



To: Mayor Bill Foulds Jr. & City Council
From: Tory Carpenter, AICP – Planning Director
Date: March 25, 2025
RE: License Agreement with Short Mama’s Holdings, LLC

I. Overview:

Short Mama’s Holdings, LLC seeks to improve parking availability in the downtown area as part of its site development. This License Agreement allows the developer to construct temporary parking spaces using all-weather materials on a combination of City-owned right-of-way and private property. Any additional spaces beyond the required five will be eligible for a credit toward the sidewalk fee-in-lieu requirement along US 290.

The parking spaces will be open to the public and not reserved for private business use. The City will later construct permanent street and parking improvements as part of broader infrastructure plans. This agreement enables the immediate addition of downtown parking while ensuring integration with future City projects.

II. Agreement Terms:

- The developer will construct at least five (5) temporary parking spaces using all-weather materials at its sole expense.
- Any additional parking spaces beyond the five required by code will be eligible for a credit toward the sidewalk fee-in-lieu requirement along US 290.
- The developer will provide an easement at no cost to the City for parking, sidewalks, street improvements, drainage, and utilities. This easement must be recorded prior to the City’s acceptance of site improvements.
- The parking spaces will be available for public use and not designated for private business use.
- The City will later construct permanent parking, street, and utility improvements within the easement area as part of broader infrastructure plans.
- Once the City completes permanent improvements, it will assume maintenance responsibility for the parking area.

III. City Benefit:

1. Immediate Increase in Downtown Parking – This agreement allows for public parking spaces to be constructed now, addressing a critical need before permanent City improvements occur.
2. Cost Savings for the City – The developer covers the cost of temporary parking, while the City receives an easement for future infrastructure at no cost.

3. Alignment with Long-Term Infrastructure Plans – The temporary parking solution ensures that future permanent improvements will be integrated smoothly into City projects.

IV. Recommendation

Staff recommends approval of the License Agreement, as it aligns with the City's goals for improved downtown accessibility, business support, and cost-efficient infrastructure development.