

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2013-033

Description: Consider an ordinance to amend Title 25 of the City Code to allow metered parking spaces to be counted towards the minimum off-street parking required for non-residential uses.

Proposed Language: See attached draft ordinance for details.

Summary

- Allows for metered parking spaces to be counted towards the minimum off-street parking requirement for non-residential uses.

Background: Initiated by Council Resolution 20131024-058.

Austin Land Development Code currently requires that businesses fulfill minimum parking requirements primarily through off-street spaces. This poses significant challenges for the adaptive reuse of existing buildings and to smaller scale businesses in densely developed areas. Metered parking spaces tend to perform more efficiently than unmetered spaces, accommodating more users in a given time period by promoting turnover. Austin City Council adopted a resolution on October 24, 2013 directing staff to propose an ordinance to allow metered parking spaces to count towards the minimum parking requirement. The proposed amendment would support the Imagine Austin's Comprehensive Plan's vision of a compact and connected city by a reduction in surface parking lots.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions

March 18, 2014: Recommended by the Codes and Ordinances Subcommittee on a 5-0 vote, with the following direction to staff:

- Look at existing off-street requirements for businesses, and compare to on-street substitutions to see if there is a parking deficit.
- Examine different areas where residential is adjacent to commercial corridors (eg South Congress, Burnet, 6th/Chicon) to assess impacts of the proposed change.

August 26, 2014: Not recommended on an 8-0 vote, with Commissioner Chimenti absent.

Council Action

September 25, 2014: A public hearing has been scheduled.

Ordinance Number: NA

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