

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2013-033

Description: Consider an ordinance to amend Title 25 of the City Code to allow metered parking spaces to be counted towards the minimum off-street parking required for non-residential uses.

Proposed Language: See attached draft ordinance for details.

Summary

- Allows for metered parking spaces to be counted towards the minimum off-street parking requirement for non-residential uses.

Background: Initiated by Council Resolution 20131024-058.

Austin Land Development Code currently requires that businesses fulfill minimum parking requirements primarily through off-street spaces. This poses significant challenges for the adaptive reuse of existing buildings and to smaller scale businesses in densely developed areas. Metered parking spaces tend to perform more efficiently than unmetered spaces, accommodating more users in a given time period by promoting turnover. Austin City Council adopted a resolution on October 24, 2013 directing staff to propose an ordinance to allow metered parking spaces to count towards the minimum parking requirement. The proposed amendment would support the Imagine Austin's Comprehensive Plan's vision of a compact and connected city by a reduction in surface parking lots.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions

March 18, 2014: Recommended by the Codes and Ordinances Subcommittee on a 5-0 vote, with the following direction to staff:

- Look at existing off-street requirements for businesses, and compare to on-street substitutions to see if there is a parking deficit.
- Examine different areas where residential is adjacent to commercial corridors (eg South Congress, Burnet, 6th/Chicon) to assess impacts of the proposed change.

August 26, 2014: To be reviewed by the Planning Commission.

Council Action

September 25, 2014: A public hearing has been scheduled.

Ordinance Number: NA

City Staff: Sangeeta Jain

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Email: Sangeeta.Jain@austintexas.gov

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Cy/B

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 25-6-478 OF THE CITY CODE RELATING TO OFF-STREET PARKING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Subsection (F) of City Code Section 25-6-478 (*Motor Vehicle Reductions General*) is amended to read as follows:

(F) The minimum off-street parking requirement shall be reduced as follows:

- (1) One space for each on-street parking space located adjacent to the site on a public street, including spaces on Internal Circulation Routes that meet public street standards;
- (2) One space for each on-street metered parking space located within 250 feet of the site, measured as the shortest practical and legal walking distance to the nearest principal entrance of the site. Metered parking spaces may not be counted towards the minimum off-street parking required for residential uses;
- ~~(3)(2)~~ Up to 10 percent to preserve significant stands of trees or protected trees in addition to those required to be preserved by the Code, pursuant to protection measures specified in the Environmental Criteria Manual. If the applicant provides more parking spaces than the minimum required, the additional parking spaces may not result in the removal of significant stands of trees or protected trees; or
- ~~(4)(3)~~ Twenty (20) spaces for every car-sharing vehicle provided in a program that complies with the requirements prescribed by the Director by administrative rule.

PART 8. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

CLG

_____, 2014

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Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

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CJ/S

RESOLUTION NO. 20131024-058

WHEREAS, the Austin Land Development Code currently requires that businesses fulfill minimum parking requirements primarily through off-street spaces; and

WHEREAS, parts of Austin's central city are experiencing shortages of private, off-street parking for businesses to rely on to meet this code requirement; and

WHEREAS, a shortage of off-street spaces can pose significant challenges to the adaptive reuse of existing buildings and to smaller scale businesses in densely developed areas; and

WHEREAS, metered parking spaces tend to perform more efficiently than unmetered spaces, accommodating more users in a given time period by promoting turnover; and

WHEREAS, metered parking spaces place the burden of paying for parking on the actual users of the parking, reducing the overall parking demand; and

WHEREAS, with a Parking Benefits District in place, revenue from metered parking spaces can support significant improvements in the surrounding area; and

WHEREAS, the Imagine Austin Comprehensive Plan's vision of a compact and connected city is furthered by a reduction in surface parking lots; **NOW, THEREFORE,**

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

- (1) The City Council initiates amendments to Title 25 of the City Code and directs the City Manager to develop a proposed ordinance to allow metered parking spaces within a certain distance of a business to count towards the minimum parking required under City Code Chapter 25-6.
- (2) In developing the ordinance, the City Manager should consider, among other things, the appropriate distance from the primary use, and whether the applicability of the ordinance should depend on the extent to which the metered spaces are utilized.
- (3) The City Manager is directed to process the amendments and present the ordinance to the City Council for consideration within 90 days, or as soon as reasonably practicable.

ADOPTED: October 24, 2013

ATTEST:


Jannette S. Goodall
City Clerk