

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2014-029, site-specific amendments to City Code Section 25-8-514 (*Save Our Springs Initiative, Pollution Prevention Required*)

Description: Consider an ordinance granting site-specific amendments to City Code Section 25-8-514 (*Save Our Springs Initiative, Pollution Prevention Required*) to allow redevelopment of St. Catherine of Siena Church (SP-2014-0476C) to exceed impervious cover limits, modify water quality requirements, and allow construction of water quality controls in the Critical Water Quality Zone.

In addition to the site-specific code amendments, the ordinance also includes a variance to City Code Section 25-8-261 (*Critical Water Quality Zone Development*) to allow construction of a sidewalk and water quality controls in the Critical Water Quality Zone, and a variance to City Code Section 25-8-482 to allow development in the Water Quality Transition Zone.

Proposed Language: See attached draft ordinance.

Summary of proposed code changes:

- 1) Increase allowed impervious cover from 15% to 56.14%.
- 2) Allow runoff from the development to be managed through water quality controls treating the redeveloped area that comply with Section 25-8-213 (*Water Quality Control Standards*) or are approved under Section 25-8-151 (*Innovative Management Practices*).
- 3) Allow construction of a sidewalk and water quality controls in the Critical Water Quality Zone.
- 4) Allow development in the Water Quality Transition Zone.

Background: Initiated by Council Resolution No. 20141211-107.

St. Catherine of Siena Church is located at 4800 Convict Hill Road. The property is located in the Williamson Creek watershed within the Barton Springs portion of the Edwards Aquifer Recharge Zone. The church is proposing to demolish an existing one story building and replace it with a two story building in approximately the same footprint. Redevelopment of the property is subject to current code. If the property redeveloped under Section 25-8-26 (*Redevelopment Exception in the Barton Springs Zone*), code would require water quality treatment for the entire property and mitigation land or payment of money to acquire land based on the amount of impervious cover on the entire tract. The church wishes to redevelop a portion of the property without providing water quality treatment for the entire property.

The ordinance is being brought forward in response to a request by the City Council contained in Resolution No. 20141211-107, which directed the City Manager to work with the applicant to bring an ordinance to Council that:

1. Allows no increase in the existing amount of impervious cover on the site;
2. If feasible, decreases the amount of impervious cover on the site; and

3. Provides water quality treatment consistent with Section 25-8-26 (*Redevelopment Exception in the Barton Springs Zone*) for all redeveloped areas and to the extent feasible for the entire site.

Staff Recommendation: Staff recommends approval of the proposed ordinance. Please see the attached memorandum to the Environmental Commission for an overview of the church's initial proposal. After discussions with staff and stakeholders, the church revised the proposal in order to provide water quality treatment for the redeveloped area and mitigation for excess impervious cover over the entire tract. This revised proposal includes water quality treatment that complies with the 2013 staff proposed amendments to the Barton Springs Zone Redevelopment Exception, as well as a mitigation payment that complies with the existing code requirement to mitigate for excess impervious cover over the entire tract. (The church's prior proposal was to mitigate for only the redeveloped portion of the property.) The church is now proposing to pay \$386,592 into the Barton Springs Zone Mitigation Fund, as prescribed by current code.

Board and Commission Actions:

August 19, 2015: The Environmental Commission recommended approval of the proposal on an 11-0 vote; please see the attached motion for additional details.

October 13, 2015: The Planning Commission recommended approval of the proposal on an 11-0 vote.

Council Action:

December 11, 2014: Council passed Resolution No. 20141211-107 on consent.

October 15, 2015: The item was postponed to November 12, 2015.

November 12, 2015: The item was postponed to December 10, 2015.

December 10, 2015: The item was postponed to December 17, 2015.

December 17, 2015: The item was postponed to January 28, 2016.

January 28, 2016: The item was postponed to February 25, 2016.

Ordinance Number: N/A

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