

## **Zapalac, George**

---

**From:** John Chamblee <jchamblee@stratfordarmslp.com>  
**Sent:** Thursday, February 21, 2013 10:29 AM  
**To:** Zapalac, George; Leffingwell, Lee; Cole, Sheryl; Martinez, Mike [Council Member]; Riley, Chris; Morrison, Laura; Spelman, William; Tovo, Kathie  
**Subject:** FW: Support parking reform Downtown

Dear Mayor, City Council Members, and Mr. Zapalac,

I represent the owners of 400 Nueces St. and 604 W. 4<sup>th</sup> St, [location of Mellow Johnny's Bike Shop], 500 W. 6<sup>th</sup> St. [The Stratford Arms Building offices and Bess Bistro]; 609 W. 6th St. [Walton's Fancy and Staple] and 506 West Ave. [location of Lucy's Retired Surfers Bar & Restaurant].

I am writing in support of item 68 in the current Draft Agenda for the Feb. 28 City Council meeting: "Conduct a public hearing and consider an ordinance amending City Code Chapter 25-6 relating to downtown parking and off-street loading requirements."

We would appreciate and support any action the City can take to lighten the administrative burden on small brick and mortar businesses in the CBD and DMU zoning district, like ours, who contribute substantially to the uniquely congenial qualities downtown Austin is known for.

Sincerely,

*John J. Chamblee, Jr.  
500 W. 6th Street  
Suite 401 (2nd Floor)  
Austin TX 78701  
off: [512] 322-9346  
fax: [512] 322-9345*

## **Zapalac, George**

---

**From:** EJ Romero <ejromero1 [REDACTED]>  
**Sent:** Thursday, February 21, 2013 7:39 AM  
**To:** Leffingwell, Lee; Cole, Sheryl; Martinez, Mike [Council Member]; Riley, Chris; Morrison, Laura; Spelman, William; Tovo, Kathie; Zapalac, George  
**Subject:** Support Amending 25-6 Parking Code Reform

Dear Mayor and Austin City Council Persons,

**I SUPPORT eliminating Required parking** by Amendment as in Item 64 in the current draft agenda for the February 28 City Council meeting.

Requiring parking is not a good way to modernize our urban core.

Please consider the environment and vote to move our city in a direction that places less emphasis on the car.

E.J. Romero, M.Ed., Assistant Principal

American YouthWorks Service Learning Academy

## Zapalac, George

---

**From:** John Barclay <[john@barclay-insurance.com](mailto:john@barclay-insurance.com)>  
**Sent:** Wednesday, February 20, 2013 4:36 PM  
**To:** Leffingwell, Lee; Cole, Sheryl; Martinez, Mike [Council Member]; Riley, Chris; Morrison, Laura; Bill.Spellman@austintexas.gov; Tovo, Kathie; Zapalac, George  
**Subject:** Parking Code Reform

Dear Mayor Leffingwell, Members of Austin City Council, and Mr. George Zapalac,

I support the staff's recommendation to eliminate required parking downtown and The Downtown Alliance's position on Parking Code Reform.

My family and I own the historic building at 716 Congress Avenue and I am a lifelong resident of Austin.

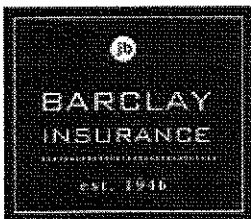
While it is my understanding that our building has no required parking issues because of our historic zoning, that is not the case for many of my fellow building owners just a block away. Due to required parking, that they do not have, they are frequently under rented and have vacancies. I believe it would be much better for the entire downtown area if all buildings could operate with the same parking situation as I have.

Many high tech firms have much less need for parking that is now required. More people are riding bikes to work or taking mass transit [ a good thing!]

Thank you all for the leadership you provide to our city.

Best regards,

John Barclay



John A. Barclay III  
President  
The John A. Barclay Agency, Inc  
8701 Shoal Creek Blvd., Bldg. 2, Suite 201  
Austin, TX 78757

Direct: 512-374-4937  
Phone: 512-476-6566 ext 222  
Fax: 512-472-8382  
Email: [john@barclay-insurance.com](mailto:john@barclay-insurance.com)  
Website: <http://www.barclay-insurance.com>

---

Please note that action concerning your insurance coverage can only be certified when you receive written confirmation from our office. You should not rely solely on an email message sent to our Agency to bind, change, or terminate coverage.

## Zapalac, George

---

**From:** Jarrel Maurice <jarrel@gorainmaker.com>  
**Sent:** Wednesday, February 20, 2013 12:57 PM  
**To:** Leffingwell, Lee; Cole, Sheryl; Martinez, Mike [Council Member]; Riley, Chris; Morrison, Laura; Spelman, William; Tovo, Kathie; Zapalac, George  
**Subject:** Parking Code Reform

Dear Mayor and Honorable Members of the Austin City Council,

I support the City Staff's proposed elimination of parking requirements downtown.


I own and operate "Rainmaker Document Technologies". Our offices are downtown at 111 Congress Avenue in a high rise tower. I have 13 employees. With the new Marriott and all of the related construction for it and the nearby apartment building a great deal of parking has been removed from our area. As a result we carpool more and I see some increased use of the public transit system.

I think doing away with parking requirements will take our city in the right direction in terms of transit and road congestion.

Jarrel Maurice  
President  
Rainmaker Document Technologies, Inc.  
P10 One Congress Plaza  
111 Congress Avenue  
Austin, Texas 78701  
V) 512.472.9911 F) 512.472.6161

Electronic Document Discovery Services\*Document Coding\*Imaging Services \*OCR \* Traditional Copying



 Go Green! Print this email only when necessary. Thank you for helping Rainmaker be environmentally responsible.

## **Zapalac, George**

---

**From:** Julie Fitch <jfitch@downtownaustin.com>  
**Sent:** Wednesday, February 20, 2013 11:45 AM  
**To:** Ott, Marc; Edwards, Sue; Guernsey, Greg; Zapalac, George  
**Subject:** DAA Position on Proposed Changes to the Parking Ordinance  
**Attachments:** 201302013\_DAA\_Parking.pdf

Mr. Ott, Ms. Edwards, Mr. Guernsey, and Mr. Zapalac,

We have sent the attached Downtown Austin Alliance position on proposed changes to the City of Austin Parking Ordinance to the Mayor and Council Members. We support the major proposal, the elimination of off-street parking requirements for CBD and DMU zoning districts, as well as two other staff recommendations. We do not support a new parking maximum for residential buildings, and we have some additional suggestions not addressed in the draft ordinance.

Please contact me with any questions or concerns.

Sincerely,

--

Julie Fitch  
Economic Development Director  
Downtown Austin Alliance  
211 E. 7th Street, Suite 818  
Austin, Texas 78701  
512-381-6268 Direct  
512-477-2024 Mobile  
jfitch@downtownaustin.com  
www.downtownaustin.com

**Proposed Changes to the City of Austin Parking Ordinance  
Downtown Austin Alliance Position  
Adopted February 13, 2013**

The Downtown Austin Alliance (DAA) has considered the proposed changes to the City of Austin parking ordinance and has adopted the position stated below.

**SUPPORT – DAA supports these City staff recommendations.**

**PARKING REQUIREMENTS**

**The DAA supports the elimination of off-street parking requirements for CBD and DMU zoning districts.**

We do not believe this change will immediately change downtown parking supply. It will not change the amount of parking developers choose to build for new projects in the near future. If and when Austin develops into a city with a mature transit system, lenders may have different parking requirements in the future. The appeal of this proposal is that it offers flexibility for the market to adapt without code variances or further City Council action.

**CONDITIONAL USE**

Currently, off-site parking is a conditional use in CBD and DMU zoning districts. Conditional uses require Planning Commission and Council hearings. **The DAA supports changing off-site accessory parking and commercial off-street parking from a conditional use to a permitted use.**

**LOADING DOCKS**

Currently, modification to the number and size of off-street loading spaces requires Council action. **The DAA supports a change that would grant the director administrative authority to modify the number and size of off-street loading spaces.**

**OPPOSE – DAA does not support this City staff recommendation.**

**RESIDENTIAL MAXIMUMS**

Currently, a residential use must provide a minimum of 60% of the required parking, with no maximum imposed. Currently, uses other than residential are subject to a 60% parking maximum, which can be waived by the department director if parking is provided in a parking structure. The current proposal calls for a new 60% maximum for residential. This maximum may, like the current commercial maximum, be waived administratively. **For residential buildings, the DAA supports the modification that would eliminate the minimum but opposes the modification that would impose a 60% parking maximum unless granted an administrative waiver when parking is provided in a parking structure.**

**FOR ADDITIONAL CONSIDERATION – We ask that you consider these additional elements not included in the City staff recommendations.**

#### **SMALL BUILDINGS**

Currently in CBD and DMU zoning districts, no parking is required for historic buildings, buildings in historic districts, or uses less than 6,000 SF in buildings built before 1997. **If the City Council does not eliminate all parking minimums, the DAA supports a parking exemption for all buildings up to 12,000 SF for CBD and DMU zoning districts.**

#### **PEDESTRIAN-ORIENTED USE**

Currently, a new parking garage must be lined with retail on the ground floor ("separated from an adjacent street by a pedestrian-oriented use"). The Downtown Austin Plan defines two types of streets:

- Pedestrian Activity Streets—which should have 75% of parcel frontage in active commercial or civic use (primarily Congress Avenue, 2nd Street, 6th Street, Warehouse District)
- Mixed Use Streets—which should have 60% of parcel frontage in active commercial, residential, or civic use (most other streets south of 11th Street).

**The DAA supports a modification to the pedestrian-oriented use requirement that is aligned with the street hierarchy of the Downtown Austin Plan. The DAA also supports allowing office as a use on Mixed Use Streets as long as the space is configured in a way that would be appropriate for retail as the market changes.**

#### **ALLEY LOADING**

Many recent projects have requested the off-street loading facility and trash receptacle to be located, loaded, and unloaded from the alley. **The DAA supports a change that would allow this by right.**

#### **PARKING ENTERPRISE**

**The DAA encourages the City of Austin to explore use of its Parking Enterprise and other incentives to encourage geographically-targeted parking based on demand.**

#### **NEW TECHNOLOGIES**

**The DAA encourages the use of technology to maximize effectiveness. Existing apps like ParkMe and others should be explored, and new apps and technologies such as integrating toll tags into a parking system should be developed.**