

Legislation Text

File #: 19-533, Version: 1

Presenter/Contact

Amy McWhorter, Downtown Development Coordinator
amcwhorter@nbtexas.org

SUBJECT:

Approval of the second and final reading of an ordinance amending Chapter 126-355 of the City's Code of Ordinances to remove the prohibition of overnight parking in the Downtown Parking Zone and extend the limits of the Downtown Parking Zone to include both sides of East San Antonio Street from Market Avenue to Gilbert Avenue, and the southwest side of North Market Avenue from East Mill Street to East San Antonio Street.

BACKGROUND / RATIONALE:

City Council held a public hearing on the first reading of this proposed ordinance on July 8, 2019 and voted to approve (6-0-0, Mayor Casteel absent).

The existing Downtown Parking Zone is defined to include the following public streets:

- (1) Main Plaza (with the exception of the Comal County Courthouse);
- (2) Seguin Avenue from Mill Street to Coll Street;
- (3) San Antonio Street from Market Avenue to Academy Avenue (with the exception of the Comal County Courthouse);
- (4) Castell Avenue from Mill Street to Coll Street.

Recent increases in river recreation tourist parking between Market Avenue and the Comal River, coupled with the proliferation of parking-by-permit-only areas in adjacent residential neighborhoods, has concentrated parking demand in the remaining unrestricted, on-street parking along East San Antonio Street and Market Avenue. This phenomenon is limiting parking availability for patrons of commercial uses in the area.

Additionally, there is currently a prohibition of on-street parking in the Downtown Parking Zone overnight. Overnight is defined as the hours between 1:00 a.m. and 4:00 a.m. This prohibition is problematic for Downtown residents (residential living in Downtown was not as prevalent when the overnight parking prohibition was adopted). The prohibition is also cumbersome for employees of Downtown nightlife establishments who often use on-street parking due to high weekend and evening occupancy rates in Downtown parking lots. This prohibition could also discourage Downtown patrons from using safe transportation to return home from Downtown dining and entertaining establishments.

Staff engaged stakeholders by sending notices to property and business owners of the 11 parcels directly adjacent to the proposed additional 2-Hour time limited parking areas. The notices informed them of the proposed changes and provided them an opportunity to comment. The City has received

one response in favor and none in opposition. Additionally, one business owner attended the May 21, 2019 Downtown Board Meeting and expressed support for the recommendation.

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

Envision New Braunfels Comprehensive Plan	Action 1.11: Update policies and codes to achieve development patterns that implement the goals of this plan. Action 2.26: Achieve and update Downtown Implementation Plan goals for quality places downtown...
Downtown Implementation Plan	Critical Success Factor P1

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

The **Transportation and Traffic Advisory Board** reviewed and recommended approval of the extension of the 2-Hour time limited parking area at their June 13, 2019 meeting, and recommended approval of the removal of the prohibition of overnight on-street parking in the Downtown Parking Zone at their April 11, 2019 meeting.

The **Downtown Board** reviewed and recommended approval of the extension of the 2-Hour time limited parking area at their May 21, 2019 meeting, and recommended approval of the removal of the prohibition of overnight on-street parking in the Downtown Parking Zone at their February 19, 2019 meeting.

STAFF RECOMMENDATION:

Staff recommends approval of both items.