END OF CONSENT AGENDA**

**Consideration of Acceptance of Resignation of  
Debbie Fu From Place No. 7 on the  
Community Development Block Grant  
Advisory Committee (CDBG); Declare  
Vacancy Exists on the CDBG; and  
Consideration of an Appointment to Place No.  
7 on the CDBG**

**(Agenda Item F-7)**

Due to her recent move out of the City of Lewisville, Debbie Fu has advised City staff of her resignation from Place No. 7 on the Community Development Block Grant Advisory Committee. The City Council will need to declare a vacancy and consider a new appointment to fill this vacancy. Data sheets of applicants interested in serving on this Committee have been included for City Council review.

The City staff's recommendation was that the City Council accept the resignation, declare a vacancy, and consider an appointment as set forth in the caption above.

**MOTION:** Upon a motion made by Councilman Gilmore and seconded by Councilman Ferguson, the Council voted five (5) "ayes" and no (0) "nays" to accept the resignation of Debbie Fu from Place No. 7 on the Community Development Block Grant Advisory Committee (CDBG); declare vacancy exists on the CDBG; and appoint Jim Mustain to Place No. 7 on the CDBG. The motion carried.

**Consideration of Acceptance of Resignation  
of Craig Roberts From Place No. 1 on the  
Arts Advisory Board; Declare a Vacancy  
Exists on the Arts Advisory Board; and  
Consideration of an Appointment to Place  
No. 1 on the Arts Advisory Board**

**(Agenda Item F-8)**

Craig Roberts recently notified the City that he is no longer employed by Medical City Lewisville. As Place No.1 on the Arts Advisory Board is specifically for someone employed by Medical City Lewisville, Mr. Roberts has submitted his resignation. The City Council will need to declare a vacancy and consider a new appointment to fill this vacancy.

The City staff's recommendation was that the City Council accept the resignation, declare a vacancy, and consider an appointment as set forth in the caption above.

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Gilmore, the Council voted five (5) "ayes" and no (0) "nays" to accept the resignation of Craig Roberts from Place No. 1 on the Arts Advisory Board; declare vacancy exists on the Arts Advisory Board; and appoint Tanya Nguyen to Place No. 1 on the Arts Advisory Board. The motion carried.

**Appointment of Members to the MGC  
Naming Committee**

**(Agenda Item F-9)**

On April 2, 2018 City Council was presented with a potential name for the new multigenerational recreation center (MGC). City Council requested staff bring back a selection of names for consideration. Staff is requesting City Council appoint members to a committee that will assist with the development and selection of potential names. The committee will consist of two City Council members, two Park Board members, one 2025 Board member, and one Youth Action Council member. Name options will be presented during the City Council work session on July 2, 2018.

The City staff's recommendation was that the City Council appoint two City Council members, two Park Board members, one 2025 Board member and one Youth Action Council member to serve on the MGC Naming Committee.

**MOTION:** Upon a motion made by Mayor Pro Tem Daniels and seconded by Councilman Gilmore, the Council voted five (5) "ayes" and no (0) "nays" to appoint William Shull (Park Board), Cindy Meredith (Park Board), Karen Locke (2025 Board), Bradley Sykes (Youth Action Council), Councilman Bob Troyer and Councilman Neil Ferguson to serve as members to the MCG Naming Committee. The motion carried.

**Reports**

**(Agenda Item G)**

- Quarterly Investment Report From January 1, 2018 – March 31, 2018
- Director of Public Services Keith Marvin gave an update on the status of the lake level.
- Mayor Pro Tem Daniels talked about and denied the rumors on Facebook about the City kicking people out. Mayor Pro Tem Daniels gave out his cell phone number and email for anyone to contact him if they had any questions about anything they see in social media about the City.
- Councilman Gilmore reiterated that the same goes for the Mayor and the rest of Council members as far as accessibility and encouraged anyone with questions to reach out to them. Councilman Gilmore advised of the Help Define Lewisville History meeting on June 7, 2018 from 5-7pm held at First Baptist Church Lewisville.
- Councilman Ferguson reviewed upcoming events at the MCL Grand.
- Mayor Durham thanked the Police Officers present for their service to the community.

There were no additional reports at this time.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 7:19 p.m. Monday, May 21, 2018, in accordance with the requirements of the Open Meetings Law.

**Closed Session**

**(Agenda Item H)**

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 7:19 p.m. on Monday, May 21, 2018, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Property Acquisition

Section 551.087 (Economic Development):

2. Deliberation Regarding Economic Development Negotiations.

Section 551.071 (Consultation with Attorney)

3. Legal issues regarding the payment of cable services franchise fees by Charter Communications VI, LLC, d/b/a Spectrum Cable.

The Closed Session was adjourned at 8:14 p.m. on Monday, May 21, 2018.

**Reconvene into Regular Session and  
Consider Action, if any, on Items Discussed  
in Closed Session**

**(Agenda Item I)**

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 8:15 p.m. on Monday, May 21, 2018, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session.

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to authorize the City’s legal counsel to pursue underpayments of cable services franchise fees from Charter Communications VI, LLC, d/b/a Spectrum Cable, including hiring outside counsel and filing suit. The motion carried.

There was no additional action taken on the items discussed during the Closed Session.

**Adjournment**

**(Agenda Item J)**

**MOTION:** Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 8:15 p.m. on Monday, May 21, 2018. The motion carried.

These minutes approved by the Lewisville City Council on the 18<sup>th</sup> day of June, 2018.

APPROVED

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Rudy Durham  
MAYOR

ATTEST:

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Julie Worster  
CITY SECRETARY

# Dangerous/Substandard Structures Ordinance

Building Inspections and Code Enforcement



# Background - Authority to Abate

- Local Government Code Chapter 214 defines a building as a nuisance if it is “dilapidated, substandard, or unfit for human habitation” based upon minimum standards that a city adopts in its ordinance.
- Pursuant to Chapter 214, a property owner is entitled to notice and a hearing as to whether a structure constitutes a public nuisance based upon violation of the city’s adopted minimum standards, a decision relating to whether it can be repaired or must be demolished, and right to appeal that decision to a District trial court.

# Legal Requirements for a City to Abate

1. Adopt an ordinance under Chapter 214 relating to the condition of structures in the city, and provide for notice and a public hearing, generally before the city council, an appointed building and standards commission, or the city's municipal court acting in a civil capacity (the council, commission, or municipal court, pursuant to Subchapter C of Chapter 54, acts as the administrative municipal body to carry out the required procedures)
2. The ordinance must establish minimum standards for the continued use and occupancy of buildings, provide for the giving of proper notice of a substandard building, and provide for a public hearing. (Building codes are often used for the minimum standards required by Chapter 214.)

# Challenges with Current Ordinance

- Not chronological - difficult for citizens and employees to navigate through process
- Minimum standards are difficult to quantify and enforce; examples include:
  - ◆ “Dampness of habitable rooms”
  - ◆ “General dilapidation”
  - ◆ “Lack of minimum amounts of natural light”
- Does not specifically include commercial properties

# Updated Ordinance

- Chronological - creates a logical process for staff to abide
- Minimum standards are set as current adopted building code; examples include:
  - ◆ “Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point three feet above the floor in all habitable rooms.”
  - ◆ “Kitchens, halls, bathrooms and toilet compartments may have a ceiling height of not less than seven feet measured to the lowest projection from the ceiling.”
- Includes commercial properties

# Substandard Structures Process

## 1. Identify Substandard Structures Based Upon Minimum Standards



- a. Initial contact with occupant or owner - inspection of property
- b. The Building Official prepares a report and affidavit stating the structural deficiencies, ordinance violations, and sanitation issues observed at the property.
- c. The Building Official makes a recommendation as to whether the structure can be repaired or should be demolished.

## 2. Notice of Public Hearing



- d. The City official issues a notice of public hearing to every known owner, lienholder, or mortgagee of the structure

## 3. Public Hearing



- e. City Council

# Substandard Structures Process

## 4. Determination

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graph LR; A[4. Determination] --> B[5. Appeal]; B --> C[6. City Action and Liens];
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- f. City Council determines if structure is substandard and may order owner to repair or demolish property within 30 days. Additional time can be given (up to 90 days) with adoption of specific plan and time schedule for completion of work.

## 5. Appeal

- g. The owner may appeal the decision to District Court within 30 days of Public Hearing

## 6. City Action and Liens

- h. If the owner does not abate a substandard structure within required time frame set by Council, the city may vacate, secure, remove, or demolish the structure or relocate the occupants at its own expense; however, the city may not repair the structure. A primary lien may be placed on the property.

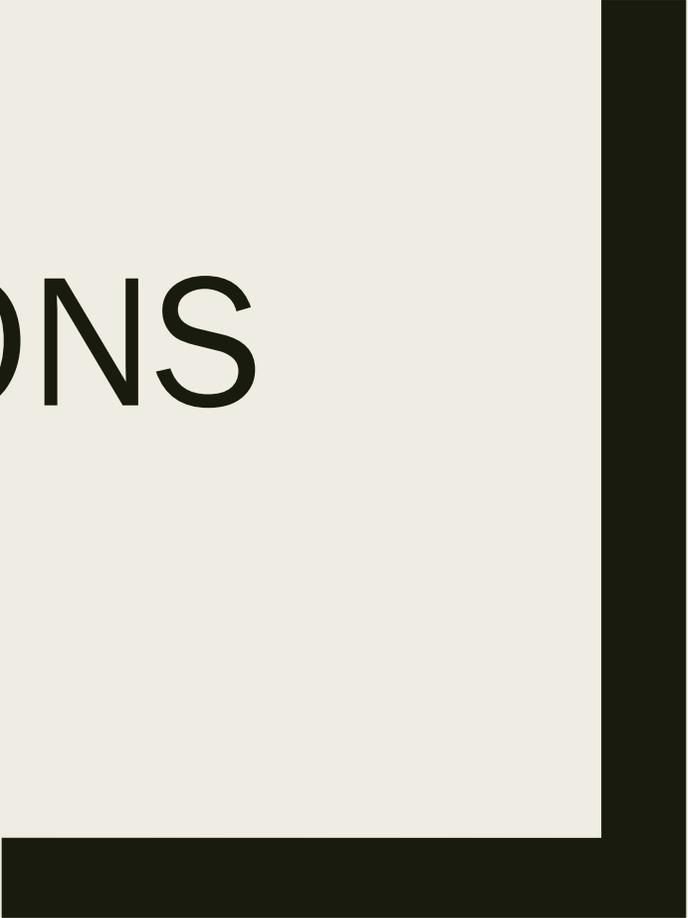
**Thank You!**

**Any Questions?**



# OLD TOWN ZONE REVISIONS

Project Update 5/21/2018



# Master Plan

Market-based focus shown on all development sites

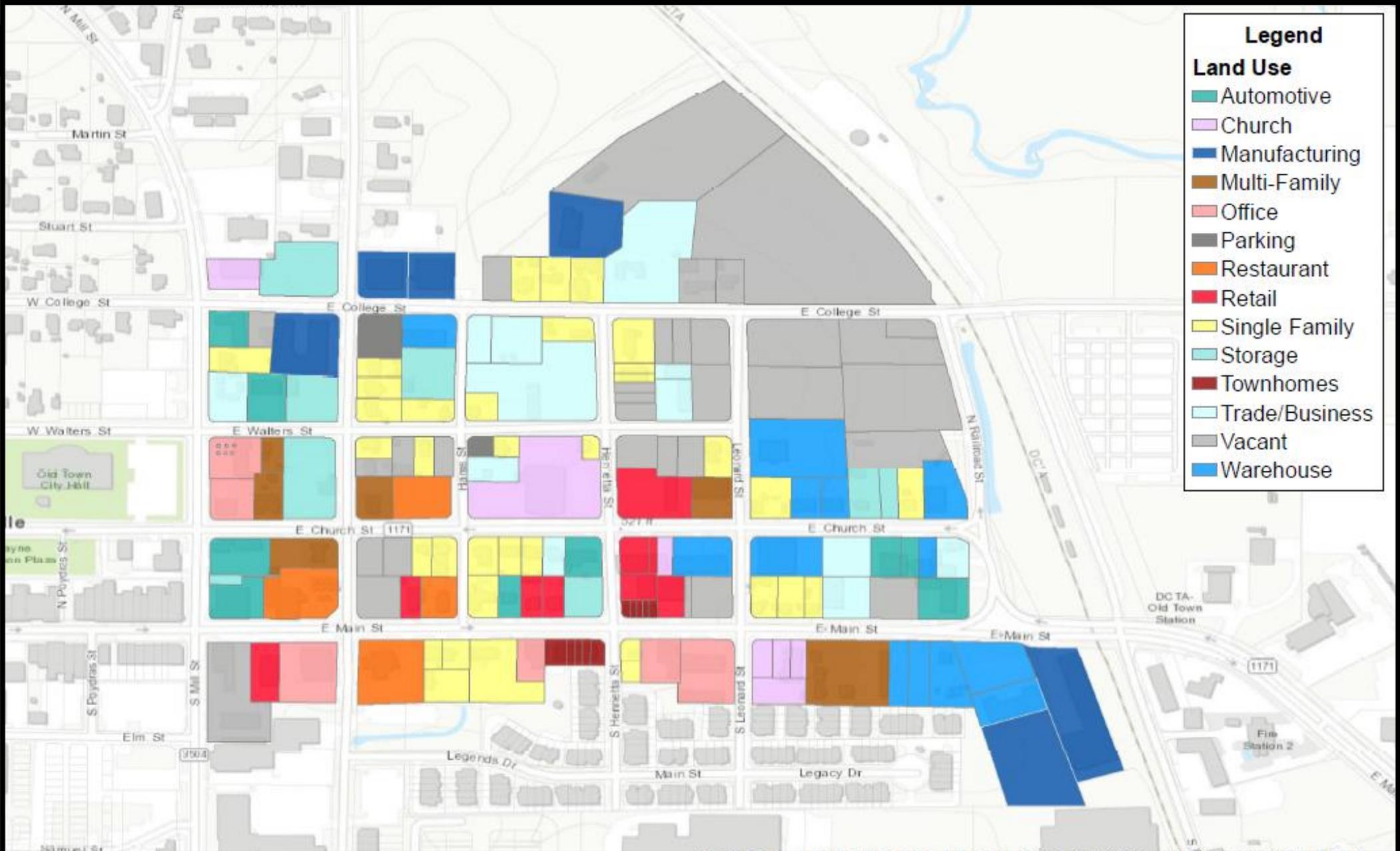
8 developments highlighted as being catalytic:

- Two mixed-use
- Two restaurant
- Two urban apartment
- Two townhome

Emphasizes urbanity:

- East-west connection
- Street block closure
- Street parking
- M/U on Church & Main
- Townhome transition
- Community garden
- Programmatic anchoring:
  - Institutional east of rail station
  - Housing density north of College
  - Restaurant density on Main
  - Townhome and M/U in core





- Legend**
- Land Use**
- Automotive
  - Church
  - Manufacturing
  - Multi-Family
  - Office
  - Parking
  - Restaurant
  - Retail
  - Single Family
  - Storage
  - Townhomes
  - Trade/Business
  - Vacant
  - Warehouse

# Process Overview



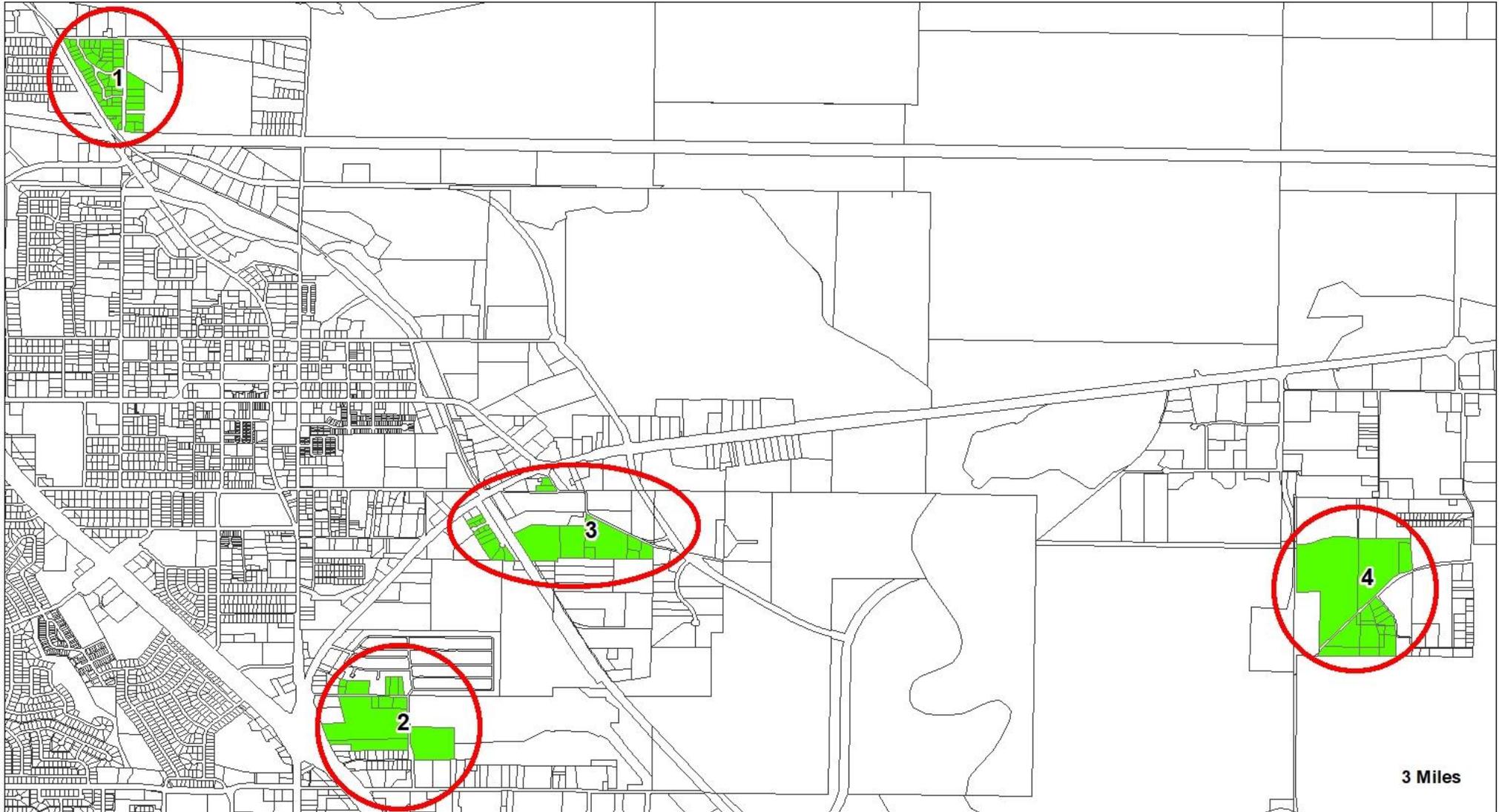
## 2. Adopt LI-2 Zoning District

### LI-2

- New zoning district
- Similar to LI except would allow some automotive repair and sales uses by right

### Intent

- Provide a tool to relocate Old Town automotive business
- Individual request to rezone required, staff would direct applicant to specific areas
- Rezone areas of limited visibility



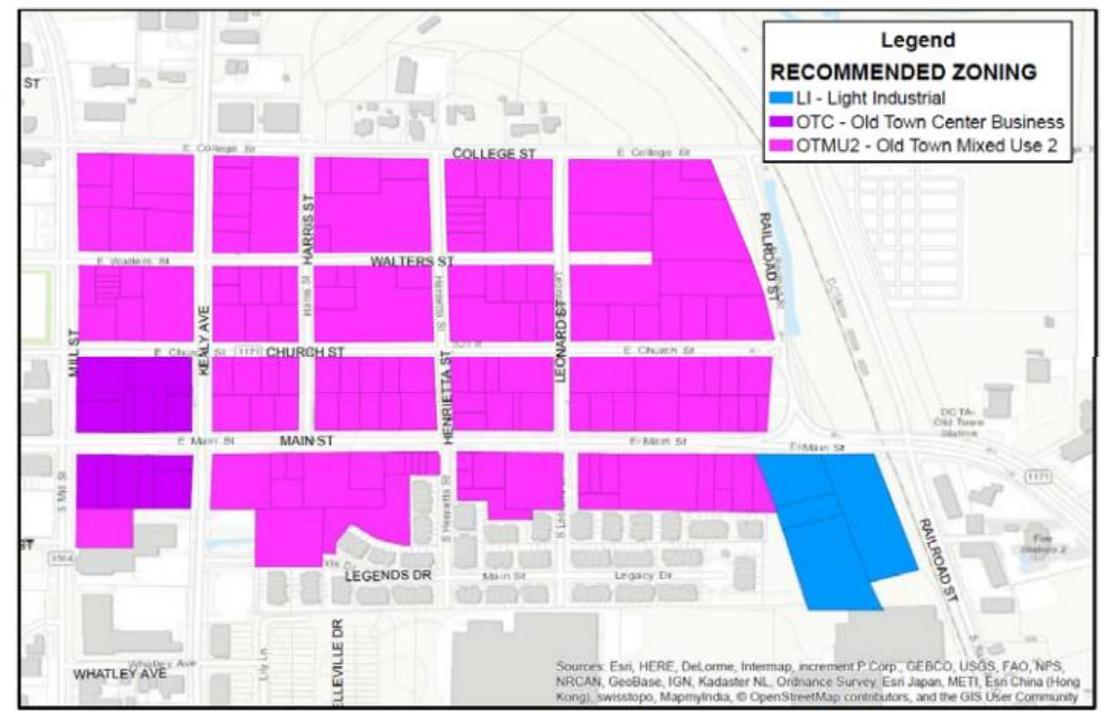
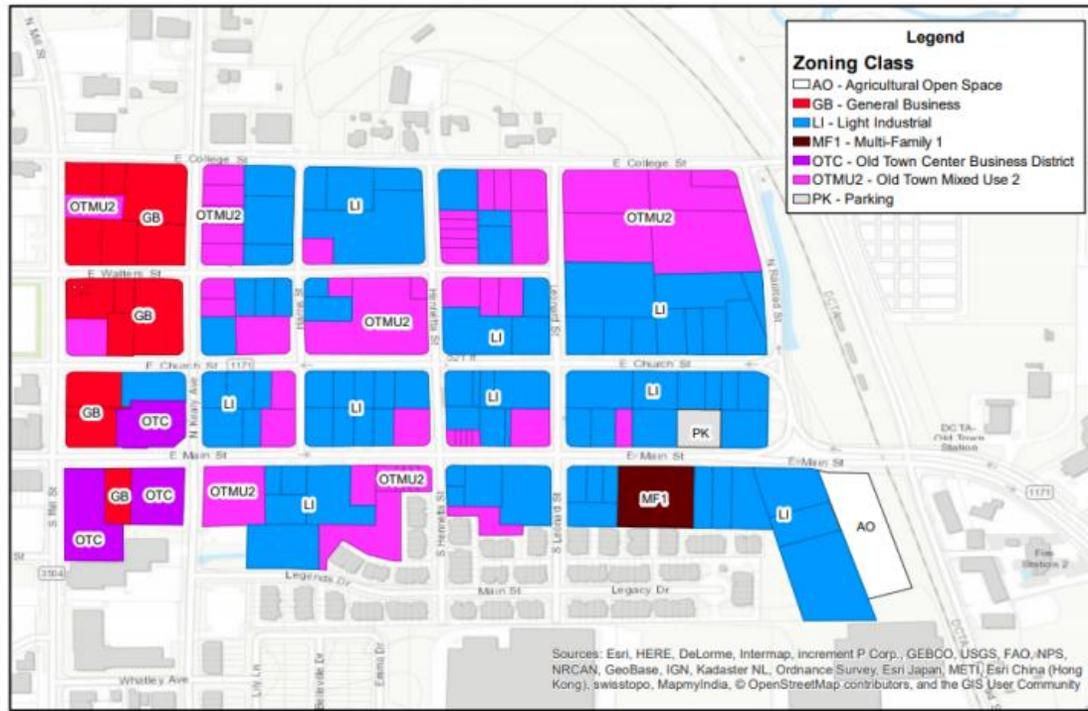
- 1** Off North Cowan Street. Possible with or without frontage on E. Jones Street
- 2** Southeast Quadrant of I-35E and Business 121. No frontage on either.
- 3** E. Main Street and Purnell. No frontage on Business 121 or E. Valley Ridge Blvd.
- 4** Bunker Hill Area

### Potential Automotive Relocation Areas



# 3. Rezone Old Town

In compliance with adopted plans and the Old Town Assessment



# 3. Rezone Old Town

Light Industrial (LI) Uses	Old Town Mixed Use 2 (OTMU2) Uses
Bottling Works	Single-Family, Two-Family and Multi-Family Dwellings, with conditions
Warehouse Distribution	Brewery Distillery or Winery
Auto Related Uses (SUP Required)	Hotels, Motels and Inns
Various Assembly and Manufacture	Retail Establishments
Testing and Research Laboratories	Restaurants
Self-Storage (SUP Required)	Professional Offices
Uses Permitted in GB and LC Zoning	Barber and Beauty Shops

# Process to Rezone Old Town

## Potential Developer Meeting

- Inform Developers of Vision
- Generate Interest in Redevelopment

## Property Owner Meeting

- Explain current legal Non-Conforming Status
- Inform property Owners on Impacts of Changes
- Introduce LI-2 Zoning

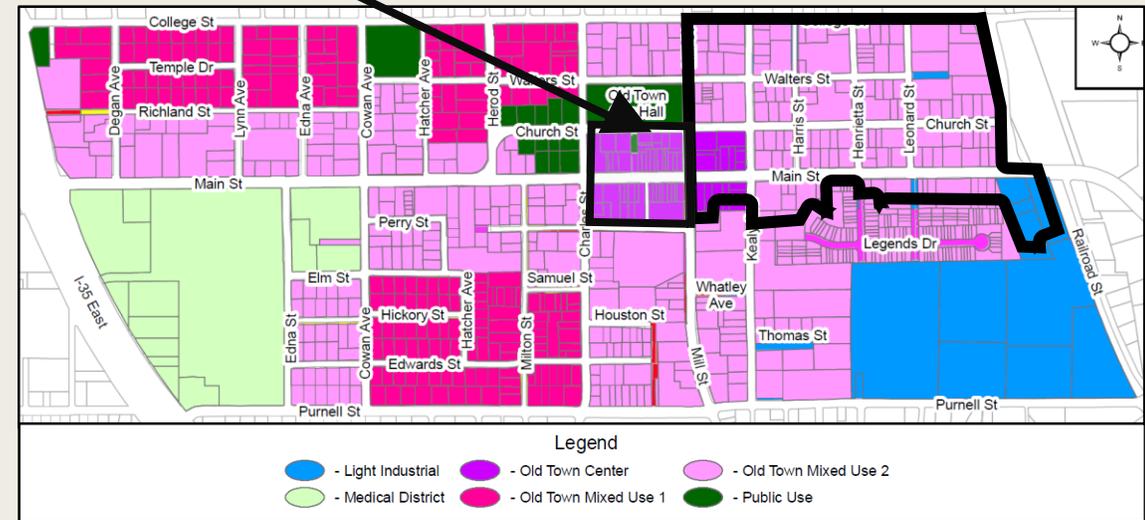
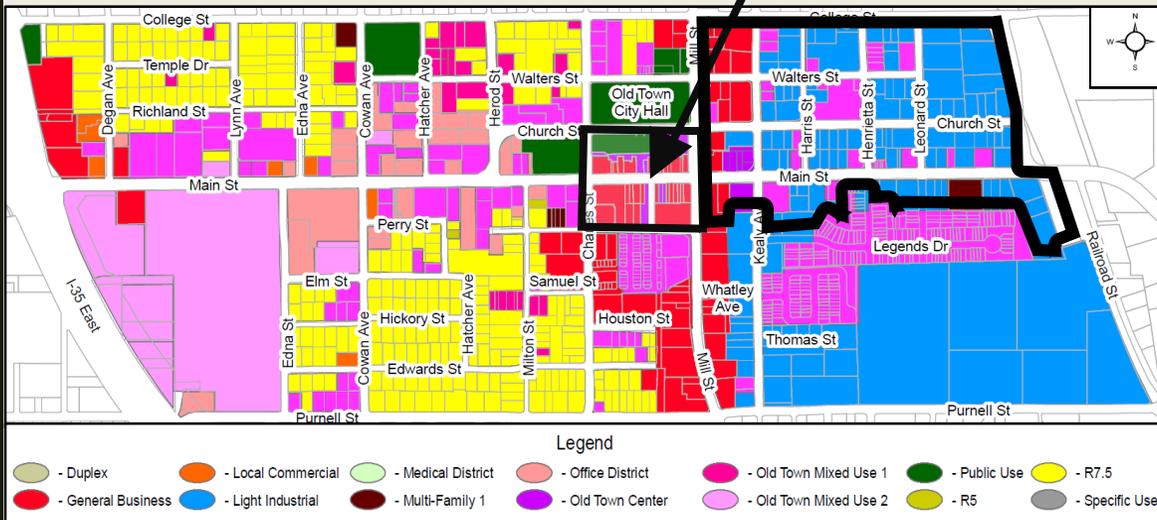
## Public Hearings

- Planning and Zoning Commission Recommendation
- City Council Approval

# 3. Rezone Old Town

Consider expanding Zoning Change to include more of Old Town

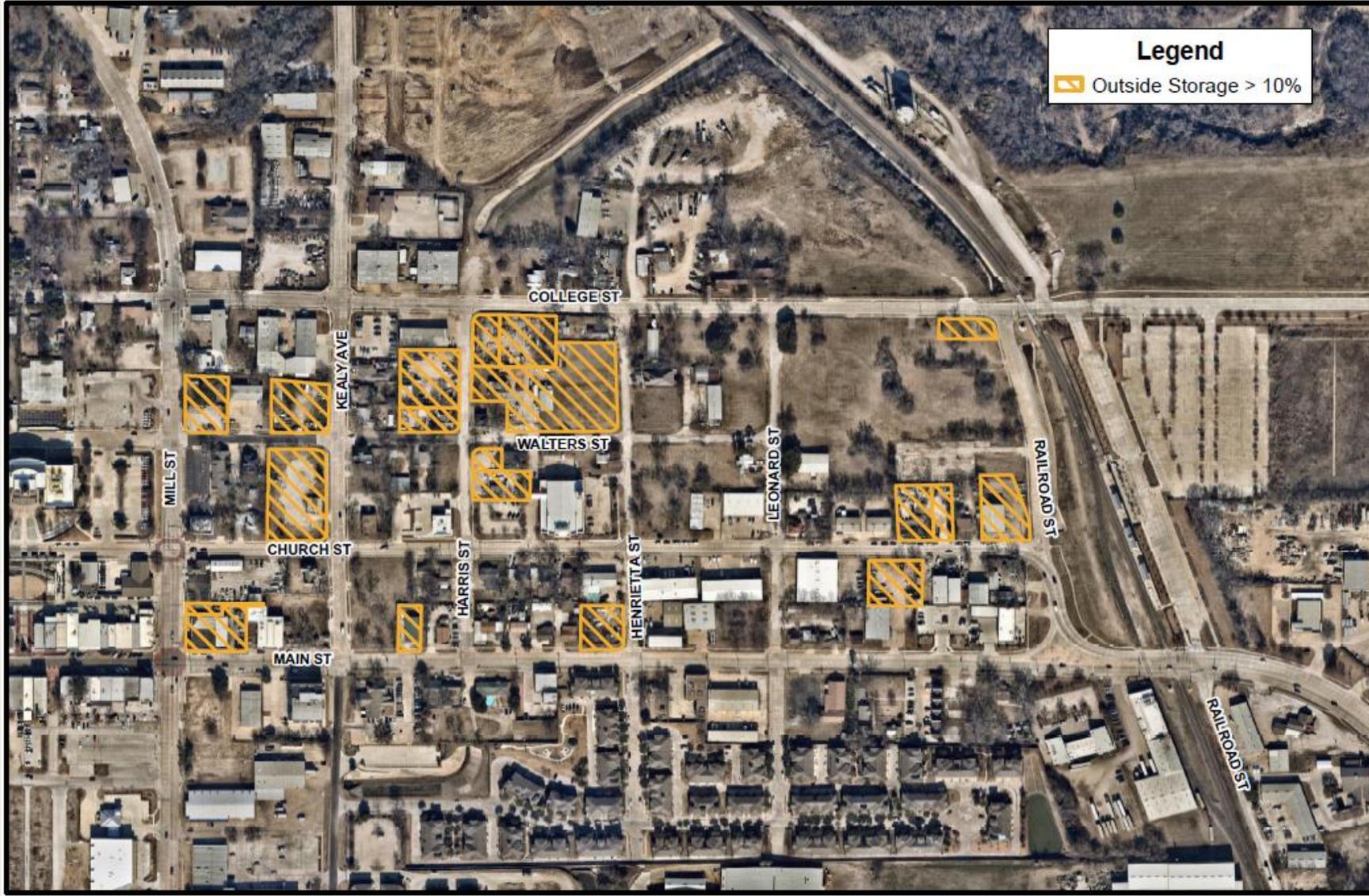
Complete Old Town Core



## 4. Consider Amortization Ordinance

- Uses with over 10% outdoor storage – more targeted impact to specific properties, fewer impacted.
- 10 years to comply, and process to appeal based on not having amortized investment
- Provide options to relocate from Old Town to areas with appropriate zoning and visibility
- After rezoning is approved so as not to confuse the two initiatives

# Commercial Outdoor Storage



# Process to Adopt Amortization Ordinance

## Property Owner Meetings

- Individual meetings with property owners or business owners to explain process.
- Explain impact to business.
- Address options for relocation, if applicable.

## Planning and Zoning Commission Recommendation

- Planning and Zoning Commission Recommendation
- City Council Approval

## 4. Consider Amending Office Uses in the OTC District

- Discourage Offices uses in Old Town Center (OTC) District.
- Allow offices by right on the second floor or higher of buildings, require an SUP for offices on the first floor.
- Existing office uses become legally non-conforming.