



roadways, and nearby uses. However, this section of code does not include vehicle or trailer *rentals*. This has resulted in no requirements for commercial vehicle rental uses to contain all their inventory on private property, allowing for “spill-over” into the public street, impacting pedestrian and motorist safety and negatively impacting any nearby residences or other conflicting uses.

**Envision New Braunfels:**

This ordinance amendment would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.11:** Update policies and codes to achieve development patterns that implement the goals of this plan.
- **Action 3.6:** Proactively provide a regulatory environment that remains business and resident-friendly.
- **Action 3.17:** Enact policies that dis-incentivize incompatible commercial encroachment into neighborhoods that whittle away at the edges, while still allowing for neighborhood scale commercial within walking distance of homes.
- **Action 7.8:** Enhance pedestrian quality of the City by limiting the realm of the automobile.

**STRATEGIC PLAN REFERENCE:**

- Economic Mobility  Enhanced Connectivity  Community Identity  
 Organizational Excellence  Community Well-Being  N/A

**Enhanced Connectivity:** Collaborate with governmental partners to improve transportation access and connections throughout the region.

**Community Well-Being:** Look for opportunities to reconnect the community by mitigating highways, waterways and other transportation facilities that create barriers to community connectivity.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends amending Section 144-5.12 so that the requirement for containing all vehicle inventory applies to vehicle rental-type uses as well as vehicle sales uses. Staff also recommends providing a direct reference to the sight distance and visibility requirements for safety at intersections of streets, alleys and driveways currently located in Section 144-5.3-1(b)(8).

Revisions to the aforementioned Chapter 126 will be considered by City Council concurrently with this amendment to the Zoning Ordinance.