

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2012-003 Cocktail Lounges in the Rainey Street Waterfront Overlay Subdistrict

Description: Consider an amendment to an ordinance amending chapter 25-2-692 of the city code relating to uses in the Rainey Street Waterfront Overlay Subdistrict, to make cocktail lounge a conditional use on properties zoned CBD.

Proposed Language: See attached draft ordinance.

Staff Recommendation: Staff recommends this amendment.

Background:

Cocktail lounge use requires a minimum of one off-street parking spot per 100 sq. ft. of an establishment being used as cocktail lounge. The Rainey Street area, as described by the Rainey Street Waterfront Overlay Subdistrict, is primarily zoned DMU and CBD. These zoning districts allow off-street parking to be reduced to a minimum of 20 percent and a maximum of 60 percent of what would typically be required for a given use. The proliferation of cocktail lounges in the Rainey Street area (cocktail lounge is a conditional use in DMU and a permitted use in CBD), combined with reduced parking requirements, has led to an abundance of automobiles parked on-street, where foot traffic is also heavy, due to a lack of sidewalks. In addition, there is concern that the character of the Rainey Street area is changing due to the increased number of cocktail lounges in operation, and that any new proposals for said use should require additional scrutiny.

The proposed code amendment would make cocktail lounge use a conditional use in the Rainey Street Waterfront Overlay Subdistrict.

Board and Commission Actions

Waterfront Planning Advisory Board – action TBD.

Planning Commission Subcommittee on Codes and Ordinances – Initiated this item on January 24, 2012.

Recommended this item to full Planning Commission on XX. Vote: XX.

Planning Commission – Recommended this item to City Council on September XX. Vote: XX.

Council Action

City Council – A public hearing at City Council has been set for XX.

Ordinance Number: NA

City Staff: Greg Dutton

Phone: 974-3509

Email: greg.dutton@austintexas.gov