

ITEM# 2.1

Discussion and Action to Amend the Off-Street Parking Requirements for Commercial Developments

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 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 workshop held on April 3, 2023 with the City Council the off-street parking concern was discussed. Staff and the City Council considered different locations and saw the need for additional parking but at the same time don't want to discourage future developments from coming into our City. So, in a matter to compromise the City Council opted to reduce the square footage from 400 sq.ft. to 300 sq.ft. and work from there.

Example: New Commercial Development of 3,000 sq.ft.

Current Code

4 parking spaces for 1st 400 sq.ft.
3,000 sq.ft. – 400 sq.ft. = 4 spaces
(bal.) 2600 sq.ft. divided by 400 sq.ft. = 6.5
4 spaces + 7 spaces = 11 total spaces

City Council Consensus

4 parking spaces for 1st 300 sq.ft.
3,000 sq.ft. – 300 sq.ft. = 4 spaces
(bal.) 2700 sq.ft. divided by 300 sq.ft. = 9
4 spaces + 9 spaces = 13 total spaces

Staff's Proposal

4 parking spaces for 1st 200 sq.ft.
3,000 sq.ft. – 200 sq.ft. = 4 spaces
(bal.) 2800 sq.ft. divided by 200 sq.ft. = 14
4 spaces + 14 spaces = 18 total spaces

FYI, on same sq.ft. other cities would impose
McAllen would impose – 11 parking spaces
Edinburg would impose – 11 parking spaces
Pharr would impose – 12 parking spaces
Mission would impose 11 parking spaces

ORDINANCE NO. ____

AN ORDINANCE AMENDING CHAPTER 110-TRAFFIC AND VEHICLES, ARTICLE VIII. – STOPPING, STANDING, PARKING, DIVISION 4.- OFF-STREET PARKING, SECTION 110-463 MINIMUM PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENT OUTSIDE THE CENTRAL BUSINESS DISTRICT 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. The Traffic and Vehicles Code, Article VIII – Stopping, Standing, Parking, Division 4 ‘Off-street Parking’ of the Code of Ordinances, Section 110-463(b)(12) to be amended to read as follows:
 - a. Commercial development outside the central business district: Four spaces for up to ~~300~~ 400 square feet of floor area, plus one space for each additional ~~300~~ 400 square feet of floor area up to 5,000 square feet. For building containing over 5,000 square feet, a separate parking plan must be shown to describe the following: Number of spaces; ratio of spaces to floor space; dimensions; driveway locations and sizes; on-site traffic control; study showing capacity of street system to handle increased traffic flow.
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, CONSIDERED AND PASSED, THIS THE ____ DAY OF _____, 2023.

NORIE GONZALEZ GARZA, MAYOR

ATTEST:

ANNA CARRILLO, CITY SECRETARY