

Overview of Planning Commission Subcommittee Recommendations

Off-Street Parking Ordinance

West End Multi-Service Center

October 10, 2011

Presented by: Marlene L. Gafrick, Director



Ordinance Process: Where We've Been

1

Issues Identified by Planning Department & Planning Commission

2

Community Input Meetings

3

Planning Commission Subcommittee Review of Issues & Recommendations

4

Planning Commission Workshop

5

Community Meeting



Goals

- 1. Easy to Enforce Ordinance**
- 2. Rational Basis for Parking Ratio Requirements**
- 3. Holistic Approach**
- 4. Expand Parking Options while Balancing a Spectrum of Needs & Interests**



Presentation Overview

- 1. Matching Ordinance Requirements**
- 2. Recognizing Trends**
- 3. Rational Basis**
- 4. Incentives: Options & Opportunities**
- 5. Miscellaneous Ordinance Revisions**
- 6. Conclusion**

1

Matching Ordinance Requirements

Section Summary

1. Single-Family Residential
2. Variance Notification Requirements



Single-Family Residential

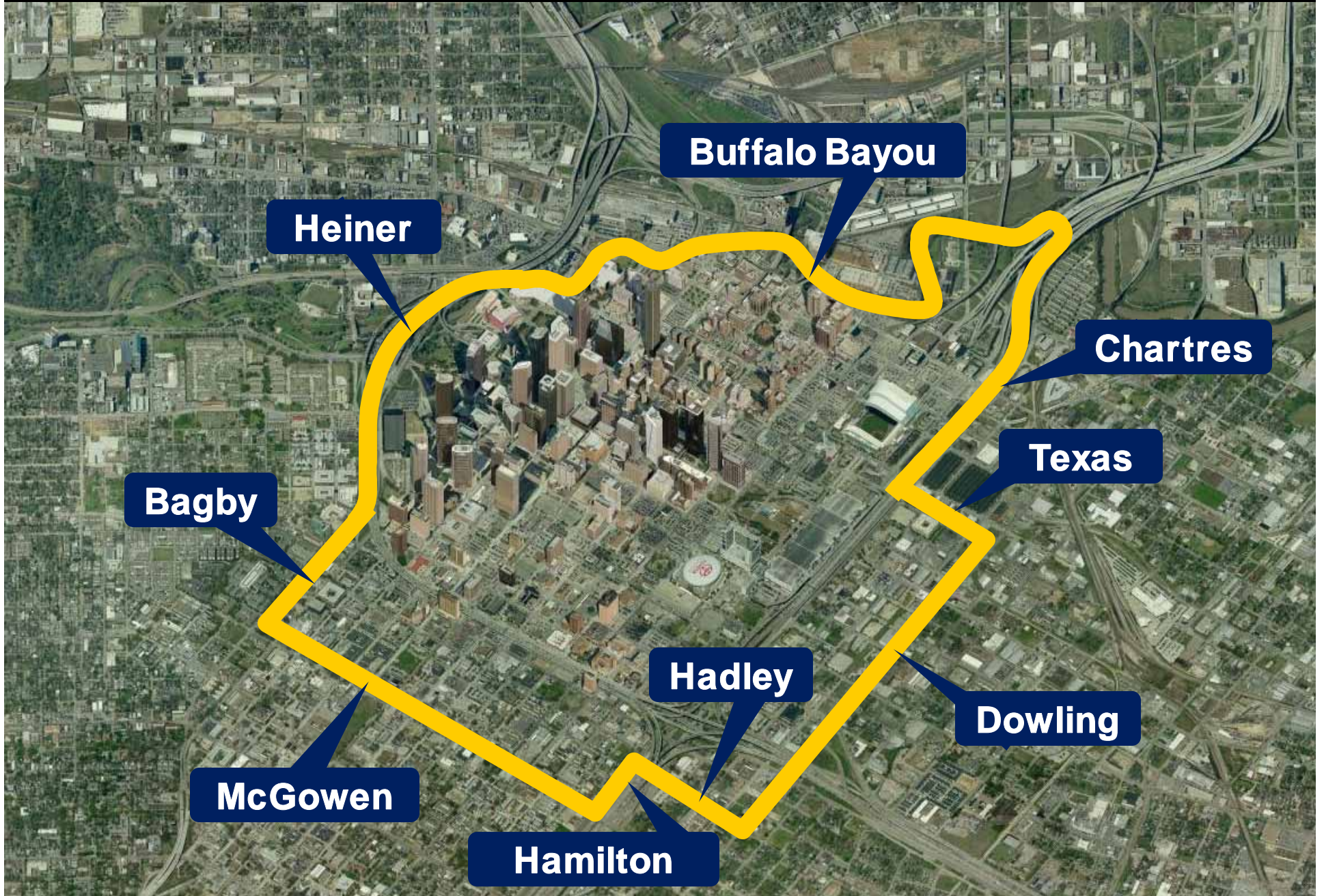
Issue

Discrepancy Between Ordinance Requirements

Recommendations

1. Maintain **2 Spaces/Dwelling Unit**
2. **Chapter 26**: Require **1 Additional Space** per Secondary Detached Unit
3. **Chapter 42**: Parking **Not Required** in Central Business District for All Uses

Central Business District



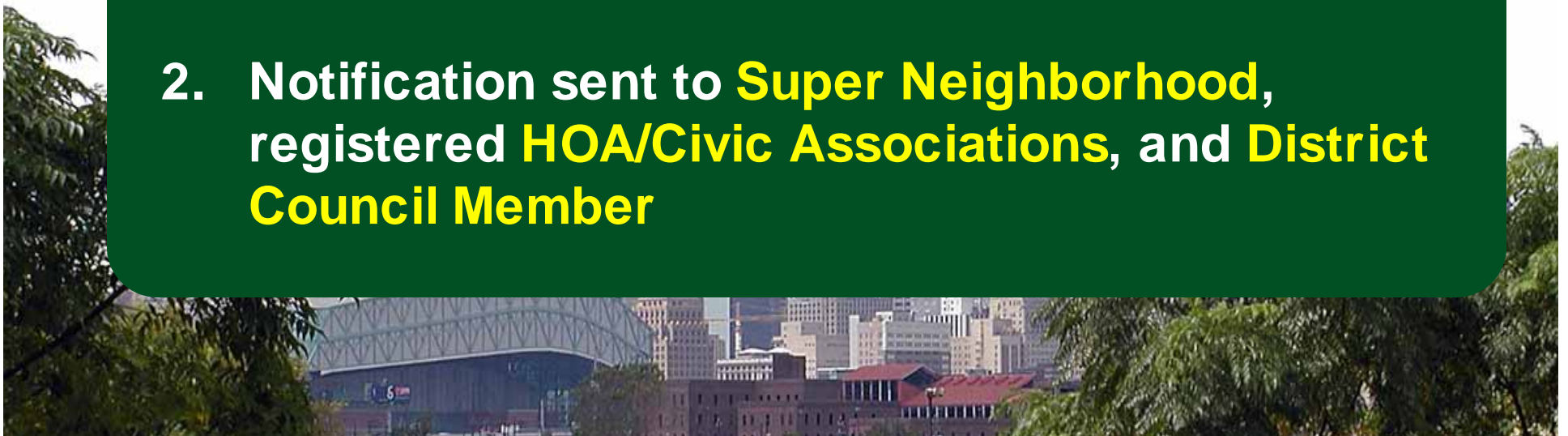
Parking Variance Notification

Issue

Notification Requirements are **Outdated**

Recommendations

1. Maintain Existing Notification Requirements and **Add Notification Sign**
2. Notification sent to **Super Neighborhood**, registered **HOA/Civic Associations**, and **District Council Member**



2

Recognizing Trends

Section Summary

1. Hostels
2. Mini-Warehouse Facilities
3. Bicycle Parking
4. Mechanical Lifts
5. Loading Berths
6. Billiard Halls



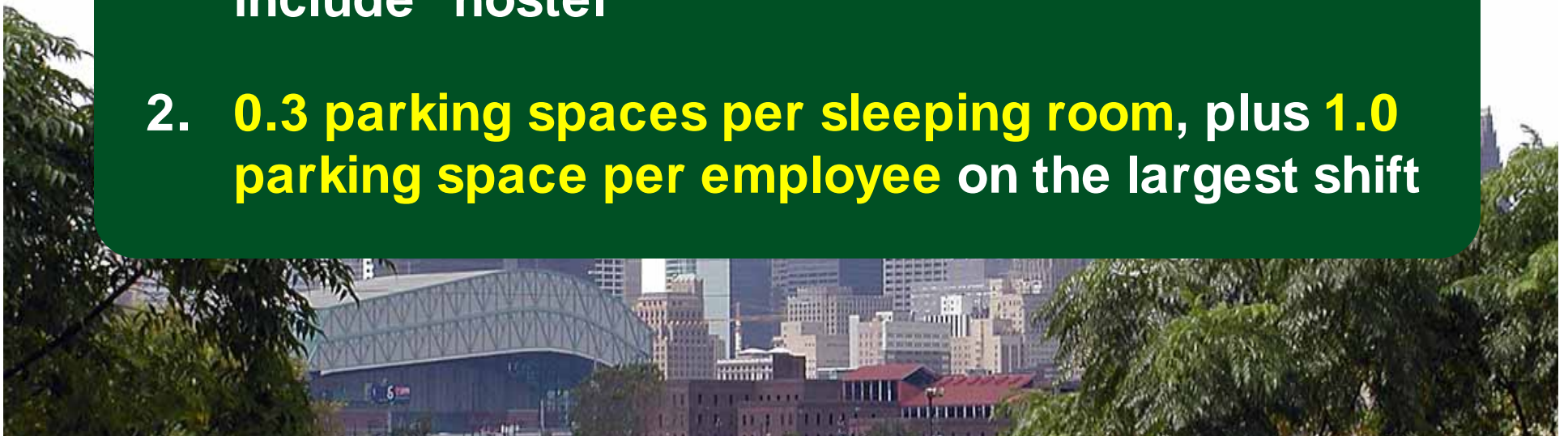
Hostels

Issues

1. No **Separate Classification** for Hostels
2. Reviewed as **Hotel/Motel**

Recommendations

1. Revise “**Special Residential Uses**” definition to include “hostel”
2. **0.3 parking spaces per sleeping room, plus 1.0 parking space per employee** on the largest shift



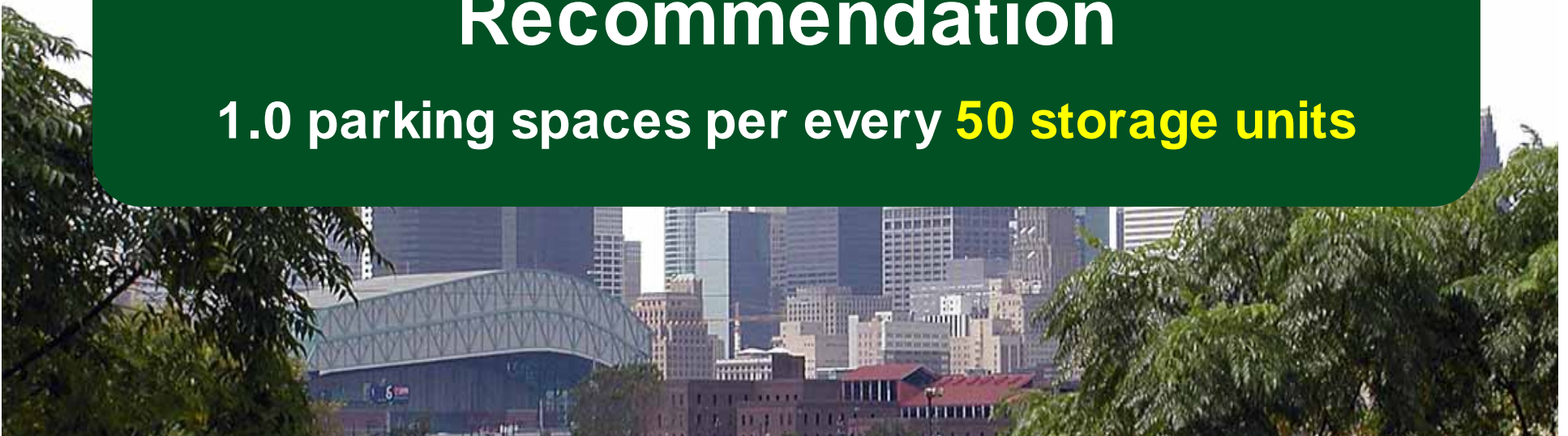
Mini-Warehouse Facility

Issues

1. Frequent **Variance Requests**
2. Parking Requirement Does Not Reflect Current **Development Trends**

Recommendation

1.0 parking spaces per every **50 storage units**



Bicycle Parking

Issues

1. **Community Identified** Issue
2. No Bicycle Parking Requirements

Recommendations

1. Required in **Urban Area**
2. No Requirement for **Buildings under 5,000 SF**
3. **1 space per 25,000 SF GFA** of Commercial, Retail or Office
4. Maximum **6 spaces**

Mechanical Lifts

Issues

1. **No Requirements** for Mechanical Lifts
2. Requires **Operational Knowledge** for Users

Recommendations

1. Permitted in **Parking Districts*** Approved by the City Council
2. Permitted within **Parking Structures** at the Discretion of the Director



Loading Berths

Issue

Loading Berth Requirements do not Reflect Current Development Trends for **Multi-Family Residential**

Recommendations

1. **1 loading berth** for development densities of 35 to 50 dwelling units/acre
2. **2 loading berths** for development densities more than 50 dwelling units/acre

Billiard Hall

Issue

Billiard Halls **Serve Alcohol**

Recommendations

1. **Remove** “Billiard Hall” Use Classification
2. Parking Ratio based on **Restaurant** or **Bar**

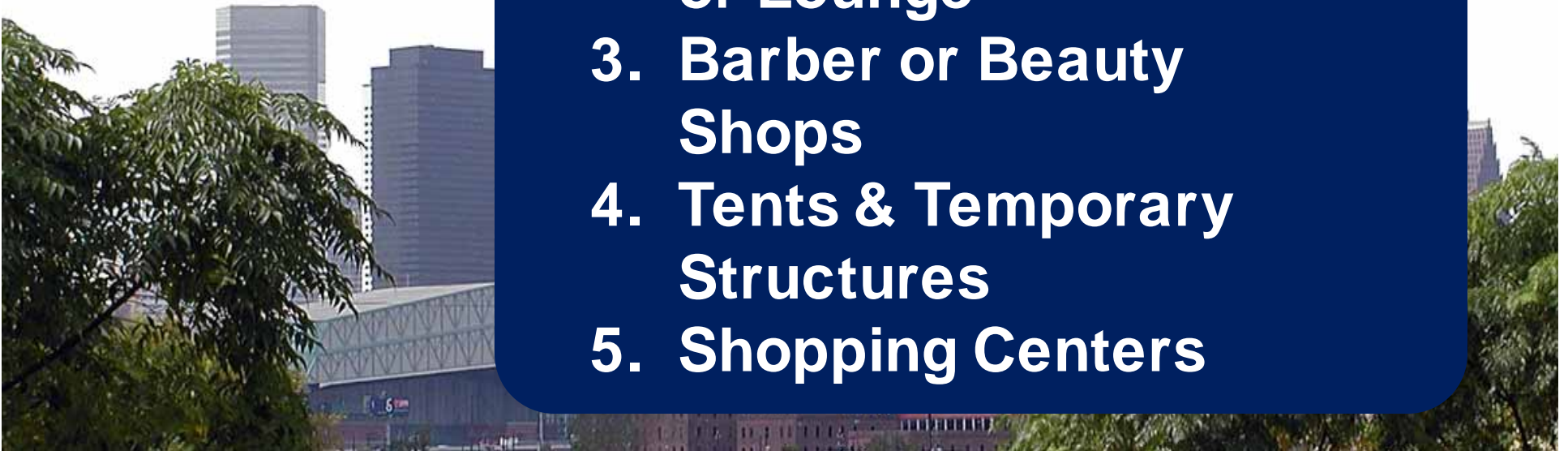


3

Rational Basis

Section Summary

1. Schools
2. Restaurants; Bar, Club or Lounge
3. Barber or Beauty Shops
4. Tents & Temporary Structures
5. Shopping Centers



Schools

Issue

Existing Parking Ratio **Confusing**

Recommendations

Elementary School :
1 space per **12 occupants**

Junior High School :
1 space per **7 occupants**

Senior High School :
1 space per **3 occupants**



Restaurant and Bar, Club or Lounge

Issues

1. Existing **Classifications** are Limited
2. **Discrepancy in Requirements** between Ordinance and State Law



Restaurant and Bar, Club or Lounge



Bar, Club or Lounge:
10 parking spaces for every 1,000 SF GFA



Bar, Club or Lounge:
14 parking spaces for every 1,000 SF GFA



Restaurant:
8 parking spaces for every 1,000 SF GFA



Restaurant:
10 parking spaces for every 1,000 SF GFA



Dessert Shop:
6 parking spaces for every 1,000 SF GFA



Restaurant [Take-Out or Drive-Through Only]:
4 parking spaces for every 1,000 SF GFA



Barber or Beauty Shop

Issue

Existing Parking Ratio Criteria **Ineffective**

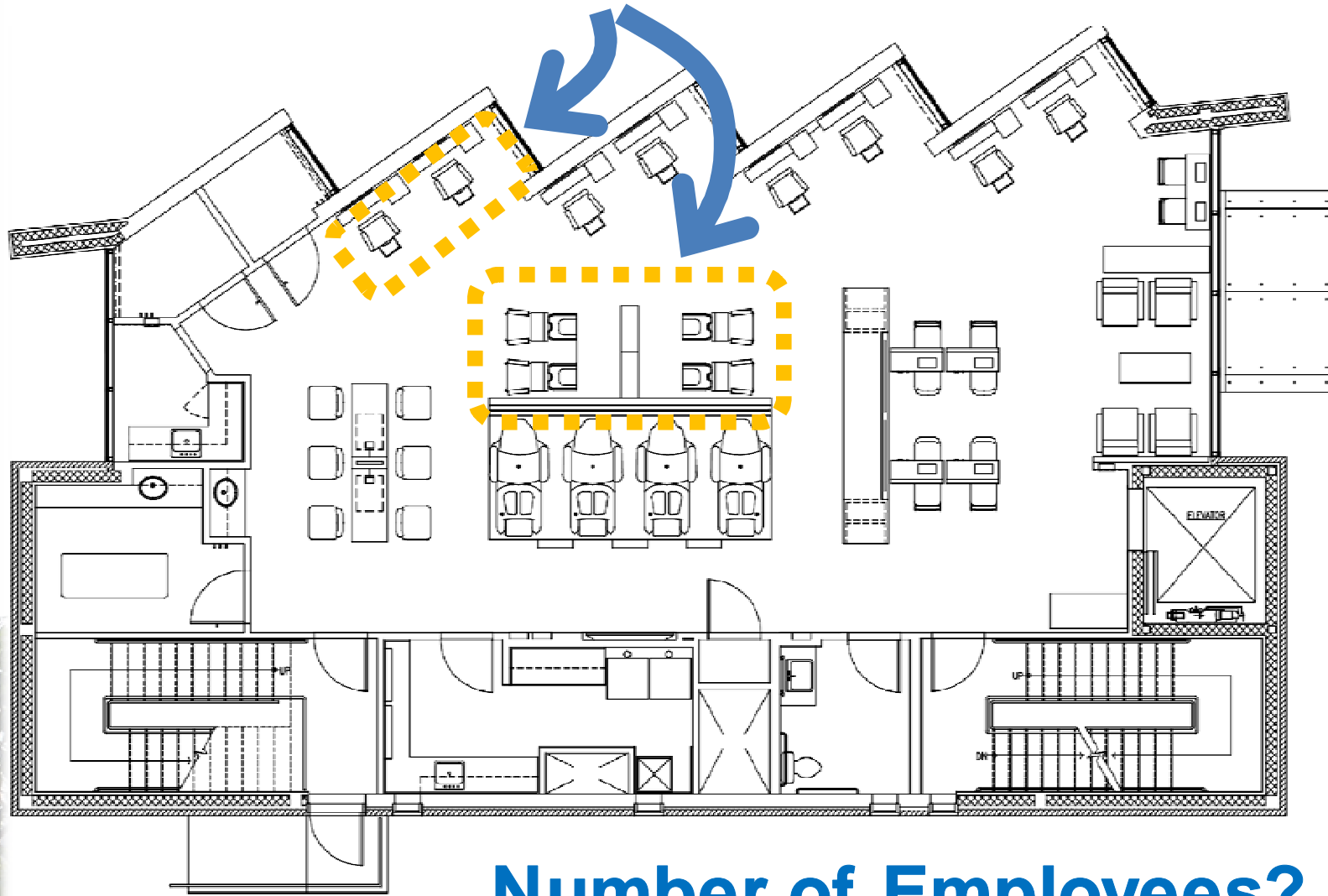
Recommendation

8 parking spaces per every 1,000 SF GFA



Barber or Beauty Shop

Operator Chairs Added Without Additional Permits



Number of Employees?

Tents & Temporary Structures

Issues

1. Increase Service Area without **Additional Parking**
2. Installed Over **Existing Parking**

Recommendation

Any **Freestanding Building** must **maintain** ordinance required parking spaces



Shopping Centers

Issue

Parking Ratio for **Regional Shopping Centers**
Require more Parking than Super Regional
Shopping Centers

Recommendations

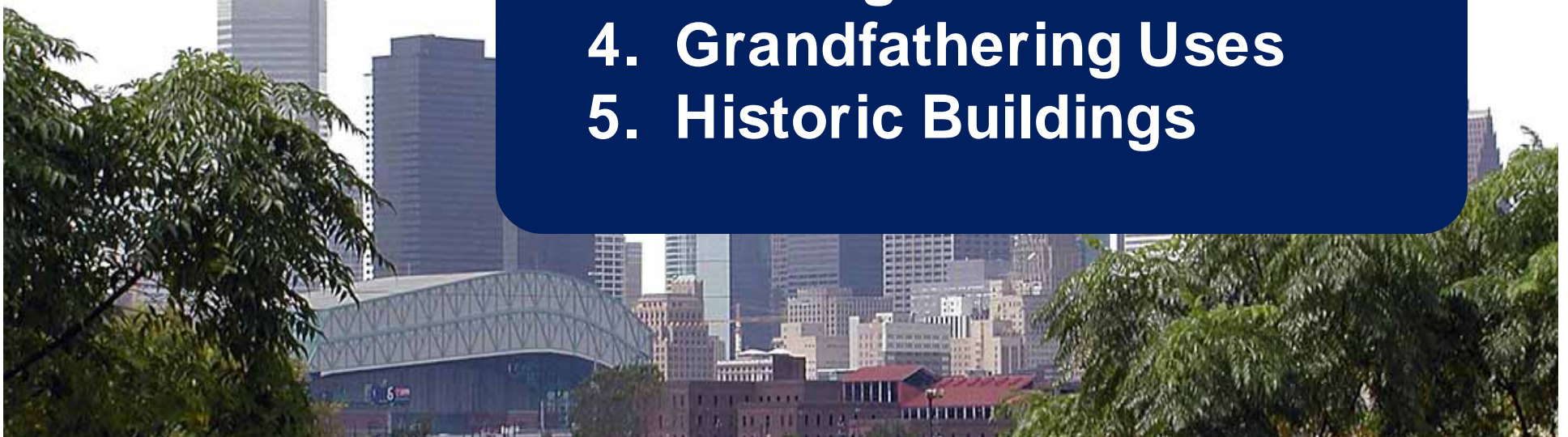
1. Maintain “**strip**” and “**neighborhood**” Shopping Center classifications
2. REVISE Shopping Center (**over 100,001 GFA**)
4.0 spaces per every 1,000 square feet of GFA

4

Incentives: Options & Opportunities

Section Summary

1. Off-Site Parking
2. Shared Parking
3. Parking District
4. Grandfathering Uses
5. Historic Buildings



Off-Site Parking

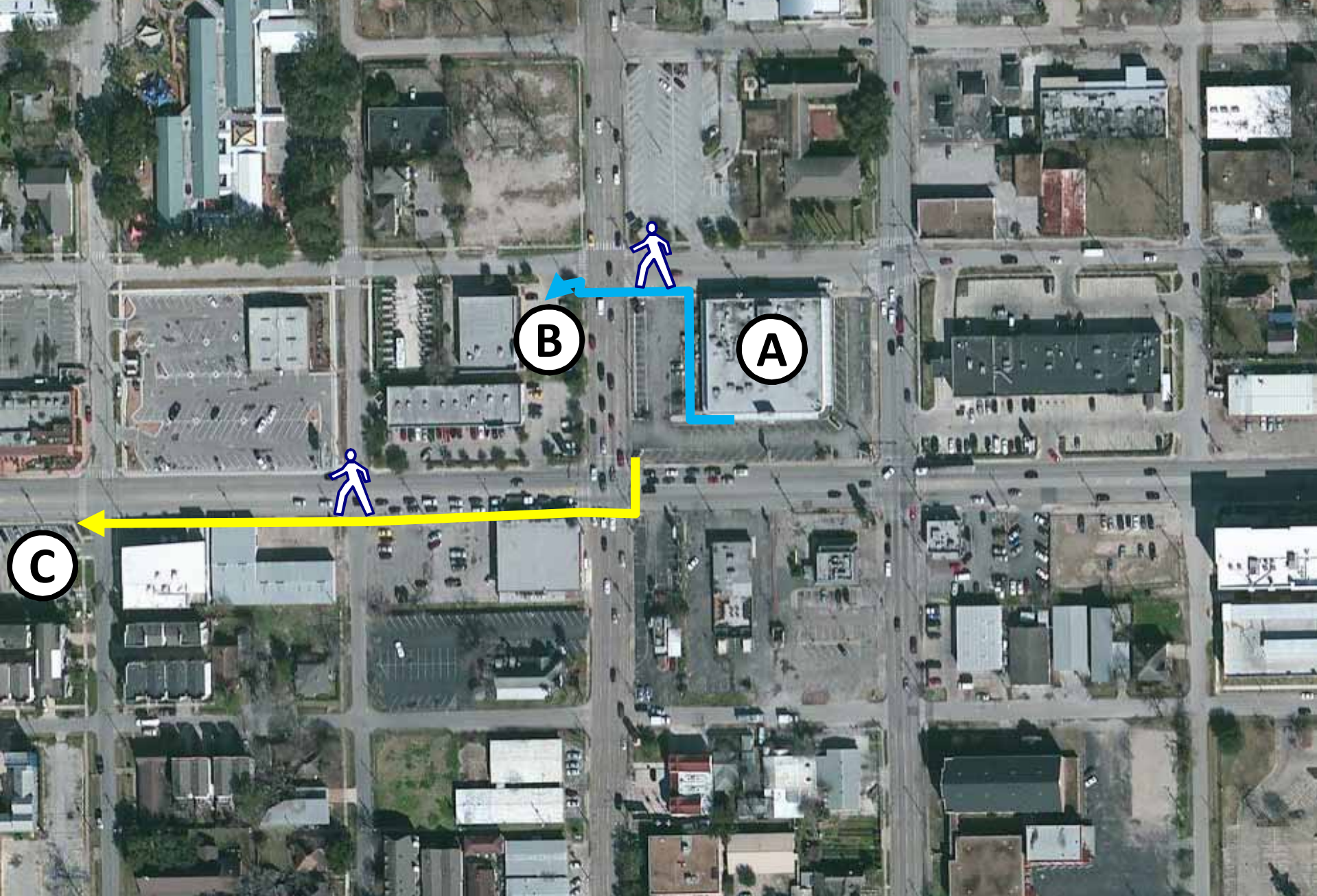
Issues

1. Knowledge of **Walking Distance** Standards has Changed
2. Measurements

Recommendations

1. **800'** Measured Along a Clearly Delineated Pedestrian Path or Walkway
2. Measured from **Property Boundary to Property Boundary**
3. Director may increase the distance up to **25%**

Off-Site Parking



Off-Site Parking: Lease Agreements

Issues

1. **No Minimum** Time Period
2. Difficult to **Track & Monitor**

Recommendations

1. Minimum **5-year time period** for Lease Agreements
2. **Automatic Revocation of CO** upon non-compliance
3. Provide **guidelines for lease** agreement, **up-front notice** of automatic revocation clause, and **processing & monitoring fee**

Shared Parking Requirements

Issue

Current Requirements Limit **Practical Options**

Recommendations

1. Expand the Number of **Time Blocks & Eligible Uses**
2. Create **Flexibility** in Requirements



Class	Type of Use	Typical Weekday				Typical Weekend			
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Class 1. Office	Office	5%	100%	30%	5%	0%	10%	0%	0%
	Financial facility	0%	100%	10%	0%	0%	25%	0%	0%
Class 2. Residential	Apartment House	100%	25%	50%	95%	100%	65%	50%	85%
	Hotel or motel	100%	10%	50%	85%	100%	10%	50%	75%
Class 3. Health Care Facilities	Clinic (medical complex)	5%							0%
	Clinic (medical or dental)	0%							0%
	Veterinary clinics	0%							0%
Class 4. Industrial, Commercial Manufacturing	All	10%	100%	50%	10%	10%	25%	10%	0%
Class 5. Religious and Educational	Religious institution	0%	5%	25%	0%	10%	100%	40%	0%
	Nursery/day care	0%	100%	5%	0%	0%	5%	0%	0%
	School	0%	100%	5%	0%	0%	10%	0%	0%
	Library	0%							0%
	Art Gallery/ Museum	0%							0%
Class 6. Recreation and Entertainment	Movie theater	0%							100%
	Bowling alley	0%							100%
	Theater, auditorium or arena	--	--	--	--	--	--	--	--
	Sports club/ health spa	50%	25%	100%	10%	10%	50%	10%	5%
Class 7. Bar or Restaurant	Restaurant [with Alcohol Service]	10%	50%	75%	40%	15%	75%	100%	50%
	Restaurant	10%	50%	75%	40%	15%	75%	100%	50%
	Dessert Shop	0%	25%	100%	75%	0%	25%	100%	85%
	Bar,club or lounge	0%	0%	25%	60%	0%	10%	50%	100%
	Bar,club or lounge [with food service]	0%	25%	75%	75%	0%	40%	80%	100%
Class 8. Retail Services	All (excluding Shopping Center)	5%	50%	75%	10%	5%	100%	75%	10%
Class 9. Automobiles	Auto parts and supply store	0%	50%	75%	0%	0%	100%	50%	0%
All others		100%	100%	100%	100%	100%	100%	100%	100%

Expand Number of Time Blocks

Expand Eligible Types of Use

Bar, Club or Lounge

5,000 SF
70 spaces

Financial Institution

5,000 SF
20 spaces

Without Shared Parking:
90 spaces

Shared Parking:
70 spaces

PARKING SAVINGS:
20 Spaces

Retail
15,000 SF
60 spaces

**Shared
Parking
Reduction**

Restaurant
5,000 SF
50 spaces

Total Required Parking:
110 spaces

Shared Parking:
98 spaces

PARKING SAVINGS:
12 Spaces

Restaurant

5,000 SF
50 spaces

Office

15,000 SF
38 spaces

Shared
Parking
Reduction

Total Required Parking:
88 spaces

Shared Parking:
63 spaces

PARKING SAVINGS:
25 Spaces

Restaurant
10,000 SF
100 spaces

Office
10,000 SF
25 spaces

Multi-Family
20 Units
33 spaces

**Shared
Parking
Reduction**

Total Required Parking:
158 spaces

Shared Parking:
117 spaces

**PARKING SAVINGS:
41 Spaces**

Parking Districts

Issues

1. Existing Criteria Written for **Major Activity Centers**
2. No provisions for **Smaller** Redeveloping Areas or Areas that would **Benefit from Sharing Parking**

Recommendations

1. **Maintain** PMA classification
2. Remove PMA designation for **Greenway Plaza**
3. Create **Parking District** designation for smaller areas

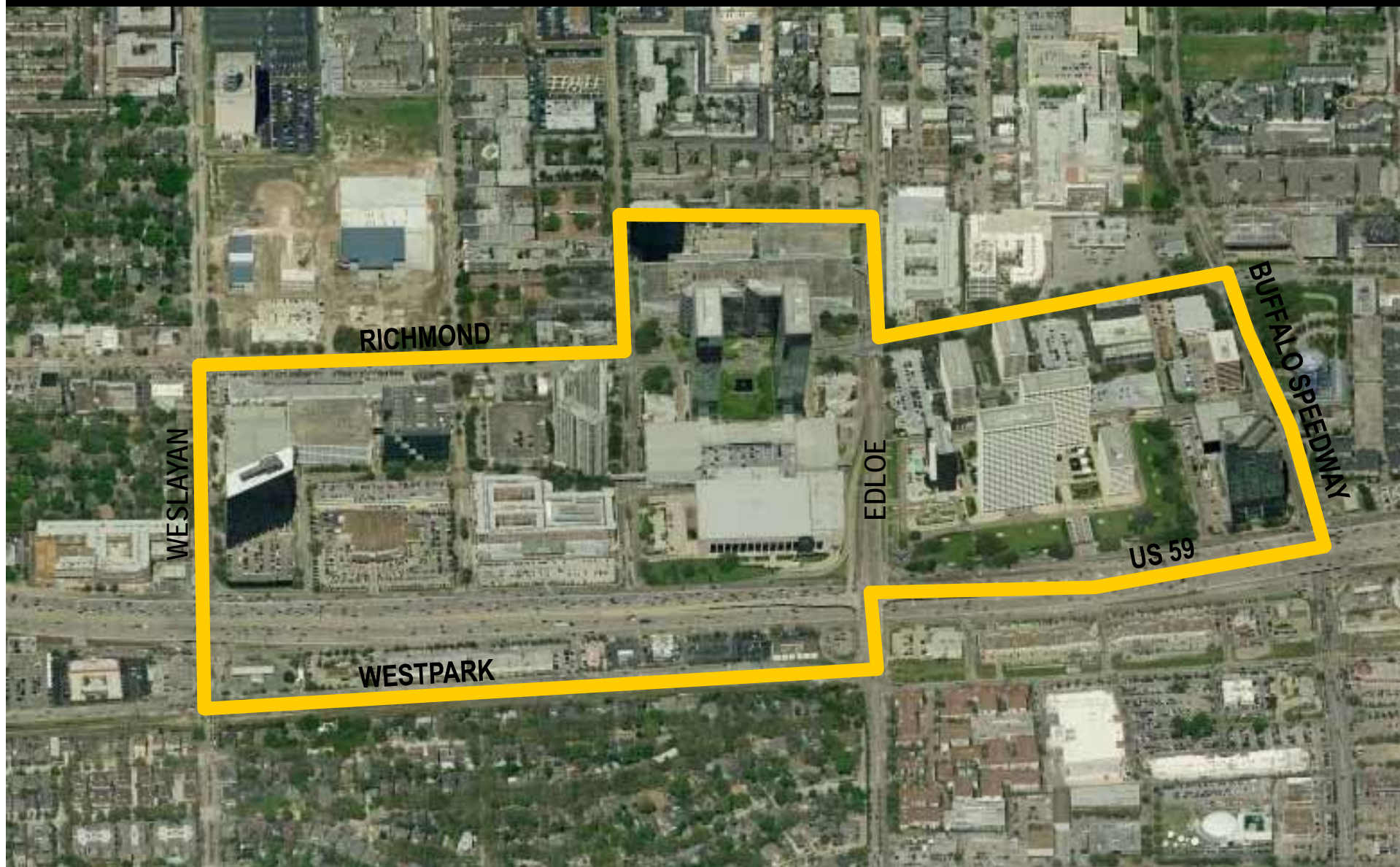
South Main/Texas Medical Center PMA



Uptown/Galleria PMA



Greenway Area PMA



Parking Districts

Recommendations

1. Objective: “Create a process where businesses may **reduce or share parking** to encourage development, **maximize developable land** and promote **multi-modal transportation use.**”
2. **Management Entity** with Defined Functions & Responsibilities
3. Establish Parking **District Boundary**
4. Parking **Supply & Demand** Analysis
5. **Report** to Planning Commission every **Two-Years**

Ordinance Applicability: “Grandfathering”

Issues

1. Timeframe for Grandfather Status
2. Discontinued or Abandoned Use

Recommendation

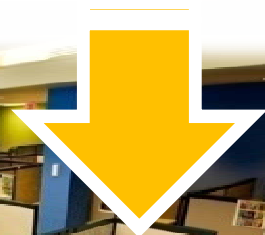
Discontinued or Abandoned Use would be **Difficult to Enforce City-Wide**

Recommendations

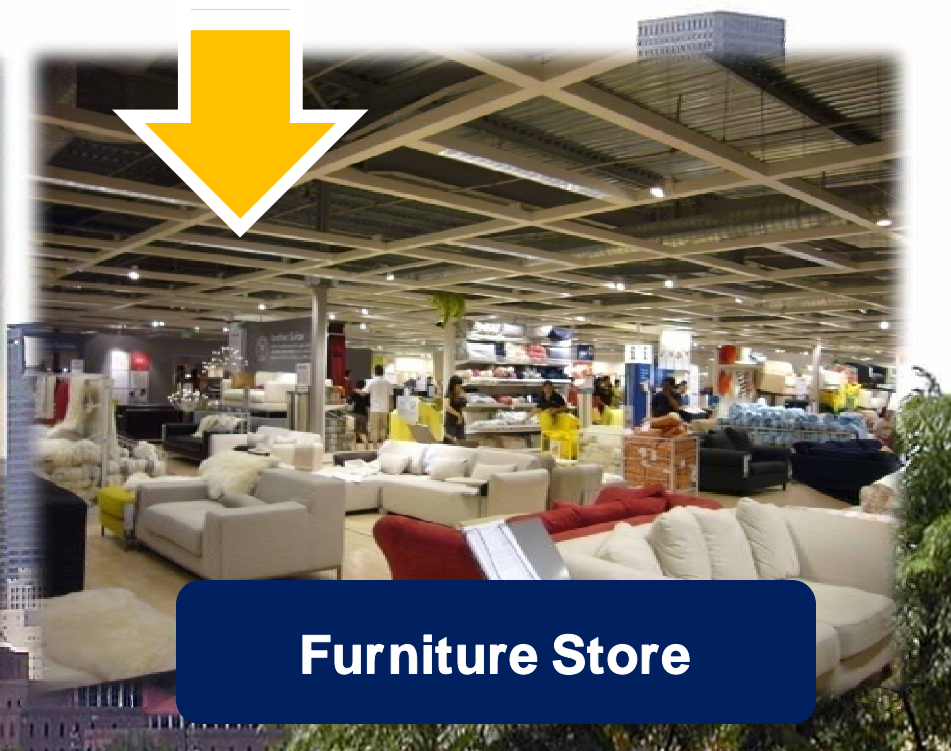
1. **No Timeframe** for Grandfather Status
2. Must **Maintain Existing Number** of Parking Spaces
3. Create Incentives to Allow Buildings to **Redevelop into a Use with Lesser Parking Ratio** Requirement
4. Class 6 (Recreation and Entertainment) and Class 7 (Bar or Restaurant) **cannot Redevelop into a Different Class 7 Use and Retain “Grandfather” Status** (with the Exception of “Restaurant Take-Out or Drive-Through Only”)



“Grandfathered” Retail Store



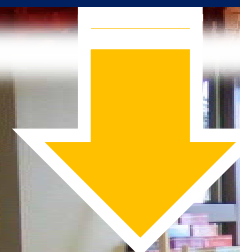
Office



Furniture Store



“Grandfathered” Bar, Club or Lounge



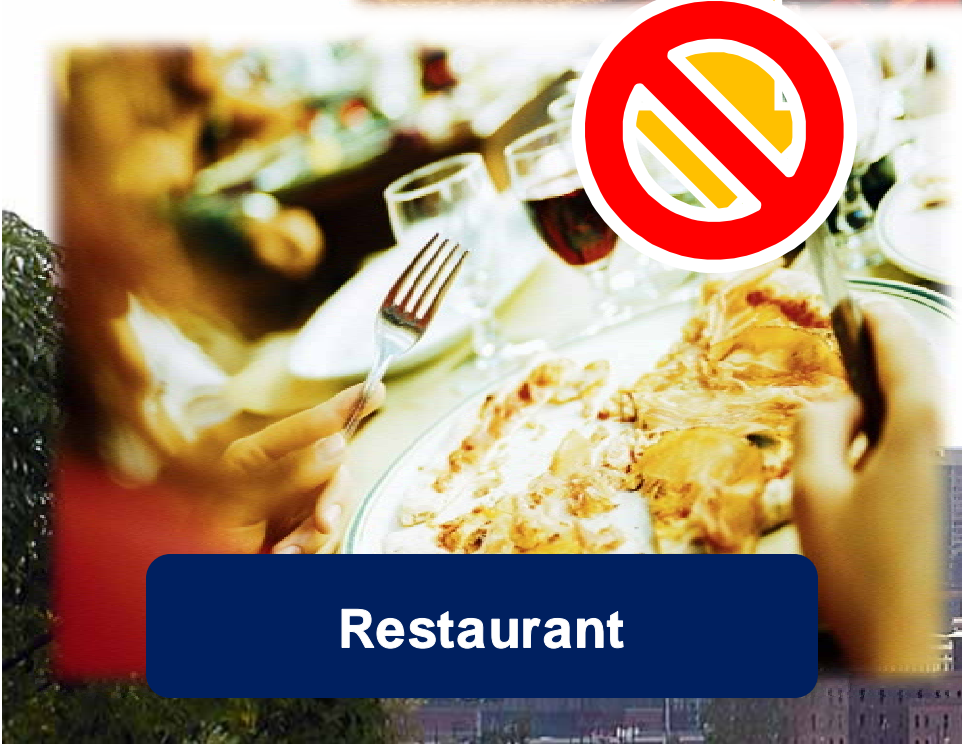
Restaurant
[take-out or drive-through only]



Retail Store



“Grandfathered” Bar, Club or Lounge
[Prior to 1989 Ordinance]



Restaurant



Dessert Shop

Historic Buildings

Issue

No incentives for Preservation of Historic Structures

Recommendations

1. Allow up to **25% Reduction** in Number of Parking Spaces
2. Structure **must be a Designated** Landmark, Protected Landmark or Contributing Structure in a Historic District
3. Any Alterations must Receive an Approved **Certificate of Appropriateness**

5

Miscellaneous Ordinance Revisions

Section Summary

1. Guest Parking
2. Ordinance Terminology



Single-Family Residential: Guest Parking

Issue

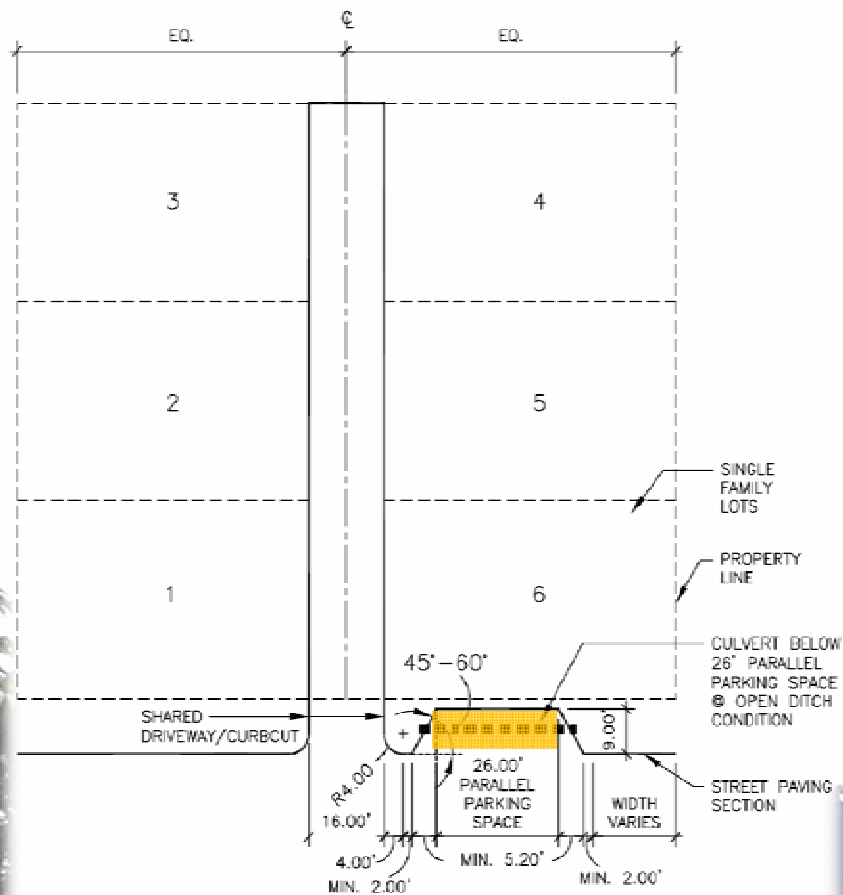
No Guest Parking on Dense Single-Family Developments

Recommendations

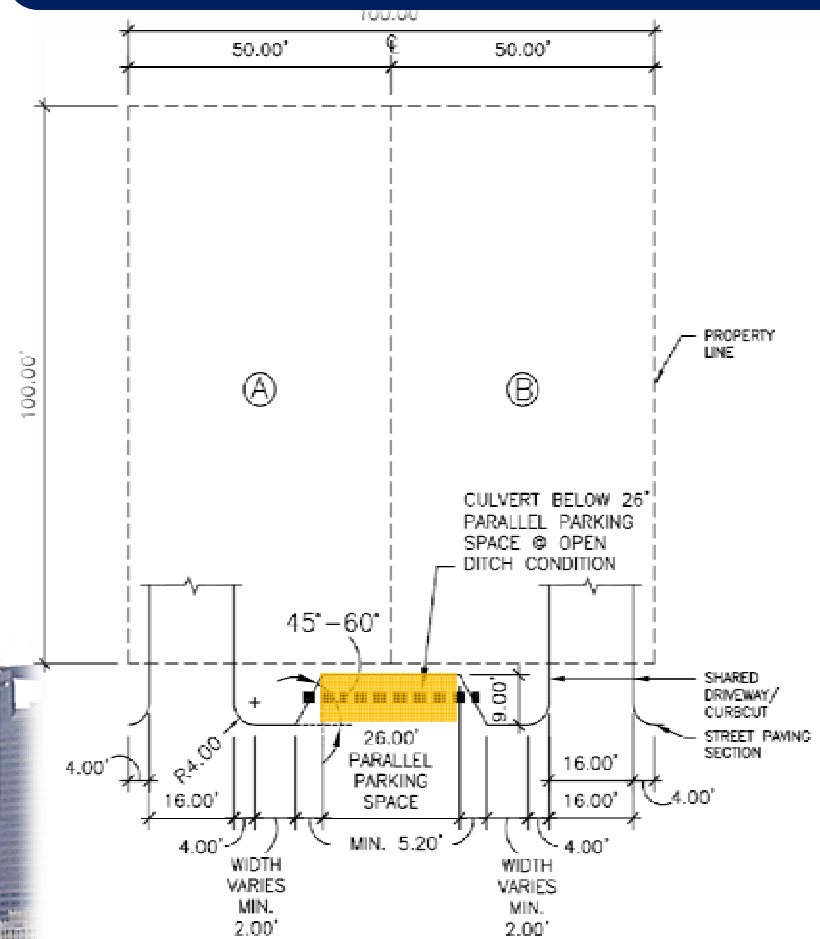
1. Guest Parking on **Shared Driveways** or **Type II Permanent Access Easement (PAE)**
2. **1 space** per each **6 Dwelling Units**
3. Preservation of **On-Street Parking** may count for Guest Parking



Example A



Example B



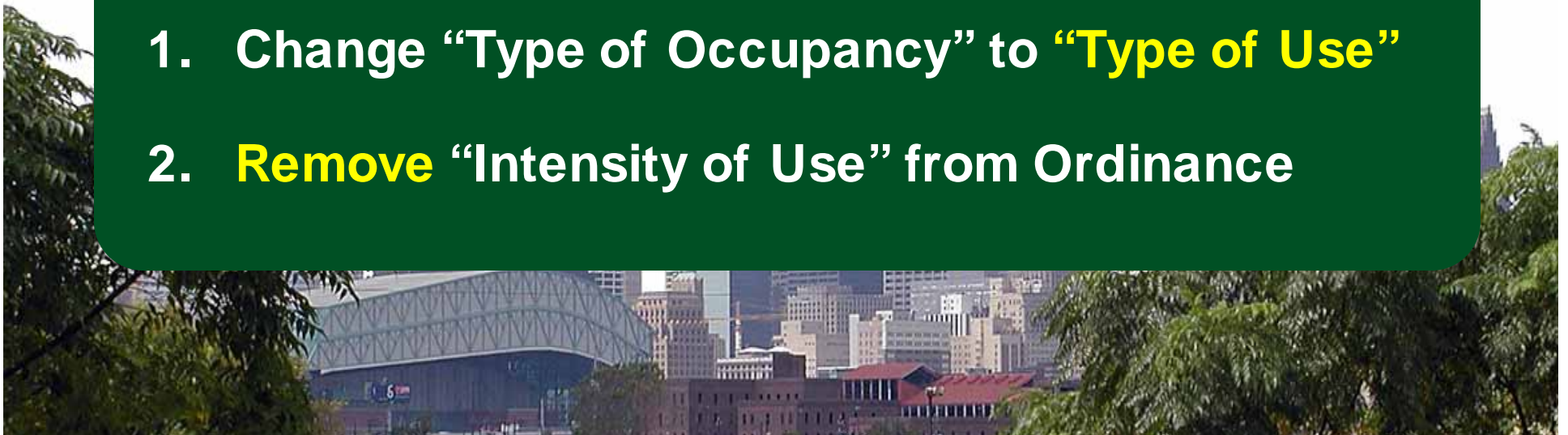
Ordinance Terminology

Issues

1. Type of Occupancy: Creates **Confusion**
2. Intensity of Use: Remains from **Previous Revision**

Recommendations

1. Change “Type of Occupancy” to **“Type of Use”**
2. **Remove** “Intensity of Use” from Ordinance



Ordinance Process: Upcoming Steps

6

**Planning Commission
Consideration of Proposed
Ordinance Amendments**

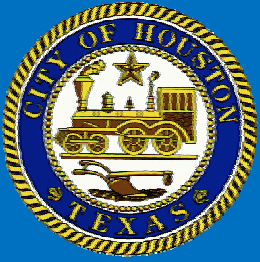
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**Development & Regulatory
Affairs Council Committee**

8

City Council Consideration





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Off-Street Parking Ordinance

West End Multi-Service Center

October 10, 2011

Presented by: Marlene L. Gafrick, Director

