



MEETING DATE: April 2, 2025
PRESENTED BY: Xavier Cervantes, Director of Planning
AGENDA ITEM: Discussion on parking requirements for multi-family developments - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 19, 2025 – A directive was given by the Planning and Zoning Commission to staff to revisit the parking requirements for multi-family developments.
- March 27, 2025 – Consideration of request to amend the parking requirements for multi-family developments by the Ordinance Review Committee (“**ORC**”). ORC considered the request and recommended that the ordinance not be amended at this time since there have been no concerns or complaints forwarded to the Planning Department regarding the parking for multi-family developments.
- April 2, 2025 – Discussion and possible direction on parking requirements for multi-family developments by the Planning and Zoning Commission (P&Z).

Summary:

- The Planning and Zoning Commission has considered several site plans approvals for multi-family developments during the last couple of meetings. Some Board Members have suggested that most of these developments should require more parking spaces to avoid any parking problems for future multifamily developments. Therefore, a directive was given by the Planning and Zoning Commission to staff to revisit the parking requirements for multi-family developments in our City.
- Based on the concern addressed by the Planning and Zoning Commission, staff researched the parking requirements for other Valley cities and compared those results to Mission’s parking requirement. It was determined that the City of Mission is consistent with the other cities like Pharr, San Juan, Alamo and San Benito and stricter than the cities of Brownsville and Harlingen.
- On April 9th, 2007 the City Council adopted Ordinance #3235 requiring two (2) off-street parking spaces for each apartment regardless of the # of bedrooms. Prior to the adoption of Ordinance #3235 the off-street parking spaces was calculated based on the # of bedrooms. (1.5 parking spaces for every 1-bedroom unit, 1.75 parking spaces for every 2-bedroom unit, and 2 parking spaces for every 3+ bedroom unit).
- Since the adoption of this ordinance almost 18 years ago, staff has not received any complaints from developers or tenants regarding the off-street parking requirements for multi-family developments.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE #3235

ORDINANCE NO. 3235


AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1128, AS AMENDED, AND THE TRAFFIC AND VEHICLES CHAPTER OF THE CODE OF ORDINANCES – DIVISION 4 OFF-STREET PARKING TO CONSISTENTLY SPECIFY THAT THERE SHALL BE TWO OFF-STREET PARKING SPACES FOR EACH APARTMENT IN MISSION, TEXAS; AND PROVIDING A PUBLICATION DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT:

1. Section 1.39-5 (o) of Zoning Ordinance #1128, as amended; and Sec. 110-463 (b) (2) of the Traffic and Vehicles – Division 4 ‘Off-street Parking’ of the Code of Ordinances be hereby amended to reflect the following change:

“Two (2) off-street parking spaces shall be required for each apartment”.
2. The provisions of this Ordinance are to be published in the locations indicated in the Code of Ordinances of the City of Mission, Texas as soon as practicable.
3. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, DISCUSSED, CONSIDERED AND PASSED ON THIS THE 9TH DAY OF APRIL, IN THE YEAR OF OUR LORD, 2007.


Norberto Salinas – Mayor

ATTEST:


Anna Carrillo, City Secretary



MULTI-FAMILY COMPARISON**MULTIFAMILY RESIDENTIAL PARKING REQUIREMENTS
MARCH 2025**

CITY	REGULATIONS
Alamo	2 spaces required per dwelling unit
Alton	1 parking space required per dwelling unit plus 0.5 spaces required for each bedroom.
Brownsville	1 parking space required per dwelling unit
Donna	
Edinburg	1 parking space required for each bedroom.
Harlingen	1.5 parking spaces required per dwelling unit
La Feria	
McAllen	1.5 parking spaces required for each bedroom
Mercedes	
Mission	2 parking spaces required per dwelling unit
Pharr	2 parking spaces required per dwelling unit
Rio Grande City	
San Benito	2 parking spaces required per dwelling unit
San Juan	2 parking spaces required per dwelling unit
Weslaco	1 parking space required per dwelling unit plus 0.5 spaces required for each bedroom.

STAFF RECOMMENDATION

Staff recommends no changes to the parking requirements at this time.