

**ORDINANCE NO.**

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

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

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

12 Mitigation Fee = Acres of Mitigation Required at \$25,772.79 per acre  
13  
14

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

18 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2016.  
19

20 **PASSED AND APPROVED**

21  
22 §  
23 §  
24 \_\_\_\_\_, 2016 § \_\_\_\_\_  
25 Stephen Adler  
26 Mayor  
27

28  
29 **APPROVED:** \_\_\_\_\_  
30 Anne L. Morgan  
31 City Attorney  
32

33 **ATTEST:** \_\_\_\_\_  
34 Jannette S. Goodall  
City Clerk