

New code requirements that are proposed to be ADDED

Ref	Proposed Code Location	Current Code Location	Proposed Change	Summary of Action	Relevant LATF Recommendation
Add1	25-2-551(B)(3)	25-2-551(B)(2)	Specify that permanent improvements in the LA District shoreline setback may include bulkheads, docks and non-mechanized pedestrian facilities	Consistent with current policy; clarifies that trams are not permitted in the LA District shoreline setback	BD2.c.v. Define permanent structure
Add2	25-2-551(E)	n/a	Add new vegetation and construction management for slopes greater than 15%	New requirement, consistent with Hill Country Roadway requirements	n/a
Add3	25-2-893(G)	n/a	List the appurtenances that are allowed on docks	Clarifies existing policies into code; related to Move3	BD2.b. Review how terms are defined so they are clear
Add4	25-2-893(G)(4)	25-2-1173(D)	Limits to one dock a house on multiple lots	Clarifies existing policies into code; related to Move3	BD2.a. Update and modernize the code relating to docks
Add5	25-2-963(D)	n/a	Adds a new requirement that a survey of existing conditions be provided for a new site plan or building permit under this section	Necessary to allow for better evaluation of site conditions	BDB4. All other boat dock remodeling should require a site plan with associated drawings
Add6	25-2-963(D)(7)-(8)	n/a	Allow for docks constructed prior to 1984 to not have to prove legal construction as long as they maintain their configuration as it was before 1984	Addresses difficulty in proving legal construction of docks because of inconsistent historical records; related to Add21	BDB1. If your dock was built after 1981, it must have a permit
Add7	25-2-1172	25-2-1172	Add new definitions for cluster docks, docks, personal watercraft	Removes distinction between residential and commercial docks, includes lifts in definition of docks; related to Clarify2	BD2.c.i. Define boat lifts; BLR1. Treat stand-alone lifts as docks
Add8	25-2-1173(A)	n/a	Requires an engineer to seal site plans for docks	New requirement to ensure more accurate and precise site plan documents for review	n/a
Add9	25-2-1176(A)(4)	25-2-1176(D)(2)	Add a new allowance that a dock may be up to 14 ft wide if a lot is less than 70 ft wide	Lots less than 70 ft wide would not accommodate a useable dock under the 20% shoreline rule	BD2. Update and modernize the code relating to docks

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Add10	25-2-1176(A)(5)	25-2-1173(D)	Add a new requirement that docks must be less than 1200 ft ² , or 600 ft ² per use for cluster docks	Clarifies current restrictions on docks to accommodate only 2 slips to prevent stealth slip addition in the future on large docks; related to Add21	BD2. Update and modernize the code relating to docks
Add11	25-2-1176(A)(6)	n/a	Add a new maximum height required for docks of 30 ft above the water	Adds a new requirement to limit height generally consistent with accessory structure limits; related to Add21	BD2.c.ii. Address height of docks
Add12	25-2-1176(7),(8)	n/a	Limit enclosures on dock to only storage closets up to 48 ft ² in area, and maintain at least 66% openness on all other walls	Further addresses prohibition on habitable structures on docks, addresses flood concerns	BD2. Update and modernize the code relating to docks
Add13	25-2-1176(9),(10)	25-2-1173(D)	Limits docks to store only 2 boats, defines 2 jet skis as being equivalent to one boat	Clarifies existing policy	BD2. Update and modernize the code relating to docks
Add14	25-2-1177(C)	n/a	Allows for dock to be constructed on the lake regardless of underlying land ownership but does not waive any of the City's rights to those easements	Addresses questions about docks constructed over the gradient boundary, which may be difficult to define	BD2. Update and modernize the code relating to docks
Add15	25-5-2	n/a	Adds a new requirement that a site plan exemption for work on docks may not include structural components	Structural modifications require a site plan for City staff to make a full assessment of compliance and minimize potential environmental impacts	BDB3. Modification of docks under a site plan exemption should be limited to non-structural components
Add16	25-5-2	n/a	Adds a new requirement that site plan exemptions for bulkhead repairs are limited to 25% of the bulkhead once every 3 years	Prevents replacement of entire bulkheads without a site plan	BDB2. Allow only up to 25% of a bulkhead to be repaired under a site plan exemption once every 3 years
Add17	25-5-3	n/a	Adds a new allowance that dredging up to 25 cubic yards is a small project	Consistent with proposed changes to 25-8-652 regarding dredging; related to Add20	n/a

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Ref	Proposed Code Location	Current Code Location	Proposed Change	Summary of Action	Relevant LATF Recommendation
Add18	25-8-261(C)	n/a	Creates new requirements for managing vegetation within the front 25 ft of the LA shoreline setback	The requirements are necessary to establish the minimum riparian buffer necessary to maintain water quality; related to Move2	n/a
Add19	25-8-652(D)	n/a	Creates a new allowance for a one-time replacement of a bulkhead 6" in front of an existing bulkhead if there is no other alternative	Prevents replacement of a bulkhead from causing unnecessary harm to the lake	n/a
Add20	25-8-652(E)	n/a	Allows for administrative approval of dredging up to 25 cu. yards	Allows dredging up to 25 cubic yards to be approved by City staff (the maximum amount permissible by the City under the US Army Corps of Engineers nationwide permit); related to Add17	BD2. Update and modernize the code relating to docks
Add21	25-2-893(D)(5)	n/a	Allow structural modifications on non-complying docks to be modified if legally constructed keeping existing horizontal and vertical footprint	Consistent with LATF recommendation and Planning Commission recommendation; related to Add6, Add15, Delete2, Delete3	BDB1. Registered, legal docks can keep existing horizontal and vertical footprint. BDB3. Modification of docks under a site plan exemption should be limited to non-structural components

Existing code requirements that are proposed to be DELETED

Ref	Current Code Location	Proposed Change	Summary of Action	Relevant LATF Recommendation
Delete1	25-1-46 (F)	Change from the Planning Commission to the Zoning and Platting Commission for variance approvals along Lake Austin	Aligns variance approvals for Lake Austin with other 25-8 variances; related to Move2, Move7, Move14	V1. Variances to 25-8 go to ZAP for approval; V2. Change variance approval from Parks Board to more appropriate body; C3. Environmental variances approved by ZAP
Delete2	25-2-963(D)(1)	Remove requirements that non-complying docks must be reduced 50% in size	Requirement was added to address a specific situation, and is now no longer necessary; related to Delete3, Add6, Add21	BDB1. If registered, a legal non-compliant dock may keep footprint in perpetuity
Delete3	25-2-963(D)(5)	Remove allowance for work on up to 50% of structural components for non-complying docks	The 50% rule was abused to allow full replacement of docks; work on structural components should be done on site plan to ensure compliance; legal non-complying docks may keep existing horizontal and vertical footprints; related to Delete2, Add6, Add21	BDB1. Registered, legal docks can keep existing horizontal and vertical footprint; BDB3. Modification of docks under a site plan exemption should be limited to non-structural components
Delete4	25-8-42(A)	Remove prohibition on administrative variances within 500 ft of Lake Austin	Treats Lake Austin variances the same as other 25-8 variances	V1. Variances to 25-8 go to ZAP for approval. (That is, no administrative approvals...)

Existing code requirements for which minor amendments are proposed for CLARIFICATION

Ref	Current Code Location	Proposed Change	Summary of Action	Relevant LATF Recommendation
Clarify1	25-2-551(B)(3)(b)	Remove on-site sewage facility requirements in the LA District	No longer necessary due to new OSSF ordinance adopted in 2013	OSSF1. Support new OSSF standards
Clarify2	25-2-893(G)	Remove language limiting docks as accessory uses in SF-6 or more restrictive district	Current code does not clearly allow for cluster docks associated with multi-family development; related to Add7	BD2.a. Update and modernize the code relating to docks; Address issues relating to docks not linked to residences
Clarify3	25-2-964	Loss of land behind a bulkhead does not qualify as an accident	Clarifies that erosion behind bulkheads from waves does not qualify as an accident allowing replacment of non-complying structures	BDB2. Allow only up to 25% of a bulkhead to be repaired under a site plan exemption once every 3 years
Clarify4	25-2-1171	Specifies that the director of the Planning and Development Review Department shall enforce dock requirements	Clarifies code consistent with current policy	n/a
Clarify5	25-2-1175(C)	Changes lighting requirements from watts to lumens	Allows for use of newer, energy efficient bulbs on docks	BD2.c.v. Update to include newer technologies
Clarify6	25-8-41(B)	Updates references to Land Use Commission variances to include 25-8-652	Consistent with proposed changes to 25-8-652; related to Add18, Add19, Add20	BD2. Update and modernize the code relating to docks

Existing code requirements that are proposed to be MOVED to another section of code

Ref	Proposed Code Location	Current Code Location	Proposed Change	Summary of Action	Relevant LATF Recommendation
Move1	25-2-551	25-2-551	Moves shoreline setback to beginning of section, group impervious cover limits	Organized for clarity	BD2.a. Update and modernize the code relating to docks
Move2	25-8-261(C)	25-2-551(B)(3)	Move LA District vegetation requirements to 25-8-261	Aligns vegetation requirements in the LA District zoning with other environmental regulations, with more appropriate variance approval by ZAP; related to Delete1	V1. Variances to 25-8 go to ZAP for approval; C3. Environmental variance requests approved by ZAP
Move3	25-2-893(G)	25-2-1176(H)	Move language prohibiting habitable structures on docks to zoning use regulations	Habitable structures are prohibited currently in 25-2-1176. This is a use prohibition that more appropriately should be in 25-2-893(G); related to Add3, Add4	BD2.a. Update and modernize the code relating to docks
Move4	25-2-1180	25-2-1173(B)	Moves requirements about registering boat docks to a new section 25-2-1180	Reorganized for improved logical content grouping for enforcement actions	BD1. Allow the City to decide how the tag requirement will be implemented; BDB1. Create a required boat dock registration process; F7. Investigate establishing license fees for docks
Move5	25-2-1174(A)	25-2-1176(B)	Moves requirement that a dock may not be a navigation hazard from 25-2-1176	Reorganized for improved logical content grouping for structural requirements	BD2.a. Update and modernize the code relating to docks
Move6	25-2-1179(B)	25-2-1174(C)	Moves requirement that a bulkhead must minimize wave return from 25-2-1174	Reorganized for improved logical content grouping for environmental regulations	BD2.a. Update and modernize the code relating to docks
Move7	25-8-652(C)	25-2-1174(D)	Moves allowance for land capture from 25-2-1174	Reorganized for improved logical content grouping for environmental regulations; changes variance review from Board of Adjustment to Zoning and Platting Commission; related to Delete1	V1. Variances to 25-8 go to ZAP for approval

Existing code requirements that are proposed to be MOVED to another section of code

Ref	Proposed Code Location	Current Code Location	Proposed Change	Summary of Action	Relevant LATF Recommendation
Move8	25-2-1180(A)	25-2-1174(E)	Moves provisions for the building official	Reorganized for improved logical content grouping for enforcement actions	BD2.a. Update and modernize the code relating to docks
Move9	25-2-1176	25-2-1176	Reorganize the section, moving dock regulations to the beginning and fence regulations to the end	Reorganized for improved logical content grouping	BD2. Update and modernize the code relating to docks
Move10	25-2-1177(B)	25-2-1176(H)	Moves licensing agreement requirements from 25-2-1176	Reorganized for improved logical content grouping for licensing	BD2. Update and modernize the code relating to docks
Move11	25-2-1179	25-2-1178	25-2-1178 is repealed and those requirements are moved into 25-2-1179	Reorganized for improved logical content grouping for environmental protection	BD2. Update and modernize the code relating to docks
Move12	25-2-1180	n/a	Existing enforcement actions moved into this new section	Creates a new section for improved logical content grouping for enforcement	BD2. Update and modernize the code relating to docks
Move13	25-7-96	25-7-93	Moves allowance for docks in the 100-year floodplain to the 25-year floodplain in 25-7-96	Docks by definition would be in the 25-year floodplain	BD2. Update and modernize the code relating to docks
Move14	25-8-652(C)	25-2-1174(D)	Moves allowance for land capture from 25-2-1174	Reorganized for improved logical content grouping for environmental regulations; changes variance review from Board of Adjustment to Zoning and Platting Commission; related to Delete1	V1. Variances to 25-8 go to ZAP for approval

Changes in Variance Approval Process

Section	Content	Current Procedure	New Procedure
25-2-551	LA District Zoning	Board of Adjustment	No change
25-2-893	Necessary access and appurtenances to docks	Board of Adjustment	No variances, Council must approve change in use
25-2-963	Modifying non-complying structure	Board of Adjustment	No change
25-2-1176	Dock length	Planning Commission	Administrative approval; if denied then request must be approved by Board of Adjustment
25-2-1176	Living quarters or business on dock requiring license agreement	Planning Commission recommendation, decision by City Council	No change
25-2-1176	Side setback for docks	Planning Commission	Board of Adjustment
25-8-261	Shoreline setback vegetation requirements	Board of Adjustment	Environmental Board review, Zoning and Platting Commission approval*
25-8-281	Critical environmental feature protections within 500 ft of Lake Austin	Environmental Board review, Planning Commission approval	Administrative approval; if denied then request reviewed by Environmental Board and must be approved by Zoning and Platting Commission*. This is consistent with CEF variances in other watersheds outside of the Barton Springs Zone
25-8-652	Dredging and fill	PARD Board Navigation Subcommittee, PARD Board, PARD Director decision	Administrative approval for dredging up to 25 cu. yards; fill or dredging more than 25 cu. yards have Environmental Board review, Zoning and Platting Commission approval*

*Planning Commission must approve variances within the boundaries of a neighborhood plan