

## 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