

Started: 5:51 p.m.

Ended: 5:55 p.m.

Item #1.9

Discussion and Action to Amend the Parking Requirements for Commercial Developments inside and outside the Central Business District

A concern has been voiced to the Planning Department staff regarding the minimum standard requirements for commercial buildings. Most of the existing commercial buildings have outgrown their parking. When most of these commercial establishments were originally presented to staff they were considered shell buildings for the majority of the time. The parking for a commercial building is based on square footage. It's not until the owner sells or rents the unit that staff has an idea of the proposed use. Off-street parking is calculated based on the use and if the use is unknown then it is calculated based on square footage. The off-street parking requirements for commercial developments inside and outside the Central Business District has not been amended since September 14, 1981. Staff proposes to upgrade the parking requirements for commercial developments inside and outside the Central Business District to be amended as follows have 1 parking space for every 200 sq.ft. (after the 1st 200 s. ft. equates to 4).

During a joint workshop held on October 17, 2022 by the Planning and Zoning Commission and the City Council the off-street parking concern was discussed. Staff proposes to upgrade the parking requirements for commercial developments inside and outside the Central Business District to be amended as follows have 1 parking space for every 200 sq. ft. (after the 1st 200 sq. ft. equates to 4).

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison motioned to close the hearing. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked Ms. De Luna had a map for the Central District Business Area.

Ms. De Luna stated this is mainly for the downtown area but also for any new commercial building. She added existing buildings have to grandfathered.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the ordinance. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.