

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Greater South River City Combined Neighborhood Plan (GSRCCNP)

CASE#: NPA-2008-0022.02

PC PUBLIC HEARING DATE: October 14, 2008

ADDRESS & AREA: 3700 and 3708 Warehouse Row

OWNER/APPLICANT/AGENT: City of Austin, owner. Greater South River City Plan Team, applicant. Kathleen Fox, City of Austin, agent

TYPE OF AMENDMENT: Future Land Use Map Designation
From **INDUSTRY** to **CIVIC**. The City of Austin's Watershed Protection and Development Review Department wants to change the Future Land Use Map designation along a portion of Warehouse Row to construct one of two water quality ponds on this street to improve the stormwater surface runoff flowing into the Blunn Creek Watershed.

PLAN/NPCD ADOPTION DATE: September 29, 2005

PLANNING COMMISSION RECOMMENDATION: The Planning Commission approved this case on consent on October 14, 2008. (Consent Motion by Dealey, 2nd by Ewen; Vote 8-0, Small was absent).

STAFF RECOMMENDATION: The staff recommendation is to **approve** the requested change on the Future Land Use Map (FLUM) to Civic.

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the goals and environmental policy recommendations found in the Greater South River City Combined Neighborhood Plan (GSRCCCP). The Greater South River City Plan Team (the contact team) also recommended approval of this proposal. See *Analysis* for more details.

BACKGROUND: The Greater South River City Combined Neighborhood Plan (GSRCCNP) comprises two neighborhood planning areas: South River City and St. Edwards. The plan was initiated on November 6, 2003, by City Council and was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on September 2005. The boundaries of the planning area are: Town Lake on the north, Interstate Highway 35 on the east, Ben White Boulevard on the south, and South Congress on the west.

The City of Austin's Watershed Protection and Development Review Department filed this neighborhood plan amendment out of cycle to begin construction on two water quality ponds at the end of Warehouse Row. The two water quality ponds are designed to reduce water pollutants and impervious surface contaminants from flowing into the Blunn Creek Watershed. The two water quality ponds will be engineered to hold surface water runoff up to 48 hours before releasing clean and filtered water into the Blunn Creek Watershed. Water that will be diverted into these two water quality ponds will come from approximately 100 acres industrial and mixed land uses, which is located on both sides of Ben White Blvd.

ANALYSIS:

The Future Land Use Map of the GSRCCNP recommends 'Industry' for this portion of Woodward Street.

Staff Comments: The proposed change from Industry to Civic along this portion of Woodward Street is needed to construct one of two water quality ponds to remove surface runoff pollutants coming from nearby industrial and mixed use properties and therefore will be environmentally beneficial to the welfare of the Greater South River City Planning Area and Blunn Creek Watershed. The installation of water quality ponds is also supported the GSRCC Neighborhood Plan.

Excepts taken from the Greater South River City Combined Neighborhood Plan:

Goal 5 - Protect and enhance creeks, greenbelts and watershed systems (pg. 4.)

Environmental Goals and Recommendations: (pgs. 53 – 54.)

Goal (E): Protect and enhance creeks, greenbelts and watershed systems.

Objective: Preserve and improve the water quality, base flow and natural quality of all creeks and waterways throughout the neighborhood.

- **Recommendation E3:** Encourage the City to adopt greater **water quality protections** for urban watersheds consistent with the proposed Headwaters Protection Ordinance developed by Watershed Protection and Development Review staff. (WPDR)
- **Recommendation E9:** Reorient stormwater pipe outlets into Blunn Creek to not cause or exacerbate erosion. (AWU)
- **Recommendation E10:** **Explore the possibilities of constructing regional detention and water quality ponds or other measures** on privately owned properties, particularly the Austin Independent School District property off Alpine Rd. and the St. Edward's University property near the Woodward/IH 35 intersection, in order to control downstream flooding and resulting erosion of the stream banks. (WPDR)
- **Recommendation E11:** Maintain the vacant AISD property on Alpine Rd. as a water-quality preserve to protect the headwaters of Blunn Creek. (WPDR)

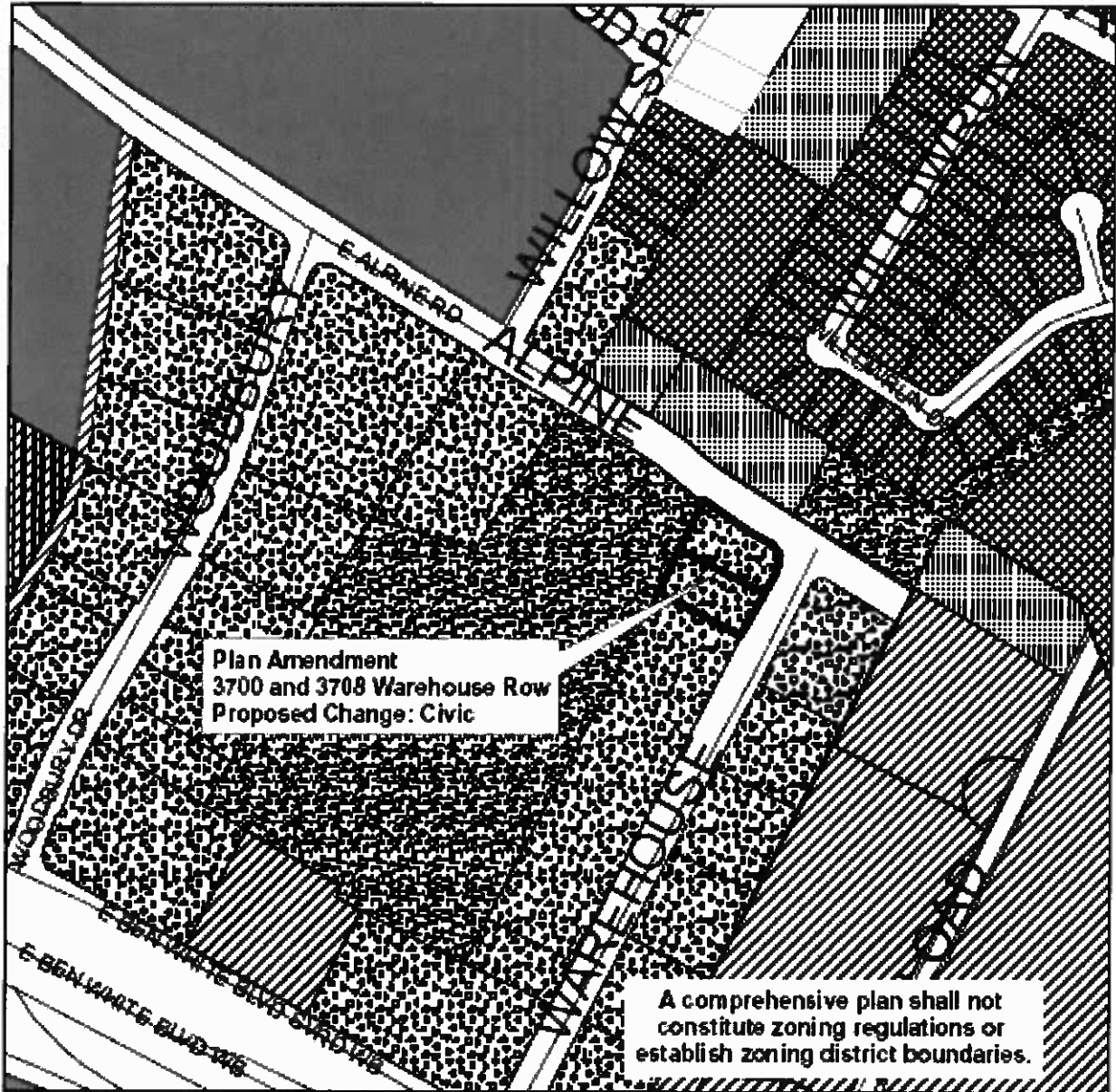
The goals and environmental recommendations above, which are taken from the Greater South River City Combined Neighborhood Plan, clearly supports implementing a variety of water quality actions (including the installation of water quality ponds) to improve the Blunn Creek Watershed.

Additionally, the Greater South River City Plan Team also supports this plan amendment. Based on the above, staff recommends approval of this neighborhood plan amendment.

ADDITIONAL INFORMATION: On September 5, 2008, the Greater South River City Plan Team (the contact team) held a meeting on this case and voted to support this plan amendment (see attached letter):

CASE MANAGER: Kathleen Fox (Plan Amendment)
EMAIL: kathleen.fox@ci.austin.tx.us

PHONE: 974-7877



**Greater South River City
Neighborhood Plan Amendment
NPA-2008-0022.02**

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0 100 200 400 600 800 Feet

	Civic		Multi-Family
	Commercial		Office
	Industry		Recreation & Open Space
	Mixed Residential		Single-Family
	Mixed Use		Utilities
	Mixed Use/Office		Warehouse/Limited Office

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Greater South River City Neighborhood Plan Amendment NPA-2008-0022.02

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Future Land Use	
FLU	
Single-Family	Mixed Use
Mixed Residential	Office
Multifamily	Industry
Commercial	Civic
	Recreation & Open Space
	Utilities

0 137.5 275 550 825 1,100 Feet



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September 8, 2008

Stephen Rye
City of Austin
Neighborhood Planning and Zoning Department

Dear Mr. Rye,

The Greater South River City (GSRC) Neighborhood Plan Contact Team (NPCT) voted on September 5, 2008 to support the proposed rezoning of 3700 and 3708 Warehouse Row from LI-CO-NP to P-NP. As such, we fully support initiating the rezoning for this property and the subsequent change to the GSRC FLUM.

The meeting was held in accordance with the GSRC NPCT bylaws. Minutes from the meeting are attached. Please note that the meeting had two agenda items: voting on this rezoning and prioritizing implementation actions for the GSRC NP.

Sincerely,



Danette Chimenti
Chair, Greater South River City Neighborhood Plan Team

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