

Marble Falls Comprehensive Plan Update

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING # 4

January 14, 2016

Meeting Objectives



- Overview presentation of Chapter 5 – Halff
- CPAC discussion of recommended changes to Chapter 5 – Halff & CPAC
- CPAC discussion of upcoming Chapters 6, 7, & 8– Halff & CPAC
 - Parks, Recreation, & Open Space
 - Public Facilities & Services
 - Infrastructure
- Next steps – Halff

Plan Overview & Status

- Plan Chapters

- Ch. 1, *Plan Introduction & Context* – Complete; feedback received; revisions in progress
- Ch. 2, *Engagement & Vision* – Complete; feedback received; revisions in progress
- Ch. 3, *Planning for Growth* – Complete; feedback received; revisions in progress
- Ch. 4, *Mobility* – Complete; feedback received; revisions in progress
- Ch. 5, *Land Use, Character, & Design* – Part delivered Jan. 8th; part Jan. 11th; presentation tonight to receive feedback
- Ch. 6, *Parks, Recreation, & Open Space* - due in February; slated to be presented 02/11/2016
- Ch. 7, *Public Facilities & Services* - due in February; slated to be presented 02/11/2016
- Ch. 8, *Infrastructure* - due in February; slated to be presented 02/11/2016
- Ch. 9, *Implementation*

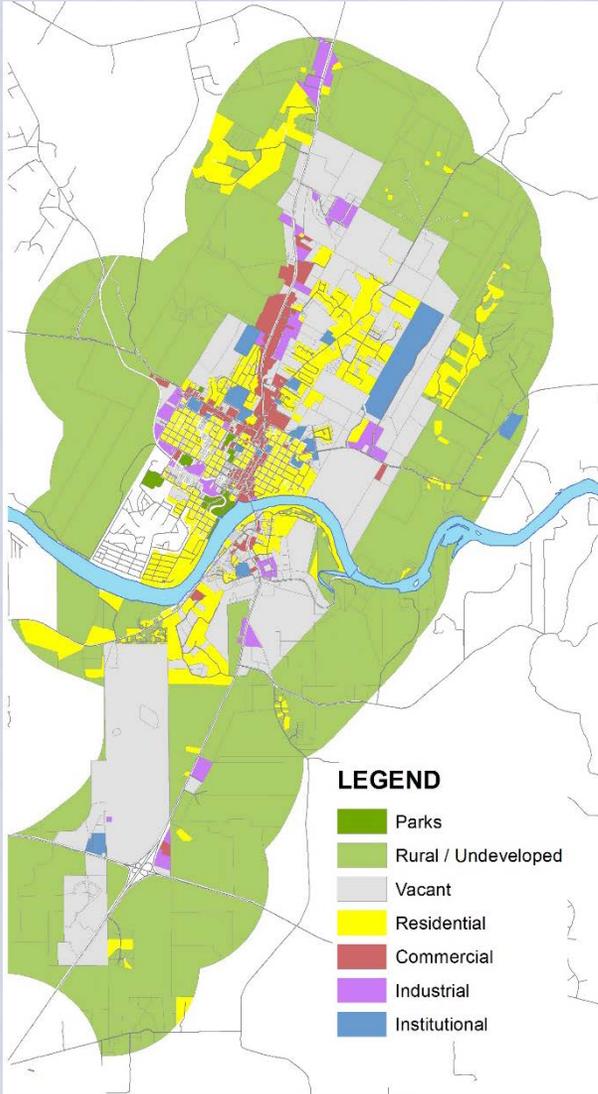
Ch. 5 Land Use, Character, & Design

- Describes current land use, character, and housing
 - Existing land use locations and quantities
 - Existing housing conditions
 - Existing City character and placemaking
- Provides plan, policy, and action recommendations
 - Land use, character, and design policies
 - Future Land Use Plan
 - Housing
 - Character and placemaking



Existing Land Use

Existing Land Use	City Limits		ETJ		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Park	78	0.8%	0	0.0%	78	0.3%
Rural	0	0.0%	14682	88.9%	14682	57.2%
Vacant	5067	55.2%	0	0.0%	5067	19.7%
Residential	1194	13.0%	833	5.0%	2027	7.9%
Commercial	376	4.1%	4	0.0%	380	1.5%
Industrial	341	3.7%	93	0.6%	434	1.7%
Institutional	423	4.6%	27	0.2%	450	1.8%
Other	1701	18.5%	868	5.3%	2569	10.0%
Total	9180	100%	16507	100%	25687	100%



Existing Housing Characteristics

Household Occupancy Characteristics

	2000*	2010†	2014‡
Total Housing Units	2,075	2,764	2,915
Average Household Size	2.51	2.40	2.33
Family Household Size	3.20	3.47	3.32
Non-Family Household Size	1.19	1.08	1.13
Occupied Units	1,931	2,522	2,606
Vacancy Rate	6.9%	8.8%	10.6%
Owner Occupied Units	1,095	1,370	1,195
Rate of Owner Occupancy	56.7%	54.3%	45.9%
Owner Vacancy Rate	3.3%	0.0%	1.2%
Renter Vacancy Rate	5.7%	7.8%	5.4%
Median Household Income	\$30,880	\$36,908	\$36,567

Source: U.S. Census Bureau. *2000 Decennial Census. †2006-2010 American Community Survey, 5-Year Estimates. ‡2010-2014 American Community Survey, 5-Year Estimates.

Age of Housing Stock

	Housing Units (Total)	Decade of Construction				
		1939 OR EARLIER	1940-1959	1960-1979	1980-1999	SINCE 2000
All Housing Types	2,606	60	228	432	858	1,028
		2%	9%	17%	33%	39%
Single-Family (attached & detached)	1,497	4%	15%	22%	25%	34%
Duplex/Triplex/Quadriplex	746	0%	0%	10%	45%	46%
Multifamily	197	0%	0%	0%	49%	51%
Other	166	0%	0%	23%	33%	45%

Source: U.S. Census Bureau. 2010-2014 ACS 5-Year Estimates, B25127: Tenure by Year Structure Built by Units in Structure.

Existing Housing Characteristics

Housing Type and Unit Breakdown

Housing Type	2000*		2010†		Percent change 2000-2010	2014‡		Percent change 2010-2014
	Total	Percent	Total	Percent		Total	Percent	
Single-family, Detached	1,186	57%	1,410	51%	19%	1,639	56%	16%
Single-family, Attached	77	4%	72	3%	-6%	87	3%	21%
Duplex	189	9%	230	8%	22%	508	17%	121%
Multifamily (3+ units)	338	16%	670	24%	98%	515	18%	-23%
Other	285	14%	382	14%	34%	166	6%	100%
Total	2,075		2,764		33%	2,915		5%

Source: U.S. Census Bureau. *2000 Decennial Census. †2006-2010 American Community Survey, 5-Year Estimates. ‡2010-2014 American Community Survey, 5-Year Estimates.

Existing Housing Characteristics

Housing Type and Unit Breakdown

PROJECTION OF HOUSING UNITS	Total Population		Housing Units (Total)	Housing Units (Occupied)	Occupancy Rate	Average Household Size
2000*	4,959		2,075	1,931	93%	2.51
2010†	6,046		2,764	2,522	91%	2.37
2014‡	6,137		2,915	2,606	89%	2.33
2040	10,171		4,883	4,365	89%	2.33
PROJECTION OF HOUSING TYPE	Single-Family, Detached	Single-Family, Attached	Duplex	Multifamily (3+ units)	Other	Total
2014	1,639	87	508	515	166	2,915
	56.2%	3.0%	17.4%	17.7%	5.7%	
2040	2,745	146	851	863	278	4,883
Additional Demand	1,106	59	343	348	112	1,968
<p>Note: Projections for 2040 assumes same rates of average household size, occupancy rate, and distribution of housing types from 2014. Source: U.S. Census Bureau. *2000 Decennial Census. †2006-2010 American Community Survey, 5-Year Estimates. ‡2010-2014 American Community Survey, 5-Year Estimates.</p>						

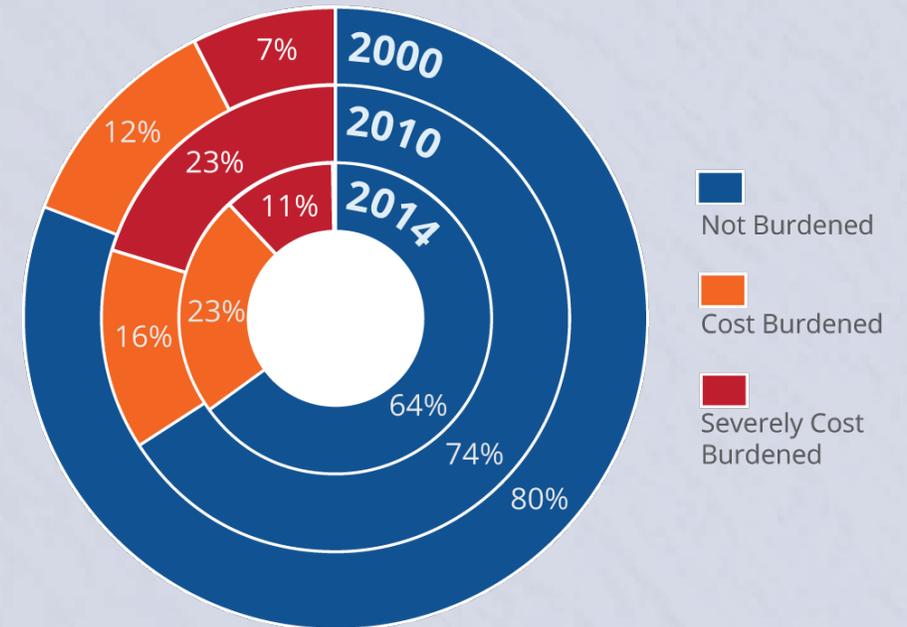
Existing Housing Characteristics

Household Financial Characteristics

	2000*	2010†	Percent change 2000-2010	2014‡	Percent change 2010-2014
Median Property Value	\$84,600	\$131,000	54.8%	\$164,100	25.3%
Median Gross Rent	\$511	\$704	37.8%	\$898	27.6%
Median Household Income	\$30,880	\$36,908	19.5%	\$36,567	-0.9%
Monthly Income	\$2,573	\$3,076	--	\$3,047	--
Home Value: Income Ratio	2.7	3.5	--	4.5	--
Monthly Rent: Income Ratio	0.2	0.2	--	0.3	--

Source: U.S. Census Bureau. *2000 Decennial Census. †2006-2010 American Community Survey, 5-Year Estimates. ‡2010-2014 American Community Survey, 5-Year Estimates.

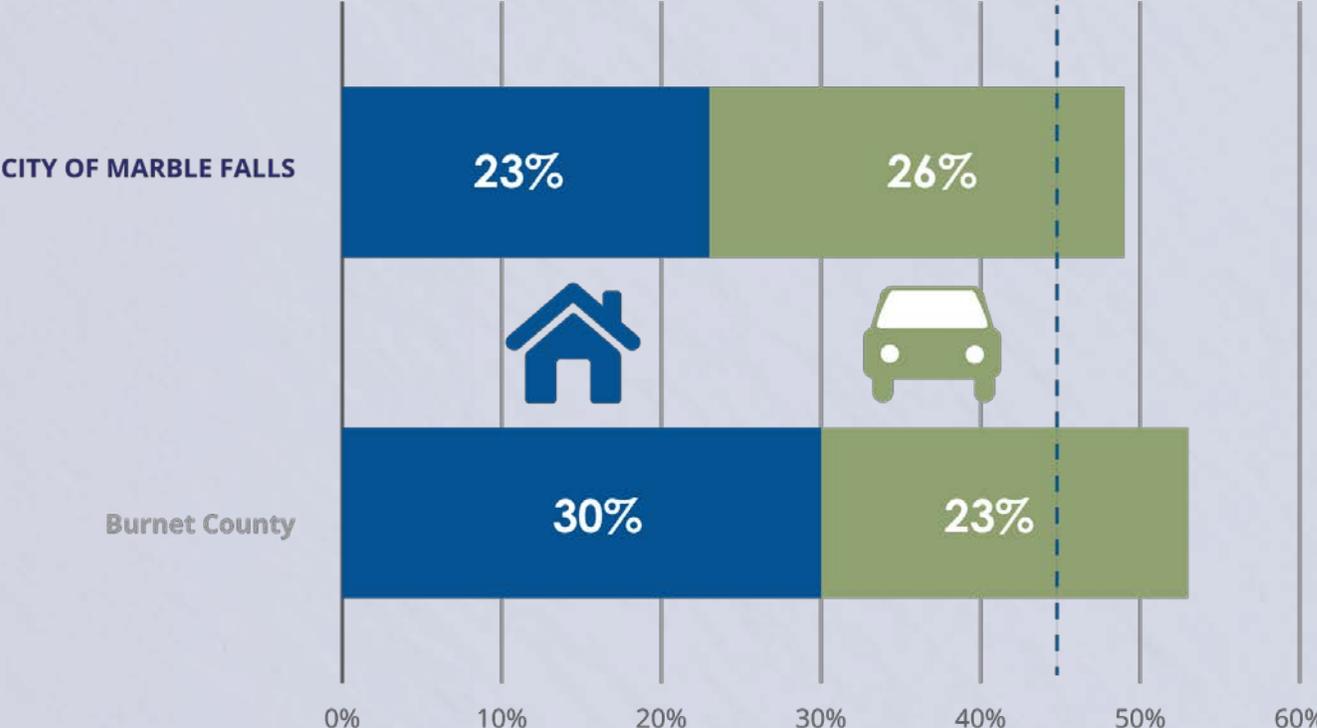
Cost Burdened Households



Existing Housing Characteristics

Housing & Transportation Affordability Index

The combined costs of housing and transportation should not exceed 45% in order to be considered affordable.



Land Use, Character & Design Policies

1. Guide the types, patterns, and designs of different land uses using the Growth Plan, Future Land Use Plan, zoning map, and associated development regulations.
2. Protect the rural character of Marble Falls' extraterritorial jurisdiction (ETJ) by preventing premature urbanization through the use of rural and open space land use designations and land use protections.
3. Protect the City's sensitive natural resources (e.g., floodplain) as areas of protected open space.
4. Encourage new development and redevelopment where adequate public services and utilities are already in place and have adequate capacity.

Land Use, Character & Design Policies

5. Ensure improved transitions between different types of land uses through adequate landscaping, screening, and buffering.
6. Ensure infill development will be compatible with existing and well-established land uses through appropriate use and site design regulations.
7. Promote and/or incentivize infill housing while protecting the quality and character of existing, well-established neighborhoods.
8. Promote public and/or private investment in neighborhoods to improve connectivity, improve property values, and support long-term vitality.

Land Use, Character & Design Policies

9. Foster the development of new neighborhoods that promote walkability connectivity, and social cohesiveness through adequately designed open spaces and common areas.
10. Foster the development of new neighborhoods that include a variety of housing types and sizes to meet the needs of a growing workforce and multi-generational life cycle community.
11. Promote public and/or private investment in Downtown Marble Falls that maintains or creates an urban, walkable, mixed-use environment in a manner that supports both local- and tourist-based economic development opportunities and public lake access.

Land Use, Character & Design Policies

12. Cultivate a predictable investment climate that attracts high-quality development practices (e.g., building form, architecture, and quality signage and landscaping) by protecting property investments from incompatible or ad hoc development decisions.
13. Promote public and/or private investments, projects, or actions that enhance the character and aesthetic attractiveness of the City's corridors, neighborhoods, and open spaces.
14. Protect and/or enhance areas and buildings of historic value in accordance with historic preservation guidelines and appropriate development standards.

Character

RURAL



SUBURBAN



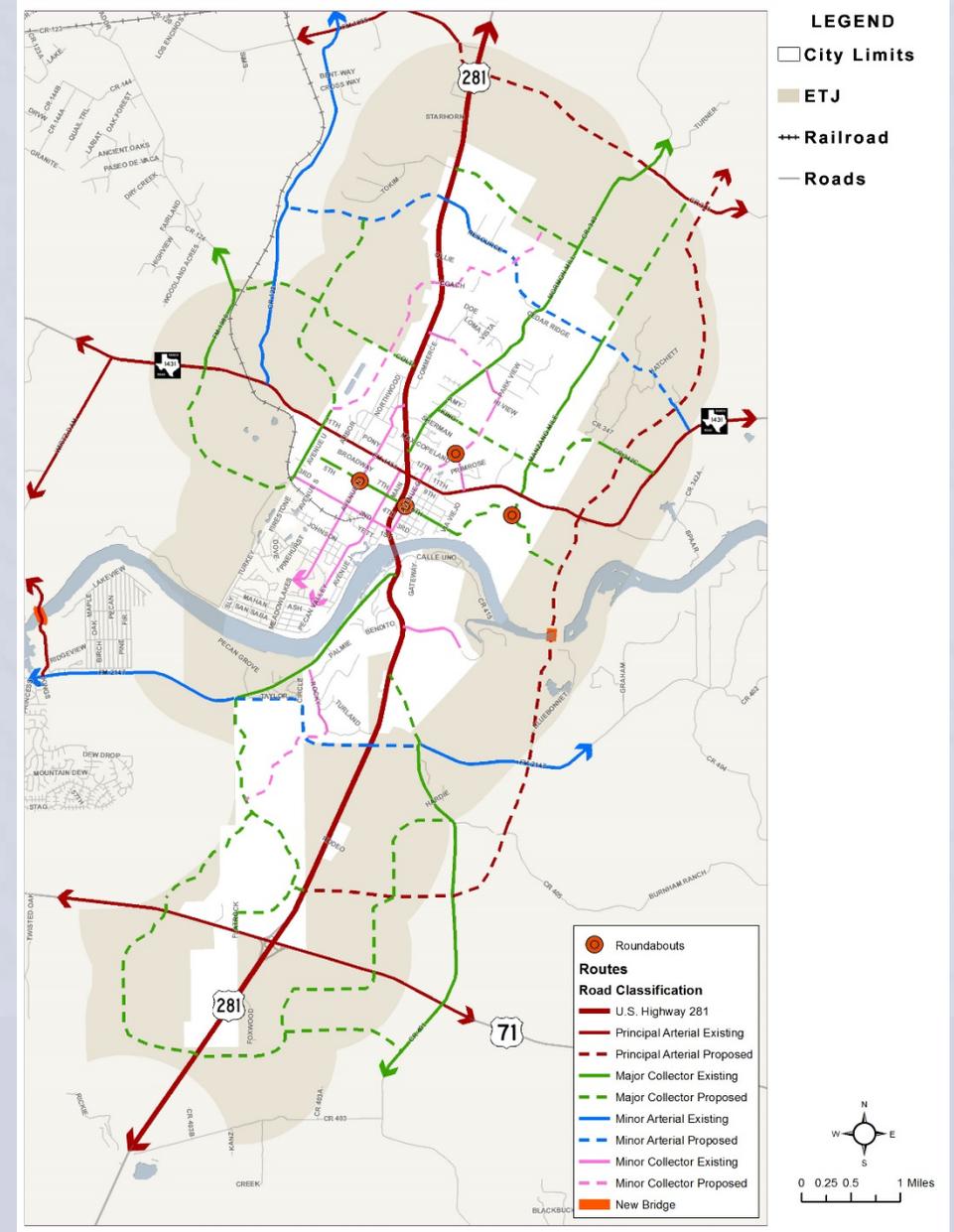
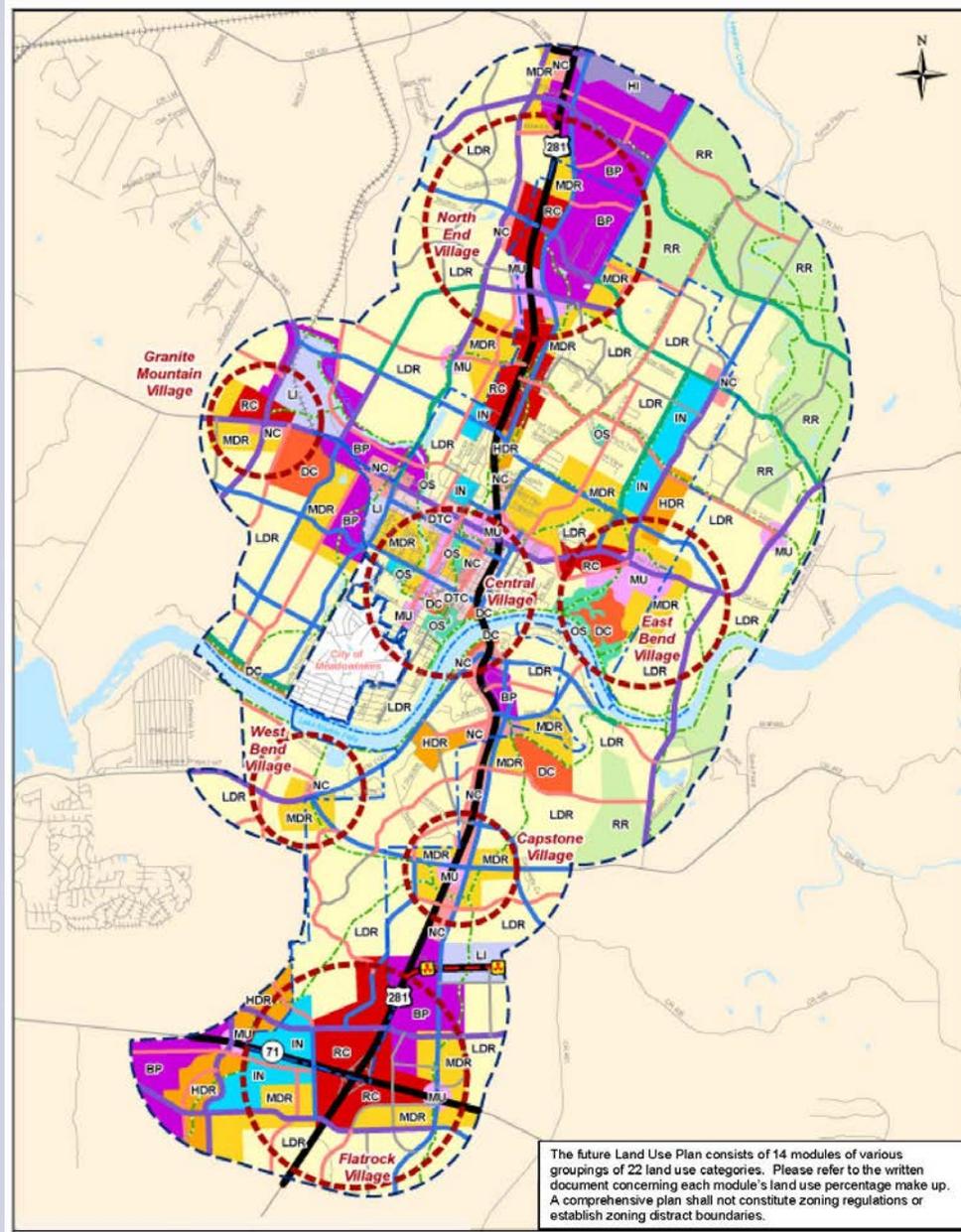
AUTO-ORIENTED



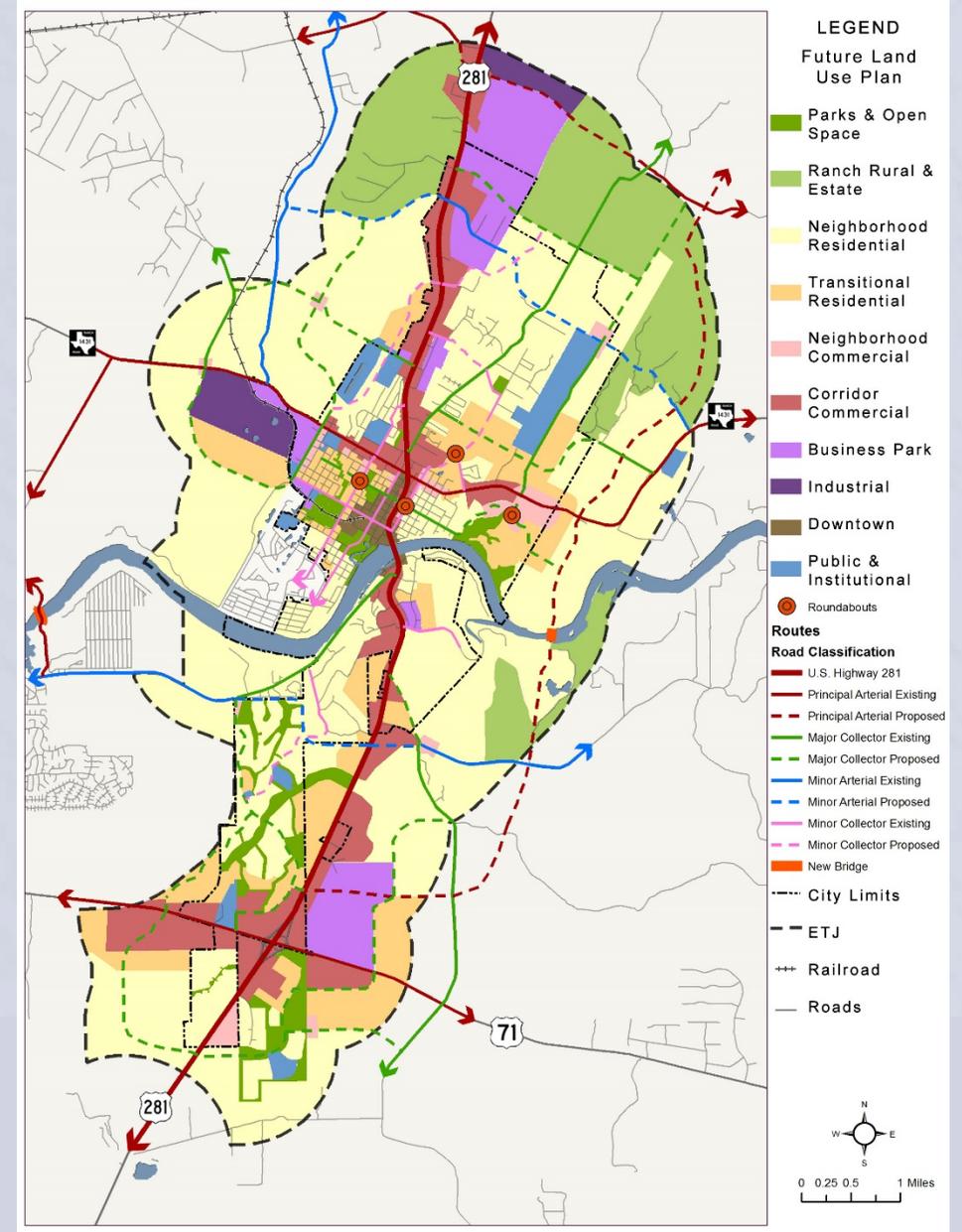
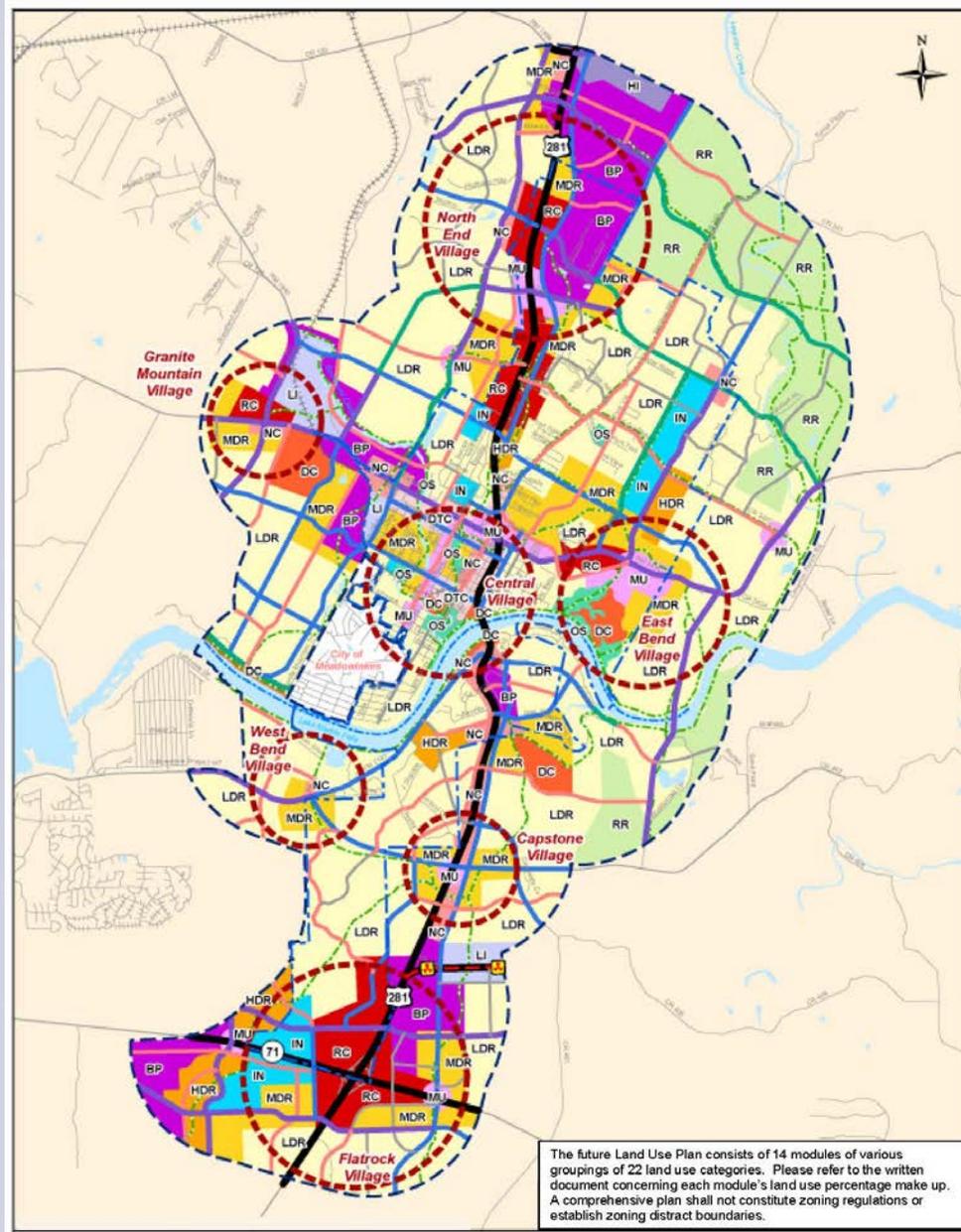
URBAN



Existing vs. Proposed Thoroughfare Plan



Existing vs. Proposed FLU



FLU Classification Acreage & Percentage

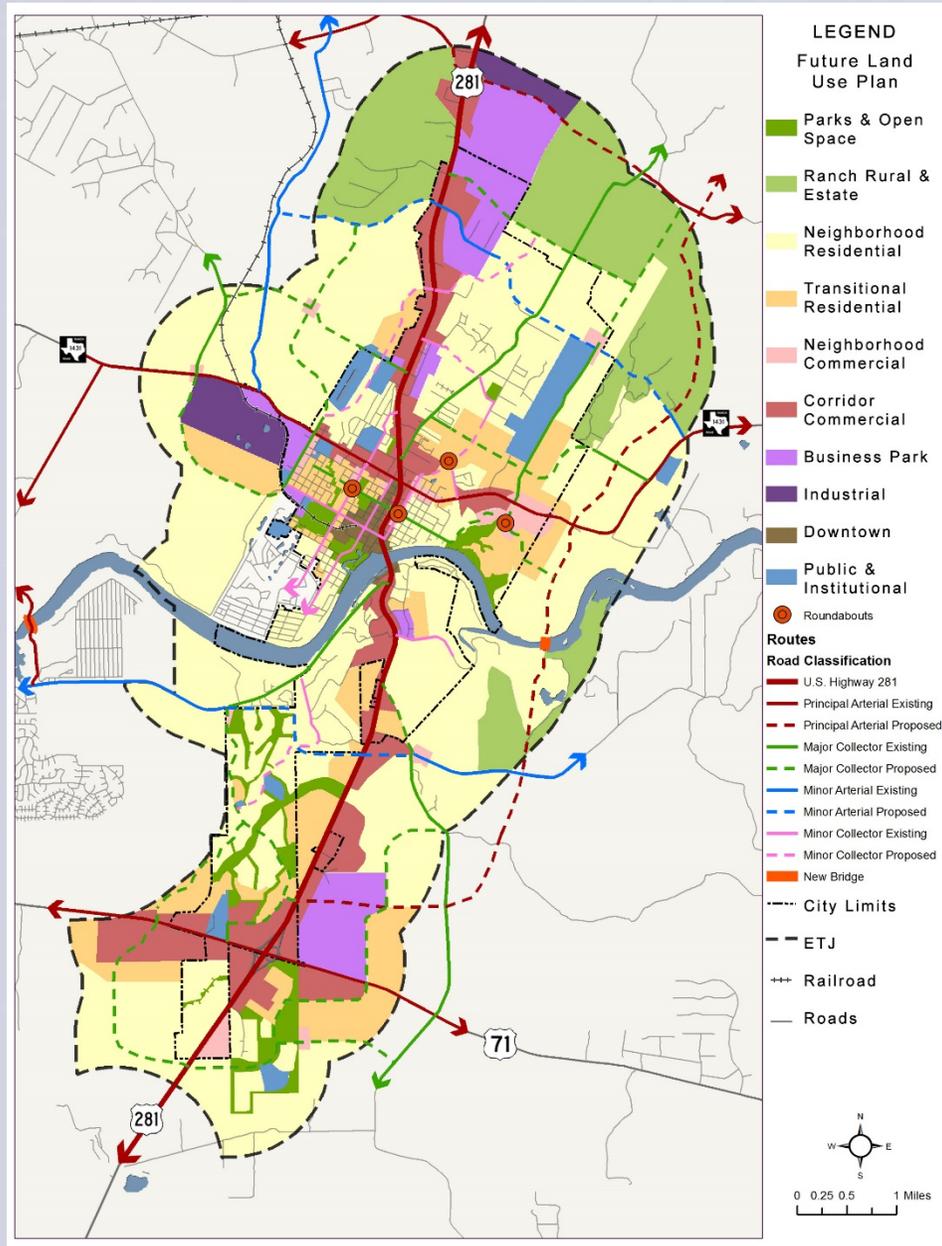


Table 5.7, Future Land Use Classification Acreage and Percentage Breakdown

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	ACRES	PERCENT
PARKS & OPEN SPACE	PO	452	1.79
RANCH RURAL & ESTATE	RR	3,479	13.77
NEIGHBORHOOD RESIDENTIAL	NR	13,246	52.44
TRANSITIONAL RESIDENTIAL	TR	2,454	9.72
NEIGHBORHOOD COMMERCIAL	NC	333	1.32
CORRIDOR COMMERCIAL	CC	2,088	8.27
BUSINESS PARK	BP	1,446	5.73
INDUSTRIAL	IN	503	1.99
DOWNTOWN	DN	162	0.64
PUBLIC & INSTITUTIONAL	PI	561	2.22
LAKE MARBLE FALLS AREA	-	533 ¹	2.11
TOTAL		25,257²	100.00

¹ The acreage for Lake Marble Falls is estimated as being the remaining areas within Marble Falls City limits and ETJ and not designated as another future land use classification.
² The total number of acres equals the land area within Marble Falls City limits and ETJ, minus the acreage included in the City of Meadowlakes City limits.

Parks & Open Space



Parks & Open Space

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
PARKS & OPEN SPACE	PO	Primary: <ul style="list-style-type: none"> Public parks and recreation areas, golf courses, trails, land within floodplains, stormwater management systems (if appropriate) Secondary: <ul style="list-style-type: none"> Special events (e.g., races, etc.) 	452	1.79

Ranch Rural & Estate



Ranch Rural & Estate

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
<p>RANCH RURAL & ESTATE</p>	<p>RR</p>	<p>Primary:</p> <ul style="list-style-type: none"> Farming, ranching, equestrian facilities, stock & poultry raising, dairy production, greenhouses and nurseries, individual residential lots (min. 5 ac./lot), large-lot single-family detached residential neighborhoods (min. 4 ac./lot) without public facilities <p>Secondary:</p> <ul style="list-style-type: none"> Limited Use Basis: passive park or trail, institutional, bed and breakfasts Conditional Use Basis: leasing of land for recreational purposes, conservation subdivisions (if surrounded by large amounts of open space), commercial establishments (if predominantly associated with serving rural uses or lifestyles) 	<p>3,479</p>	<p>13.77</p>

Neighborhood Residential



Neighborhood Residential

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
NEIGHBORHOOD RESIDENTIAL	NR	Primary: <ul style="list-style-type: none"> Single-family detached residential, neighborhood-serving parks, trails, and open space Secondary: <ul style="list-style-type: none"> Limited Use Basis: parks (active or passive) intended for residents of greater Marble Falls community Conditional Use Basis: golf courses, primary and secondary schools, institutional uses (e.g., fire station), places of public assembly, neighborhood-serving nonresidential (e.g., day care), bed and breakfasts (in Old Township areas of the City) 	13,246	52.44

Transitional Residential



Transitional Residential

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
TRANSITIONAL RESIDENTIAL	TR	<p>Primary:</p> <ul style="list-style-type: none"> Single-family attached and multi-family residential, neighborhood-serving parks, trails, and open space <p>Secondary:</p> <ul style="list-style-type: none"> Limited Use Basis: parks (active or passive) intended for residents of greater Marble Falls community, neighborhood-serving nonresidential (e.g., day care), institutional uses (e.g., fire station), small lot single-family detached as a small portion of a planned development Conditional Use Basis: golf courses, primary and secondary schools, places of public assembly, bed and breakfasts (in Old Township areas of the City) 	2,454	9.72

Neighborhood Commercial



Neighborhood Commercial

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
NEIGHBORHOOD COMMERCIAL	NC	Primary: <ul style="list-style-type: none"> Professional offices, food sales, convenience stores, general retail sales, personal services, medical or healthcare facilities, life care housing or facilities, restaurants, parks, trails, and open space Secondary: <ul style="list-style-type: none"> Limited Use Basis: institutional uses (e.g., fire station), day care services Conditional Use Basis: primary and secondary schools, places of public assembly 	333	1.32

Corridor Commercial



Corridor Commercial

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
CORRIDOR COMMERCIAL	CC	<p>Primary:</p> <ul style="list-style-type: none"> All commercial and civic uses as set out in the C-3, <i>General Commercial</i> district in the City's Code of Ordinances Business Park uses as long as they were subject to the same standards set out for Corridor Commercial <p>Secondary:</p> <ul style="list-style-type: none"> Primary uses identified in Transitional Residential, only as part of a larger planned development where the associated residential uses comprise no more than 25 percent of the land area devoted to the overall development 	2,088	8.27

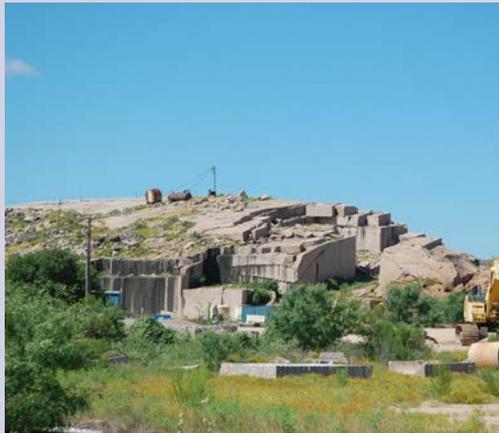
Business Park



Business Park

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
BUSINESS PARK	BP	<p>Primary:</p> <ul style="list-style-type: none"> Flexible office/warehouse, logistics and distribution centers, data centers, corporate offices and/or campuses, light manufacturing and industrial (where operations are conducted within the building, generate little to no perceived off-site nuisances, and outdoor storage is fully screened from public rights-of-way and abutting non-compatible uses), certain commercial uses (e.g., indoor recreation), sale of outdoor equipment <p>Secondary:</p> <ul style="list-style-type: none"> Limited Use Basis: institutional uses (e.g., fire station), retail or wholesale uses (if related to selling a product that is manufactured on site or primary client base is related to supporting others who work in nearby business park areas) Conditional Use Basis: primary and secondary schools, places of public assembly 	1,446	5.73

Industrial



Industrial

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
INDUSTRIAL	IN	Primary: <ul style="list-style-type: none"> • Primary uses identified in Business Park • Limited Use Basis: scrap and salvage operations and stock yards • Conditional Use Basis: more intense uses, such as basic industry and resource extraction 	503	1.99

Downtown



Downtown

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
DOWNTOWN	DN	Primary: <ul style="list-style-type: none"> All uses as set out in the MSD, <i>Main Street District</i> section of the City's Code of Ordinances as well as convention center, pedestrian plazas, downtown lofts Secondary: <ul style="list-style-type: none"> Conditional Use Basis: some Transitional Residential uses (e.g., townhouses and apartments) if designed as part of a larger mixed-use development with urban character 	162	0.64

Institutional



Institutional

FUTURE LAND USE CLASSIFICATION	MAP COLOR / SYMBOL	PRIMARY & SECONDARY USES	ACRES	PERCENT
PUBLIC & INSTITUTIONAL	PI	Primary: <ul style="list-style-type: none"> Primary and secondary schools, government facilities, community centers, hospitals Secondary: <ul style="list-style-type: none"> Limited Use Basis: medical offices when constructed as part of the Baylor Scott & White hospital complex, passive park or trail should as part of other Public or Institutional uses not located within an area designated as Park or Open Space 	561	2.22

Objective 5.1 – Utilize the FLU Plan to guide the quality & character of (re)development

- Action 5.1.1 – Use to guide plans and projects regarding existing development
 - Small area plans, redevelopment projects, infrastructure and public facilities, budgeting & CIP
- Action 5.1.2 – Use to guide new private sector development
 - Desired balance of land uses
 - Character & compatibility of land uses
 - Timing of development
- Action 5.1.3 – Consider a comprehensive update to the City’s zoning regulations
- Action 5.1.4 – Considering restructuring the zoning regulations to improve readability and usability

Example Zoning Regulation Restructuring

C-1 NEIGHBORHOOD COMMERCIAL BASE DISTRICT (§§ 710-719)



P = Permitted Use; L = Limited Use; C = Conditional Use; X = Prohibited Use

711. - Purposes.

The C-1 Neighborhood Commercial Base District is intended to provide for neighborhood commercial service and office facilities. The district is subject to the same performance standards as other residential environments.

712. - Permitted uses.

The following uses are permitted:

A. Commercial:

Administrative

Food sales.

Food and beverage

General retail

Health care office

Personal services

Restaurant (commercial)

Restaurant (general)

Land Use	Limited and Conditional Use Standards	Zoning Districts								
		Agriculture	Residential				Nonresidential			
		AG	R-1	R-2	NC	NT	C-1	C-2	I-1	PR
Residential Uses										
Single-Family Detached										
- Cottage	Sec. 2.202	X	X	X	X	L	X	X	X	X
- Industrialized Housing	Sec. 2.202	L	L	L	L	L	X	X	X	X
- Single-Family Detached	Sec. 2.202	P	P	P	P	P	L	L	X	X
- Manufactured Home	Sec. 2.202	L	L	L	L	L	X	X	X	X
Single-Family Attached										
- Duplex	Sec. 2.202	X	X	L	L	L	X	X	X	X
- Triplex	Sec. 2.202	X	X	L	X	L	X	X	X	X
- Townhouse	Sec. 2.202	X	X	L	X	L	X	X	X	X
- Live-Work Unit	Sec. 2.202	X	X	X	X	X	X	L	X	X
Multi-family										
- Apartment	Sec. 2.202	X	X	X	X	X	L	C	X	X
Residential Neighborhood Types										
Standard Residential Neighborhood	N/A	P	P	P	P	P	X	X	X	X
Planned Cluster	N/A	P	P	P	X	X	X	X	X	X
Mixed-Use	N/A	X	X	X	X	X	X	L	X	X
Manufactured Home Park or Subdivision	N/A	C	X	C	L	L	X	X	X	X
Recreational Vehicle (RV) Park	N/A	C	X	C	L	L	X	X	X	X



Source: Graphics created as part of previous work experience with another firm.

Objective 5.2 – Enhance neighborhood quality and character of existing neighborhoods

- Action 5.2.1 – Consider advocacy program to aid in code compliance
- Action 5.2.2 – Consider public or public/private infrastructure improvements
 - Drainage and floodway improvements
 - Street improvements (e.g., curb & gutter, new paving or reconditioning)
 - Pedestrian & bicycle connectivity (e.g., upgraded or added sidewalks, retrofitted on-street bike lanes)
 - Parks and recreation improvements

Objective 5.3 – Improve housing choice for existing and new residents

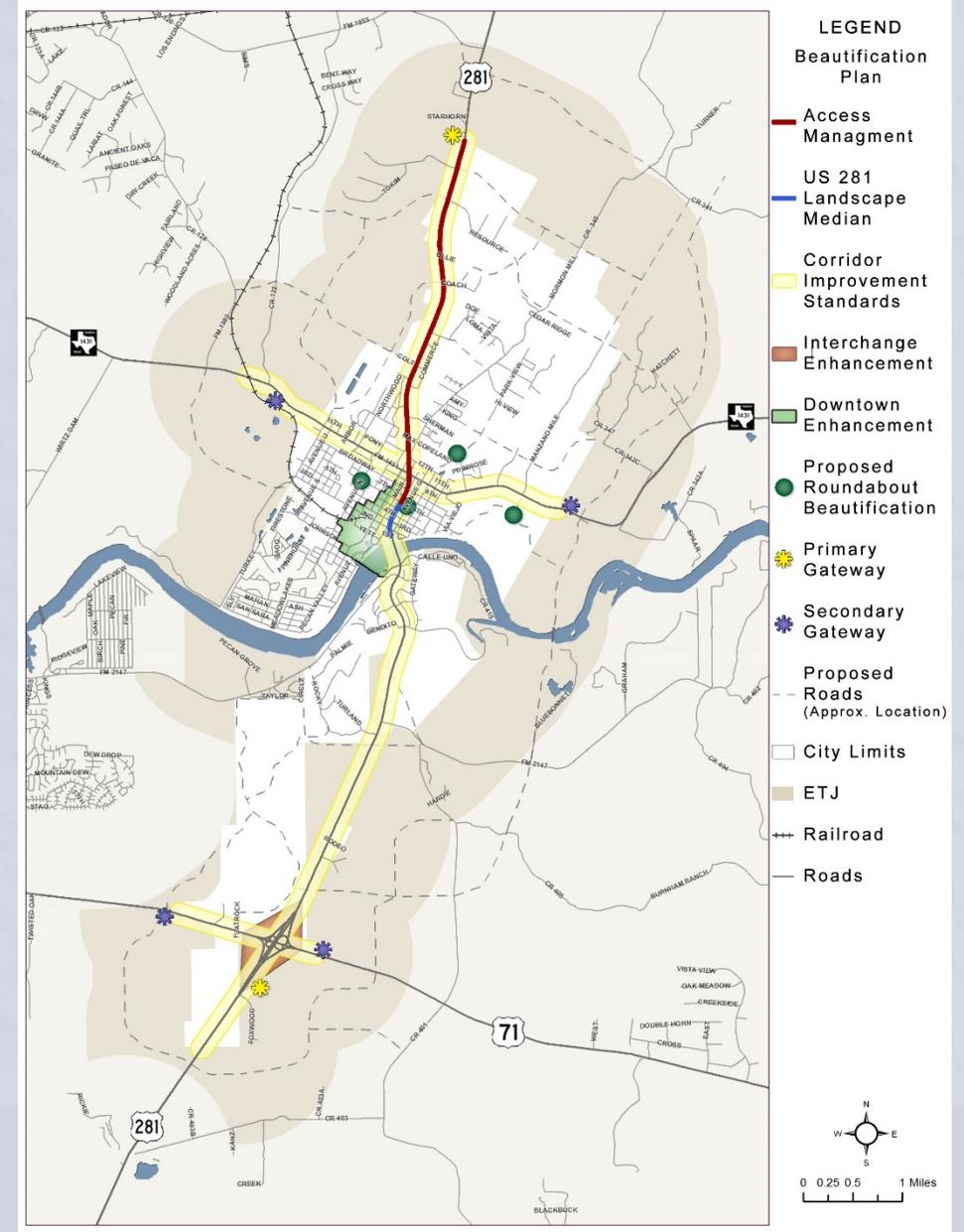
- Action 5.3.1 – Consider establishing a housing palette to direct the quality and design of new residential housing choice
 - Housing palette could contain minimum standards for housing type making it more flexible to be located in multiple zoning districts
 - Should include improved standards for attached and multi-family projects
 - Would improve predictability of housing configuration and quality



Source: Graphics created as part of previous work experience with another firm.

Objective 5.4 – Improve character & appearance through public/private sector actions

- Action 5.4.1 – Utilize gateways, entry signs, and landscaping to indicate entrance into the City

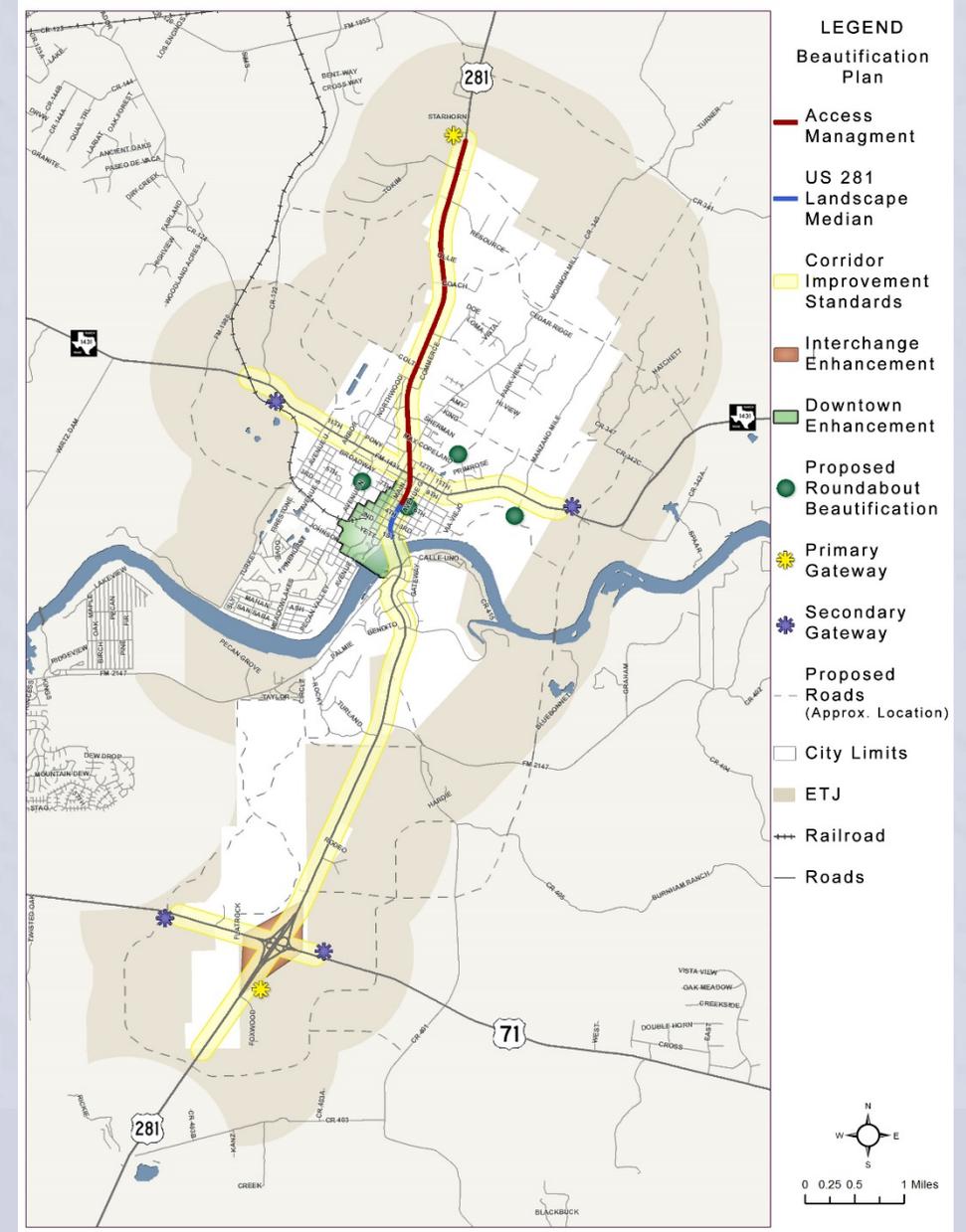


Example Primary Gateway



Objective 5.4 – Improve character & appearance through public/private sector actions

- Action 5.4.2 – Coordinate with TxDOT to improve the appearance of U.S. 281 / State Highway 71 interchange



Example Landscaping / Bridge Enhancements



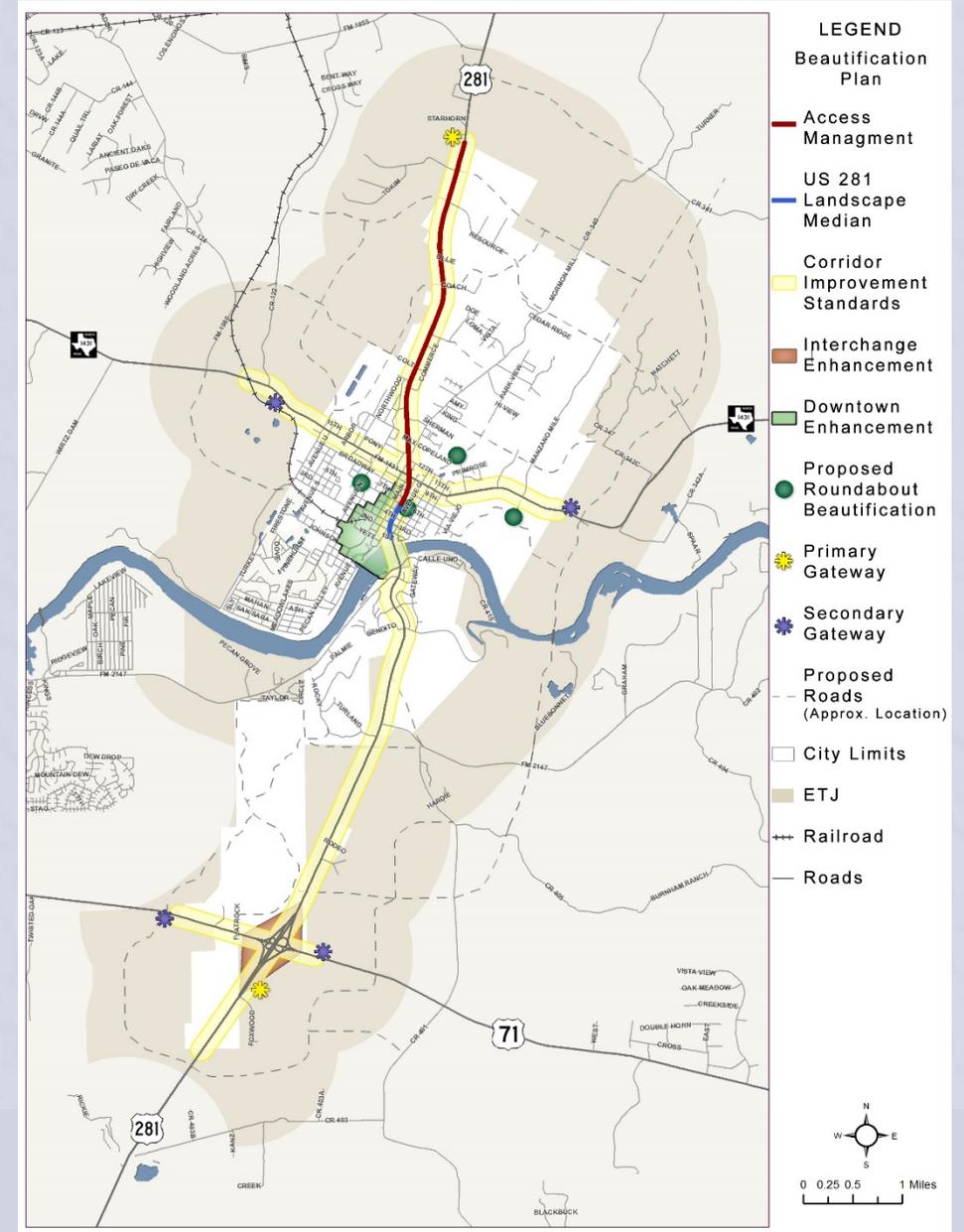
Texas spring wildflower meadow¹

1 <http://www.keepbänderabeautiful.org/bearspringsblossom/wildflow.html>



Objective 5.4 – Improve character & appearance through public/private sector actions

- Action 5.4.3 – Coordinate with TxDOT to implement access management strategies and improvements along U.S. Highway 281

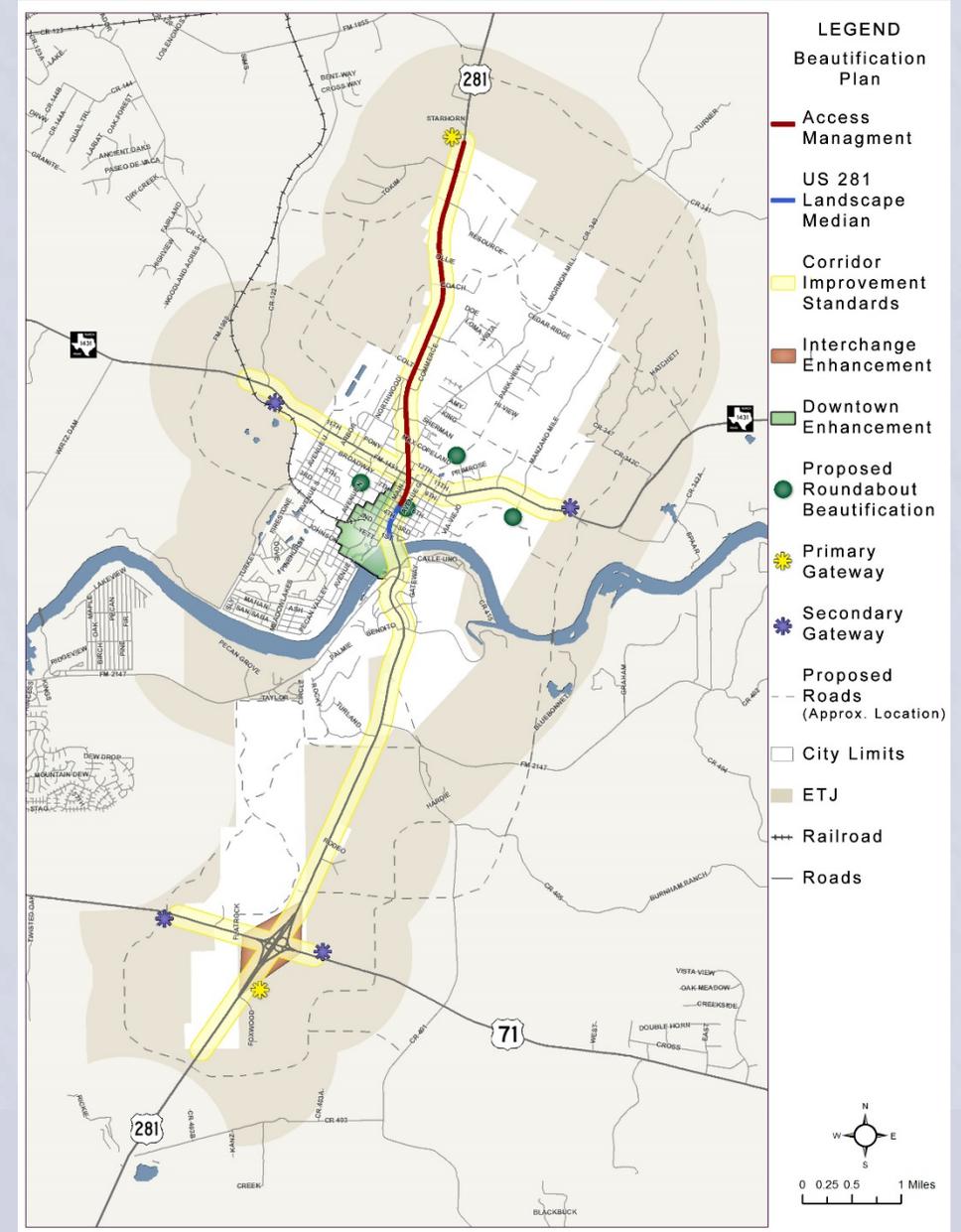


Example U.S. 281 Access Mgmt. Improvements



Objective 5.4 – Improve character & appearance through public/private sector actions

- Action 5.4.4 – Coordinate with TxDOT to provide a central landscape median within Downtown

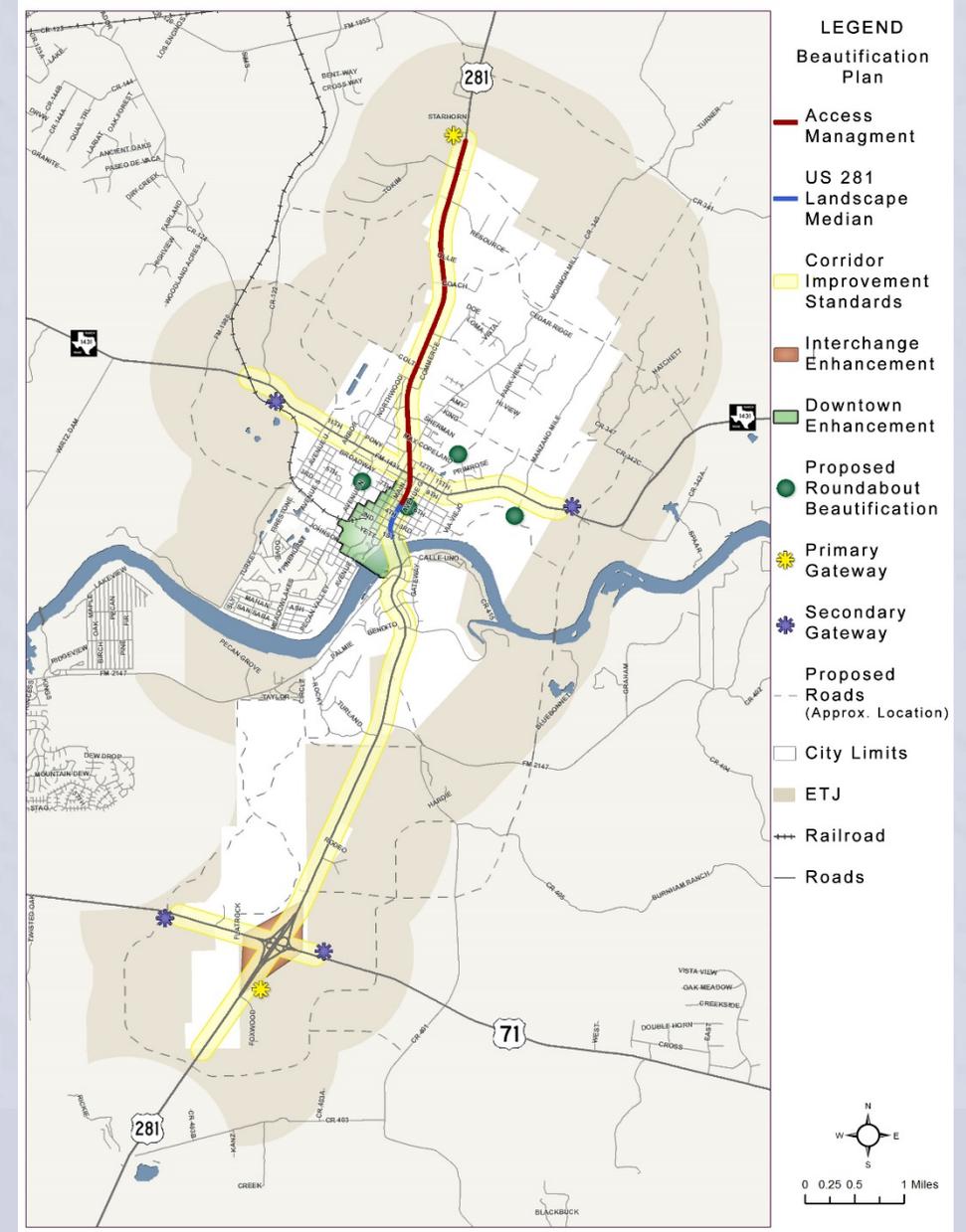


Example Landscape Median in Downtown



Objective 5.4 – Improve character & appearance through public/private sector actions

- Action 5.4.5 – Design and install enhanced landscaping in future roundabouts

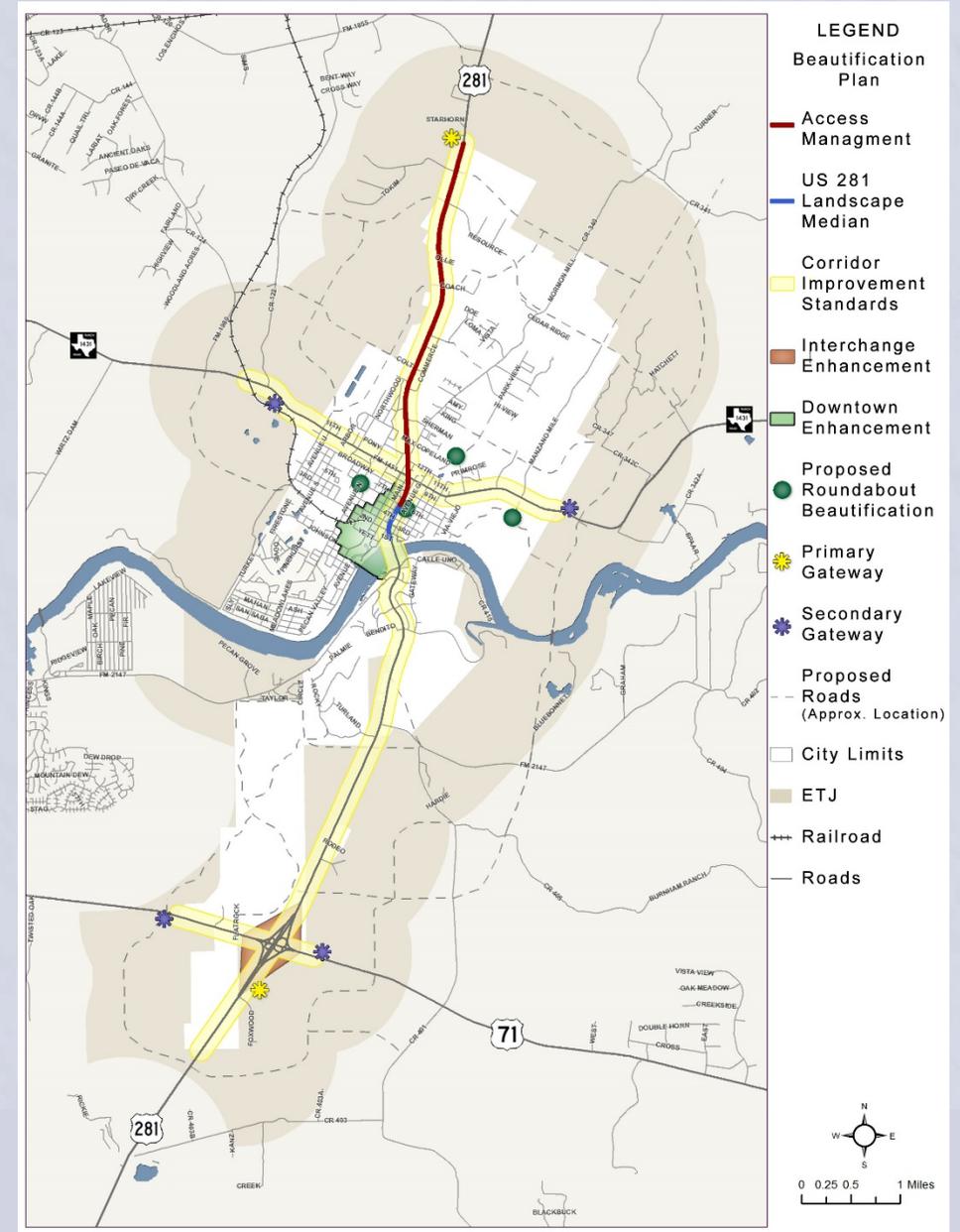


Example Landscaped Roundabout



Objective 5.4 – Improve character & appearance through public/private sector actions

- Action 5.4.6 – Develop improved zoning regulations for U.S. Highway, FM 1431, and State Highway 71



Example Corridor Zoning Improvements

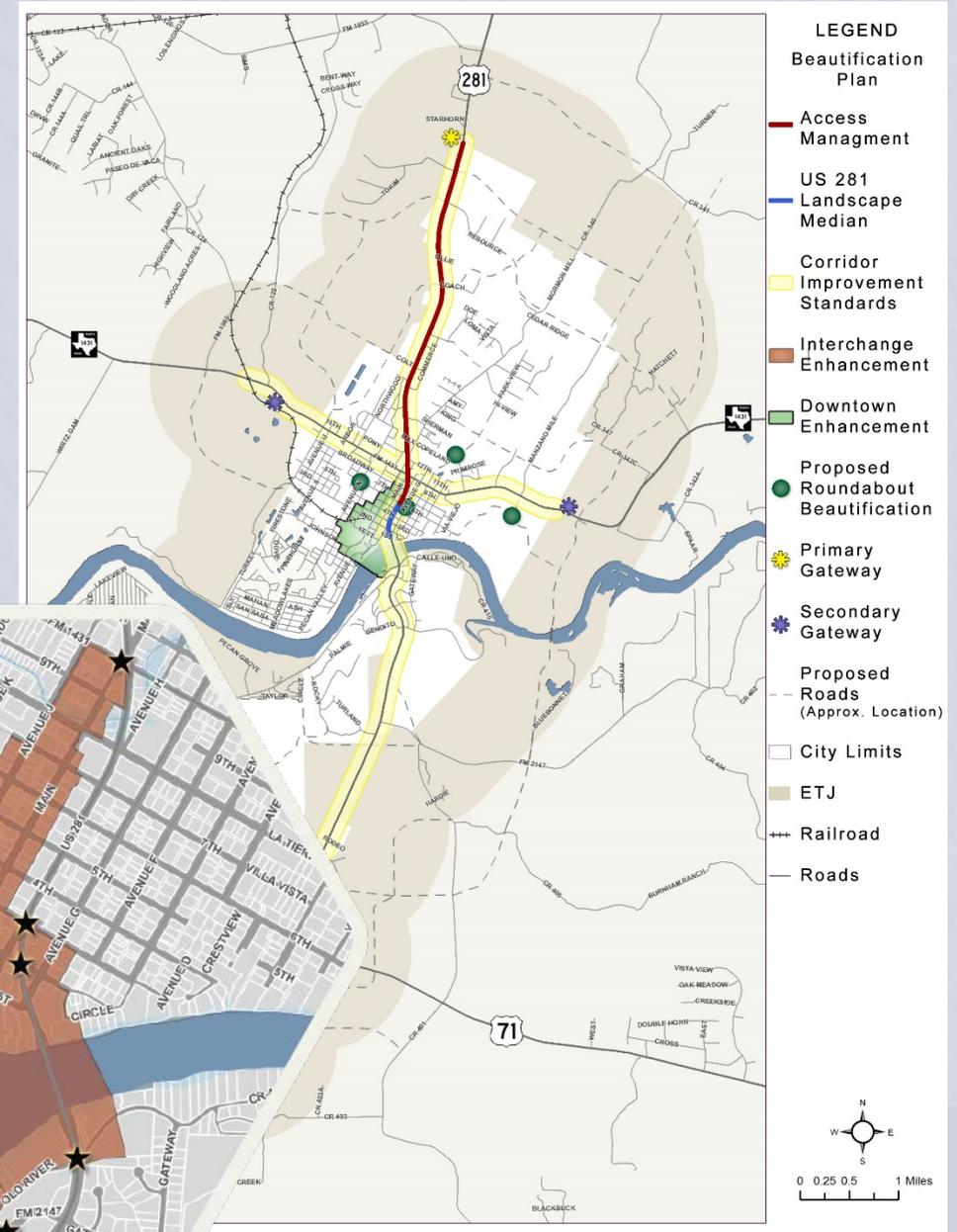
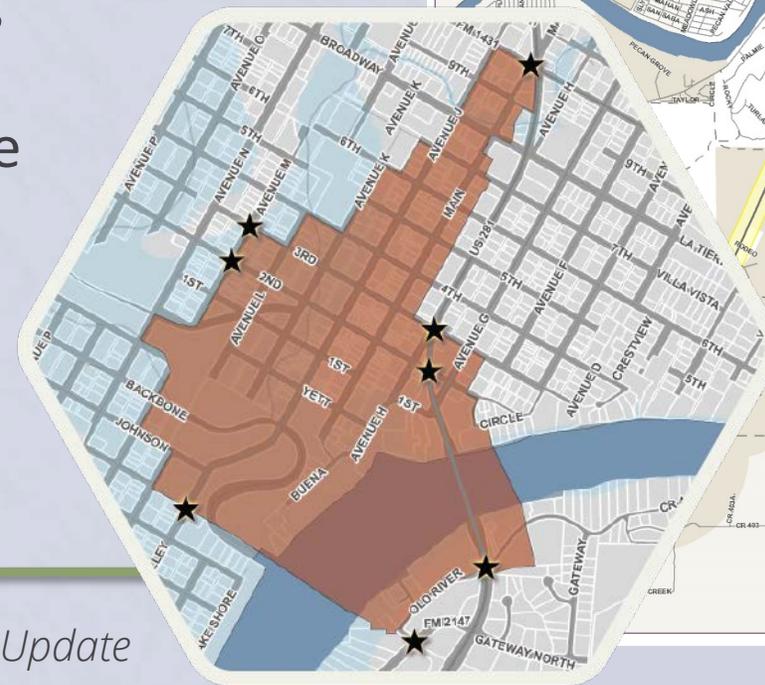
- Building placement, form, architecture, and materials including consistent and larger setbacks, 360 degree architecture, wall and roof articulation, entry identification, and primary and secondary building material lists.
- Street-side, parking lot, and foundation landscaping including minimum percentages of required landscape areas; minimum planting requirements for trees, shrubs, and ground cover; and approved planting lists.
- Screening and buffering of unsightly outdoor storage materials, utilities, and equipment including more detailed fencing requirements and buffering between adjacent, less compatible properties.
- Lighting and sign controls.

Example Corridor Zoning Improvements

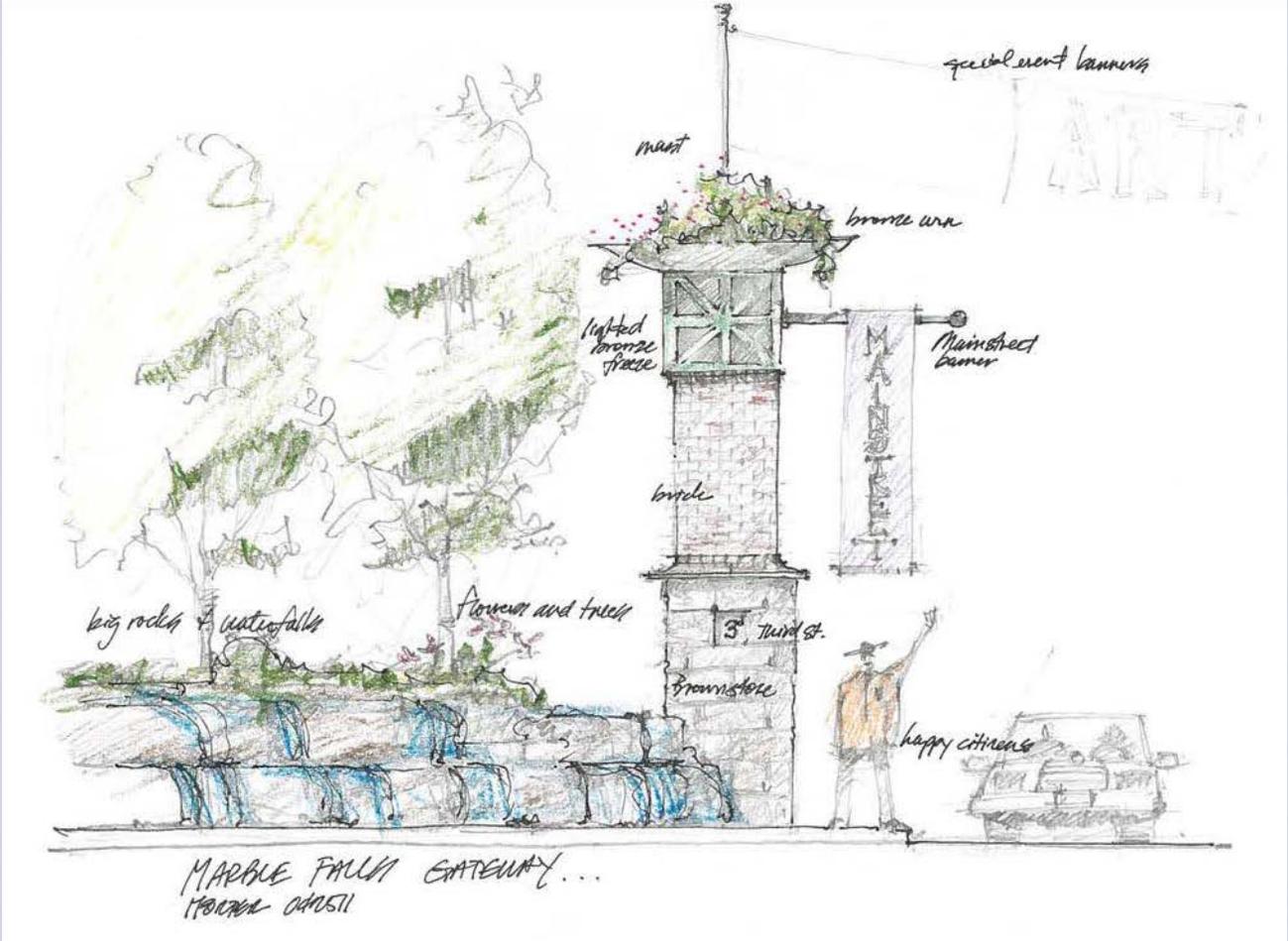


Objective 5.4 – Improve character & appearance through public/private sector actions

- Action 5.4.7 – Enhance the City’s Downtown District to create a strong identity in the heart of the City.



Example Downtown Gateway Signage



Source: Graphic from the City's existing Downtown Master Plan

Example Corridor Zoning Improvements



Objective 5.4 – Improve character & appearance through public/private sector actions

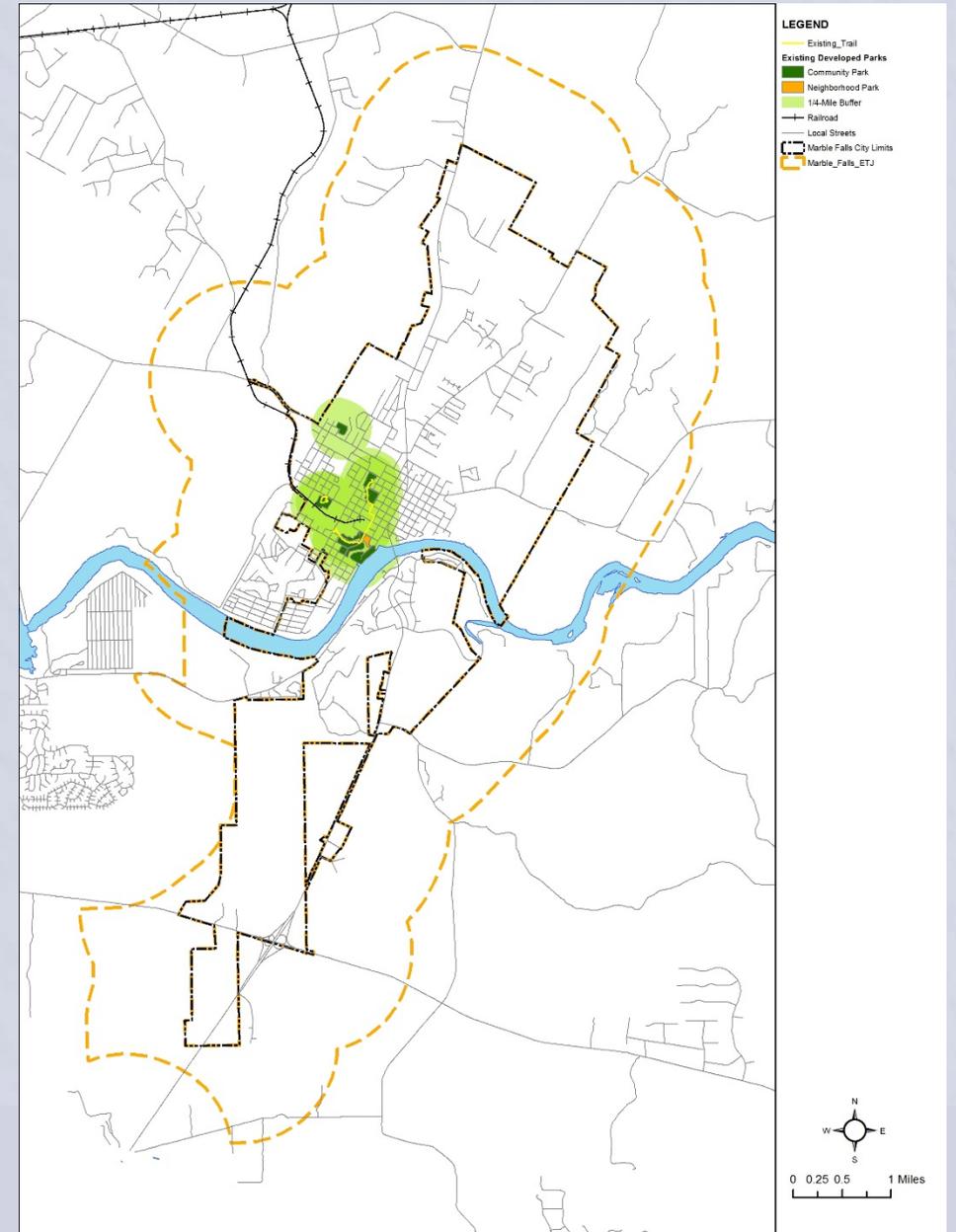
- Action 5.4.8 – Consider replacing the street signs in Downtown Marble Falls



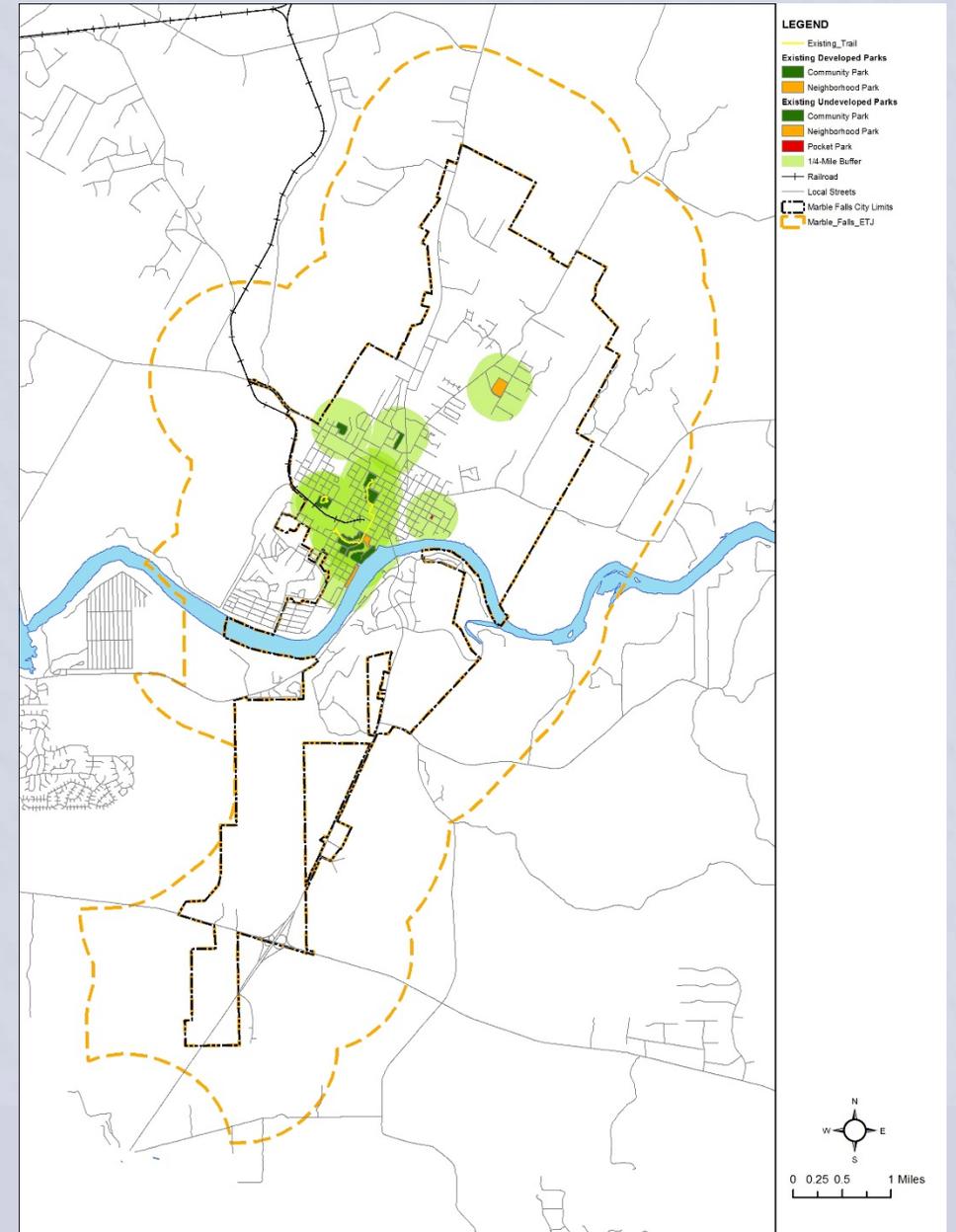
Objective 5.4 – Improve character & appearance through public/private sector actions

- Action 5.4.9 – Consider a formal affiliation with Keep Texas Beautiful

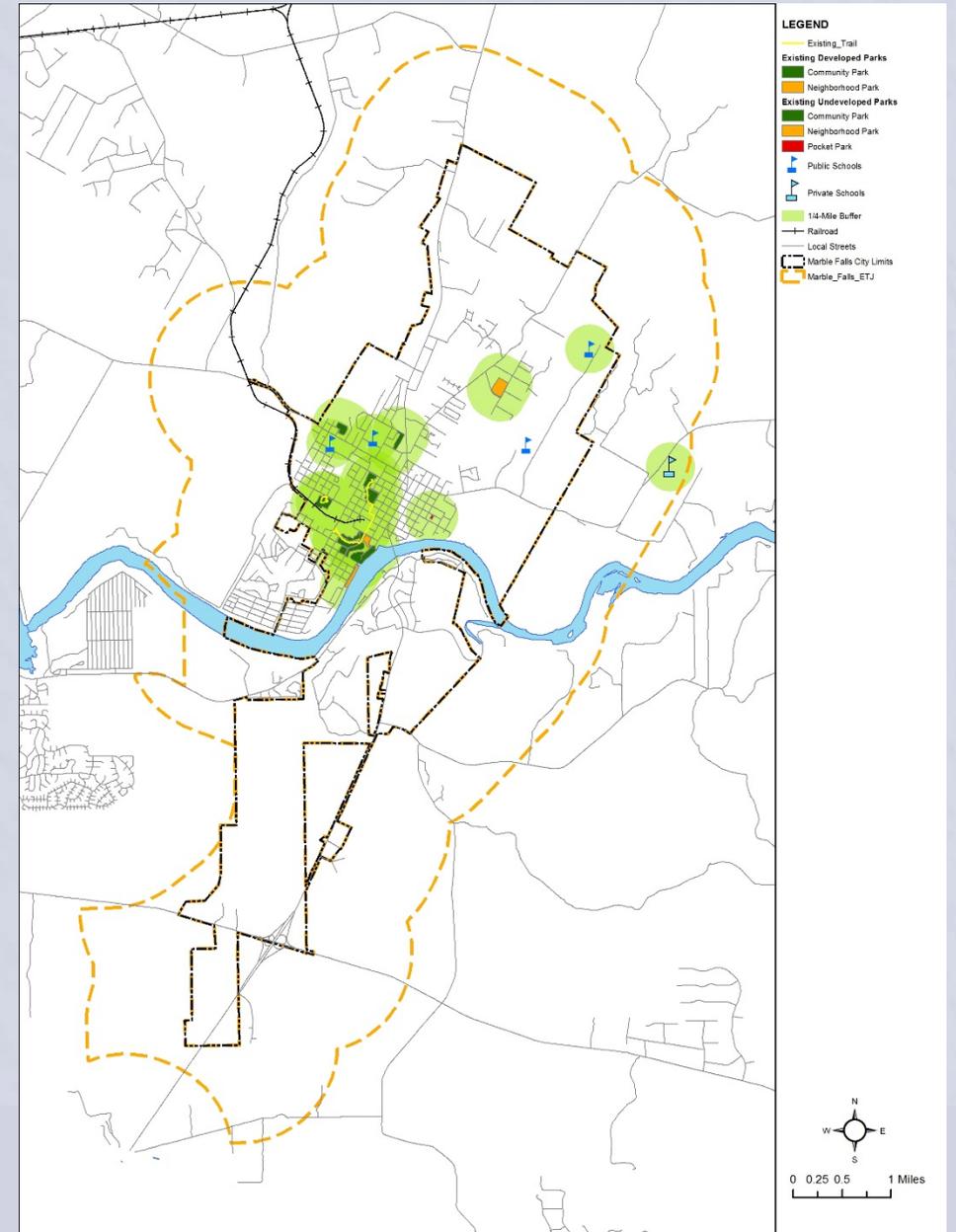
Existing City Parks



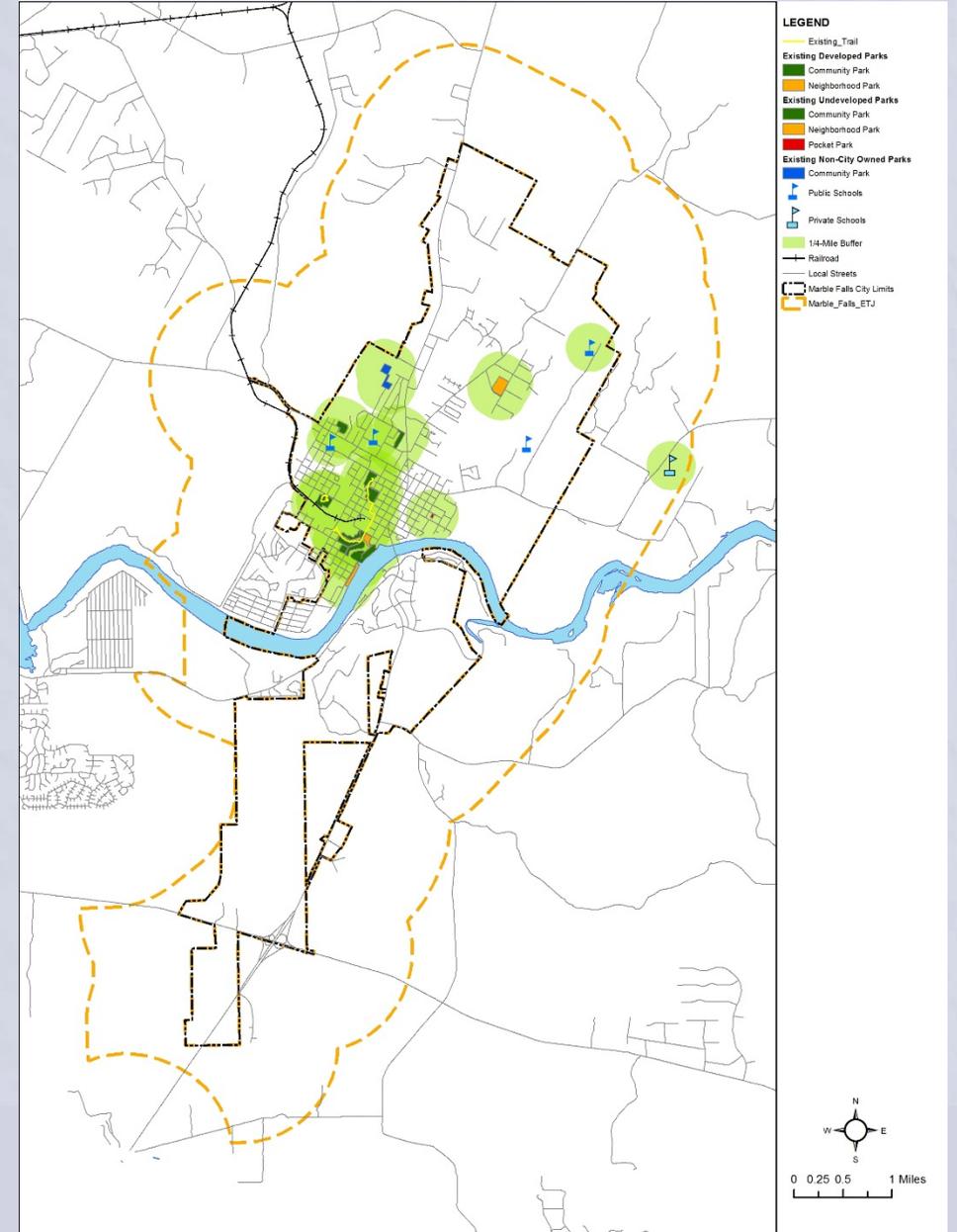
+ Undeveloped City Parks



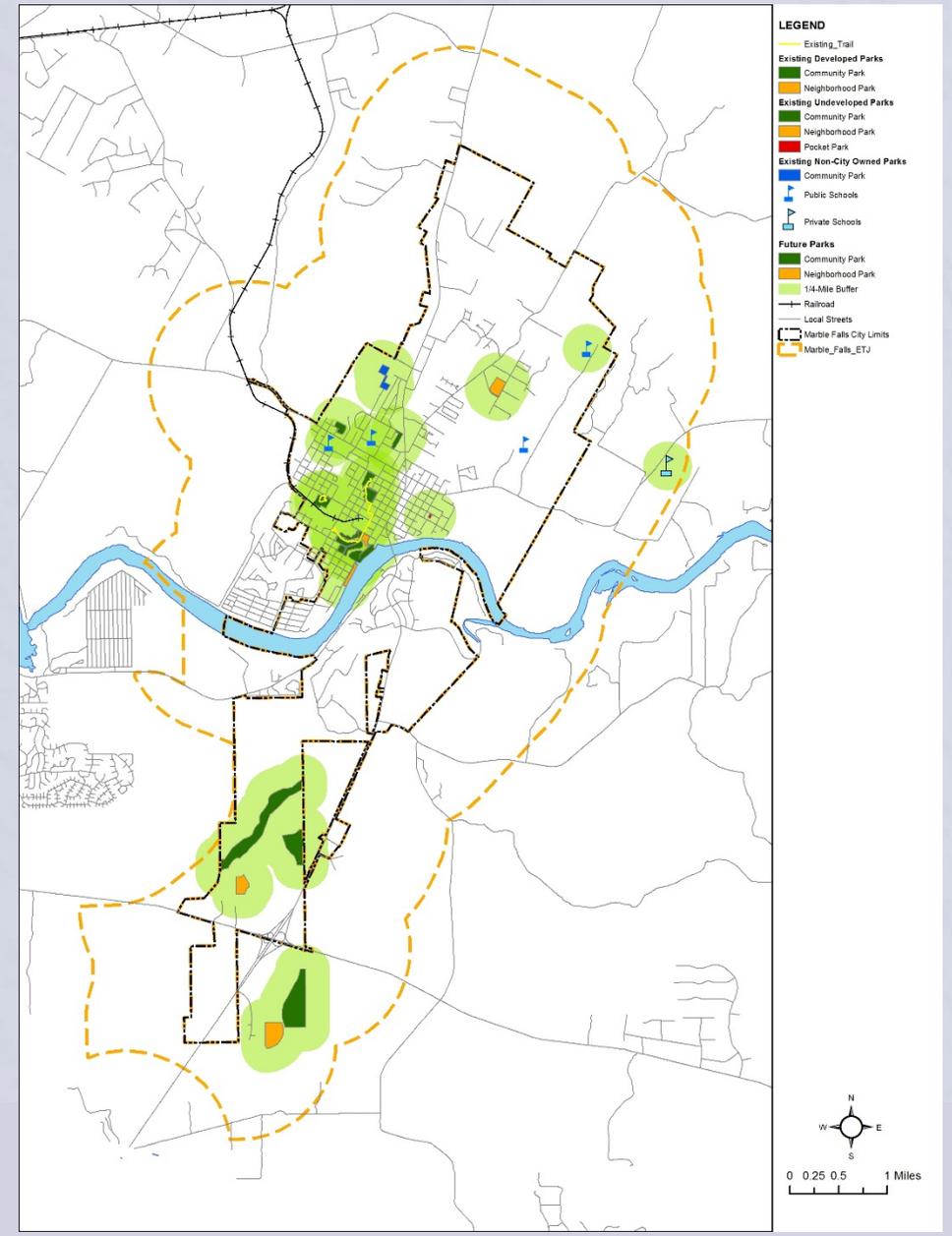
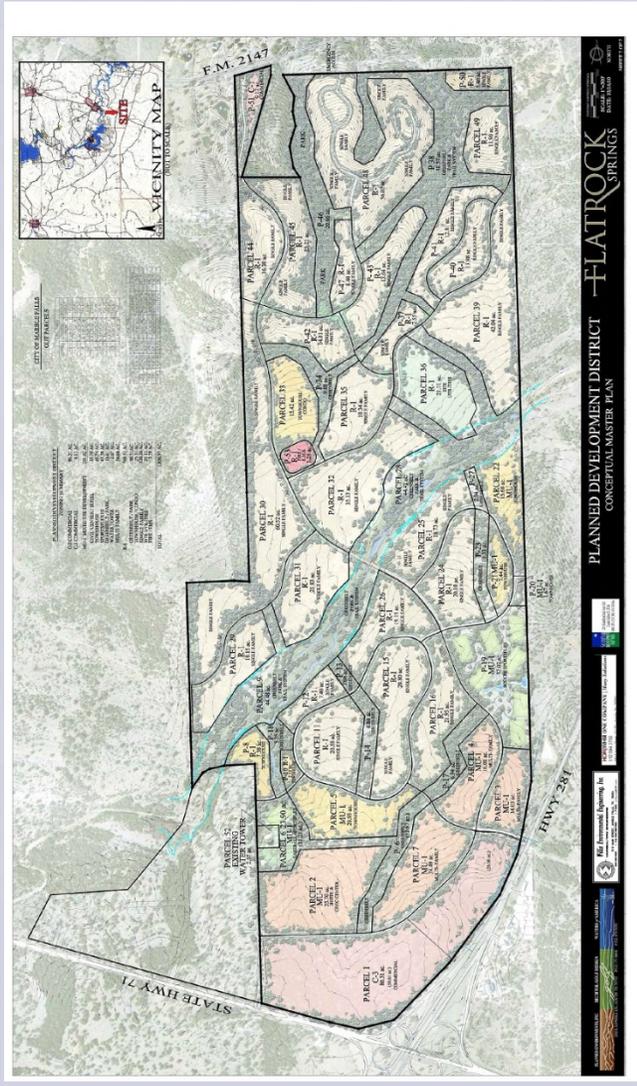
+ Schools



+ Private Parks



+ Parks Future (PDs)



Next Steps – Tentative Meeting Dates

- Project Kick-Off
- June – July
 - Project team to gather and analyze base information
 - Release of online public survey
- August
 - Open House Public Workshop No. 1
 - CPAC – No meeting, but participation in open house
- September
 - CPAC Mtg. #2 (Summary of public engagement / presentation and discussion of chapters 1, 2, and 3)
- November (Tonight)
 - CPAC Mtg. #3 (11/19/15 presentation and discussion of chapters 3 and 4)

Still on track for an estimated 11-month process from tonight through consideration of adoption



Next Steps – Tentative Meeting Dates

- January 2016
 - TONIGHT: CPAC Mtg. #4 (01-14-16 presentation and discussion of chapter 5)
 - City Council & P&Z Commission briefing (01-19-16)
- February 2016
 - CPAC Mtg. #5 (02-25-16 presentation and discussion of chapters 6, 7, and 8)
- April 2016
 - City Council, P& Z, CPAC Mtg. #6 (03-31-16 overview of draft plan and revisions)
 - Prioritization exercise
 - Open House Public Workshop # 2
- April 2016
 - Planning & Zoning Commission (04-21-16 special called meeting)
- **May 3, 2016**
 - **City Council consideration of adoption**

