

## RECOMMENDATIONS FOR COUNCIL TO APPROVE

### Article 4.08 – Mobile Food Courts

The current mobile food court ordinance is 10 years old. A thorough discussion of the ordinance was discussed. Some changes were suggested such as the removing the requirement for a bathroom and put a larger distance between a food truck court and a brick-and-mortar restaurant. After a thorough discussion, and verifying against other cities and health codes, it was decided that the only changes being made to the Mobile Food Court Ordinance are red-lined in the Attached

### Article 4.06 – Mobile Food Trucks

We made a change in this ordinance to simply housekeeping of permitting fees and health code guidelines to ensure if fees have to be changes – they are done via the permit fee list and not in the individual ordinance. As to Health Code instead of giving any of the Texas Laws within our ordinance, we reference Texas Code to ensure the most accurate of info.

### Article 10.06.004 – Parkland Dedication & Park Improvement

We held a discussion that this ordinance strictly refers to residential buildings, we are seeking approval of council to work on this ordinance to incorporate a fee structure for commercial development as well. In discussion with several corporate developers, this is standard practice in many cities.

### Chapter 10 – Subdivision Regulations

We are recommending a name change from Subdivision Regulations to Development/Subdivision Regulations to make it more obvious to potential developers where commercial requirements also located.

### Chapter 14.01 – Create procedures for creating an overlay district

Utilizing an overlay district will allow for more control over ordinances within the district regardless of the underlying zoning. It will also allow for more say in building materials, setbacks, schedule of uses etc. that we want to apply in one area of town but not in all the underlying zoning such as B1 & B2.

### Chapter 14.02-2 – Create an overlay district for Downtown Area

This creates a specific overlay that while similar to the historical overlay district allows for different engagement with business in this zone that we don't want to pertain to Hwy 67. The zone does include residential areas, but the key to an overlay is that the additional restrictions only pertain to those items specifically mentioned – they do not have to impact residential at

all, unless it is decided to place additional restrictions in place on residential which has not been done at this time. We will be gathering opinions and holding public hearings on Schedule of Uses and and Special Requirements for this area that will be added to the district overlay in the next several months.

#### Article 4.06.003 – Outside Storage

After enforcement of the outside sells ordinance was undertaken where retail shops had to remove wares from sidewalks. A discussion with the retail owners to strike a balance allowing them attract attention and differentiate without overcrowding sidewalks. The results of this dialogue are recommended as attached in Article 4

#### Chapter 14.02.102 – Specific Use Permits

State law states that SUP follow the property but gives jurisdictions the ability move the SUP to follow the owner. We struck a balance that on residential (i.e., short term rentals) if an ownership change occurs, the new owners must apply for a new SUP. From a commercial standpoint if the business is sold as is and no changes, the SUP may be moved to the new owner with a simple owner change document and if the property is sold and purpose is changing a new SUP would have to be applied for.

#### Appendix A – Schedule of Uses

The following updates were recommended for the schedule of uses to ensure we have the proper businesses building in appropriate areas of town

Definitions – Ranch, Farm, Orchard or Truck Garden – allow for a single residence (tiny home or RV) to reside on property for a caretaker to reside. Similar to Note 1 where allowed with mini-warehouse use only.

Art Gallery under Accessory, Utility, Government, Institutional and incidental Uses was moved to the commercial

Carwash now will require a Specific Use Permit

Recreational Vehicle Storage will no longer be allowed in B2 but is allowed in I

Recreational Vehicle Sales will no longer be allowed in B2 but is allowed in I