

Supporting Documents Provided by the Applicant

SOS AMENDMENT SUMMARY– ST CATHERINE OF SIENA

St Catherine of Siena is situated on 8.73 acres at 4800 Convict Hill Road within the Recharge Zone of the Edwards Aquifer. The site has an existing impervious cover of 56.58% or 204,302 square feet. The existing Parish Hall was constructed in 1980 and is in need of redevelopment. St Catherine is proposing to demolish the 1 story, 14,724 square foot (building coverage) Parish Hall and replace it in roughly the same footprint with a 2 story, 36,000 square foot Parish Hall and Narthex. The entire redevelopment is proposed over existing impervious cover and no new impervious cover is proposed.

In 2013, City Council passed the Redevelopment Ordinance Exception (Ordinance No. 20131017-046). The Redevelopment Ordinance enacted Section 25-8-26(E)(6) of the City Code, which requires that sites with more than 40% net site area impervious cover provide for sedimentation/filtration ponds for the entire site or SOS ponds for a portion of the site with sedimentation/filtration ponds for the remainder. After submittal of a site plan to the City, it was discovered that the 100 year floodplain had increased on the site and staff is requesting additional drainage easements across the site accordingly. Although there are no existing or proposed buildings in the floodplain, there is no site area available outside of the floodplain/CWQZ to provide for the required onsite water quality controls noted above.

Due to the increased floodplain, safe access either vehicular or pedestrian must be provided to a dedicated public right-of-way. As Convict Hill is covered in floodplain, there is no safe vehicular access from the property. Although there is a potential for a safe pedestrian access path through existing greenbelt easements in the adjacent neighborhood, we do not have permission to construct a formal concrete path/sidewalk required by staff within those easements. As such, a floodplain variance is required and is a separate application from this request. It should be noted that two of the three existing buildings are not within the floodplain and the new Parish Hall building will not be within the floodplain. Please refer to the floodplain variance application materials for more detail.

During the passage of the Redevelopment Ordinance, staff proposed a partial redevelopment option, which was not approved as a code amendment. Staff continues to work on an option to present to City Council that would better handle partial rather than full redevelopments such as that being proposed with St Catherine of Siena. As there is no partial redevelopment exception or flexibility with this section of the Code today, the only option for partial redevelopment of this site is to seek an amendment to the SOS Ordinance.

The proposal put forth for St Catherine of Siena's partial redevelopment reduces impervious cover, provides for water quality treatment for the redeveloped area and an additional portion of the site that is currently untreated, which lowers overall pollutant loads. Water quality methods employed include raingardens and rainwater collection/re-irrigation. The end result is a decrease of impervious cover to 56.14% or 202,717 square feet. Although unable to meet the current Redevelopment Ordinance Exception, when compared to the staff's 2013 partial redevelopment option, St Catherine of Siena's proposal greatly exceeds the requirements. In doing so, the proposal meets the City Council's intent with the initiation of the SOS amendment (Resolution No. 20141211-107) by allowing no increase in impervious cover and if feasible, decreasing the amount of existing impervious cover in addition to providing for water quality consistent with City Code Section 25-8-26.

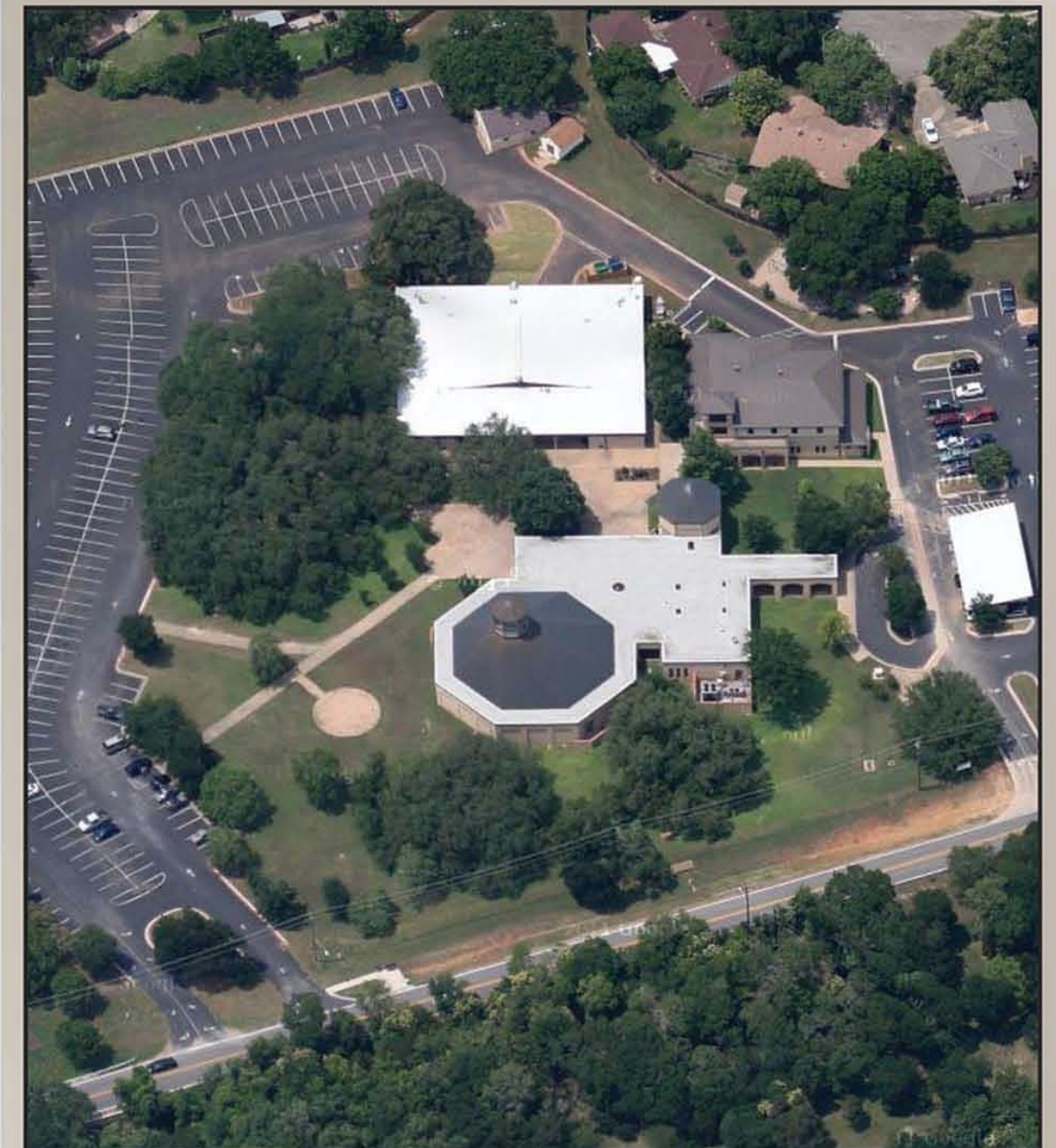




CONCEPTUAL SITE PLAN

SCALE: 1" = 50'-0"

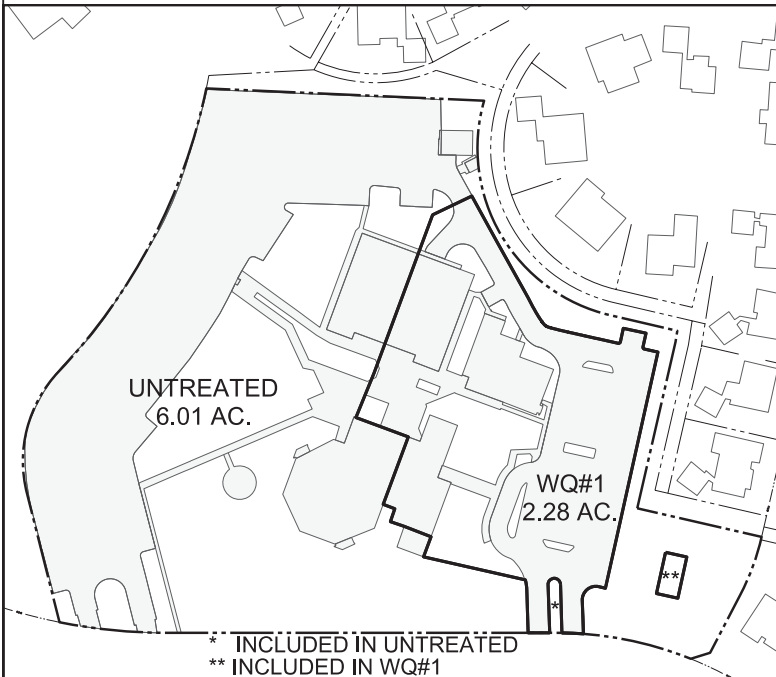
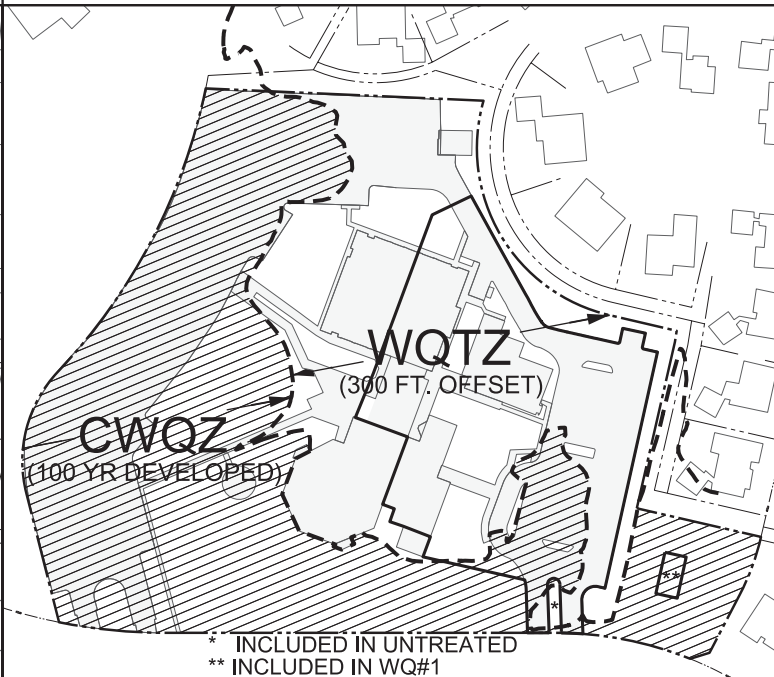
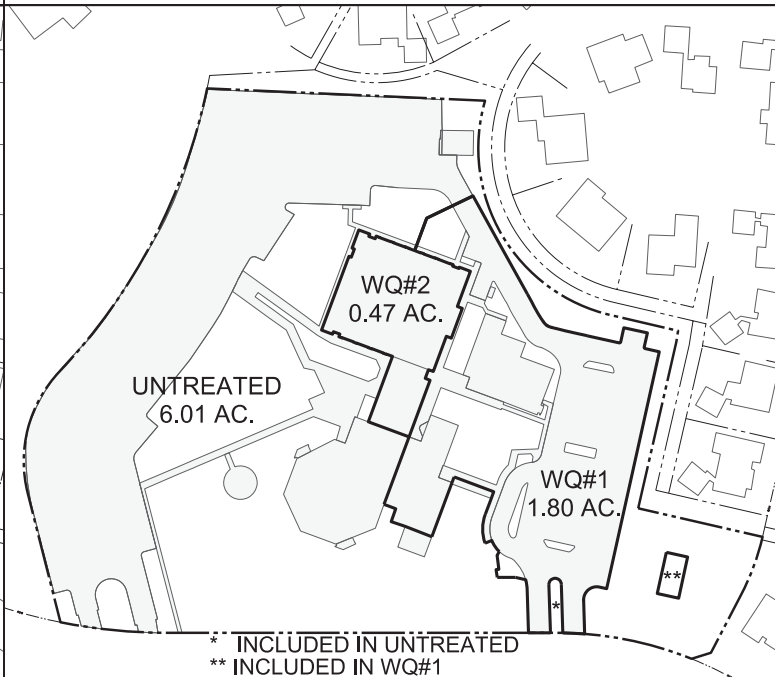
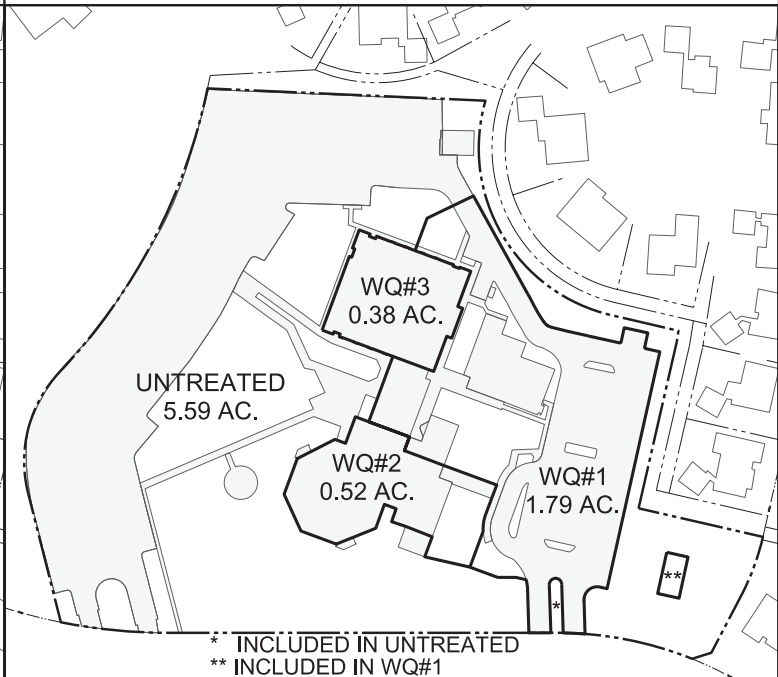
AERIAL VIEW, EXISTING CAMPUS (Google Maps, 2012)

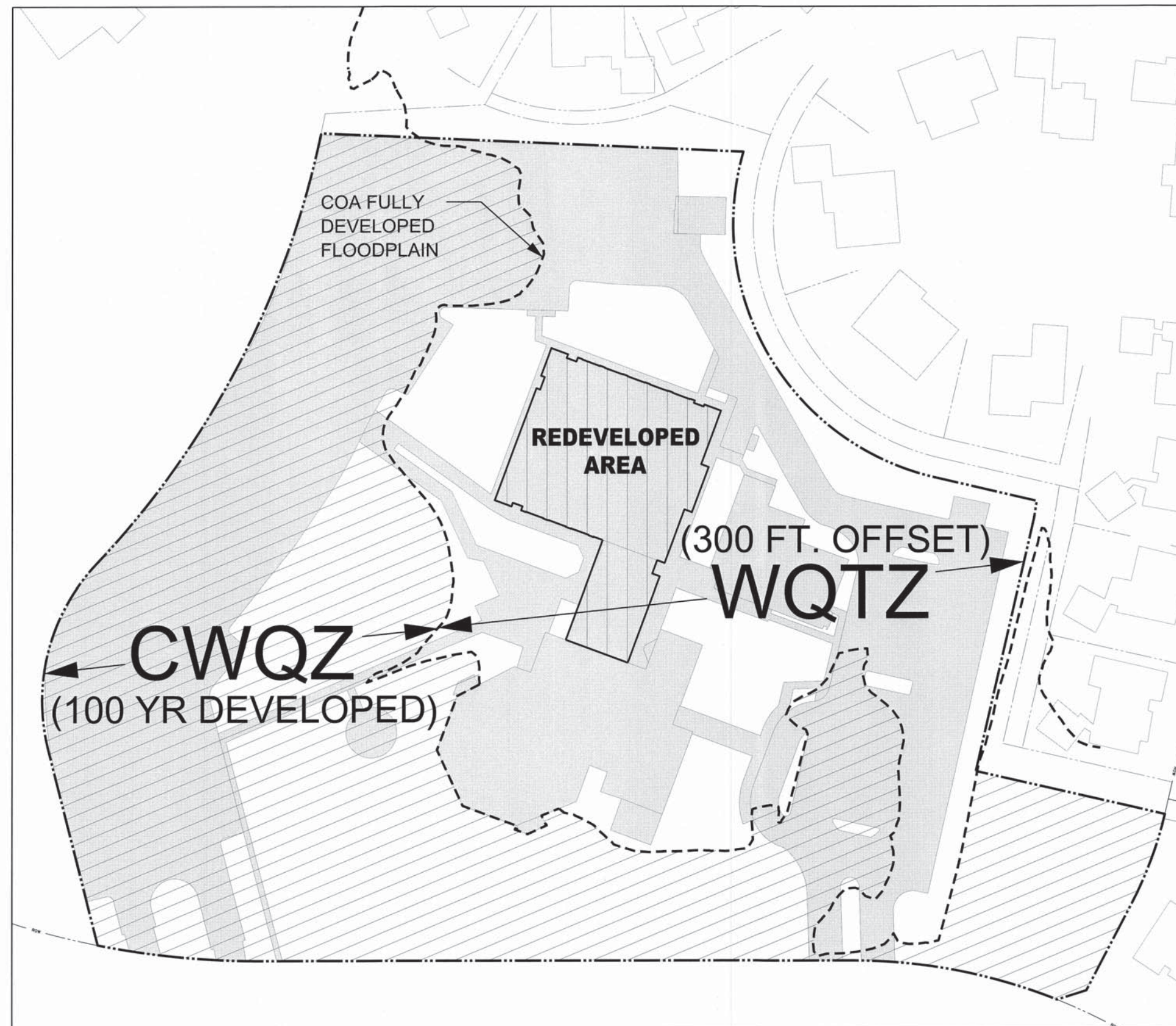


SCHEMATIC DESIGN PROPOSAL

PARISH CENTER AND EXPANDED NARTHEX
ST. CATHERINE OF SIENA CATHOLIC CHURCH | AUSTIN, TEXAS



ST. CATHERINE OF SIENA WATER QUALITY SUMMARY																																																																																																																																																																			
DESIGN COMPONENT		SCENARIO 1 EXISTING CONDITIONS				SCENARIO 2 BSZ RE-DEVELOPMENT ORDINANCE				SCENARIO 3 STAFF PROPOSAL			SCENARIO 4 PROPOSED DEVELOPMENT																																																																																																																																																						
NOTES		PREVIOUS DEVELOPMENT: WATER QUALITY PROVIDED FOR ADMINISTRATION BUILDING PROJECT.				ORDINANCE 25-8-26: BSZ RE-DEVELOPMENT REQUIRES 100% WATER QUALITY FOR SITES WITH IMPERVIOUS COVER OVER 40%.				PROPOSED REQUIREMENT: ADD WATER QUALITY FOR ALL RE-DEVELOPED, OR EQUIVALENT, AREAS			PROPOSED: ADD WATER QUALITY FOR UNTREATED, RE-DEVELOPED AREA PLUS ADD WATER QUALITY FOR THE SANCTUARY WHICH IS CURRENTLY "DIRECT RELEASE".																																																																																																																																																						
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TN	lbs/yr	3.83E+01	-11.07%																																																																																																																																																																
TOC	lbs/yr	2.35E+02	-10.29%																																																																																																																																																																
TP	lbs/yr	5.99E+00	-13.39%																																																																																																																																																																
TSS	lbs/yr	2.30E+03	-15.03%																																																																																																																																																																
Zn	lbs/yr	1.00E+00	-20.24%																																																																																																																																																																
MITIGATION		NOT REQUIRED				AVG. 20% I.C. WITH 56.1% I.C. ON ENTIRE SITE. PURCHASE 15 ACRES ➔ \$361,301.00				AVG. 20% I.C. FOR RE-DEVELOPED AREA PURCHASE 2 ACRES ➔ \$48,173.00			NONE: PROVIDE EXTRA WATER QUALITY TREATMENT IN LIEU OF MITIGATION MONEY																																																																																																																																																						
SCENARIO 1 EXISTING CONDITIONS					SCENARIO 2 BSZ RE-DEVELOPMENT ORDINANCE					SCENARIO 3 STAFF PROPOSED REQUIREMENT				SCENARIO 4 PROPOSED DEVELOPMENT																																																																																																																																																					
																																																																																																																																																																			



**ST. CATHERINE OF SIENA
4800 CONVICT HILL ROAD**