

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

Special Meeting -- April 21, 1972

The meeting of the Committee was called to order at 2:00 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
Tracy Watson, Planner II
Andrea Winchester, Secretary II

The Committee recieved copies of the revised ordinance and a list of uses permitted. The ordinance now includes "LR" Local Retail uses and several accessory uses are listed. The maximum height has been changed from 120 feet to 150 feet with the premium of three feet of additional height for every one foot of additional side yard.

The provision for a twenty-five foot setback from all property lines and the 100 foot setback from the lake have been deleted at the direction of the Committee. The yard requirements listed for residential and business are those taken from the existing ordinance including a five-foot setback on the rear lot line.

Mr. Lillie, Director of Planning, presented a set of ratios on lot coverage which the Committee reviewed with the property owners. He also suggested that the Committee review maximum heights in order to preserve the view of the Capitol. The Committee discussed at great length the standards for open space and concluded that the section dealing with land coverage should be as it was in the first draft of this ordinance, that is, 55% coverage and 45% open for vehicular and non-vehicular use.

The Committee reviewed the list of uses under "GR" General Retail and added the following to the permitted principal uses in the "L" Lake District; office buildings, motels, commercial parking garage and motion picture theater. Accessory uses were changed to include uses in the "GR" General Retail District and signs. The Committee requested that the restrictions on signs be changed to allow signs on top of a structure.

Mr. Faulkner requested, and the Committee agreed, that the height be set at a maximum of 200 feet.

The Committee and property owners expressed a wish for a two or three stage process for submitting special permit site plans under this ordinance. They also requested that guidelines be set up for the review of special permit site plans and that they include a provision for a pedestrian walkway, open space and height factors. These guidelines would not be part of the ordinance.

The Committee inserted a phrase in paragraph (i) stating that a three demensional presentation in the form of a model or drawing showing structure height, mass and location should be submitted upon filing of an application for a special permit as outlined in this ordinance.

The Committee requested that the draft be revised as requested and guidelines be set up and presented to the Special Planning Commission meeting to be held April 24, 1972.

The meeting of the Special Sub-Committee on the "L" Lake District Ordinance was adjourned at 4:30 p.m.