



Planning and Development Services Department

Code Interpretation

Subject: Parking Space Requirement for Discount Retail Stores

Date: December 30, 2020

Code Section Impacted:

Chapter 144 Zoning, Section 4.1-2 Interpretive Rules and 4.2 Land Use Matrix

Subsection (a) *Interpreting new and unlisted uses.* A new and unlisted use may be interpreted by the planning director as similar to a listed use. The unlisted use shall possess the majority of characteristics of the listed use, otherwise the unlisted use must be submitted to the planning commission and city council as outlined in these subsections above. If the unlisted use is deemed similar to a listed use, no amendment of the land use matrix is required.

Chapter 144 Zoning, Sec. 144-5.1. - Parking, loading, stacking and vehicular circulation.

5.1-3. *Schedule of required spaces.*

Subsection (a) Interpretation. The classification of uses enumerated in this schedule are general and are intended to include all similar uses. Where classification of use is not determinable from said schedule, the planning director shall fix the classification.

Proposal:

Discount retail stores – 1 off street parking space per 300 square feet of gross floor area.

Analysis:

Currently, retail establishments less than 100,000 square feet in area are required to provide 1 space per 200 square feet of gross floor area. This parking requirement does not reflect the different types of retail establishments that generate varied parking demand. Discount retail stores (Dollar Tree, Dollar General, etc.) generally have less demand for parking than other types of retail and there are no known issues with existing discount retail stores providing enough parking for patrons and employees within New Braunfels.

In a study provided to staff by Dollar General, the maximum demand generated by a 10,640 square foot discount retail store was 19 parking spaces. This demand was consistent to other discount retail stores of similar size within Texas. Under the current New Braunfels retail parking requirement, a store of the same size would require a minimum of 53 off-street parking spaces. Therefore, the maximum demand generated by a discount retail store would occupy only 36% of the minimum number of spaces required by Code.

Furthermore, many Texas cities have adopted a lower ratio of parking per square foot for all retail establishments than the current adopted New Braunfels standard of 1 space per 200. It is in the City's interest and a goal of the Comprehensive Plan to encourage fiscally responsible development of land. There is little value returned on land that is dedicated to parking. Additionally, excessive impervious cover exacerbates drainage issues and limits percolation into aquifer recharge zones. Therefore, requiring excessive area to be dedicated to parking that will not be utilized is not recommended.

Interpretation:

Discount retail stores shall have a separate parking requirement from general retail stores. The parking space requirement for discount retail stores is 1 space per 300 square feet in gross floor area.

Recommended Code Amendment:

Adopt a "discount retail store" definition and parking requirement within the Unified Development Code.

Definition.

"Discount retail store means a store selling a wide range of goods at low prices, typically advertised as one dollar or less."

Land Use

Discount retail stores are permitted in all zoning districts in which general retail stores are permitted.

Parking

PERMITTED USE	MINIMUM VEHICLE SPACES
Discount retail store	One for each 300 sq. ft. of gross floor area



Director, Planning and Development Services