

## § 160.054 SIXTH STREET REVITALIZATION DISTRICT.

(A) *Purpose.* This district is intended to actively promote the redevelopment of a portion of 6th Street as the city realizes the economic impact and importance of this area. The concept is to redevelop the street into an entertainment/retail district with proposed developments adhering to the following general guidelines:

(1) Generate pedestrian traffic.

(2) Promote, create, and assist in the development of activities and businesses that generate patrons and customers through stop-in activities, not so much drive-thru or drive-by activities/businesses.

(3) Promote, create, assist, and develop activities and businesses that are open after 6:00 p.m.

(4) Promote activities and businesses that are family-friendly, serve local residents, promote tourism, and/or serve out-of-town visitors.

(5) Encourage growth of current businesses.

(6) Revitalize activities and businesses and redevelop vacant buildings or land.

(7) Eradicate eyesores, dilapidated structures, crime.

(8) Promote, attract, and assist in the creation and develop of cottage industries.

(B) *Principal uses.*

(1) The types of activities and businesses that would be considered appropriate for the district are as follows:

(a) Bakery.

(b) Bar and grill, wine bar.

(c) Restaurant, café (full service).

(d) Florist.

(e) Antique or resale shops.

(f) Art galleries.

(g) Automotive services ( inside only).

(h) Sporting goods store.

(i) Texas City Dike recreation related activities.

(j) Drug store, pharmacy.

(k) Tourist destination activities.

(l) Toy store.

(m) Cottage industries.

(n) Upstairs offices and residential uses are encouraged as an accessory use.

(2) This is not an exhaustive list of allowed uses. It is the intent of this district to not overpopulate with any single activity or business. Concentrations of the same activities/businesses need to be carefully considered to insure district becomes a diverse, mixed-use, multi-purpose district.

(C) *Procedure.* The steps necessary to request approval of a certificate of occupancy or a building permit within this district shall be as follows:

(1) Pre-application conference between the applicant and the Director of Transportation and Planning. At this conference, applicant will be required to describe, in detail, the intended occupancy and use of the facility and describe any needed building or site improvements.

(2) Submission of a formal application for use and occupancy of an existing building, and detailed plans for building or site improvements. This formal application will be presented to the Planning Board for a final decision to:

(a) Approve the application;

(b) Approve the application with conditions; or

(c) Deny the application.

(Ord. 13-44, passed 9-18-2013)