

Legislation Text

File #: 19-299, **Version:** 1

Presenter/Contact

*Christopher J. Looney, Planning & Community Development Director
clooney@nbtexas.org*

SUBJECT:

Presentation and possible direction on proposed amendments to the Zoning Ordinance regarding parking or storage of oversized vehicles within residential zoning districts.

BACKGROUND / RATIONALE:

The City of New Braunfels receives complaints of large, commercial vehicles, such as tractor trailer rigs, parked in residential driveways and in back yards. While there are ordinances addressing the paving of driveways, and the parking of such vehicles on the street in front of homes, there is not an ordinance addressing the parking of such vehicles in residential driveways.

Attached is a draft with alternatives for possible consideration and discussion at a future meeting, if City Council is inclined to direct staff to proceed. The draft limits the largest of commercial vehicles, while still allowing modest commercial vehicles for those employees allowed to bring vehicles home from work in the evenings.

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

CITY PLAN/COUNCIL PRIORITY Envision New Braunfels Comprehensive Plan	Action 1.11: Update policies and codes to achieve development patterns that implement the goals of Envision New Braunfels. Action 3.6: Pro-actively 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.
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FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends proceeding with a process for consideration of a code amendment to address this concern of neighborhood residents.