

## **Parking Requirements Update**

The P&Z is currently starting to work on looking at Parking Requirements for each scheduled use. We specifically had a discussion about Retail – General Merchandise in our previous meeting to get a feel for where we think parking may change as we work through the items.

This was from a workshop – so no motions or final decisions were made but we conducted the following research:

1. Our current parking requirements for retails are based on Gross Floor Area which includes all storage and loading dock areas etc.
2. Our retail requirements are 1 per 200 gfa

In reviewing a study conducted by Texas A&M – we found the following:

Arlington is 3.3 per 1000 gfa – which means approximately 1 per 200 gfa

Fort Worth for less than 4000gfa – parking requirement are also 1 per 200 gfa

Additionally, we researched individual cities and learned

Meridian, TX has regulations of 1 per 200gfa

Granbury is 1/600 sqft of site area of market

Westminster, CA is 1/250gfa

**Our general thoughts at this time is that 1/200gfa may more stringent that we need, we started talking about do we want to set the requirement at a number against usable space and then we need to talk into account employee cars.**

**We are not finished with our research, but we are leaning to loosening some parking requirements specific to some types of schedules of uses.**