

## **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 or providing mitigation for existing excess impervious cover over the entire tract.

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 additional details. In addition to providing water quality treatment as discussed in the memorandum, the applicant recently agreed to pay \$51,546 into the Barton Springs Zone Mitigation Fund. This mitigation fee provides funding to acquire land based on the amount of impervious cover on the redeveloped area.

**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.

**Ordinance Number:** N/A

**City Staff:** Chuck Lesniak, Environmental Officer, Watershed Protection Department

**Phone:** 974-2699

**Email:** [chuck.lesniak@austintexas.gov](mailto:chuck.lesniak@austintexas.gov)