

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE SECTION 25-6-591 RELATING TO PARKING REQUIREMENTS WITHIN THE PUBLIC (P) ZONING DISTRICT.

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

PART 1. City Code Section 25-6-591 (*Parking Provisions for Development in the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is amended to read as follows:

§ 25-6-591 PARKING PROVISIONS FOR DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT (CBD) AND THE [A] DOWNTOWN MIXED USE (DMU) AND PUBLIC (P) ZONING DISTRICTS [DISTRICT].

(A) ~~[In a]~~ The requirements of this section apply to the:

(1) central business district (CBD); ~~[or]~~

(2) downtown mixed use (DMU) zoning district; and ~~[;]~~

(3) public (P) zoning district within the area bounded by Martin Luther King, Jr., Boulevard; IH-35; Lady Bird Lake; and Lamar Boulevard.

(B) The requirements of this subsection apply within the zoning districts subject to this section.

(1) Off-street ~~[off-street]~~ parking is not required:

(a) for a use occupying a designated historic landmark or located in an existing building in a designated historic district; or

(b) ~~[(2)]~~ off-street parking is not required for a use occupying less than 6,000 square feet of floor space in a structure that existed on April 7, 1997. ~~[;]~~

(2) ~~[(3) except]~~ Except as provided in Subsections (B)(3) ~~[(A)(4)]~~ and (C) ~~[(B)]~~ of this section, the minimum parking facility requirement is 20 percent of the number of parking spaces required by Appendix A (*Tables Of Off-Street Parking And Loading Requirements*) and the maximum parking facility requirement is 60 percent of the number of parking spaces

required by Appendix A (*Tables Of Off-Street Parking And Loading Requirements*).~~;~~ ~~and~~

~~(3)~~~~(4)~~ A ~~[a]~~ parking facility for a residential use must provide at least 60 percent of the number of parking spaces required by Appendix A (*Tables Of Off-Street Parking And Loading Requirements*). ~~;~~

~~(4)~~~~(5)~~~~except~~ Except as provided in Subsections (C) and (D), a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in Section 25-2-691 (*Waterfront Overlay (WO) District Uses*) that fronts on the street at the ground level.~~;~~

~~(5)~~~~(6)~~~~a~~ A curb cut for a garage access must have a width of 30 feet or less.~~;~~ ~~and~~

~~(6)~~~~(7)~~~~at~~ At the intersection of sidewalk and parking access lane, ten degree cones of vision are required.

~~(C)~~~~(B)~~ The number of parking spaces allowed under Subsection (A)(2) of this section ~~[(A)(3)]~~ may be increased:

- (1) by the director if all parking spaces are contained in a parking structure;
or
- (2) by the Land Use Commission if the criteria in Section 25-6-501(D) (*Off-Site Parking Allowed*) are satisfied.

~~(D)~~~~(C)~~ The Land Use Commission may waive the requirement of Subsection (A)(4) of this section ~~[(A)(5)]~~ during the site plan review process after determining that:

- (1) present and anticipated development in the area is not amenable to access by pedestrians;
- (2) the requirement does not allow a reasonable use of the property; or
- (3) other circumstances attributable to the property make compliance impractical.

~~(E)~~~~(D)~~ If a waiver is granted under Subsection (D) ~~[(C)]~~, an area for which the requirement is waived must be screened.

PART 2. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

§
§
§

_____, 2011

Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

DRAFT