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**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Montopolis Neighborhood Planning Area

**CASE#:** NPA-2010-0005.02

**PC DATE:** January 11, 2011. Staff will request a postponement until January 25, 2011.

**ADDRESS/ES:** 2201 Grove Blvd.

**SITE AREA:** 1.33 acres

**APPLICANT/OWNER:** City of Austin, Austin Water Utility

**AGENT:** City of Austin, Austin Water Utility (Dan Pedersen)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Mixed Use

**To:** Civic

**Base District Zoning Change**

**Related Zoning Case:** C14-2010-0134

**From:** GR-MU-CO-NP

**To:** P-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** September 27, 2001

**STAFF RECOMMENDATION:** Staff will make a recommendation after review of the alternative sites is completed.

**BACKGROUND:** The zoning and plan amendment cases were filed on July 30, 2010 and are set to expire on January 30, 2011. Consequently, the case is scheduled for the January 11, 2011 Planning Commission hearing date to keep the cases active.

The plan amendment request is the change the future land use map from Mixed Use to Civic. The zoning change request is from GR-MU-CO-NP to P-NP to build a 125-foot-high reclaimed water tower. The tower will hold 3 million gallons of treated water to serve the southern-half of the City. See informational flyer provided by Austin Water Utility at the back of report.

**PUBLIC MEETINGS:** On October 21, 2010, the plan amendment meeting was held. Forty-two notices were mailed to property owners and utility account holders within 500 feet of the

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property, in addition to members of the Montopolis Planning Contact Team and organizations registered on the Community Registry. Nineteen people attended the meeting.

Dan Pedersen and Cole Newton from Austin Water Utility, gave a general overview of the City's reclaimed water program and the three basic criteria for choosing a location for the towers: 1) should be put on high ground in the pressure zone, which reduces the height of the tower; 2) should be placed on the far side of the pressure zone; and 3) should be placed near transmission main. The water will be non-potable for irrigation use. People and businesses along the transmission pipe will be able to access the water, which would not be subject to water restrictions.

He explained that the City's master plan designated a tower to serve this area of the City. Eight possible sites were researched and reviewed for the tower. This location on Grove Boulevard scored the highest (and the property is owned by the City), although there is another site located in an industrially zoned area that scored a close second, but the property is not owned by the City. Both sites would need to be rezoned with a plan amendment.

Some of the comments from members of the Montopolis Planning Contact Team at the meeting:

- The water tower will impact houses on Carson Ridge.
- The City has been heavy-handed by selecting a location and then asking the people in the Montopolis area to support the choice. Instead the City should have included them in the decision-making process.
- They have no issues with the tank or the height, but with how they were treated in the decision-making process.
- The area where the tower is proposed should have affordable housing and services for the people who live in the area.
- The water tower will be an eyesore in the neighborhood.

Dan Pedersen explained that the City cannot make public the location of the property they are considering to buy because this would increase the cost of the land.

At the meeting, the attendees requested from Dan Pederson from Austin Energy a list of alternative sites that were considered for the reclaimed water tower. A follow up meeting to present this information to the Montopolis Planning Contact Team and interested parties is scheduled for Monday, January 10, 2011 at 6:30 p.m. at the Ruiz Public Library.

**CITY COUNCIL DATE:** February 17, 2011

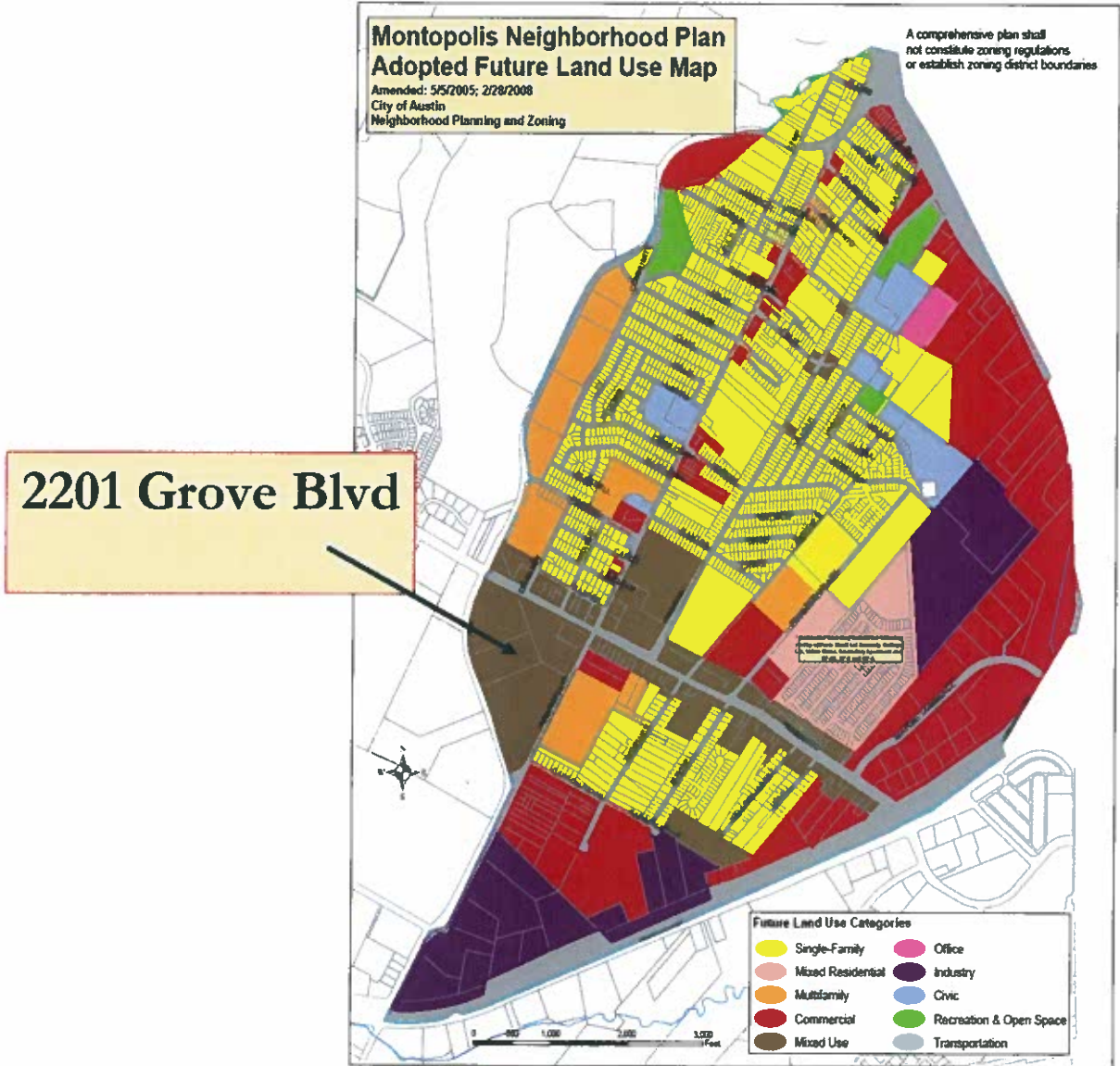
**ACTION:** Pending

**CASE MANAGER:** Maureen Meredith, Senior Planner

**PHONE:** 974-2695

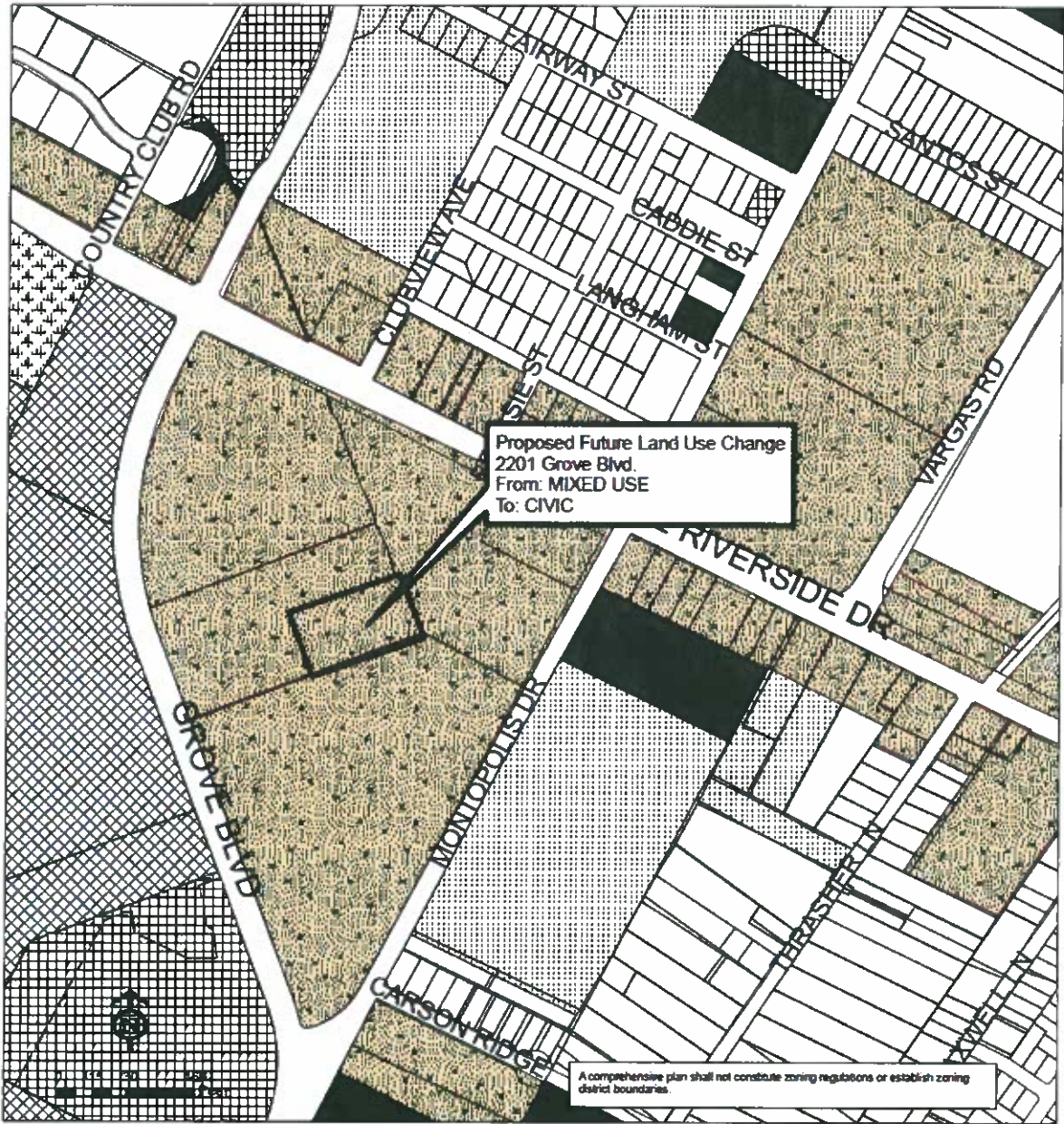
**EMAIL:** Maureen.meredith@ci.austin.tx.us

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**Montopolis Neighborhood Plan  
NPA-2010-0005.02**

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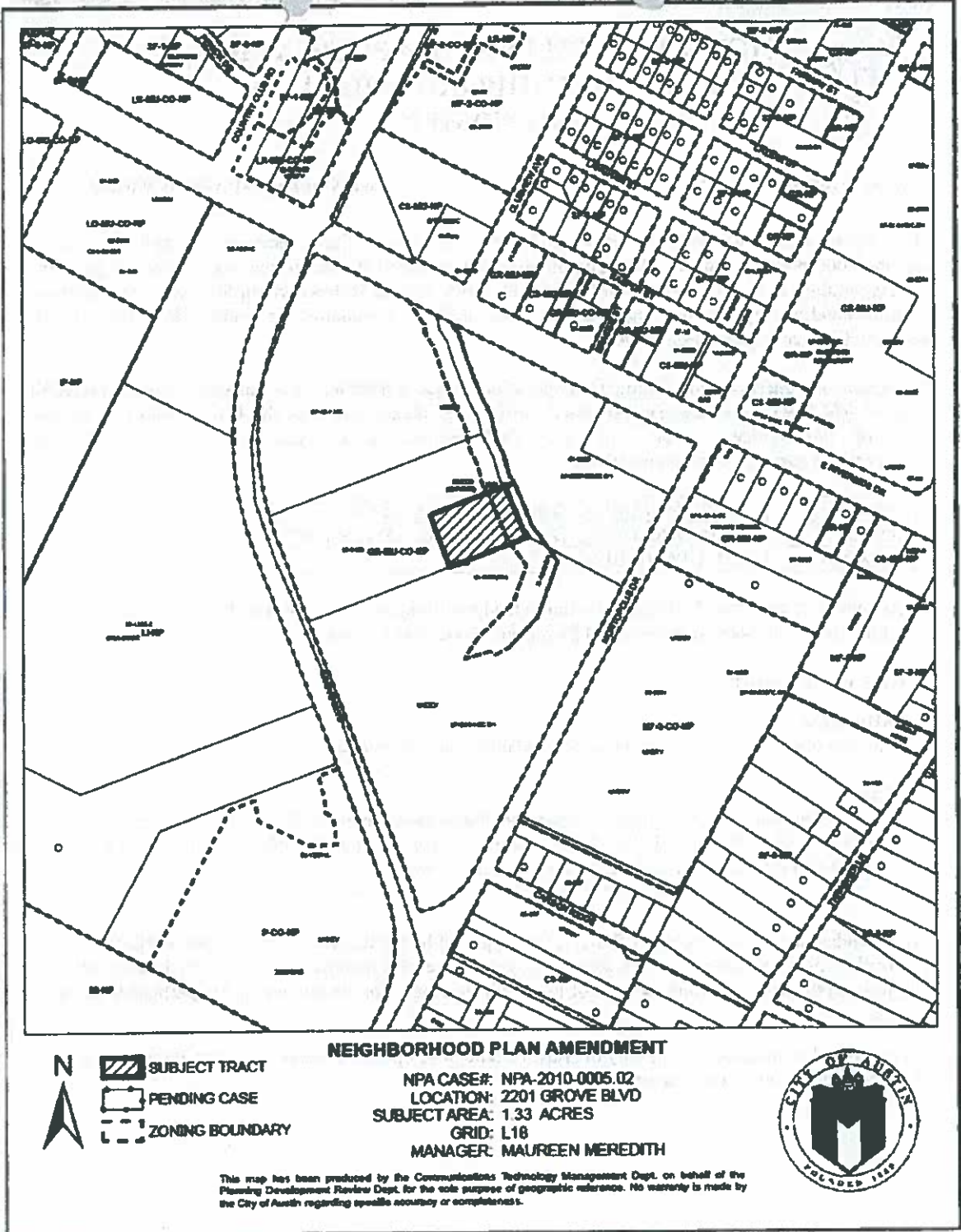


City of Austin  
Planning and Development Review Department  
Created on 10/07/2010\_mm

**Future Land Use Legend**

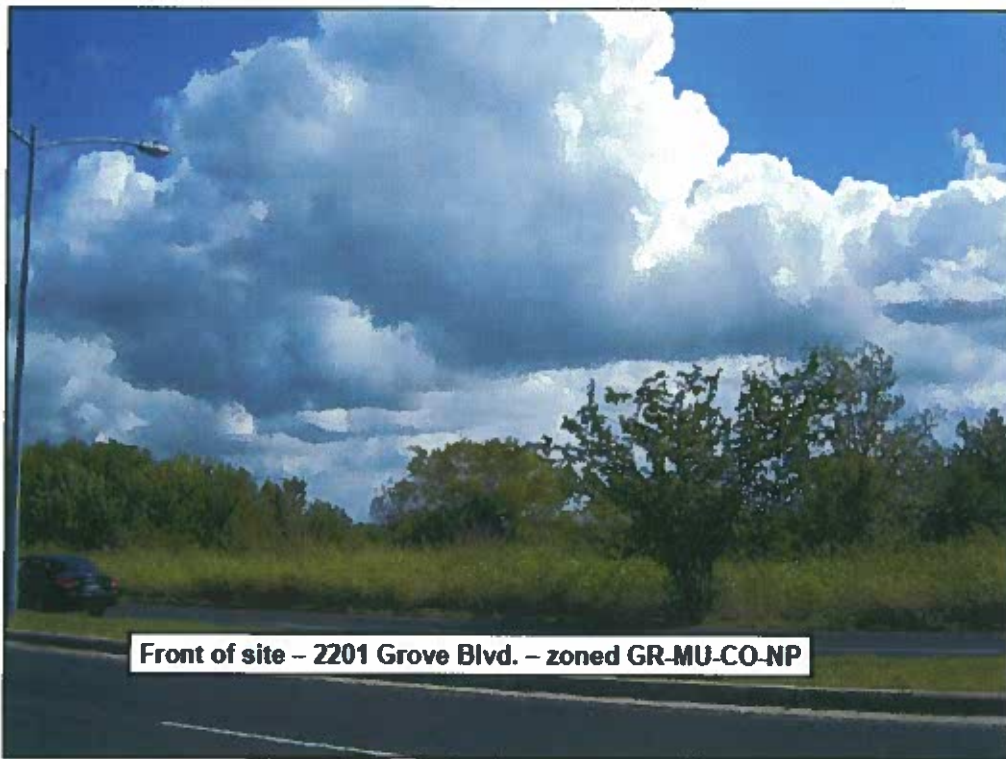
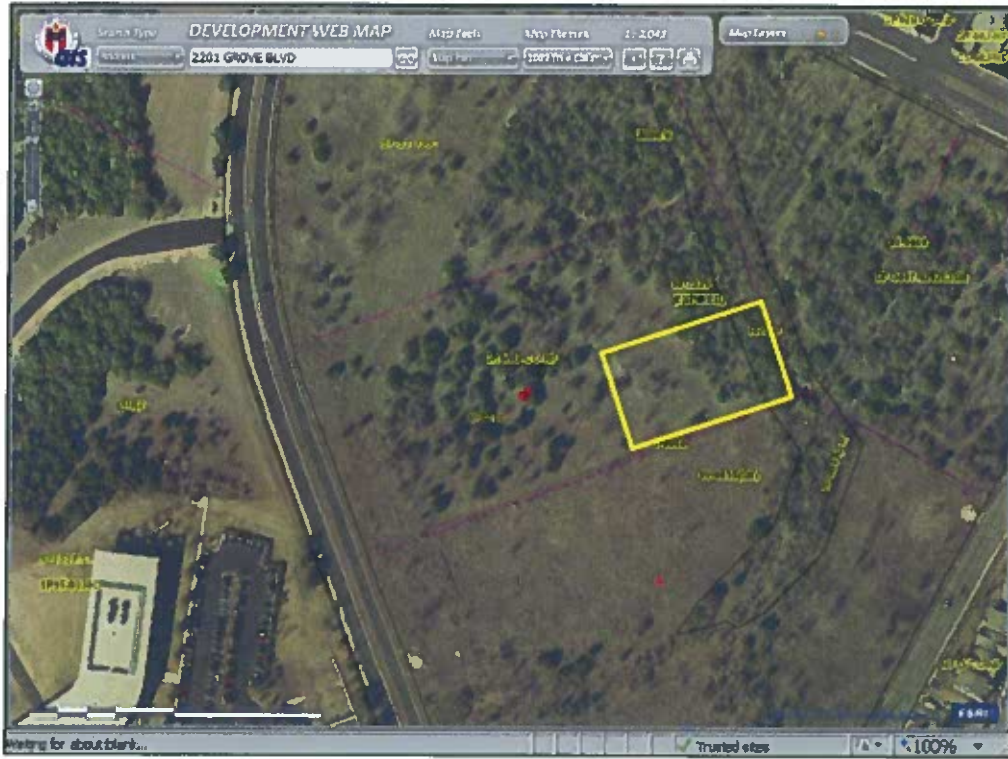
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|--------------------------|--|-------------------------|
| <b>SDE.flum_combined</b> |  | Mixed Use/Office        |
| <b>FLU</b>               |  | Multi-family            |
|                          |  | Office                  |
|                          |  | Recreation & Open Space |
|                          |  | Single Family           |
|                          |  |                         |

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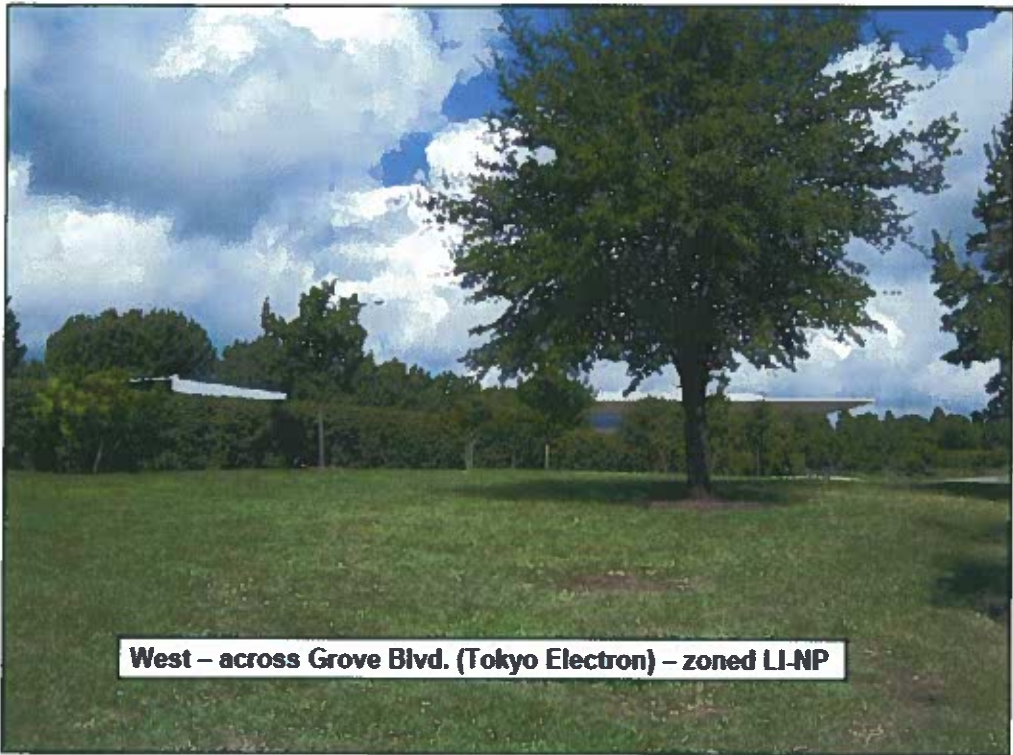




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View south on Grove Blvd.



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AUSTIN WATER UTILITY

# Grove Reclaimed Water Storage Tower



City of Austin  
Water Reclamation Program

## A Reclaimed Water Storage Tower is being designed that will:

- Serve the Montopolis area
- Be located on city-owned land on Grove Boulevard
- Provide non-potable water for irrigation and industrial use, keeping Guerrero Park, ACC Riverside, the Ruiz Library, and other areas in Montopolis green
- Be a 125-foot tall landmark for the area
- Be landscaped and fenced at the ground level
- Hold 3 million gallons to meet peak demands
- Use gravity to provide water at the proper pressure

Austin Water Utility  
Reclaimed Water Program  
625 E 10th Street, Suite 615  
Austin, TX 78704

Phone: 512-972-0074

Fax: 512-974-3504

E-mail:

[dan.pedersen@ci.austin.tx.us](mailto:dan.pedersen@ci.austin.tx.us)

Website:

<http://www.ci.austin.tx.us/wrl/>



CB/10

# Grove Reclaimed Water Storage Tower

## Austin's Water Reclamation Initiative

The City is continuing to implement a reclaimed water program to conserve drinking water supplies for future generations by providing recycled water for irrigation and industrial uses.

**What is Reclaimed Water?**  
It is a new water source created by reusing highly treated wastewater effluent that is normally discharged to the Colorado River

**What does the future hold?**  
Now that the Mueller Redevelopment has been brought on line as a customer, the City is engaged in constructing a main to the University of Texas, and designing mains to Guerrero Park, Montopolis, the Austin-Bergstrom International Airport, and BAE.



- Background:**
- The Austin Water Utility has been providing reclaimed water since 1974.
  - Intended uses for reclaimed water are irrigation, cooling tower makeup, manufacturing, and toilet flushing.
  - The Reclaimed Water Program provides high quality water from the Walnut Creek and South Austin Regional Plants.
  - In 1992, as part of its Sustainability Initiative, the City Council endorsed the use of reclaimed water.
  - The Reclaimed Water Program is regulated and permitted by the Texas Commission on Environmental Quality.
  - Reclaimed water use improves water quality in the Colorado River by reducing nutrient loading and allowing a more natural stream flow.



Austin Water Utility  
Reclaimed Water Program  
625 E 10th Street, Suite 615  
Austin, TX 78704

