

Summary of variances to 25-2 and 25-8 regulations along Lake Austin

Below is a summary of variance requests or approvals along Lake Austin within the past few years in response to a request from Councilmember Morrison at the 05/15/2014 City Council meeting.

Board of Adjustment variance requests from Oct 2013 – June 2014 (8 meetings):

Regulation (type of variance request)	Number of Cases	Estimated Annual Number of Cases
25-2-1174 (land capture)	12	16
25-2-551 (structure in the shoreline setback)	7	9
25-2-551 (construction on slopes)	2	3
25-2-1176 (number of docks)	1	2
25-2-963 (modification of non-complying structures)	1	2

Summary of Lake Austin dock and shoreline modification variance approvals reviewed by the Parks Board Navigation Subcommittee from 2012-2013 by year and type of variance. Approval authority related to 25-2 Article 13 dock and shoreline regulations was transferred away from the Parks Board in October 2013, although this represents a recent summary of the average number of variance requests.

Regulation (type of variance approval request)	Number of Cases by Year				Average Annual Number
	2010	2011	2012	thru mid-year 2013	
25-2-1176 (dock extending more than 30 feet)	4	5	11	6	7
25-2-1176 (structure within side property setbacks)	11	2	9	1	7
25-2-1176 (structure greater than 20% of shoreline width)	10	3	14	3	9
25-7-63 (shoreline modification, fill or dredging)	14	4	0	4	6
25-2-1176 (dock extending into more than 20% of the lake)	6	1	0	1	2
25-2-1173 (more than 2 docks on one lot)	4	2	5	0	3

Lake Austin (LA) District upzoning requests, years 2013 – 2014 (to date):

There were 4 requests in FY2013 for upzoning from Lake Austin (LA) District (25-2-551) to less restrictive zoning category over the 1 ½ years from 2013 to present. All four requests were to change from LA to SF-2, two were granted, one expired, and one was withdrawn.

Variances to 25-8 Land Development code regulations:

Variances to environmental regulations of 25-8 reviewed by the Environmental Board for calendar years 2011 and 2012 within 500 feet of Lake Austin are summarized.

Type of Variance Approval Request	Number of Cases by Year	
	2011	2012
Cut and Fill	1	1
Construction on Steep Slopes	1	1
Construction in Critical Water Quality Zone	0	0
Variance to Critical Environmental Feature Buffer	0	0
Variance to Impervious Cover Limitations	1	0