

RESOLUTION NO.

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: _____, 2011 **ATTEST:** _____

Shirley A. Gentry
City Clerk

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