

Proposed Code Location	Current Code Location	Proposed Change	Summary of Action	LATF Recommendation
n/a	25-1-46 (F)	Change from the Planning Commission to the Zoning and Platting Commission for variance approvals along Lake Austin	New change, aligns variance approvals for Lake Austin with other 25-8 variances	V1. Variances to 25-8 go to ZAP for approval; C3. Environmental variances approved by ZAP
25-2-551	25-2-551	Moves shoreline setback to beginning of section, group impervious cover limits	Organized for clarity	BD2.a. Update and modernize the code relating to docks
25-2-551(B)(3)	25-2-551(B)(2)	Specify that permanent improvements in the LA District shoreline setback may include bulkheads, docks and non-mechanized pedestrian facilities	Consistent with current policy; clarifies that trams are not permitted in the LA District shoreline setback	BD2.c.v. Define permanent structure
25-2-551(B)(3)(b)	25-2-551(B)(6)	Remove on-site sewage facility requirements in the LA District	Deprecated by new OSSF ordinance	OSSF1. Support new OSSF standards
25-8-261(C)	25-2-551(B)(3)	Move LA District vegetation requirements to 25-8-261	Aligns vegetation requirements in the LA District zoning with other environmental regulations, with more appropriate variance approval by ZAP	V1. Variances to 25-8 go to ZAP for approval; C3. Environmental variance requests approved by ZAP
25-2-551(E)	n/a	Add new vegetation and construction management for slopes greater than 15%	New requirement, consistent with Hill County Roadway requirements	n/a
25-2-893(G)	n/a	List the appurtenances that are allowed on docks	Clarifies existing policies into code	BD2.b. Review how terms are defined so they are clear
25-2-893(G)	25-2-1176(H)	Add language prohibiting habitable structures on docks	Habitable structures are prohibited currently in 25-2-1176. This is a use prohibition that more appropriately should be in 25-2-893(G)	BD2.a. Update and modernize the code relating to docks
25-2-893(G)	25-2-893(G)	Remove language limiting docks as accessory uses in SF-6 or more restrictive district	Current code does not clearly allow for cluster docks associated with multi-family development	BD2.a. Update and modernize the code relating to docks; Address issues relating to docks not linked to residences

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25-2-893(G)(4)	25-2-1173(D)	Limits to one dock a house on multiple lots	Clarifies existing policies into code	BD2.a. Update and modernize the code relating to docks
25-2-963(D)	n/a	Adds a new requirement that a survey of existing conditions be provided for a new site plan or building permit under this section	Necessary to allow for better evaluation of site conditions	
n/a	25-2-963(D)(1)	Remove requirements that non-complying docks must be reduced 50% in size	Requirement was added to address a specific situation, and is now no longer necessary	BDB1. if registered, a legal non-compliant dock may keep footprint in perpetuity
25-2-963(D)(5)	25-2-963(D)(2)	Remove allowance for work on up to 50% of structural components for non-complying docks; limit repairs on non-complying docks to only non-structural components or only 1 pier once every 3 years	The 50% rule was abused to allow full replacement of docks; work on structural components should be done on site plan to ensure compliance	BDB3. Modification of docks should be limited to non-structural components
25-2-963(D)(7)	n/a	Allow for docks constructed prior to 1984 to not have to prove legal construction	Addresses difficulty in proving legal construction of docks because of inconsistent records	BDB1. If your dock was built before 1981, it must have a permit
25-2-964	n/a	Loss of land behind a bulkhead does not qualify as an accident	Clarifies that erosion behind bulkheads from waves does not qualify as an accident allowing replacment of non-complying structures	BDB2. Allow only up to 25% of a bulkhead to be repaired under a site plan exemption once every 3 years
25-2-1171	25-2-1171	Specifies that the director of the Planning and Development Review Department shall enforce dock requirements	Clarifies code consistent with current policy	n/a
25-2-1172	25-2-1172	Add new definitions for cluster docks, docks, personal watercraft	Removes distinction between residential and commercial docks, includes lifts in definition of docks	BD2.c.i. Define boat lifts; BLR1. Treat stand-alone lifts as docks

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25-2-1173(A)	n/a	Requires an engineer to seal site plans for docks	New requirement to ensure more accurate and precise site plan documents for review	n/a
25-2-1180	25-2-1173(B)	Moves requirements about registering boat docks to a new section 25-2-1180	Reorganized for improved logical content grouping for enforcement actions	BD1. Allow the City to decide how the tag requirement will be implemented; BDB1. Create a required boat dock registration process
25-2-1174(A)	25-2-1176(B)	Moves requirement that a dock may not be a navigation hazard from 25-2-1176	Reorganized for improved logical content grouping for structural requirements	BD2.a. Update and modernize the code relating to docks
25-2-1179(B)	25-2-1174(C)	Moves requirement that a bulkhead must minimize wave return from 25-2-1174	Reorganized for improved logical content grouping for environmental regulations	BD2.a. Update and modernize the code relating to docks
25-8-652(C)	25-2-1174(D)	Moves allowance for land capture from 25-2-1174	Reorganized for improved logical content grouping for environmental regulations; changes variance review from Board of Adjustment to Zoning and Platting Commission	V1. Variances to 25-8 go to ZAP for approval
25-2-1180(A)	25-2-1174(E)	Moves provisions for the building official	Reorganized for improved logical content grouping for enforcement actions	BD2.a. Update and modernize the code relating to docks
25-2-1175(C)	25-2-1175(C)	Changes lighting requirements from watts to lumens	Allows for use of newer, energy efficient bulbs on docks	BD2.c.v. Update to include newer technologies
25-2-1176	25-2-1176	Reorganize the section, moving dock regulations to the beginning and fence regulations to the end	Reorganized for improved logical content grouping	BD2. Update and modernize the code relating to docks
25-2-1176(A)(4)	25-2-1176(D)(2)	Add a new allowance that a dock may be up to 14 ft wide if a lot is less than 70 ft wide	Lots less than 70 ft wide would not accommodate a useable dock under the 20% shoreline rule	BD2. Update and modernize the code relating to docks

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25-2-1176(A)(5)	25-2-1173(D)	Add a new requirement that docks must be less than 1200 ft ² , or 600 ft ² per use for cluster docks	Clarifies current restrictions on docks to accommodate only 2 slips to prevent stealth slip addition in the future on large docks	BD2. Update and modernize the code relating to docks
25-2-1176(A)(6)	n/a	Add a new maximum height required for docks of 30 ft above the water	Adds a new requirement to limit height generally consistent with accessory structure limits	BD2.c.ii. Address height of docks
25-2-1176(7),(8)	n/a	Limit enclosures on dock to only storage closets up to 48 ft ² in area, and maintain at least 66% openness on all other walls	Further addresses prohibition on habitable structures on docks, addresses flood concerns	BD2. Update and modernize the code relating to docks
25-2-1176(9),(10)	25-2-1173(D)	Limits docks to store only 2 boats, defines 2 jet skis as being equivalent to one boat	Clarifies existing policy	BD2. Update and modernize the code relating to docks
25-2-1177(B)	25-2-1176(H)	Moves licensing agreement requirements from 25-2-1176	Reorganized for improved logical content grouping for licensing	BD2. Update and modernize the code relating to docks
25-2-1177(C)	n/a	Allows for dock to be constructed on the lake regardless of underlying land ownership but does not waive any of the City's rights to those easements	Addresses questions about docks constructed over the gradient boundary, which may be difficult to define	BD2. Update and modernize the code relating to docks
25-2-1179	25-2-1178	25-2-1178 is repealed and those requirements are moved into	Reorganized for improved logical content grouping for environmental protection	BD2. Update and modernize the code relating to docks
25-2-1180	n/a	Existing enforcement actions moved into this new section	Creates a new section for improved logical content grouping for enforcement	BD2. Update and modernize the code relating to docks
25-5-2	n/a	Adds a new requirement that a site plan exemption for work on docks may not include structural components	Structural modifications require a site plan for City staff to make a full assessment of compliance and minimize potential environmental impacts	BDB3. Modification of docks under a site plan exemption should be limited to non-structural components

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25-5-2	n/a	Adds a new requirement that site plan exemptions for bulkhead repairs are limited to 25% of the bulkhead once every 3 years	Prevents replacement of bulkheads entirely, without a site plan	BDB2. Allow only up to 25% of a bulkhead to be repaired under a site plan exemption once every 3 years
25-5-3	n/a	Adds a new allowance that dredging up to 25 cubic yards is a small project	Consistent with proposed changes to 25-8-652 regarding dredging	n/a
25-7-96	25-7-93	Moves allowance for docks in the 100-year floodplain to the 25-year floodplain in 25-7-96	Docks by definition would be in the 25-year floodplain	BD2. Update and modernize the code relating to docks
25-8-41(B)	25-8-41(B)	Updates references to Land Use Commission variances to include 25-8-652	Consistent with proposed changes to 25-8-652	BD2. Update and modernize the code relating to docks
25-8-42(A)	25-8-42(A)	Remove prohibition on administrative variances within 500 ft of Lake Austin	Treats Lake Austin variances the same as other 25-8 variances	V1. Variances to 25-8 go to ZAP for approval. (That is, no administrative approvals...)
25-8-261(C)	n/a	Creates new requirements for managing vegetation within the front 25 ft of the LA shoreline setback	The requirements are necessary to establish the minimum riparian buffer necessary to maintain water quality	UZ1. Upzoning for exemption to environmental requirements has potential for environmental harm
25-8-261(C)	25-2-551(B)(3)	Moves vegetation requirement from 25-2-551	Aligns vegetation requirements in the LA District zoning with other environmental regulations, with more appropriate variance approval by ZAP	C3. All variances from environmental regulations approved by ZAP
25-8-652(C)	25-2-1174(D)	Moves allowance for land capture from 25-2-1174	Reorganized for improved logical content grouping for environmental regulations; changes variance review from Board of Adjustment to Zoning and Platting Commission	V1. Variances to 25-8 go to ZAP for approval

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25-8-652(D)	n/a	Creates a new allowance for a one-time replacement of a bulkhead 6" in front of an existing bulkhead if there is no other alternative	Prevents replacement of a bulkhead from causing unnecessary harm to the lake	n/a
25-8-652(E)	n/a	Allows for administrative approval of dredging up to 25 cu. yards	Allows dredging up to 25 cubic yards to be approved by City staff (the maximum amount permissible by the City under the US Army Corps of Engineers nationwide permit)	BD2. Update and modernize the code relating to docks
n/a	25-8-652(C)	Removes process for Land Use Commission review of dredging	Allows dredging up to 25 cubic yards to be approved by City staff (the maximum amount permissible by the City under the US Army Corps of Engineers nationwide permit)	C3. All variances from environmental regulations approved by ZAP