

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.