

**To the Mayor and Members of the City Council****September 10, 2019**

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**SUBJECT: PROPOSED TEXT AMENDMENT TO THE ZONING ORDINANCE  
RELATING TO PARKING AND HISTORICALLY DESIGNATED  
STRUCTURES**

City staff have identified a conflict between the City's historic preservation requirements and minimum parking requirements in the Zoning Ordinance. The purpose of historic preservation is the protection and enhancement of historic structures, sites, and districts to promote the economic, cultural, educational, and general welfare of the public.

Parking requirements often run counter to the purpose of historic preservation. In many cases, meeting parking requirements cannot be achieved without making significant changes to structures and sites. For example, in the case of a block of commercial buildings, meeting minimum parking requirements could only be achieved through extensive alteration or demolition of historic properties.

Because parking requirements have a potential adverse effect on the character of a historic district or property, staff are proposing a minor amendment to the Zoning Ordinance to eliminate parking requirements for properties designated Historic & Cultural Landmarks (HC) and Highly Significant/Endangered (HSE), or listed in the National Register of Historic Places.

The Development Advisory Committee was briefed on August 15. Discussion took place but no vote was taken on this item.

The remaining anticipated schedule for the text amendment is as follows:

- Historic & Cultural Landmarks Commission Briefing – September 9
- City Council Informal Report – September 10
- Zoning Commission Briefing – September 11
- Zoning Commission Public Hearing – October 9
- City Council Public Hearing – November 12

If you have any questions, please contact Justin Newhart, Acting Manager – Preservation & Design, Planning and Development, at 817-392-8037.

**David Cooke**  
City Manager

# Local and National Historic Districts and Properties

