



# TRANSPORTATION PUBLIC WORKS

## C20-2023-010 Eliminate Minimum Parking Requirements

Dan Hennessey | Consulting Engineer | October 3, 2023



# City Council Resolution 20230504-022

“BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN: The City Council initiates amendments to City Code Title 25 (Land Development) to eliminate minimum off-street motor vehicle parking requirements in the City.”

“BE IT FURTHER RESOLVED: The City Manager is directed to return with recommendations for developments proposing no on-site parking that allow for accessible parking spaces on-street, adjacent to or reasonably nearby the development and located on an accessible route. The recommendations should ensure accessible parking spaces comply with all design, accessibility, and location requirements of the ADA and FHAA, as appropriate.

BE IT FURTHER RESOLVED: The City Manager is directed to return with an ordinance for Council consideration no later than December 31, 2023.”



# Schedule for Adoption

- City Council Resolution – May 4 (recommended 10-1)
- Planning Commission Briefing – August 29 (no action)
- Codes and Ordinances Joint Committee – September 20 (recommended 5-2)
- **Urban Transportation Commission – October 3**
- Planning Commission Public Hearing – October 10\*
- City Council Public Hearing – November 2\*

\* Redlines to Title 25/Title 30 will be made available in advance of these meetings.



# Title 25 – Land Development

Chapter 25-1 – General Requirements and Procedures

★ Chapter 25-2 – Zoning

Chapter 25-3 – Traditional Neighborhood District

Chapter 25-4 – Subdivision

Chapter 25-5 – Site Plans

★ Chapter 25-6 – Transportation

~~Chapter 25-7 – Drainage~~

~~Chapter 25-8 – Environment~~

~~Chapter 25-9 – Water and Wastewater~~

~~Chapter 25-10 – Sign Regulations~~

~~Chapter 25-11 – Building, Demolition, and Relocation Permits; Special Req's for Historic Structures~~

~~Chapter 25-12 – Technical Codes~~

~~Chapter 25-13 – Airport Hazard and Compatible Land Use Regulations~~



# Highlights from Staff Report

- 59 sections of Title 25 have proposed changes
  - 42 are clarifications or references to minimum parking requirements that have been deleted
    - Chapter 25-1 – General Requirements and Procedures
    - Chapter 25-2 – Zoning
    - Chapter 25-5 – Site Plans
    - Chapter 25-6 – Transportation
  - 17 specifically remove minimum parking requirements

## Chapter 25-2: Zoning

## Chapters 25-3 through 25-6

- § 25-2-519 Commercial-Residential Development
- § 25-2-772 Single-Family Attached Residential Use
- § 25-2-780 Multifamily Residential Use
- § 25-2-831 College or University
- § 25-2-900 Home Occupations
- § 25-2-1205 Site Development Regulations for Mobile Home Parks
- § 25-2-1504 Neighborhood Mixed Use Building Regulations
- § 25-2-1556 Multifamily and Condominium Regulations
- § 25-2-1566 Commercial Use Parking Requirements
- Subchapter E: 4.3.3.E Height, Dimensional and Parking Requirements

- § 25-3-83 Parking
- § 25-4-232 Small Lot Subdivisions
- § 25-4-233 Single-Family Attached Residential Subdivision
- § 25-6-471 Off-Street Parking Facility Required
- § 25-6-474 Parking Facility for Persons with Disabilities
- § 25-6-593 Provisions for Property in the Central Urban Redevelopment (CURE) Combining District Area
- § 25-6-611 Parking Requirements for a Transit Oriented Development District

## Title 30 (Subdivision Platting in ETJ)

- **§ 30-2-232 *Small Lot Subdivisions\****
- **§ 30-2-233 *Single-Family Attached Residential Subdivision\****



# 25-6-471. Off-Street Parking

## § 25-6-471 OFF-STREET PARKING ~~FACILITY REQUIRED.~~

- (A) An applicant is not required to provide an off-street parking facility. No minimum number of parking spaces is required, except as provided in Subsection (B). Section (A) applies to all zoning categories, including areas governed by specific Regulating Plans, TOD areas, and Neighborhood Conservation Combining Districts (NCCDs). Section 25-6-471 (Off-Street Parking) supersedes all references to minimum motor vehicle parking requirements, except for accessible spaces.
- (B) A minimum of one on-site accessible space is required. The minimum number of accessible spaces is calculated by taking 100 percent of the parking previously required for the use under Appendix A (Tables of Off-Street Loading Requirements and Former Off-Street Parking Requirements) and using that result to determine the number of accessible spaces required under the Building Code.
- (C) If an applicant provides an off-street parking facility for a building or use, accessible spaces must be provided on-site.
- (D) If an applicant proposes only accessible spaces for a use:
- (1) Accessible spaces may be located on- or off-site, within 250 feet of the use, and must be on an accessible route.
  - (2) An off-site or on-street accessible space that is located within 250 feet of a use may be counted towards the number of required accessible spaces under Paragraph (B).
  - (3) The director may waive or reduce the number of accessible spaces required if no accessible spaces can be provided consistent with the requirements of Paragraph (D)(1).

## § 25-6-473 MODIFICATION OF PARKING REQUIREMENT.

- (C) The director may ~~not~~ reduce a parking space requirement as needed to be consistent with the elimination of the minimum number of motor vehicle parking space requirements, except for those related to accessible spaces under Subsections (B) and (C) to less than 80 percent of the standard parking requirement.



# Appendix A

## **APPENDIX A. TABLES OF OFF-STREET ~~PARKING AND~~ LOADING REQUIREMENTS AND FORMER OFF-STREET PARKING REQUIREMENTS.**

### **PART 1 - MOTOR VEHICLES**

Use Classification	Minimum Off-Street Parking Requirement* <u>*This column is maintained and shown for purposes of calculating accessible spaces, bicycle parking spaces, and maximum parking spaces and for future reference as needed. No minimum number of parking spaces is required for any use.</u>	Off-Street Loading Requirement
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# Accessible Parking Spaces

TABLE 1106.1 ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total <b>10-20</b>
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000





# Accessible Parking Spaces

## Example Calculations

Proposed New Code Requirement for Accessible Spaces		Current Code Requirement for Accessible Spaces		Maximum Proposed Increase in Required Accessible Spaces
Current Spaces Required By Code	Required Accessible Spaces	Current Provided Spaces with 40% Reduction	Required Accessible Spaces	
1	1	1	1	0
5	1	3	1	0
10	1	6	1	0
30	2	18	1	+1
70	3	42	2	+1
90	4	54	3	+1
125	5	75	3	+2
175	6	105	4	+2
225	7	135	5	+2
350	8	210	7	+2
450	9	270	7	+1
750	15	450	9	+6
1500	25	900	18	+7

- 1-25 Spaces Required per Current LDC requirements: No change in accessible spaces
- 26-75 Spaces Required: 0 or 1 additional accessible spaces required
- 76-524 Spaces Required: 0 to 2 additional accessible spaces required



# Other Documents Regulating Parking

- Transit-Oriented Development (TOD) Regulating Plan
  - **Lamar Boulevard/Justin Lane TOD Station Area Plan – refers back to LDC**
  - **MLK TOD Station Area Plan – refers back to LDC**
  - **Plaza Saltillo TOD Station Area Plan – refers back to LDC**
- Regulating Plans
  - **North Burnet/Gateway Zoning District – refers back to LDC**
  - **East Riverside Corridor Zoning District – refers back to LDC**
  - ***South Central Waterfront\** – in progress, reviewed for consistency with proposed changes**
- Neighborhood Conservation Combining District
  - *Hyde Park*
  - *North Hyde Park*
  - *North University*
  - *Fairview Park*
  - **11<sup>th</sup> Street – refers back to LDC**
  - **12<sup>th</sup> Street – refers back to LDC**
- Planned Unit Development (PUD) Agreements