

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2013-024 Lake Austin Overlay

Description: Consider an amendment to City Code Title 25 to create a Lake Austin (LA) District Zoning overlay extending environmental protections from the LA base zoning district to certain properties within 1,000 feet of Lake Austin.

Proposed Language: See attached draft ordinance for details.

Summary

- Preserves protections that are currently a part of the Lake Austin (LA) zoning district, such as impervious cover, setbacks, minimum lot size, slope, and vegetation requirements
- Would apply only to properties within 1000 ft of the lake that are zoned LA, I-LA, RR, I-RR, DR, on or after the effective date of the ordinance
- The overlay would impact approximately 2900 acres of property (~62% of the area within 1000 ft of the lake that is under the City's zoning jurisdiction).
- Would not impact properties not zoned LA, I-LA, RR, I-RR, or DR.

Background: Initiated by Council Resolution 20130829-113.

The Lake Austin Task Force was commissioned by the Austin City Council to develop recommendations for future regulatory controls and enforcement mechanisms relevant to Lake Austin to promote, preserve and protect this critical public asset. In August 2013, the Lake Austin Task Force published a final report providing recommendations to Austin City Council to improve management of Lake Austin.

The Lake Austin Task Force report noted that upzonings along the lake, where properties upzoned out of the LA zoning district, caused certain environmental protections to be lost. In addition, the report noted that the Board of adjustment cases often involved requests for additional impervious cover and slope construction; construction of former and on the latter are thought to contribute to water quality degradation (LATF Report, p. 36).

In August 2013, the Austin City Council directed the City Manager was directed to develop recommendations for preserving the environmental protections currently codified in the Lake Austin Residential District zoning for properties within 1,000 feet of the Lake Austin shoreline via new zoning overlay (Resolution No 20130829-113).

City of Austin zoning regulations only apply within the full and limited purpose jurisdiction of Austin. Even if property is within 1,000 feet of Lake Austin, but is not within the full or limited purpose jurisdiction of Austin, the proposed zoning overlay would not apply.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions

March 18, 2014: Recommended by the Codes and Ordinances Subcommittee on a 5-0 vote.

March 19, 2014: Recommended by the Environmental Board on a 6-0 vote (Commissioner Walker absent), with an amendment to include DR, RR, and I-RR zoned property in the overlay, in addition to LA zoned property.

March 25, 2014: Discussed and tabled to the April 8, 2014 meeting, on a 7-1 vote (Commissioner Nortey nay).

April 8, 2014: Recommended by the Planning Commission on a 7-1 vote (Commissioner Roark nay).

Council Action

April 17, 2014: A public hearing has been set.

Ordinance Number: NA

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