

Legislation Text

File #: 18-648, **Version:** 1

Presenter/Contact
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SUBJECT:

Discuss and consider approval of the first reading of an ordinance amending Section 126-354 of the Code of Ordinances regarding Parking by Permit.

BACKGROUND / RATIONALE:

City staff is proposing amendments to Section 126-354 Parking by Permit only of the Code of Ordinances to more efficiently and effectively address parking by permit requests.

The parking by permit ordinance was created in 2001 to address river-related parking concerns from residents around the Last Tubers Exit. Since that time, 13 more parking by permit areas have been established to address parking concerns from pedestrian generating attractions in New Braunfels. In addition to river-related pedestrian generators, parking by permit areas have now been created in residential areas near Gruene and Conway's Dance Hall.

Staff is proposing changes to the parking occupancy study and notification requirements to allow for faster response to requests for new parking by permit areas and better use of city resources.

A parking occupancy study is required by current code for any new parking by permit area requested via the required petition form. Due to the time that the parking study would need to be conducted, recent parking occupancy studies have been completed by consultants. The cost for a parking study that meets the requirements listed in the ordinance is approximately \$2,500. The results of the study are presented to City Council when the item is brought for the required public hearing but are not always consistent with the final action by City Council on the approval of the requested parking by permit area. Staff is proposing removing the requirement for a parking occupancy study for establishing a new parking by permit area. No changes would be made to the process for requesting the revision of an existing parking by permit area with this removal. Revising an existing area only requires receipt of a signed petition form and compliance with the contiguous commercial or residential requirement of the ordinance.

Current code requires notification letters be mailed out for all occupants listed on the petition received by city staff and to all property owners within the proposed parking by permit area for a request for a new parking by permit area. The current code limits the notification of the public hearing to only the requested area, which leads to potential multiple applications for expansion after a new area is established. Staff is proposing a revision to the current notification requirements for new parking by permit areas to mail letters to occupants on the petition and property owners within a minimum 300-foot radius of the proposed permit area. This revision will lead to a more efficient process as property owners are notified with the initial request instead of multiple follow-up requests that come in as signs

are posted.

Revisions to existing parking by permit areas currently require mailing notification letters to occupants listed on the petition and all property owners within the existing parking by permit area. Staff is proposing a revision to this requirement to mail notification letters to the occupants listed on the petition and property owners within a minimum 300-foot radius of the proposed revision to the existing permit area. The most common parking by permit revision request is to add a single property to an existing parking by permit area. The proposed revision will concentrate the notification letters to the affected area and will use less staff time and resources to complete.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

2006 Comprehensive Plan: Transportation Goal 21: Provide a system of convenient and safe transportation facilities through comprehensive, cooperative and continuing transportation system planning and development.

FISCAL IMPACT:

Approval of the ordinance amendment will allow Engineering staff to more efficiently and effectively address parking by permit requests.

COMMITTEE RECOMMENDATION:

The Transportation and Traffic Advisory Board recommended approval of the proposed amendments to Section 126-354 of the City of New Braunfels Code of Ordinances regarding Parking by Permit on a motion that carried unanimously at their meeting on October 18, 2018.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to Section 126-354 of the City of New Braunfels Code of Ordinances regarding Parking by Permit.