

LA Overlay

Proposed Change	Summary of Action	LATF Recommendation
Applies an overlay of LA base district regulations and site development standards (except for dwellings, height, and uses) to property zoned LA, I-LA, RR, I-RR, and DR. Dwellings, height, and uses will be permitted as per the base zoning district.	Overlay keeps environmental protections in place regardless zoning/re-zoning of the base district. The overlay would still allow uses, height, and number of dwellings per the base zoning district.	<p>Identified Issue: Upzoning eliminates protections that are unique to Lake Austin.</p> <p>Problem Analysis: Environmental protections for Lake Austin are specified in the LDC as a residential zoning district. The Lake Austin Residence District is defined as a geographical boundary that applies to all property within 1000 feet of the shoreline. When a property within this boundary is rezoned to a different zoning district (such as SF-1, SF-2, SF-3, PUD, etc), the environmental protections for Lake Austin no longer apply and increased density is encouraged with smaller lot sizes and less open space.</p> <p>Consensus Recommendation UZ1: The ability of homeowners to exempt themselves from some of the environmental restrictions of Lake Austin zoning through the present upzoning process has the potential for both environmental harm and inequitable treatment of neighbors. The City should address this issue.</p>

Site Development Standards	LA/I-LA	Carried from LA district to overlay?	RR/I-RR	DR
Min Lot Size (ft ²)	43,560	Y	43,560	435,600
Min Lot Width (ft)	100	Y	100	100
Max Dwelling Units Per Lot	1	N	1	n/a
Max Height	35	N	35	35
Front yard setback (ft)	40	Y	40	25
Street side yard setback (ft)	25	Y	25	25
Interior side yard setback (ft)	10	Y	10	10
Rear yard setback (ft)	20	Y	20	10
Maximum impervious cover (%)	20/35*	Y	25	<3.4
25-8-453 max impervious cover (%)**	20	Y	20	20
25-2-551 shoreline setback (ft)	25/75*	Y	n/a	n/a
25-8-261 no buildings except docks and access in the critical water quality zone	Yes	Y	Yes	Yes
25-8-302 max slope for buildings (%)	15	Y	15	15
25-2-551 max slope for buildings (%)	35	Y	35	35
*platted before 1982				
**Water Supply Rural regulations enforced at subdivision				

Zoning Profile of Area Within 1000ft of Lake Austin (Proposed Overlay Area)							
	LA/I-LA	RR/I-RR	DR	PUD	P	SF	Other
% Lake frontage	67.32	2.26	0.04	4.92	7.27	11.16	7.03
% Area within 1000 ft	53.00	4.90	3.81	11.37	8.56	14.33	4.03
Acreage within 1000 ft	2488	230	179	534	402	673	189