



Austin City Council MINUTES

For APRIL 14, 1982 - SPECIAL CALLED COUNCIL MEETING - 3:00 P.M.
GREENSHORES ON LAKE AUSTIN - 6900 GREENSHORES DRIVE

Council Chambers, 301 West Second Street, Austin, Texas

City Council

Carole Keeton McClellan
Mayor

John Treviño, Jr.
Mayor Pro Tem

Council Members
Larry Deuser
Roger Duncan
Richard Goodman
Ron Mullen
Charles E. Urdy

Nicholas M. Meiszer
City Manager

Grace Monroe
City Clerk

Memorandum To:

Mayor McClellan called to order the Meeting of the Council scheduled for 3:00 P.M. at Greenshores on Lake Austin, 6900 Greenshores Drive, Travis County, Texas, noting the absence of Councilmembers Goodman and Urdy. The Mayor thanked Mr. and Mrs. Fowler for "letting us invade their quarters here. Greenshores is reason enough for limited purpose annexation. We're delighted to be here this afternoon and we appreciate the hospitality." The Mayor announced that the purpose of this Special Called Meeting is for a public hearing on the Limited Purpose Annexation of 500 feet landward, measured horizontally, from and parallel to the 504.9 foot topographic contour line on either side of Lake Austin (Lake Austin Shoreland Zone). She said this meeting is in keeping with the legal requirements to have a meeting at the site. She said there will also be a public hearing in the Council Chambers.

Mr. Lillie, Director of Planning, stated, "The City of Austin has two types of annexation that it exercises authority on. One is full purpose annexation which means the City will extend services, Police, Fire, EMS, garbage collection service and also provide some utility service to the area. Property owners are then taxed. The other kind of annexation is called Limited Purpose Annexation. Within the Charter of the City of Austin there is a provision by which the City can annex land for limited purpose which means the extension of codes and ordinances for planning and zoning purposes, and health and sanitation purposes...only for those purposes. And with the extension of zoning and building standards, property owners will be subject to those standards. The City will provide no other services nor will the property owners be taxed. Services will be extended in the form of ordinances. No other services are extended unless it is County EMS. You will not be taxed. Property owners that are annexed under Limited Purpose have the opportunity to vote in Council elections, Council recall elections and Charter elections but not in bond elections because they will not be paying taxes. The City limits of the City of Austin go now from the lake shore up to the 504.9 elevation. Those City limits have been there for a long time.

"Over the past year or year and a half, the Planning Commission and the City Council have been looking at adopting some development standards for lakeshore development, not only in subdivisions but also zoning. In order to apply these standards this public hearing for annexation will extend the City limits from the 504.9 elevation 500 horizontal feet landward on both sides of the lake. Property owners within that area will be subject not only to the City's subdivision standards but zoning standards and building standards, and any of the health and sanitation regulations that may apply."

Mr. Fowler told Council he is not familiar with limited annexation and wondered how it will affect them. Mr. Jim Nias, Assistant City Attorney, told Mr. Fowler that his operation will be a lawful conforming use. If they want to add more units they will have to request a variance from the Board of Adjustment.

Questions were asked from the audience concerning the contour line, which were answered by Mr. Nias.

A man who did not identify himself asked what would happen if someone has property both in and out of the limited annexed area. He wondered if a developer would find it more difficult to develop the property. Mr. Nias said the regulations would be more rigid because of the development along the lake. Mr. Lillie said Austin's ETJ extends five miles from Austin's City limits into the county. With limited annexation the City extends building standards and zoning controls.

A man who did not identify himself asked where we are on the Shoreline Ordinance. Councilmember Duncan told him, "I think the decision essentially made at the last meeting that we would go with limited purpose annexation and that provisions in the subdivision ordinance would be translated directly into a zoning classification under limited purpose annexation and that we would not have a subdivision ordinance in addition to limited purpose annexation but we would have the same requirement in terms of lot size, density, etc. that are in the ordinance in a zoning classification. The moratorium has been extended until that can be accomplished."

Motion

The Council, on Councilmember Mullen's motion, Councilmember Duncan's second, closed the public hearing. (5-0 Vote, Councilmembers Urduy and Goodman absent)

ADJOURNMENT

The Council adjourned at 3:45 p.m.