

SPECIAL SUB-COMMITTEE
MEETING ON
"L" LAKE DISTRICT ORDINANCE
Austin, Texas

Special Meeting -- April 17, 1972

The meeting of the Committee was called to order at 3:00 p.m. in the Council Room, Municipal Building.

Present

Alan Taniguchi, Chairman
Royce Faulkner
Buford Stewart

Absent

Charles Betts

Also Present

Richard Lillie, Director of Planning
Andrea Winchester, Secretary II

A draft ordinance for the "L" Lake Development District was presented to the Committee members at the Planning Commission meeting on April 11, 1972. The Ordinance permits uses listed in "O" Office District and some accessory uses. There is a requirement that all storage material be within a fence or in a building. Also, that a maximum height of 120 feet for principal buildings be allowed. There are specific setback requirements such as 100 feet from the lake and a sideyard requirement of twenty-five feet. The coverage set up is 55%, which means 45% of the lot must be left open for vehicular and non-vehicular use. Area requirements for apartment use are from the "B" Residence, First Height and Area District of the current Zoning Ordinance... A special permit will be required with any request for a zoning change in this area. These special permits will automatically go to the City Council, after Planning Commission review and recommendation, for final approval.

Mr. Richard Lillie, Director of Planning, stated that the staff has reviewed the requests for change by the property owners and these requests have been incorporated within the ordinance before the Committee at this time.

Mr. Richard Baker, representing area property owners, stated that the setback requirements did not seem necessary, in his opinion, due to the fact that the application will go before the Commission and Council as a special permit and requirements can be made at that time.

Mr. Sid Jagger, an area property owner, stated that a number of restrictions will be damaging to the developer as they discourage imagination. This land is quite valuable due to its accessibility to the water and a 100 foot setback from the lake would detract from that value. Mr. Jagger pointed out that his property line extends into the water by means of a contract with the City, in an exchange for islands in the middle of the Colorado River prior to construction of Longhorn Dam.

Mr. Rogan Giles, an area property owner, addressed the Committee, stating that the property he represents is now under lease with eighteen years to go and this lease limits any use that might be made of the land, especially if it is restrictively tied down through an ordinance. He expressed concern as to how far back from the lake the ordinance will have jurisdiction. It is important that the lake district be designated and there should be a limit as to how far from the lake this ordinance will extend. In his opinion, the 100 foot building setback from the lake is uncalled for due to the contract between the City and the property owners concerning land fill. The owners have gone to considerable expense to fill this land and it would not be fair for the City to come back now and say that the property owner can not use that 100 feet.

Mr. Baker pointed out that there will be non-conforming uses within the area as most of the land has been developed prior to this ordinance. These uses should be taken into consideration in making the ordinance. The owners would like to have just a special permit requirement and no specific requirements.

Mr. Taniguchi stated that if there is to be a 100-foot building setback everyone would probably build to that line, but without it everyone would want to build out to the lake. Mr. Taniguchi expressed a desire to leave an option for open pedestrian traffic on the lake side of the property.

Mr. Jagger pointed out that it would be almost impossible to develop an apartment complex with a public access through the development. This request could be placed in the criteria for a special permit but not a formula for a percent of the property. The walk area should not be restricted to one specific area of the lots concerned.

Mr. Stewart stated that he concurred with the property owners that the walkway should not be limited to the water front, the benefit of the water front should be left open to the property owners.

Mr. Jagger suggested that a two or three stage submission process be worked out within this ordinance and not set forth so many restrictions in relation to height, area and setbacks.

Mr. Taniguchi suggested that the ground coverage be taken care of as a percentage of the lot rather than a setback or fixed building area.

The Committee requested that setbacks be eliminated other than along streets. Members of the Committee expressed concern about usable open space, this being space not taken up with vehicular use.

Mr. Baker expressed concern in respect to the listing of the various Boards and Commissions within the ordinance as reviewing levels for the site plans for these special permits.

Mr. Taniguchi suggested that guidelines be set up and used in relation to the special permit applications.

A meeting date for the review of the revised Ordinance was set for Friday, April 21, 1972.

The meeting of the Special Sub-Committee on the "L" Lake District Ordinance was adjourned at 5:00 p.m.