

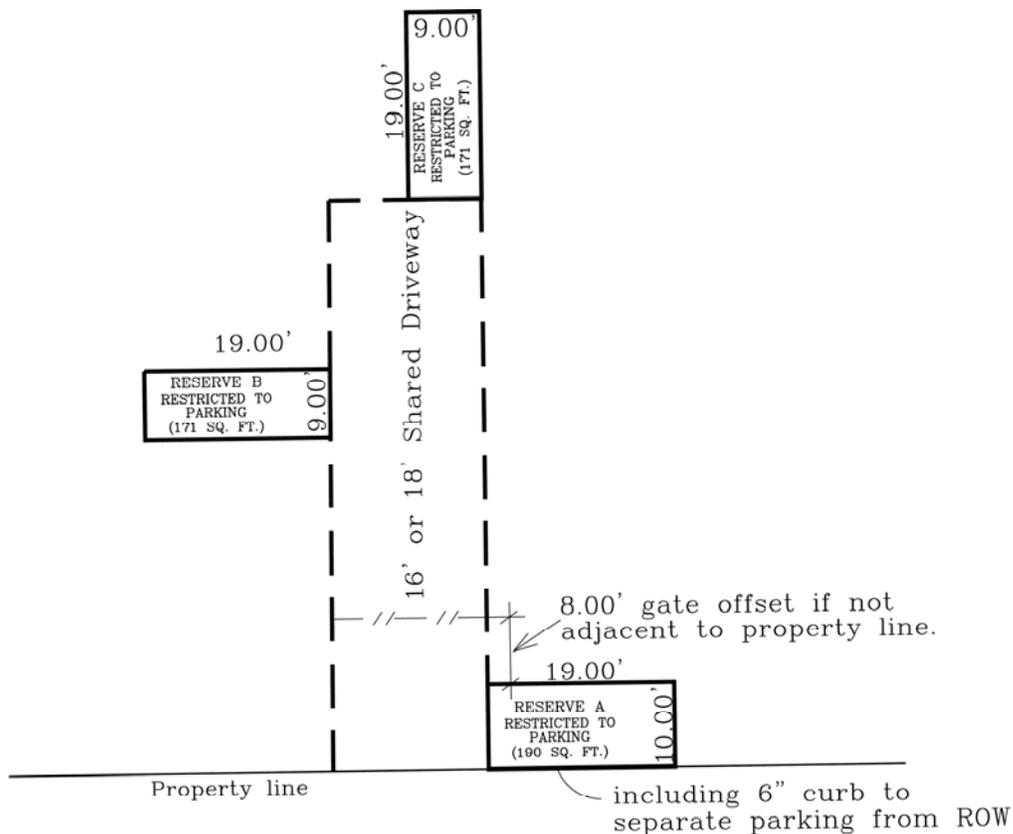
SUMMARY

Additional parking is required for each subdivision plat within the city creating six or more single family dwelling units that take access from a shared driveway or a type 2 permanent access easement. On-site or on-street parking may be used to satisfy the requirement as detailed below.

ON-SITE PARKING

1. **28' PAE:** Parallel parking spaces located on a PAE must be 20 long and 8 feet wide.
2. **Reserve:** Reserves restricted to parking must meet parking stall requirements listed in the building code. Following are some additional considerations.
 - A parking stall abutting a ROW must be at least 10' wide (Reserve A);
 - Space for a 6" curb along the property line is included in the 10' wide Parking stall abutting a ROW;
 - No head-in parking directly from the public street will be allowed;
 - If the gate is setback beyond the parking stall, an 8' turnaround area shall be provided;
 - No backing on to the public street ROW will be allowed;
 - Parking stalls not abutting a ROW must be at least 9' wide (Reserve B & C).

Exhibit 1: Parking Reserve On-Site



ON-STREET PARKING

On-street parking may be provided under certain circumstances depending on the type of drainage system and pavement width. All proposed parallel spaces must be at least 20’ long. When a culvert is proposed the plat applicant must provide approval from the City Engineer’s Office prior to final plat approval.

The matrix below is a guide to the type of approval required in each situation.

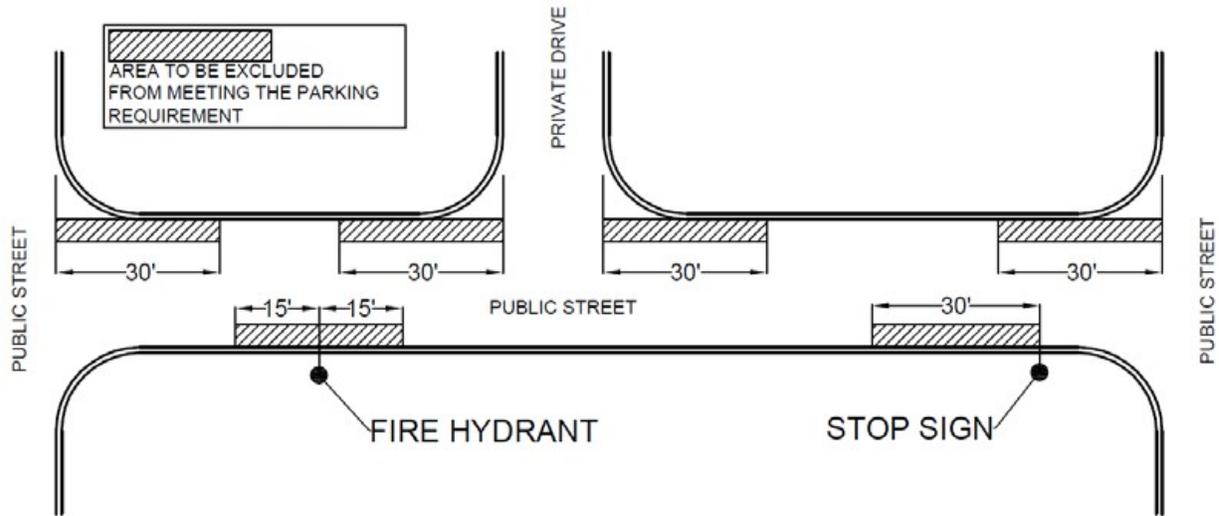
	Curb & Gutter	Pavement Width	PWE Approval Required at Final Plat Submittal
1	Yes	27’ or greater	PWE Traffic approval required. Submit plan showing location of proposed parking space(s) with plat application. Parking plan must include dimensions indicating available space for parking. PWE will review and comment through Plat Tracker.
2	Yes	Less than 27’	PWE Traffic approval required. Submit plan showing location of proposed parking space(s) with plat application. Parking plan must include dimensions indicating available space for parking. See instructions below. PWE will review and comment through Plat Tracker.
3	No	Any	<ul style="list-style-type: none"> • PWE City Engineer approval required. Submit PDF of culvert plans with appropriate signatures with plat application. See instructions below for approval of culverts. • PWE Traffic approval required. Submit plan showing location of proposed parking space(s) with plat application. Parking plan must include dimensions indicating available space for parking. See instructions below. PWE will review and comment through Plat Tracker.

REQUIREMENTS FOR ON STREET PARKING

A minimum of 20 feet of available space is required along the curb or shoulder of the public street for each parking space. When assessing the available space to be used to meet the parking requirement, the restricted areas shown in EXHIBIT 2 should be taken into consideration.

For streets not previously reviewed by the Traffic Department; with a paving width less than 27 feet but greater than 20 feet, where one side of the street is required to be restricted but no restrictions are in place; it is the responsibility of the applicant to show the available parking on both sides of the street in question and to demonstrate just cause to allow parking on their side of the street.

Exhibit 2:



OFFICE OF THE CITY ENGINEER (OCE) APPROVAL OF CULVERTS

Required OCE approvals must be submitted with the final plat application otherwise the application will be deemed incomplete.

For review of on-street parking plan where no curb and gutter exists, provide the documents listed below to the City Engineers Office at 1002 Washington Ave. Contact Veronica James at 832 394 9146 for plan submittal.

For two or less on street parking pads for a particular development, submit a single 24"x36" plan sheet to Office of City Engineer through Plan Review Intake. The sheet must include the following:

1. location map
2. calculations demonstrating no rise of HGL through properly sized culvert
3. plan drawing of culvert size and type and parking and sidewalk geometrics
4. sealed and signed by a professional Engineer licensed in the state of Texas

Plans will only be reviewed and approved by the Office of City Engineer Stormwater Engineering and Right-of-Way Engineering.

Three or more on street parking pads will require formal submission of engineered drawings. Drawings must include the information listed below.

1. Include at least 20' upstream and downstream of the proposed culvert.
2. Drawing(s) must be sealed and signed by a professional Engineer licensed in the state of Texas.
3. Include overall drainage areas, culvert type, size, slope, length and flow velocities (for 2 and 100 year).

4. Include a calculation for the existing ditch capacity for 2 and 100 year flows in terms of hydraulic grade line.
5. Include a calculation for the proposed ditch/culvert capacity for 2 and 100 year flows in terms of hydraulic grade line.
6. Identify max ponding elevation (with location), headwater elevation for 2 and 100 year design events.
7. Include the following statement: "This design is conceptual not for construction."