

PC C+O 9/20/11
ITEM DH

RESOLUTION NO. 20110728-108

WHEREAS, the City of Austin has long worked to keep downtown Austin active and exciting with a vibrant retail scene; and

WHEREAS, in 2010 the Downtown Austin Alliance worked with downtown property owners and neighbors to create the Congress Avenue vision document *Envisioning the Avenue*, calling for vacant space improvements, more retail uses, and ground floor storefronts, particularly on Congress Avenue; and

WHEREAS, downtown Austin is currently facing an abundance of street level storefronts and a shortage of retailers interested in renting them; and

WHEREAS, while long-term retail tenants may be optimal, a temporary use is a tool to avoid areas of vacant space and may serve to entice permanent tenants; and

WHEREAS, our current zoning requirements can be modified temporarily to foster these temporary uses while maintaining accessibility and safety considerations; and

WHEREAS, special events such as South by Southwest and the holiday events have shown that there is a strong demand for temporary retail space in our central business district; **NOW, THEREFORE,**


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Code amendments are initiated to allow for temporary retail use and short-term certificates of occupancy in the central business district, and the

City Manager is directed to process these amendments and bring a recommendation to Council on or before November 3, 2011.

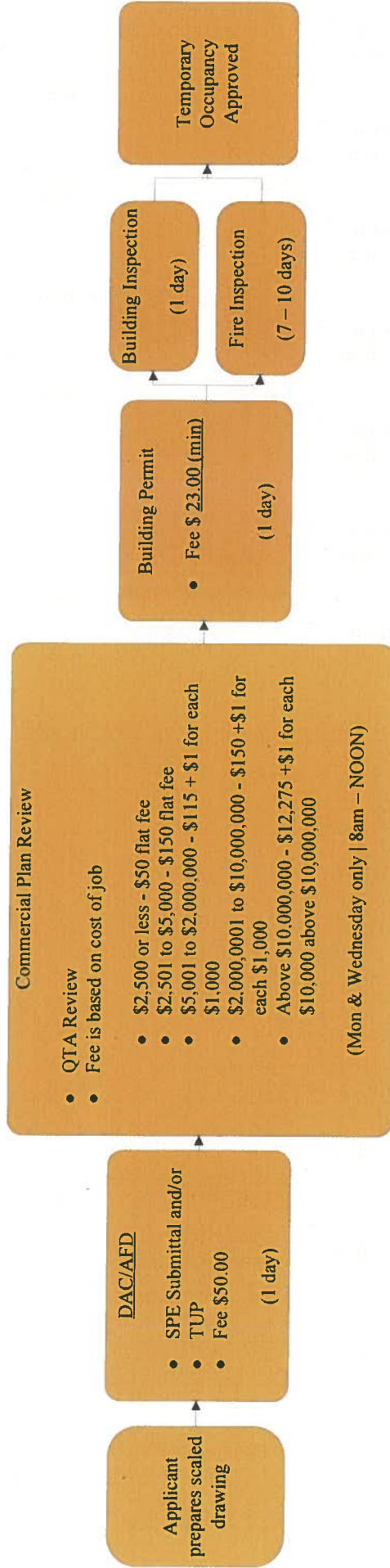
ADOPTED: July 28, 2011

ATTEST:


Shirley A. Gentry
City Clerk

DRAFT

Flowchart for Temporary Retail Use



Limitations

- Time Limit – 30 days / May renew up to 60 days (90 days max)
- Cost per each extension \$ _____
- Limited to CBD/DMU zoning only
- Limited to 12,000 sf unless they have AFD approved sprinkler system
- No food preparation
- No personal services
- No alcoholic beverages
- No storage of hazardous materials as defined by CH. 27 of the Fire Code
- No structural changes
- Signs to be in compliance with LDC
- No portable toilets inside/outside

SPE - Site Plan Exemption
TUP - Temporary Use Permit
QTA - Quick Turn Around

Revision Date: 8/22/2011