

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY OF PFLUGERVILLE ADOPTING DOWNTOWN PARKING POLICIES AND ACTION ITEMS CONSISTENT WITH THE FINDINGS FROM THE OLD TOWN PFLUGERVILLE VISION REPORT, THE DOWNTOWN ACTION PLAN (2019-2021), AND THE DOWNTOWN PARKING STUDY.**

WHEREAS, the City's 2009 Old Town Pflugerville Vision Report ("Vision Report") outlines specific goals, action items, and a recommended implementation schedule, all of which remain significantly relevant to current conditions, and will, if pursued, maintain and enhance the character of Downtown Pflugerville; and

WHEREAS, the Vision Report's goals and action items are reinforced by the City's land use and development character goals, policies, and action items as established by the City's 2030 Comprehensive Plan that promote the preservation, enhancement, and reinforcement of historic areas and other streetscape and gateway features of the built environment that articulates the City's values and identity and contributes to the community's sense of place and cohesiveness; and

WHEREAS, the City's Downtown Action Plan (2019-2021) provides a more in-depth implementation schedule to facilitate the realization of the action items identified in the Vision Report by outlining certain tasks and budgetary considerations associated with each action item, and assigning such action items to fiscal years; and

WHEREAS, per the City's Downtown Action Plan fiscal year 2019 action items, the City conducted the Downtown Parking Study to: 1.) analyze current parking conditions; 2.) identify immediate, short-term opportunities and long-term opportunities for public parking; and 3.) provide recommendations or other considerations for parking improvements and management that will provide support for future code amendments regarding parking standards and other related site development design measures; and

WHEREAS, the City Council of the City of Pflugerville has determined that it is necessary and beneficial to adopt policies and action items consistent with the recommendations and considerations from the Downtown Parking Study, provided in Exhibit A as a reference only, to facilitate and memorialize the City's vision of a robust Downtown parking system which shall contribute to the enhancement and revitalization and ensure more return on investment and sustainability Downtown.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE:

**Section 1.**

That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

## **Section 2.**

That the City Council of the City of Pflugerville, Texas hereby adopts Downtown policies and action items, as specifically incorporated herein for all purposes.

The City Council shall consider and implement the following related to Downtown parking:

1. The City shall pursue financing options for public parking improvements Downtown, such as incorporating Downtown into the City's Tax Increment Reinvestment Zone (TIRZ) to ensure the increase in ad valorem tax revenues within the Downtown is directed back to Downtown in the form of public improvements;
2. In terms of parking requirements, the City shall continue to prioritize policies and code requirements which lend themselves to a shared public parking system rather than a reliance on exclusive private parking facilities that may directly or indirectly affect the City's ability to receive a higher return on investment. More specifically, the City should consider a further reduction in minimum parking requirements or the elimination thereof, with the exception of parking for residential uses and the construction of right-of-way parking abutting or across the street from the redevelopment site, and allow for the market to dictate the necessary parking;
3. The City shall consider the following when determining the appropriateness of on-street, right-of-way parking improvements at specific locations: 1.) provide for more on-street parking opportunities for existing or anticipated non-residential development within Downtown; 2.) future on-street, right-of-way parking improvements should be limited to areas within the Downtown District Overlay; and 3.) when such site is adjacent to or across the street from single-family residential, provide for special consideration of appropriateness, on a case-by-case basis, by determining if such improvement reduces parking demand in the residential area as a whole;
4. As a short-term goal, the City shall improve the visibility and perception of available public parking by installing public parking signage, stripe parallel parking spaces along Railroad Avenue between Walnut Street and Pecan Street when funding becomes available, and continuing discussions with the Downtown business owners about public parking concerns.
5. The City shall pursue public parking improvements in conjunction with streetscape improvements to mitigate for physical and perceived barriers to walkability including, sidewalk connectivity, ADA accessibility, crosswalks, landscaping, decorative elements, street furniture, pedestrian scale lighting, and other safety measures.
6. The City shall continue to promote a shared parking program amongst Downtown businesses; and
7. While a parking garage is not immediately necessary to meet current parking demand, the City shall continue to explore opportunities for a public parking garage to be a catalyst for long-term growth and revitalization of Downtown. If a new City Hall is constructed Downtown, the City shall consider the construction of a parking garage with the new public facility in order to spur the revitalization of Downtown.
8. The City should consider re-evaluating parking conditions within 5 years or when there notable changes in the parking conditions that necessitate further analysis, such as new development or substantial changes in land uses in the Downtown, whichever comes first. Generally, public parking improvements should be provided

concurrently with new development and should be evaluated during the development review process.

**Section 3.**

That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND APPROVED this 24<sup>th</sup> day of September, 2019.

CITY OF PFLUGERVILLE, TEXAS

By: \_\_\_\_\_  
Victor Gonzales, Mayor

ATTEST:

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Karen Thompson, City Secretary

APPROVED AS TO FORM:

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Charles E. Zech, City Attorney  
DENTON NAVARRO ROCHA BERNAL & ZECH, P.C.

**Exhibit A**  
**Downtown Parking Study**