



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District F

Item Creation Date:

PLN - Creation of Park Eight Special Parking Area

Agenda Item#:

Background:

The Planning and Development Department received an application request from TBG on behalf of Garden Capital Partners to designate a Special Parking Area (SPA) pursuant to Chapter 26, Section 26-510 of the Off-Street Parking Ordinance, within the proposed Park Eight Walkable Place Area.

A SPA is defined as "an area designated by City Council and managed by a management entity that may have alternative parking requirements to those required by this article." The purpose for creating special parking areas is to allow small areas to manage their unique parking requirements within designated boundaries.

The application must meet the following criteria in Section 26-514 (a) for a SPA designation:

1. *The special parking area has a clearly defined boundary;*
2. *The management entity responsible for the special parking area has a demonstrated capacity to manage parking needs and parking facilities, including an understanding of the parking supply and demand within the proposed special parking area;*
3. *The proposed parking management plan will not result in significant parking or mobility deficiencies from reduced parking standards, incompatible or competing use classifications, or inadequate enforcement and regulation;*
4. *The proposed parking management plan is designed to prevent or discourage spillover parking onto adjacent properties and residential neighborhoods; and*
5. *The proposed parking management plan demonstrates reasonable and sufficient access to parking facilities or transportation services within the special parking area.*

The proposed SPA is located north of Bellaire Boulevard and west of Beltway 8 within the proposed Park Eight Walkable Place Area and would allow a reduced parking ratio for the proposed mix-use development. Garden Capital Partners owns 100% of the parcels in the proposed area. The applicant is proposing a mixed-use development on a public street system looping the site. The parking supply will be distributed throughout the district within private property and include on-street parallel parking.

If approved, the special parking area will allow the proposed Park Eight Walkable Place Area a requirement of 2.13 parking spaces per 1,000 sq. ft. of gross floor area for all uses other than residential, and a ratio of 1.12 parking spaces per unit for multi-family use. The development proposes a total of 5,314 vehicle spaces, which is a 16% reduction from the shared parking requirement of 6,266 spaces. The justification for this reduced ratio is the campus-like setting with ample on-street parking, nearby access to alternative modes of transportation, and the shared parking proposal, recognizing that land uses do not simultaneously generate demand for parking at the same time. If approved, the SPA can be reevaluated as needed per Section 26-518 (c).

The applicant has met with community members, stakeholders and elected officials over the last five years to garner support for the project, including Westchase Community Association, Alief Super Neighborhood Council, Westchase District, TIRZ #20 Southwest Houston Redevelopment Authority, and Greater Houston Partnership, and has also received support from Council Member Tiffany Thomas and Commissioner Leslie Briones.

As required by the Off-Street Parking Ordinance, the Houston Planning Commission held a public hearing on May 2, 2024 to consider the designation of a special parking area for the Park Eight District and voted unanimously to forward the proposal to city council for consideration.

The Planning and Development Department recommends that City Council approve the establishment of the Park Eight Special Parking Area.

Signed by:

Vonn Tran

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Vonn Tran

Director

Planning and Development Department

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ATTACHMENTS:

Description	Type
Park Eight SPA map	Backup Material