

ORDINANCE NO. 20160225-063

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

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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

PART 2. IMPERVIOUS COVER, WATER QUALITY CONTROLS.

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

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

PART 3. CRITICAL WATER QUALITY ZONE, TRANSITION ZONE

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

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

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

PART 4. CONDITIONS.

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

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

The City may not release Site Plan Number SP 2014-0476C until the applicant has mitigated for the impervious cover allowed under the amendment in Part 2 of this Ordinance by paying \$386,592 into the Barton Springs Zone Mitigation Fund. This amount is calculated using the following formula:

Acres of Mitigation Required = (Total Acres of Impervious Cover / 0.20) - Acres of Gross Site Area

Mitigation Fee = Acres of Mitigation Required at \$25,772.79 per acre


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

PART 6. This ordinance takes effect on March 7, 2016.

PASSED AND APPROVED

_____, February 25, 2016

APPROVED:



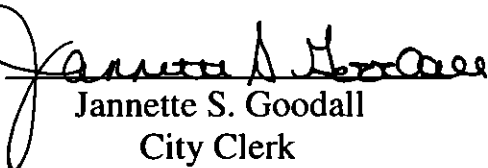
Anne L. Morgan
City Attorney

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Steve Adler
Mayor

ATTEST:



Jannette S. Goodall
City Clerk

EXHIBIT A

to ORDINANCE NO. 20160225-063

St. Catherine of Siena Church Redevelopment Minimum Pollutant Load Reductions

Pollutant	Measurement	% Reduction from Existing Conditions
COD	lbs/yr	15.62%
E. coli	10 ⁶ MPN/yr	12.66%
Pb	lbs/yr	19.97%
TN	lbs/yr	11.29%
TOC	lbs/yr	10.93%
TP	lbs/yr	12.35%
TSS	lbs/yr	13.20%
Zn	lbs/yr	19.61%