

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SITE-SPECIFIC AMENDMENT TO CITY CODE SECTION 25-8-27(D) FOR THE DEVELOPMENT AT 10613 NORTH FM 620; AND WAIVING CITY CODE SECTIONS 25-1-501 AND 25-1-502 RELATING TO INITIATION AND REVIEW OF CODE AMENDMENTS.

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

PART 1. FINDINGS:

- (A) The Peace Family Housing Project, as described in site plan application number SP-2024-0210D (the “Project”), is located at 10613 North FM 620 in the City’s extraterritorial jurisdiction and within a water supply rural watershed.
- (B) The site is currently developed as a surface parking lot with substandard drainage and water quality infrastructure.
- (C) The Project is proposing to redevelop a portion of the surface parking lot under the Redevelopment Exception in City Code Section 25-8-27 (*Redevelopment Exception in the Water Supply Rural and Water Supply Suburban Watershed*) to provide four transitional housing units for families experiencing homelessness.
- (D) By redeveloping the site, the Project will reduce the existing environmental non-compliance on the site and provide new environmental benefits. As part of the redevelopment, the Project will upgrade the existing drainage and water quality infrastructure to meet the requirements of City Code and ATLAS 14 conditions, will decrease the amount of existing impervious cover on the site, and will implement sustainable water use practices including installing a rainwater harvesting system on the property.

PART 2. REDEVELOPMENT EXCEPTION

City Code Section 25-8-27(D) (*Redevelopment Exception in the Water Supply Rural and Water Supply Suburban Watershed*) shall not apply to the Project.

PART 3. Council waives the requirements of City Code Section 25-1-501 (*Initiation Of Amendment*) regarding initiation of a Land Development Code amendment.

PART 4. Council waives the requirements of City Code Section 25-1-502 (*Amendment; Review*) regarding commission review of a Land Development Code amendment, notice of a public hearing, and holding a public hearing before amending the Land Development Code.

PART 5. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

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_____, 2025

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

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