

Started: 7:01 p.m.

Ended: 7:08 p.m.

Item #2.1

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

Ms. De Luna went over the write-up stating that 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

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

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

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

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. Mrs. Austin moved to close the hearing. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre stated that when a plaza is being built they calculate the number of parking by the square footage. She added that building a restaurant changes the calculation.

Ms. De Luna stated that the way to calculate the parking for a restaurant was different. She added that restaurants are calculated 1 parking space for every 3 seats. However, we calculate both by square footage and by seats. She mentioned that there are different requirements for parking depending on the use, this would only be for establishments outside the central business area.

Chairwoman Izaguirre mentioned that for example Brick Fire had enough parking spaces, but when they added the food truck then the parking was not in compliance.

Ms. De Luna stated that this ordinance would only be imposed on new commercial development.

Mrs. Garza asked how do you calculate shared parking spaces.

Ms. De Luna stated depending on the use or the square footage of the building.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to approve the amendment. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.