

ORDINANCE NO.

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

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

PART 1. The site-specific code amendment and variance 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 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*) and treat the redeveloped area—excluding the safe access path required as a means of egress under City Code Section 25-12-3, Building Code Section 1612.4.3 (Means of Egress).

PART 3. CRITICAL WATER QUALITY 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.

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 treat 15,769 square feet of impervious cover in addition to the redeveloped area;
- (2) Water quality controls shall achieve the minimum pollutant load reductions as specified in the attached and incorporated **EXHIBIT A**;

- 1 (3) Impervious cover added with the redevelopment must be placed over
2 existing impervious cover, excluding the safe access path;
- 3 (4) Total impervious cover on the site shall not exceed 202,717 square feet;
4 and
- 5 (5) Development in the critical water quality zone is limited to the required
6 water quality controls.

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

10 **PART 6.** This ordinance takes effect on _____, 2015.

11

12 **PASSED AND APPROVED**

13
14 §
15 §
16 _____, 2015 § _____
17 Stephen Adler
18 Mayor
19

20

21 **APPROVED:** _____
22 Anne L. Morgan
23 Interim City Attorney
24

ATTEST: _____
Jannette S. Goodall
City Clerk

EXHIBIT A

St. Catherine of Siena Church Redevelopment Minimum Pollutant Load Reductions

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%