

RESOLUTION NO. 040226-27

WHEREAS, the City of Austin has among the lowest design standards of communities in the Central Texas region; and

WHEREAS, in neighboring communities and throughout the country, national retailers routinely construct stores with higher design standards than the stores these retailers construct in Austin; and

WHEREAS, national retailers construct to a higher standard in neighboring communities because the communities have higher design standards than Austin has; and

WHEREAS, high quality architecture and good urban design contribute to an improved civic and natural environment, enhance quality of life, sustain economic development and maintain a community's unique identity; **NOW, THEREFORE,**

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

The City Manager, in consultation with stakeholders, shall prepare recommendations for citywide design standards for commercial and retail development. These recommended citywide design standards shall constitute the best practices of the standards adopted by communities around the nation and shall require design standards that reflect Austin's unique historic, landscape and architectural character. The recommendations shall include, at a minimum, citywide design standards relating to landscaping, materials for building façades, use of windows, façade articulation, lighting, convertibility,

design modularity, development orientation, transit and pedestrian amenities, public spaces, neighborhood access, parking, signage and screening of loading, mechanical equipment, storage and trash; and

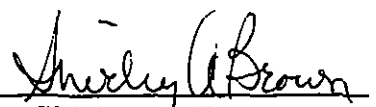
BE IT FURTHER RESOLVED:

The City Manager, in consultation with stakeholders and utilizing prior corridor planning initiatives, shall identify corridor types for design character analysis and planning as well as propose code amendments to address corridor-specific design issues. The corridors identified shall be placed in at least two categories: (1) urban corridors; and (2) corridors with high scenic value. The City Manager shall also present a timetable for commencing individual corridor planning, beginning with the concurrent commencement of two corridor planning efforts, one for the highest priority urban corridor and the other for the highest priority corridor with high scenic value; and

BE IT FURTHER RESOLVED:

The City Manager shall present these recommendations to the City Council for review and comment by the Design Commission and other required boards and commissions. The City Manager shall present the recommendations to the Council on or before April 30, 2004.

ADOPTED: February 26, 2004

ATTEST: 
Shirley A. Brown
City Clerk