ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE SECTION 25-2-735 RELATING TO REGULATION OF SENIOR HOUSING AND MIXED USE DEVELOPMENT WITHIN THE WATERFRONT OVERLAY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Section 25-2-785 (Festival Beach Subdistrict Regulations) is amended to read as follows:

§ 25-2-735 - FESTIVAL BEACH SUBDISTRICT REGULATIONS.

(A) This section applies in the Festival Beach subdistrict of the WO combining district.

(B) The primary setback line is located 100 feet landward from the Town Lake shoreline.

(C) The secondary setback line is located 50 feet landward from the primary setback line.

(D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is:

   (1) 40 percent; or
   (2) 70 percent, for a site that:

      (a) contains congregate care and retail uses on 15 or more acres;
      (b) is adjacent to 1.5 or more acres of parkland or publically accessible open space;
      (c) includes, within the congregate care use, at least:

           (i) 310 rental housing units that serve residents earning at or below 60% of area median family income; and
           (ii) 140 rental housing units that serve residents earning at or below 30% of area median family income; and
      (d) contains the following enhanced water quality features:
(i) water quality treatment utilizing green water quality controls sized at ½-inch or greater, based on assumed impervious cover of 68%;

(ii) at least 30,000 square feet of porous pavement for pedestrian areas;

(iii) at least 8,126 cubic feet of rainwater harvesting sufficient to capture 1.3 inches of runoff from 75,000 square feet of impervious cover; and

(iv) onsite water quality ponds sufficient to treat a minimum of 6,200 cubic feet of off-site drainage.

(E) The maximum height is the lower of 60 feet or the maximum height allowed in the base zoning district.

PART 2. This ordinance takes effect on___________, 2016.

PASSED AND APPROVED

____________________________________ 2016

Steve Adler
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk