



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** February 3, 2021  
**PREPARED BY:** Scott Dunlop, Assistant Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on proposed ordinances regulating electric vehicle charging stations, commercial and multi-family recycling requirements, and dollar-type store regulations.

### BACKGROUND/SUMMARY:

For discussion purposes and to provide staff direction on potential future ordinances. The first regards requiring the installation of EV charging stations in new parking lots or non-conforming ones that meet certain requirements that would cause them to come into compliance, like a vacant building is occupied by a more intense use so the parking lot needs to be expanded. The second is requiring businesses and multi-family properties to have recycling for employees, customers and residents. Cities that do this, like Austin and Dallas, have a phased in timeline depending on the size of the business or multi-family complex with the largest required to start immediately or shortly after passage. The third would regulate the location of dollar-type businesses like Dollar General or Dollar Tree. Cities like Fort Worth and Mesquite have location requirements, like they must be 5,000 ft from an existing one as well as requiring that a portion of the store is dedicated to fresh produce, like 10%. The rationale being it's suggested that dollar-type stores suppress the demand for a full-service grocery store, which Manor already lacks, and they offerings these stores provide a less nutritious and contribute to negative health effects.

**LEGAL REVIEW:** Yes, for EV parking ord, N/A for recycling and dollar-type store ordinances  
**FISCAL IMPACT:** Potentially for recycling ordinance  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Legal interpretation for EV charging
- Summary of Best Practices for EV Ordinances
- Example EV Ord for a city in Washington
- Pages from report from COA on EV
- Austin recycling requirements ordinance section
- Article and Code on Mesquite dollar store regs
- Article and Code on Fort Worth dollar store regs

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council discuss the proposed regulations and provide staff direction on potential ordinances to bring back to the City Council.