

ORDINANCE NO. _____

AN ORDINANCE READOPTING THE PROVISIONS OF ORDINANCE NO. 20080424-106 RELATED TO THE DEVELOPMENT OF MISSION BETHANY SUBDIVISION.

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

PART 1. The provisions of Ordinance No. 20080424-106 are readopted as follows, with the exception of Part 5 which is deleted.

PART 1. Findings.

The Council finds that:

- (1) Austin annexed 13,473 acres of territory in December, 1997, with an estimated population in the annexed area of over 27,000 people. On the effective date of each annexation, the development of property in the annexed area thus became subject to city ordinances, rules, and regulations that apply to development of property inside the city.
- (2) Texas law, as construed and applied by Texas courts, upholds a city's power to regulate the use and development of annexed property for the public benefit, even when imposition of a new regulatory requirement may cause inconvenience, hardship, or loss to a person with an interest in the property. Texas law also confirms that a person may establish a "vested right" to finish development of a property without being subject to newly-applicable city regulations, when in a particular case there is proof that the actual hardship or loss resulting from compliance outweighs the public benefit resulting from having the development comply with those regulations.
- (3) A court may ultimately determine if a person has a vested right to finish a specific development of property without complying with one or more city regulations. Litigation to establish or deny a vested right is time consuming, expensive, and risky, and to the extent possible should be limited to cases where the public interest in requiring compliance with city regulations is clear and compelling.
- (4) The Council has the inherent authority under the Austin City Charter and the Texas Constitution to consider and resolve the competing interests and values

1 at issue when a person asserts a vested right to develop property without
2 complying with city regulations. The Council may and should require
3 compliance with city regulations when the public benefit from compliance
4 clearly outweighs the hardship or loss to a person with an interest in the
5 development. When the potential for private hardship or loss is greater and the
6 public benefit is less compelling, the Council may determine it is in the public
7 interest to authorize continued development of property without requiring that
8 development to comply with some or all of the city's development regulations.
9 This ordinance is intended to respond to, anticipate, and resolve assertions of a
10 vested right to develop by striking the appropriate balance between public
11 interest and private hardship for the development of property in areas annexed in
12 December, 1997.

- 13
- 14 (5) In 1998, Bethany Lutheran Church ("Bethany"), owner of Lots 1-6, Mission
15 Bethany Subdivision ("the Property"), incurred millions of dollars in debt in
16 reliance on development entitlements obtained prior to annexation by the City
17 of Austin. The debt was incurred to fund both Bethany's sanctuary building and
18 the infrastructure for development of the entire Property, construction of which
19 began prior to annexation. Bethany planned to use revenue from the
20 development of part of the Property to help retire the debt.
- 21
- 22 (6) Entitlements granted by the City of Austin to Bethany in Ordinance 980507-A
23 included the ability to develop and use the non-church part of the Property for
24 certain retail, office, and congregate living purposes in furtherance of the
25 Church's plans.
- 26
- 27 (7) Conditions prevailing in 2008 make it infeasible to develop the Property for the
28 commercial and lifetime living uses allowed under the 1998 Ordinance, but
29 make it feasible instead to develop low density multifamily residential uses that
30 are potentially less intense than the uses allowed under the 1998 Ordinance.
- 31

32 **PART 2. Ordinance Supersedes Conflicting Regulations.**

33
34 This ordinance supersedes a conflicting provision of the City Code, of an
35 ordinance outside the Code, or of a rule or regulation adopted under the Code or other
36 ordinance.

37
38 **PART 3. Applicability.** This ordinance applies to the development of the land
39 described as Lots 1 through 6, Mission Bethany Subdivision, a subdivision recorded at
40 Book 98, Pages 118 and 119, Plat Records of Travis County, Texas.

1 **PART 4. Permissible Uses.**

2
3 The Property may be used for residential and religious assembly purposes only.
4 Up to 272 dwelling units may be constructed on the Property. Except as otherwise
5 provided in this ordinance, site development regulations for the subdivision shall be
6 equivalent to those under the Land Development Code for multifamily residential low
7 density.

8
9 **PART 5. Applicable Regulations.**

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11 Except as provided otherwise in this ordinance and subject to Part 6,
12 development of the Property must comply with the regulations in effect on the
13 effective date of this ordinance, except the following.

- 14
15 (A) Section 25-8-213, City Code (*Water Quality Control Standards*)
16
17 (B) Section 25-8-482, City Code (*Critical Water Quality Zone*)
18
19 (C) Section 25-8-483(A), City Code (*Water Quality Transition Zone*)
20
21 (D) Section 25-8-514(A), City Code (*Pollution Prevention Required*)
22
23 (E) The provision of Section 25-8-514(B), City Code (*Pollution Prevention*
24 *Required*), prohibiting pollution controls within the critical water quality
25 zone.
26
27 (F) Chapter 25-8, Subchapter B, Article 1 (*Tree and Natural Area*
28 *Protection*).
29
30 (G) Chapter 25-2, Subchapter E, Section 2.7 (*Private Common Open Space*
31 *and Pedestrian Amenities*).
32
33 (H) The development of the allowed residential or religious uses on part of
34 the Property does not trigger the height and setback requirements of
35 Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*) with
36 respect to residential or religious assembly uses on another part of the
37 Property.

38
39 **PART 6.** In lieu of compliance with the provisions listed in Part 5(A) through (E),
40 development of the Property must comply with the following requirements.

- 1
- 2 (A) Impervious cover shall not exceed 340,000 square feet for the religious
- 3 assembly use and 310,000 square feet for the residential use.
- 4
- 5 (B) Storm water controls for development of the Property shall comply with
- 6 the engineering report entitled "Ordinance 980507A Settlement
- 7 Negotiations, Mission Bethany Water Quality Enhancements, CAI Proj.
- 8 No. 420.0101" dated April 15, 2008, on file at the Watershed Protection
- 9 and Development Review Department.
- 10
- 11 (C) Development is prohibited in the water quality transition zone, except
- 12 for:
- 13
- 14 (i) up to 5000 square feet of a building that is constructed on the
- 15 boundary between the uplands zone and the water quality
- 16 transition zone, provided that no more than one such building shall
- 17 be constructed;
- 18
- 19 (ii) storm water controls under Section (B) of this Part; and
- 20
- 21 (iii) development under Article 7, Division 1, Chapter 25-8, City Code
- 22 (*Critical Water Quality Zone Restrictions*).
- 23
- 24 (D) Development in the critical water quality zone is prohibited except for:
- 25
- 26 (i) water quality controls under Section (B) of this Part; and
- 27
- 28 (ii) development under Article 7, Division 1, Chapter 25-8, City Code
- 29 (*Critical Water Quality Zone Restrictions*).
- 30
- 31 (E) The Director of the Watershed Protection and Development Review
- 32 Department may approve minor adjustments either to the impervious
- 33 cover allocations under Section (A) of this Part between the religious
- 34 assembly use and the residential use or to the requirements for storm
- 35 water controls under Section (B) of this Part if:
- 36
- 37 (i) the overall level of water quality protection and stormwater
- 38 management is not reduced or impaired;
- 39

- 1 (ii) total impervious cover does not exceed 650,000 square feet on the
2 Property; and
3
4 (iii) there no other significant effect on public health, safety, or welfare.
5
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7 **PART 2. Expiration.** This ordinance expires on June 16, 2018.

8
9 **PART 3.** This ordinance takes effect on _____, 2008.
10

11
12 **PASSED AND APPROVED**

13
14 §
15 §
16 _____, 2008 § _____
17 Will Wynn
18 Mayor
19

20
21 **APPROVED:** _____ **ATTEST:** _____
22 David Allan Smith Shirley A. Gentry
23 City Attorney City Clerk
24
25