



MEMORANDUM

TO: Mayor and Council

FROM: J. Rodney Gonzales, Acting Director
Development Services Department

DATE: May 20, 2015

SUBJECT: Response to Council questions concerning variances granted for the Waterfront Overlay zoning regulations (Item #48)

At the May 12th Council Work Session, Council discussed an appeal of the Planning Commission's approval of a variance to the Waterfront Overlay zoning for the Red Bluff subdistrict. As a part of that discussion, Council requested a list of variances granted from the Waterfront Overlay zoning regulations from the effective date of the regulations through today. The current Waterfront Overlay zoning regulations went into effect on June 22, 2009. The information below references all variances granted since then.

Seven (7) variances from site plan, single family residence, or zoning regulations have been granted from the current Waterfront Overlay regulations between June 22, 2009 and May 2015. The information for these variances is listed in the attached Exhibit A.

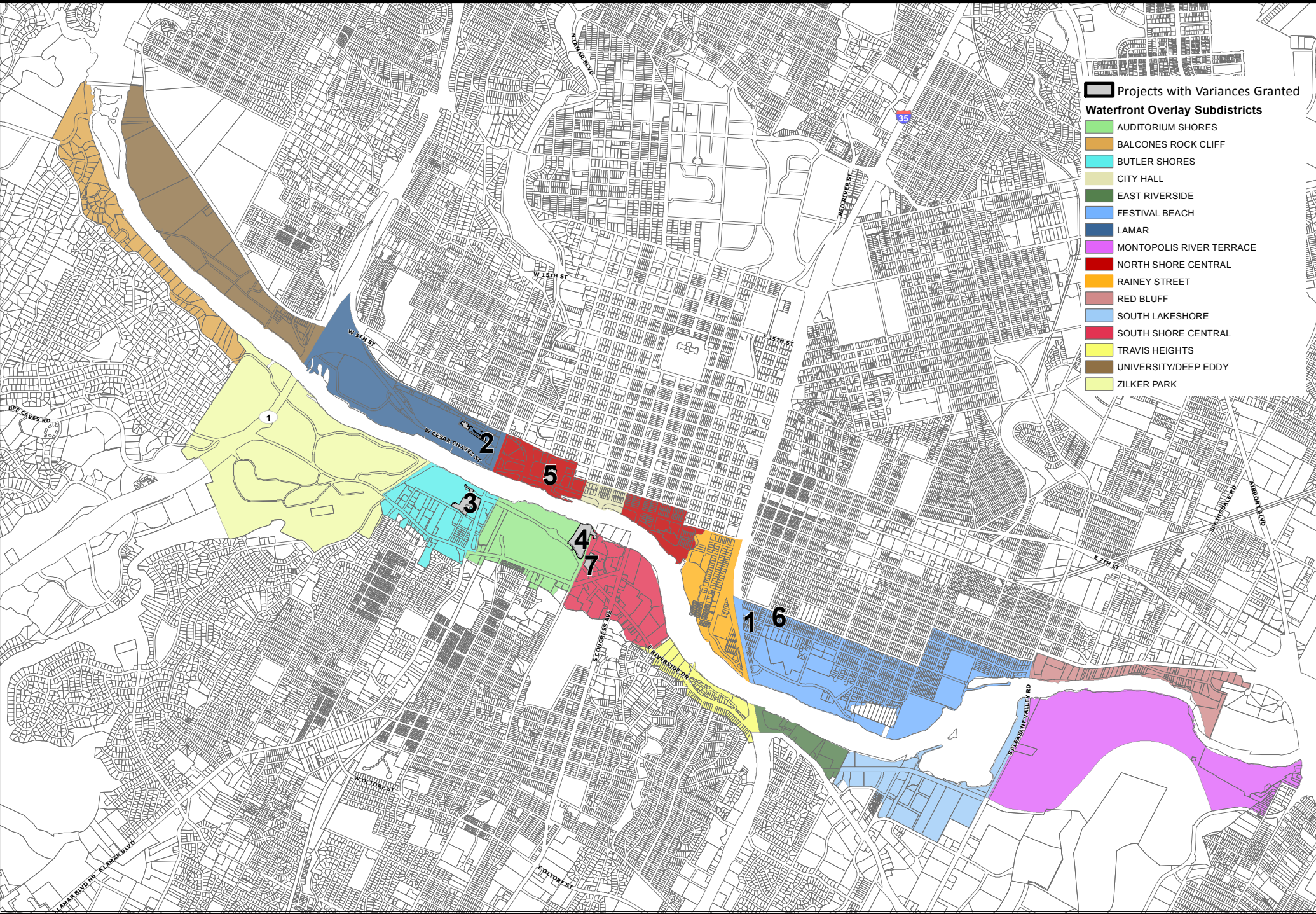
The appeal will be considered on the May 21st agenda as Item #48. If you have further questions or need additional information, please contact George Adams, Assistant Director, Planning and Zoning Department at (512) 974-2146, or Donna Galati, Principal Planner, Planning and Zoning Department at (512) 974-2733.

Attachments

cc: Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager
George Adams, Assistant Director, Development Services Department
Andrew Linseisen, Supervising Engineer, Development Services Department
Donna Galati, Principal Planner, Development Services Department

Exhibit A

	Waterfront Sub District	Case Number	Case Name	Address	Waiver
SITE PLAN					
1	Festival Beach	SP-2013-0169C	1013 Lambie St	1013 Lambie St	Increase impervious cover 40% to 66.18%
2	Lamar	SP-2010-0198C	Town Lake YMCA	1100 W Cesar Chavez St	Allow surface parking otherwise prohibited in subdistrict
3	Butler Shores	SPC-2010-0061C	New Theatre at Zach Scott	202 S Lamar Blvd	Two waivers granted to allow for alternative materials on building façades visible from parkland on Town Lake.
4	Auditorium Shores	SPC-2012-0257C	Town Lake Park Auditorium Shores Trailhead	700 W Riverside Dr	Construct parking and structure in primary setback
5	North Shore Central	SPC-2012-0303C	New Central Library	704 W Cesar Chavez St	Allow structure to encroach into the 70 degree building envelope
SINGLE FAMILY					
6	Festival Beach	N/A	Single Family	1211 Holly St	Increase impervious cover 40% to 47.49% (to maintain existing structure)
ZONING					
7	South Shore Central	C814-2012-0071	Broadstone at the Lake	201 South 1 st St	Increase height from 60' to 79'



Waterfront Overlay Variances Granted