



Recommendation for Action

File #: 21-2591, **Agenda Item #:** 115.

9/30/2021

Posting Language

Conduct a public hearing in accordance with Texas Parks and Wildlife Code Chapter 26 to consider a resolution authorizing a change in use of dedicated parkland, known as Davis White Northeast Neighborhood Park and Southern Walnut Creek Greenbelt, for Austin Water to construct, install, use, maintain, and repair approximately 840 linear feet (51,506 SF) of permanent, subterranean wastewater lines and approximately 6,925 square feet of temporary work area in order to provide wastewater service to the future East Parke Subdivision.

Lead Department

Parks and Recreation Department, Office of Real Estate Services.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

August 26, 2021 - Council sets public hearing.

For More Information:

Parks and Recreation Department (Lead Department) - Ricardo Soliz, Division Manager, (512) 974-9452; Gregory Montes, Program Manager, (512) 974-9458; Sammi Curless, Business Process Specialist, (512) 974-6716.

Office of Real Estate Services (Lead Department) - Michael Gates, Interim Officer, (512) 974-5639.

Austin Water (Sponsoring Department) - Jason Inge, Scheduler Analyst, (512) 972-2042.

Council Committee, Boards and Commission Action:

June 22, 2021 - Approved by the Parks and Recreation Board on a 6-0 vote with Board Members Faust and Taylor absent and three vacancies.

Additional Backup Information:

Chapter 26 of the Texas Parks and Wildlife Code provides that the use of parkland for non-park purposes may be approved upon findings that there is no feasible and prudent alternative to the use of the parkland and that all reasonable planning has been undertaken to minimize harm to such land.

Due to capacity limitations of the existing wastewater collection system, Austin Water is requiring a new lift station and associated 12-inch gravity line and 10-inch force main improvements along Loyola Lane prior to development of the commercial/multi-family tract of the East Parke Subdivision. Sizing of the proposed lift station is based on Living Unit Equivalents (LUE's) for the proposed East Parke development, existing development currently served by the wastewater collection system upstream of the system bottleneck, and planned development located within the portion of drainage basin serviced by this lift station. The proposed development within the service area boundary is projected to have a full build out of approximately 2,350 total

LUE's (775 existing LUE's, 1,175 future LUE's, and 400 LUE's proposed by the East Parke development).

There is no feasible and prudent alternative to the use of the parkland, which includes all reasonable planning to minimize harm to such land. Approval of the use of parkland is made on the condition that all restoration will be completed in accordance with the Standard Specifications and Construction Standards of the City of Austin and the Parks and Recreation Department's "Construction in Parks Specifications."

Upon approval of this item, the Office of Real Estate Services will collect the appraised value, as determined by a third-party appraiser, for the permanent utility lines in the amount \$40,722 and the temporary construction staging area in the amount of \$1,467 from the applicant for Site Plan No. SP-2019-0164C. In addition, the applicant will pay the City the cost of the appraisal and the cost of the notices of the public hearing.

The dates of public notification in the Austin American-Statesman were September 5, 12 and 19, 2021.

Strategic Outcome(s):

Health and Environment, Government that Works for All.