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CITY OF LAKEWAY

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PLANNING & DEVELOPMENT

ORDINANCE 2000-05-22-1

**AMENDMENT NO. 3 TO THE  
ZONING ORDINANCE OF THE CITY OF LAKEWAY, TEXAS  
REVISING SEC. 3.15 "DISTRICT AV (Aviation)"**

**AN ORDINANCE AMENDING ORDINANCE NO. 97-12-15-1, THE  
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKEWAY,  
TRAVIS COUNTY, TEXAS, SECTION 3.15, DISTRICT AV (AVIATION);  
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE THEREFOR.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKEWAY, TEXAS:**

**SECTION 1. REVISIONS**

Ordinance No. 97-12-15-1 of the City of Lakeway, Texas, known as the "Zoning Ordinance", is hereby amended as follows :

**Revision 1.**

Section 3.15. is revised in its entirety as follows:

**"Section 3.15 DISTRICT AV (Aviation)**

**A. Purpose:**

This district is intended to provide facilities for the operation of airplanes from an airport surrounded by residential uses. Accessory uses are limited to non-commercial aviation activities and services dependent upon direct access to airport facilities. The site should also contain adequate space for required off-street parking and for buffering from residential districts (See buffering requirements in the City's Building Ordinance). All structures within this district must be constructed according to the City's Building Ordinance and be architecturally and aesthetically compatible with each other.

**B. Permitted Uses:**

1. Use of airplanes which do not exceed a certified gross take-off weight of 12,500 pounds;

2. The taking off and landing of airplanes between sunrise and sunset only (Refer to Exhibit "B");
3. Structures and facilities for the supply and fueling of airplanes by persons or entities authorized by the owner of the airport facilities;
4. Office and storage facilities for the operation and maintenance of the airport;
5. Hangars for the shelter of airplanes up to a maximum of 8,000 square feet per hangar;
6. Servicing of individual airplanes by airplane owners or their representatives;
7. By owners of the airport facilities: sale of aviation fuel and oil; rental of hangar, ramp, and vehicular parking spaces to area residents on a contracted basis; rental of ramp tiedown space on a temporary basis to transient aircraft;
8. Special Uses as permitted by the City Council pursuant to Article V.

C. Prohibited Uses:

1. Use of airplanes which exceed a certified gross take-off weight of 12,500 pounds;
2. The taking off and landing of airplanes at any time other than between the times of sunrise and sunset (Refer to Exhibit "B");
3. The accessing, occupying, or using for any purpose other than accessing, taking off, and landing of airplanes, of the area on and within fifty (50) feet of a runway located within an "AV" District. Except for the operators of the airport facilities or their agents in the discharge of their duties, the prohibited uses shall include, but not be limited to walking, jogging, roller-skating, bicycling, and use of golf carts and any other motor vehicle other than an airplanes.
4. Commercial operations which involve the transportation of passengers/cargo or maintenance and storage of airplanes except as permitted in paragraph B.7. above;
5. Commercial operations which involve flight instruction or airplane rental;

6. The landing or takeoff of any lighter than air aircraft, such as gliders, hot air balloons, ultralights, or similar aircraft;

7. The use of the airport for parachuting or skydiving;

D. Minimum Lot Dimensions:

Area (minimum): subject to approval  
Depth (min. ft.) subject to approval  
Width (min. ft.) subject to approval  
Lot Coverage (max. percentage): See Watershed Development Ordinance

E. Minimum Building Setbacks:

Street(s): 40  
Side: 10\*  
Rear: 10\*

\* A minimum of 10 ft. except a minimum of 40 ft. for any side(s) that adjoin residential use (e.g. Districts R-1 through R-6) or golf course."

Revision 2.

Exhibit "A", DEFINITIONS is revised by adding the following:

Commercial Operations (Aviation): Any business activity established to financially profit from the provision of services or products involving the use or maintenance of airplanes.

**SECTION 2. SEVERABILITY**


This Amending Ordinance and the various parts, sentences, paragraphs, sections, subsections, and clauses thereof, are hereby declared to be severable. If any part, sentence, paragraph, section, subsection, or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected thereby. If any part, sentence, paragraph, section, subsection, or clause is adjudged unconstitutional or invalid as applied to a particular property, building, or other structure, it is hereby provided that the application of such portion of the Ordinance to other property, buildings, or structures shall not be affected thereby.

**SECTION 3. EFFECTIVE DATE**

The effective date of this Ordinance shall be June 1, 2000.

PASSED AND APPROVED this the 22nd day of May, 2000.



  
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Charles A. Edwards, Mayor  
City of Lakeway

ATTEST:  
  
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Cynthia A. Evans, City Secretary and  
Assistant City Manager