

ORDINANCE NO.

1 **AN ORDINANCE GRANTING A SITE-SPECIFIC AMENDMENT TO SECTION**
2 **25-8-514 OF THE CITY CODE AND VARIANCES TO SECTIONS 25-8-261 AND**
3 **25-8-482 OF THE CITY CODE TO ALLOW REDEVELOPMENT OF THE**
4 **SAINT CATHERINE OF SIENA CHURCH.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
7

8 **PART 1.** The site-specific code amendment and variances granted in this ordinance
9 apply to the St. Catherine of Siena Church redevelopment project as proposed in and
10 subject to Site Plan Number SP 2014-0476C.

11 **PART 2. IMPERVIOUS COVER, WATER QUALITY CONTROLS.**

12 City Code Section 25-8-514 (*Pollution Prevention Required*) is amended to:

- 13 (1) allow impervious cover in excess of 15%, and
14 (2) allow runoff from the development to be managed through water quality
15 controls that comply with Section 25-8-213 (*Water Quality Control*
16 *Standards*) or are approved under Section 25-8-151 (*Innovative*
17 *Management Practices*) and treat the redeveloped area.

18 **PART 3. CRITICAL WATER QUALITY ZONE, TRANSITION ZONE**

19 A variance is granted from City Code Section 25-8-261 (*Critical Water Quality Zone*
20 *Development*) and City Code Section 25-8-514 (*Pollution Prevention Required*) is
21 amended to allow construction of on-site water quality controls in the critical water
22 quality zone.

23 A variance is granted from City Code Section 25-8-261 (*Critical Water Quality Zone*
24 *Development*) to allow a hard surfaced trail less than 150 feet from the centerline of a
25 major waterway.

26 A variance is granted from City Code Section 25-8-482 (*Water Quality Transition Zone*)
27 to allow development within the water quality transition zone.

28 **PART 4. CONDITIONS.**

29 Construction of the St. Catherine of Siena Church redevelopment project authorized by
30 this ordinance must adhere to the following conditions:

- 31 (1) Water quality controls shall treat 15,769 square feet of impervious cover
32 in addition to the redeveloped area;

- 1 (2) Water quality controls shall achieve the minimum pollutant load
2 reductions as specified in the attached and incorporated **EXHIBIT A**;
- 3 (3) Total impervious cover on the site shall not exceed 202,717 square feet;
4 and
- 5 (4) Development in the critical water quality zone is limited to the water
6 quality controls and hard surfaced trail for which variances and an
7 amendment is granted in Part 3 of this Ordinance.

8 The City may not release Site Plan Number SP 2014-0476C until the applicant has
9 mitigated for the impervious cover allowed under the amendment in Part 2 of this
10 Ordinance by paying \$51,546 into the Barton Springs Zone Mitigation Fund. This
11 amount is calculated using the following formula:

12 Acres of Mitigation Required = (Acres of Impervious Cover within Redeveloped Area / 0.20) - Total Acres of
13 Redeveloped Area

14
15 Mitigation Fee = Acres of Mitigation Required at \$25,773 per acre
16

17 **PART 5.** Council waives the requirements imposed by City Code Section 25-8-41 (*Land*
18 *Use Commission*) regarding the processing and granting a variance for the variances
19 granted in this ordinance.

20 **PART 6.** This ordinance takes effect on _____, 2016.
21

22 **PASSED AND APPROVED**
23

24 §
25 §
26 _____, 2016 § _____
27 Stephen Adler
28 Mayor
29

30
31 **APPROVED:** _____
32 Anne L. Morgan
33 City Attorney
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ATTEST: _____
Jannette S. Goodall
City Clerk

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EXHIBIT A
to ORDINANCE NO. _____

St. Catherine of Siena Church Redevelopment
Minimum Pollutant Load Reductions

12

Pollutant	Measurement	% Reduction from Existing Conditions
COD	lbs/yr	-16.35%
E. coli	10^6 MPN/yr	-14.03%
Pb	lbs/yr	-20.24%
TN	lbs/yr	-11.07%
TOC	lbs/yr	-10.29%
TP	lbs/yr	-13.39%
TSS	lbs/yr	-15.03%
Zn	lbs/yr	-20.24%