

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 TO ESTABLISH A LAKE AUSTIN ZONING OVERLAY DISTRICT.

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

PART 1. City Code Chapter 25-2, Subchapter A, Article 2, Division 6 (*Combining Districts and Overlays*) is amended to renumber Section 25-2-178 (*University Neighborhood Overlay District Purpose and Boundaries*) as Section 25-2-179 and to add a new Section 25-2-180 to read:

§ 25-2-180 LAKE AUSTIN (LA) OVERLAY DISTRICT.

(A) The purpose of the Lake Austin (LA) overlay district is to protect the scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake.

(B) The boundaries of the Lake Austin (LA) overlay district include land that is located within 1,000 feet of the shoreline of Lake Austin, as defined under Section 25-2-551 (*Lake Austin (LA) District Regulations*) and is:

- (1) located within the Lake Austin (LA), Interim Lake Austin (I-LA), Development Reserve (DR), Planned Unit Development (PUD), Rural Residential (RR), or Interim Rural Residential (I-RR) base zoning district on or after June 24, 2014; or
- (2) located on a site of one acre or more that is:
 - (i) comprised of two or more lots aggregated on or after June 24, 2014; and
 - (ii) zoned or rezoned single family residence large lot (SF-1), single family residence standard lot (SF-2), family residence (SF-3), single family residence small lot (SF-4A), single family residence condominium site (SF-4A), urban family residence (SF-5), or townhouse and condominium residence (SF-6) base zoning district.

(C) In the event of a conflict, the regulations applicable to a Planned Unit Development (PUD) zoning district control over the regulations prescribed in Section 25-2-647.

(D) The official map of the Lake Austin Overlay district is on file with the Planning and Development Review Department, which shall resolve any uncertainty regarding the boundary of the district.

PART 2. City Code Chapter 25-2, Article 3, Subchapter C, Division 5 (*Combining and Overlay Districts*) is amended to add a new Section 25-2-647 to read:

§ 25-2-647 LAKE AUSTIN (LA) OVERLAY DISTRICT REGULATIONS.

Development within the Lake Austin (LA) overlay district must comply with the regulations applicable to the LA zoning district under Section 25-2-551 (*Lake Austin (LA) District Regulations*) and the minimum lot size, minimum lot width, and setbacks applicable to the LA zoning district under section 25-2-491 (*Site Development Regulations*).

PART 3. This ordinance takes effect on _____.

PASSED AND APPROVED

_____, 2014 §
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 § _____
 Lee Leffingwell
 Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk