



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** January 14, 2019  
**SUBJECT:** Discuss the creation of a Residential Permit Parking Zone Pilot Program  
**PRESENTER:** Clayton Comstock, Planning Director

### **GENERAL DESCRIPTION:**

Staff will be seeking City Council's input on an ordinance that would create a Residential Permit Parking Zone Pilot Program to address denser developed areas that experience shared, mixed-use, and peak parking conditions. The impetus for this discussion is the HomeTown Canal District and a request by that neighborhood's developer and homebuilders to limit parking immediately adjacent to single-family homes to owners and visitors of those properties.

The Town Center Zoning District provides for the creation of a Town Center Parking Authority (TCPA). See [Sec. 118-470 of the Town Center Zoning District](#) for reference. Without formally creating the Town Center Parking Authority, the same parking "zone" concept is being proposed by Arcadia Realty for the HomeTown Canal District. In order to create a residential permit parking zone, an HOA or other property management company would be required to enter into a residential permitting parking agreement with the city. Some of the proposed program highlights specific to HomeTown's proposed parking agreement include:

1. City issued permits for residential parking;
2. Designation of the residential permit parking zone, identified by signage funded by the HOA;
3. Exceptions for delivery and service vehicles, school drop-off/pick-up, etc.;
4. Issuance of three (3) permanent permits per residence;
5. Allowances for temporary permits for guests, special events, and future residents; and
6. Authorization to tow or boot any vehicle parked in the Parking Permit Zone without a valid permit.



If approved, the pilot program will be initiated through the HomeTown HOA for the initial year, and if that is successful, later opened up to other neighborhoods after the first year. Authorization for a residential permit parking zone would only be by agreement with the city, and only applicable to eligible areas that meet the criteria for a residential permit parking zone under the ordinance, including areas with mixed uses, higher densities, and a homeowners or property owners association willing to provide management support.

Further details will be presented to City Council during work session. Staff is seeking input and direction on the general concept of a residential permit parking zone pilot program.