

## Legislation Text

---

**File #:** 24-379, **Version:** 1

---

**PRESENTER:**

Amanda Mushinski, CNU-A, Planner

**SUBJECT:**

**ORD24-096** Public hearing and recommendation to City Council regarding amendments to Chapter 144 Zoning, Section 5.1 Parking, loading, stacking, and vehicular circulation.

**DEPARTMENT:** Planning and Development Services

**COUNCIL DISTRICTS IMPACTED:** ALL

**BACKGROUND INFORMATION:**

City staff discussed Downtown parking with City Council on March 18, 2024, and received direction to proceed with revisions and clarifications regarding the downtown parking exception.

**ISSUE:**

Amendments to the ordinance are needed to address issues of clarity and consistency. The proposed expansion of the Downtown Parking Exception Area aims to incorporate parcels currently within the existing boundary and additional ones currently zoned Commercial and Industrial within and proximate to the Downtown boundary. The expansion includes an additional 132.75 acres (261 separate parcels) of the 184 acres included in the original boundaries. This expansion is expected to improve economic opportunities by reducing development costs, preserving greenspace and existing structures for efficient land use, and supporting diverse, local business development to strengthen the economy and maintain the vibrancy of Downtown.

Properties that are solely residential lying outside of the existing Downtown Parking Exception Area are excluded from the proposal. This exclusion is intended to help preserve housing in the downtown area which will, in turn, support local businesses. It is recommended that outfitters, special events, and event venues not be eligible for the parking exception due to their unique parking demands and impacts on the Downtown and surrounding neighborhoods.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Approval.

Resource Links

- Chapter 144, Sec. 5.1-1 (C-4A) of the City's Code of Ordinances:  
[https://library.municode.com/tx/new\\_braunfels/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?)