

**Moratorium of Floating Habitable Structures
On the Highland Lakes
Overview (presented by LCRA staff)**

In September, LCRA staff reported to the Board that rapid population growth and a trend toward changes in use and future development on the Highland Lakes have the potential to impact water safety and water quality. LCRA's Highland Lakes Marina Ordinance and other LCRA regulations do not specifically address floating habitable structures.

In October, LCRA's Board passed a resolution that put a moratorium on the construction of development of any floating habitable structures such as floating homes, floating residential developments, floating hotels and resorts, or any other floating structure that contains domestic or commercial living or sleeping quarters.

The moratorium will remain in place until Oct. 31, 2011, while staff develops recommendations for them. The moratorium does not apply to traditional residential boat docks or marina facilities that do not contain habitable structures.

We are in the process of researching what potential impacts these types of facilities may have on the Highland Lakes we manage – Buchanan, Inks, LBJ, Marble Falls and Travis. Staff also will coordinate with other governmental entities with applicable jurisdiction.

In January, staff began conducting interviews with those agencies and public or private stakeholders as part of the research process. Staff wants to present information and solicit input from the LCRA Regional Councils covering the Highland Lakes and use an open house format to solicit input from stakeholders in April. Staff will also summarize and present the findings to the Board and develop a draft report during this period.

From the research that has been conducted so far, staff has found there is no consistent or nationally accepted definition being used among controlling authorities to define what constitutes a floating habitable structure. Therefore, it is necessary to first define what is considered as a "floating habitable structure".

From now through the summer, staff members will update the Board and may request an extension of the moratorium if they determine that a public-input process is appropriate based on the need for any potential ordinance amendments.

Proposed Definition (DRAFT – not final):

Floating habitable Structure – A structure used or designed as a dwelling, abode, domicile, or sleeping unit that is supported by floatation; usually containing cooking, eating, living, sleeping and/or sanitary facilities. This structure may be capable of navigation, but is not designed primarily for navigation.

A structure located at or below the elevation measured in feet above mean sea level is considered floating. This is specific for each lake as follows;

Lake Buchanan – 1020

Inks Lake – 888

Lake LBJ – 825

Lake Marble Falls – 738

Lake Travis - 691.