

STAFF RECOMMENDATION

Recommendation #1

Staff recommends amending Part 54 (section 25-8-453) and Part 133 (section 30-5-453) to require the 40% buffer (which is required in water supply rural watersheds) receive overland drainage from the development only if a water quality control is not provided.

The exact ordinance language has been provided to the City Clerk and distributed on the dais.

Ordinance Language: *changes from ordinance in back up are in different font and bold:*

Part 54§ 25-8-453[454] UPLANDS ZONE.

- (A) This section applies to development in an uplands zone. Density and impervious cover limits are based on net site area.
- (B) For a duplex or single family residential use, density may not exceed:
 - (1) one unit for each two acres, with a minimum lot size of three-quarters acre; or
 - (2) if development intensity is transferred under Section 25-8-454[455] (*Transfer Of Development Intensity*), one unit for each acre, with a minimum lot size of one-half acre.
- (C) This subsection applies to cluster housing. ~~[For a cluster housing use, density]~~
 - (1) Density may not exceed:
 - (a) ~~[(1)]~~ one unit for each acre; or
 - (b) ~~[(2)]~~ if development intensity is transferred under Section 25-8-454[455] (*Transfer of Development Intensity*), two units for each acre.
 - (2) At least 40 percent of the uplands area of a site must be retained in or restored to its natural state to serve as a buffer. The buffer must be contiguous to the development, and must receive overland drainage from the developed areas of the site **unless a water quality control is provided.** Use of the buffer is limited to fences, utilities that cannot reasonably be located elsewhere, irrigation lines not associated with wastewater disposal, and access for site construction. A wastewater disposal area may not be located in the buffer.
- (D) This subsection applies to a commercial, ~~[or] multifamily~~ residential use, or mixed use.
 - (1) Impervious cover may not exceed:
 - (a) 20 percent; or
 - (b) if development intensity is transferred under Section 25-8-454[455] (*Transfer Of Development Intensity*), 25 percent.

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- (2) At least 40 percent of the uplands area of a site must be retained in or restored to its natural state to serve as a buffer. The ~~[-the]~~ buffer must be contiguous to the development, and ~~[-the buffer]~~ must receive overland drainage from the developed areas of the site **unless a water quality control is provided**. Use of the buffer is limited to fences, utilities that cannot reasonably be located elsewhere, irrigation lines not associated with wastewater disposal, and access for site construction. A wastewater disposal area may not be located in the buffer.

Part 133

§ 30-5-~~453~~**[454]** UPLANDS ZONE.

- (A) This section applies to development in an uplands zone. Density and impervious cover limits are based on net site area.
- (B) For a duplex or single family residential use, density may not exceed:
- (1) one unit for each two acres, with a minimum lot size of three-quarters acre; or
 - (2) if development intensity is transferred under Section 30-5-~~454~~**[455]**(*Transfer Of Development Intensity*), one unit for each acre, with a minimum lot size of one-half acre.
- (C) This Subsection applies to ~~[For a]~~ cluster housing ~~[use,].~~
- (1) density may not exceed:
 - (a)~~[(1)]~~ one unit for each acre; or
 - (b)~~[(2)]~~ if development intensity is transferred under Section 30-5-~~454~~**[455]**(*Transfer Of Development Intensity*) two units for each acre.
 - (2) At least 40 percent of the uplands area of a site must be retained in or restored to its natural state to serve as a buffer. The buffer must be contiguous to the development, and must receive overland drainage from the developed areas of the site **unless a water quality control is provided**. Use of the buffer is limited to fences, utilities that cannot reasonably be located elsewhere, irrigation lines not associated with wastewater disposal, and access for site construction. A wastewater disposal area may not be located in the buffer.
- (D) This subsection applies to a commercial, ~~[or]~~ multifamily residential use or mixed use.
- (1) Impervious cover may not exceed:
 - (a) 20 percent; or
 - (b) if development intensity is transferred under Section 30-5-~~454~~**[455]**(*Transfer Of Development Intensity*), 25 percent.
 - (2) At least 40 percent of the uplands area of a site must be retained in or restored to its natural state to serve as a buffer. The~~[-the]~~ buffer must be contiguous to the development, and ~~[-the buffer]~~ must receive overland drainage from the developed areas of the site **unless a water quality control is provided**. Use of the buffer is limited to fences, utilities that cannot reasonably be located elsewhere, irrigation lines not associated

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Recommendation #2

Staff recommends amending Part 62 (25-8-652) to correct an error in numbering. City Code section 25-7-63 was combined with 25-8-652, but a numbering error in the newly revised 25-8-652 could inadvertently change the meaning.

The exact ordinance language has been provided to the City Clerk and distributed on the dais.

Ordinance Language: *changes from ordinance in back up in different font and bold:*

§ 25-8-652 FILLS AT LAKE AUSTIN, LADY BIRD [TOWN] LAKE, AND [DECKER] LAKE WALTER E. LONG.

- (A) Approval by the Parks and Recreation Board is required to place fill in Lake Austin, Lady Bird [Town] Lake, or Lake Walter E. Long.
- (B) A person must file a written application with the Parks and Recreation Board for an approval under this section.
- (C) This Subsection[~~section~~] applies to a development application that includes a proposal to[~~z~~
 - (1) —]modify the shoreline of Lake Austin, Lady Bird Lake, or Lake Walter E. Long; or [
 - (2) —]dredge in or along that lake.
 - (1)[(D)] Before the director may approve the development application, the director must submit the development application to the Parks and Recreation Board.
 - (2)[(E)] The board shall review and comment on:
 - (a)[(1)] the navigational safety of the proposed development; and
 - (b)[(2)] the effect of the development on the recreational and natural character of the lake.
 - (3)[(F)] The board may develop specific criteria for determining:
 - (a)[(1)] the navigational safety of a proposed development; or
 - (b)[(2)] the effect of a proposed development on the recreational and natural character of Lake Austin, Lady Bird Lake, or Lake Walter E. Long.