

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

C11

NEIGHBORHOOD PLAN: Montopolis Neighborhood Plan

CASE#: NPA-2013-0005.02 **DATE FILED:** October 30, 2013 (Out-of-Cycle)

PROJECT NAME: Montopolis Reclaimed Water Tank

PC DATE: January 14, 2014

ADDRESS/ES: 2801 Montopolis Drive

SITE AREA: Approx. 2.005 acres

APPLICANT/OWNER: City of Austin, Austin Water Utility

AGENT: Dan W. Pederson, P.E. (Austin Water Utility)

TYPE OF AMENDMENT:

Change in Future Land Use Designation:

From: Industry **To:** Civic

Base District Zoning Change:

Related Zoning Case: C14-2013-0141

From: LI-NP **To:** P- NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

PLANNING COMMISSION RECOMMENDATION: Final recommendation pending.

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The applicant's request to change the land use on the future land use map from Industry to Civic to construct a reclaimed water tower meets the following plan goal.

LAND USE

Goal 1: Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions.

Objective 1: Support the role Montopolis Drive has historically played as the heart of the neighborhood, especially from Riverside Drive to the River.

Action 1: Preserve the existing mix of zoning along Montopolis Drive, which allows a for a variety of business and residential uses. (Please refer to the Proposed Future Land Use Map for the specific land uses and zoning.)

GOAL 7: Ensure Compatibility and Encourage a Complimentary Relationship Between Adjacent Land Uses.

LAND USE DESCRIPTIONS

Existing Land Use

Industry: Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials.

Purpose

1. To confine potentially hazardous or nuisance-creating activities to defined districts;
2. To preserve areas within the city to increase employment opportunities and increased tax base;
3. To protect the City's strategic advantage as a high tech job center; and
4. To promote manufacturing and distribution activities in areas with access to major transportation systems.

Application

1. Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme;
2. Where needed, require a buffer area for industrial property that abuts residentially used land;
3. Industry should be applied to areas that are not appropriate for residential or mixed use development, such as land within the Airport Overlay;
4. In general, mixed use and permanent residential activities are not appropriate in industrial areas. An exception may be the edge of an industrial area along the interface with an area in which residential activities are appropriate. Such exceptions

should be considered case by case, with careful attention to both land use compatibility and design;

5. Industry should not be either adjacent to or across the road from single family residential or schools;
6. Use roadways and/or commercial or office uses as a buffer between residential and industry; and
7. Smaller scale “local manufacturing” districts may be appropriate in some locations to preserve employment opportunities and cottage industries of local artisans. In these areas, hazardous industrial uses (i.e. basic industry, recycling centers, and scrap yards) should be prohibited.

Proposed Land Use

Civic: Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

BACKGROUND: The application was filed on October 30, 2013, which is out-of-cycle for City Council-approved neighborhood planning areas located on the east side of I.H.-35. The Montopolis Planning Contact Team submitted a letter to allow the application to be filed out-of-cycle. The letter also states that the Planning Contact Team supports the plan amendment and zoning change request.

The applicant proposes to change the land use on the future land use map from Industry to Civic. The applicant proposes to change the zoning from LI-NP (Limited Industrial – Neighborhood Plan) to P-NP (Public – Neighborhood Plan). For information on the zoning change request please see the associated zoning case report for C14-2013-0141.

The applicant proposes to build a reclaimed water storage tank and pump station. The water storage tank will be 40 feet tall with a diameter of 130 feet.

On July 30, 2010, Austin Water Utility submitted an application for a plan amendment (NPA-2010-0005.02) and zoning change (C14-2010-0134) for property located at 2201 Grove Boulevard located north of this site to erect a 125 foot tall elevated reclaimed water tank which would hold 3 million gallons of water. The location of the reclaimed water tank was not supported by the Montopolis Planning Contact Team because they wanted the tank to be located within an industrial area. Austin Water Utility withdrew the applications with the intent to find a location in an industrial area.

PUBLIC MEETINGS: The ordinance-required plan amendment community meeting was held on December 16, 2013. Approximately 35 meeting notices were mailed to property owner and utility account holders located with 500 feet of the property, in addition to neighborhood associations and environmental groups registered on the Community Registry who requested notification for the area.

In addition to one City staff from the Planning and Development Review Department and Dan Pederson, P.E., agent for Austin Water Utility, only one citizen attended the meeting.

After Mr. Pederson's presentation about the reclaimed water tower (provided at the back of the report), the one attendee asked if the tower would have rain water collection. Mr. Pederson said it would.

The Montopolis Planning Contact Team supports the plan amendment and zoning change request. Their letter is provided on page six.

CITY COUNCIL DATE: February 13, 2014 **ACTION:** Pending.

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Applicant's Summary Letter Describing the Project



City of Austin

Austin Water Utility, P.O. Box 1088, Austin, Texas 78767, Telephone (512) 972-0101

October 2, 2013

Neighborhood Planning and Zoning Department
One Texas Center
505 Barton Springs Road
Austin, TX 78704

Re: Summary Letter – Rezoning and Montopolis Neighborhood Plan Amendment for the Montopolis Reclaimed Water Tank

Dear Sir/Madam:

The City of Austin's Water Utility is continuing to expand its Reclaimed Water Program due to the benefits it provides to the City and its residents. Reclaimed water is highly purified wastewater effluent. Instead of being discharged to the Colorado River, some of the effluent is taken, or reclaimed, and placed in tanks and piped to customers. The largest use is for landscape irrigation with other uses including toilet flushing, cooling, and manufacturing.

As part of the Reclaimed Water Program expansion, the Austin Water Utility (AWU) has identified the need for a water storage tank and pump station in the Montopolis area. After consulting with the Montopolis Neighborhood Association and Contact Team for more than two years, AWU acquired a site, 2.005 acres, located at 2801 Montopolis Drive, behind the existing Praxair, Inc. business, to locate the tank and pump station. The current site is a site that was picked based on AWU's technical needs and the neighborhood's preferences. The reclaimed tank will be a ground storage tank and will be about 40 feet tall with a diameter of about 130 feet. The pump station will be housed in a building about 70 feet by 65 feet. The site of the tank will be located 800 feet or more from Montopolis Drive.

Permitting to build the tank includes the need to amend the Montopolis Neighborhood Plan's designation of the 2.005 acre tract from Industry to Civic. A rezoning of the site from LI-NP to P-NP is also necessary. The reclaimed tank will support the use of reclaimed water in the Montopolis area, including the recently renovated Guerrero-Colorado River Park and neighborhood properties.

Should you have any questions, feel free to contact me by phone at 512-972-0074 or by e-mail at dan.pedersen@austintexas.gov.

Sincerely,

A handwritten signature in blue ink that reads "Dan W. Pedersen".

Dan W Pedersen, P.E., Manager
Reclaimed Water Program

SCANNED

*The City of Austin is committed to compliance with the Americans with Disabilities Act.
Reasonable modifications and equal access to communications will be provided upon request.*

Out-of Cycle Letter and Letter of Support from Montopolis PCT

Montopolis Neighborhood Plan Contact Team

February 11, 2011

Maureen Meredith, Senior Planner
Neighborhood Planning & Zoning Department
One Texas Center
505 Barton Springs Road
Austin, TX 78704

Re: Montopolis Reclaimed Water Storage Tank

Dear Ms. Meredith:

On January 10, 2011, members of the Montopolis Neighborhood Planning Contact Team and other neighborhood members heard a presentation by Mr. Dan Pedersen with the City of Austin's Water Utility Department regarding the City of Austin's Water Utility's new application for a water reclamation tank to be located in the southern half of the Montopolis Neighborhood Planning area. This water reclamation tank would be sited in an industrial area. After an extensive discussing, the Montopolis residents voted to accept the proposed area for the water reclamation tank. Because of the time constraints associated with acquiring a different site, we also support the acceptance of the new application outside of the usual (July) cycle of submission.

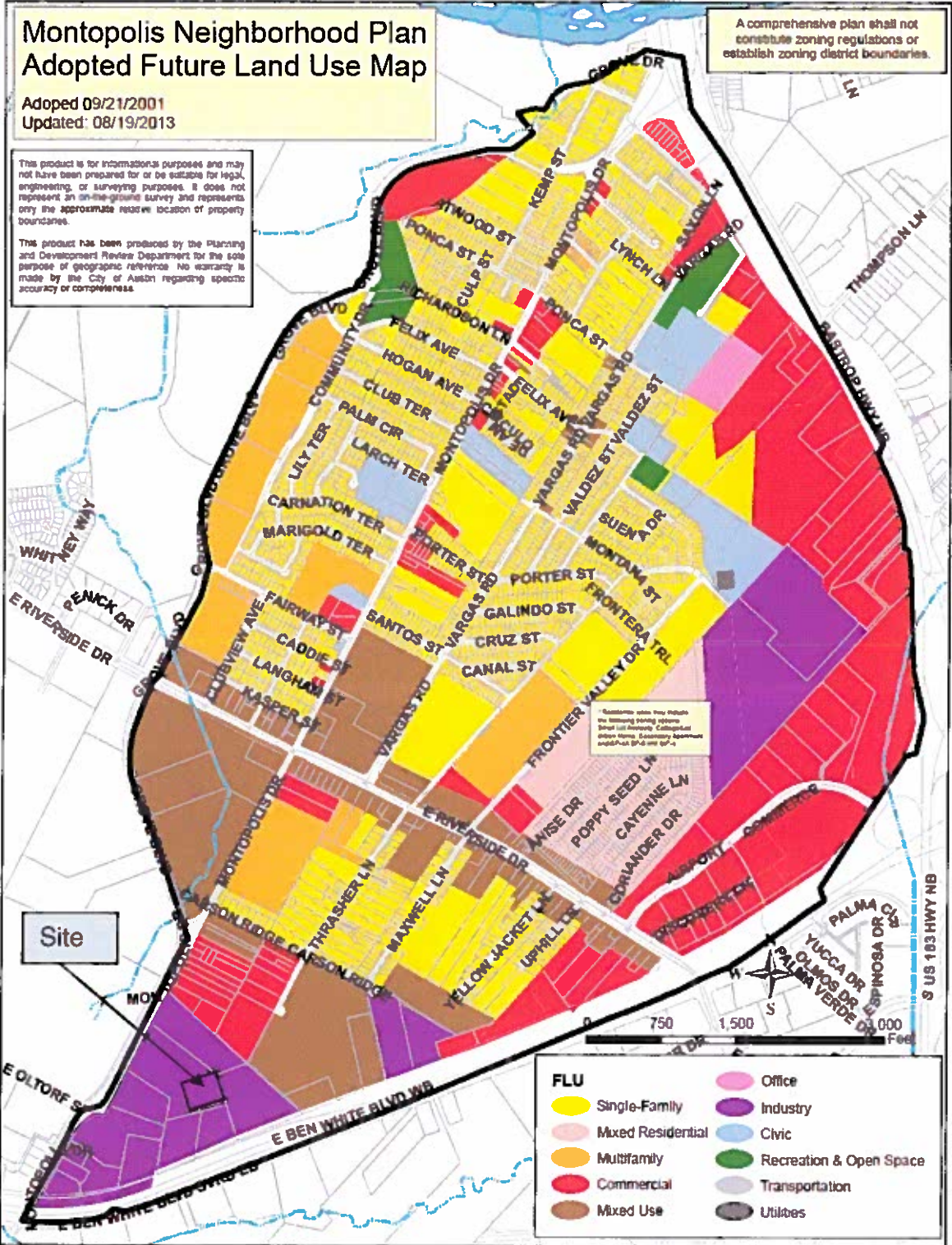
As a condition of our support, the Austin Water Utility agreed, at this and other meetings, to perform leak detection on a 24" main, facilitate local connections to properties along the Montopolis Main, have the site subject to the Art in Public Places Ordinance, allow the Contact Team input on site landscaping, and to advise the contact team once the site has been obtained.

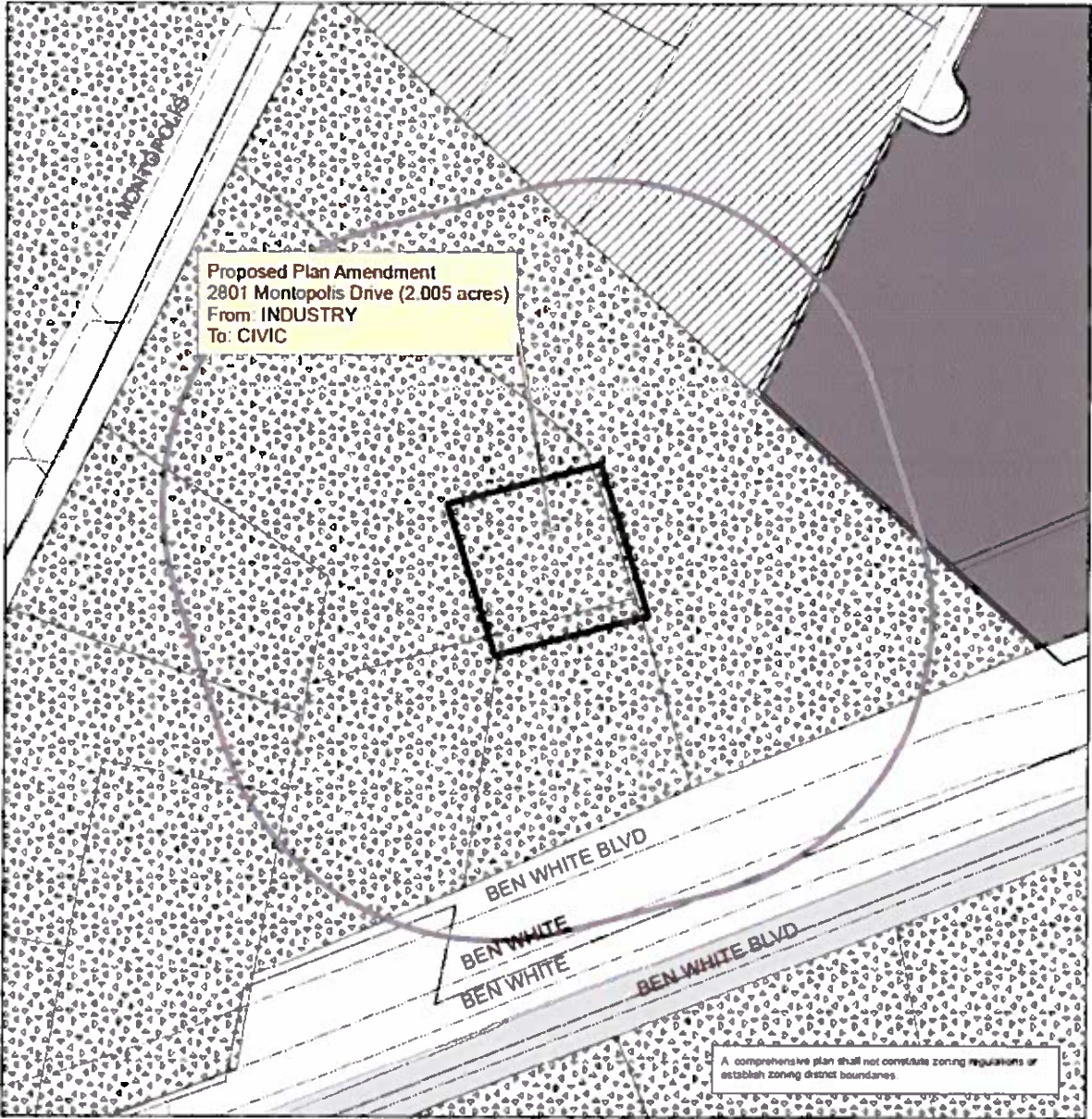
Feel free to contact me should you have any questions.

Sincerely,

Susana Almanza, Chair
Montopolis Neighborhood Contact Team
1406 Vargas Road
Austin, TX 78741
512/4729921

CHAINED





Montopolis Neighborhood Plan NPA-2013-0005.02

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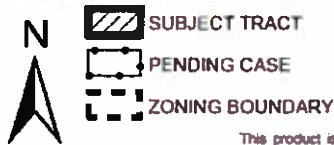
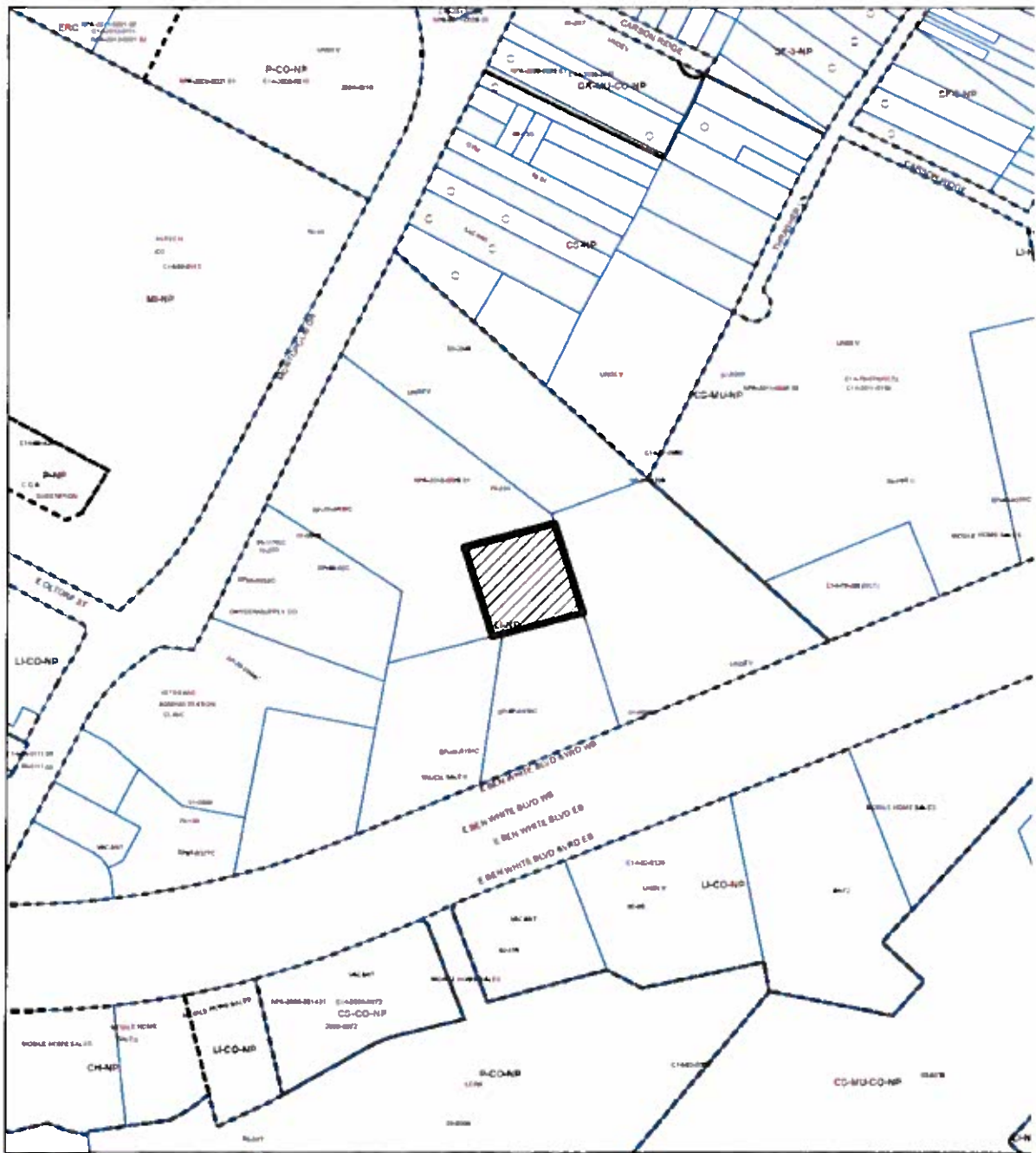
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City of Austin
Planning and Development Review Department
Created on Nov. 13, 2013, M Meredith



Legend	
	Subject Tract
	Core Transit Corridors
	500ft notification boundary
	Street Address Centerline
	NPA CASES
	Civic
	Commercial
	Industry
	Mixed Use
	Transportation



1" = 400'

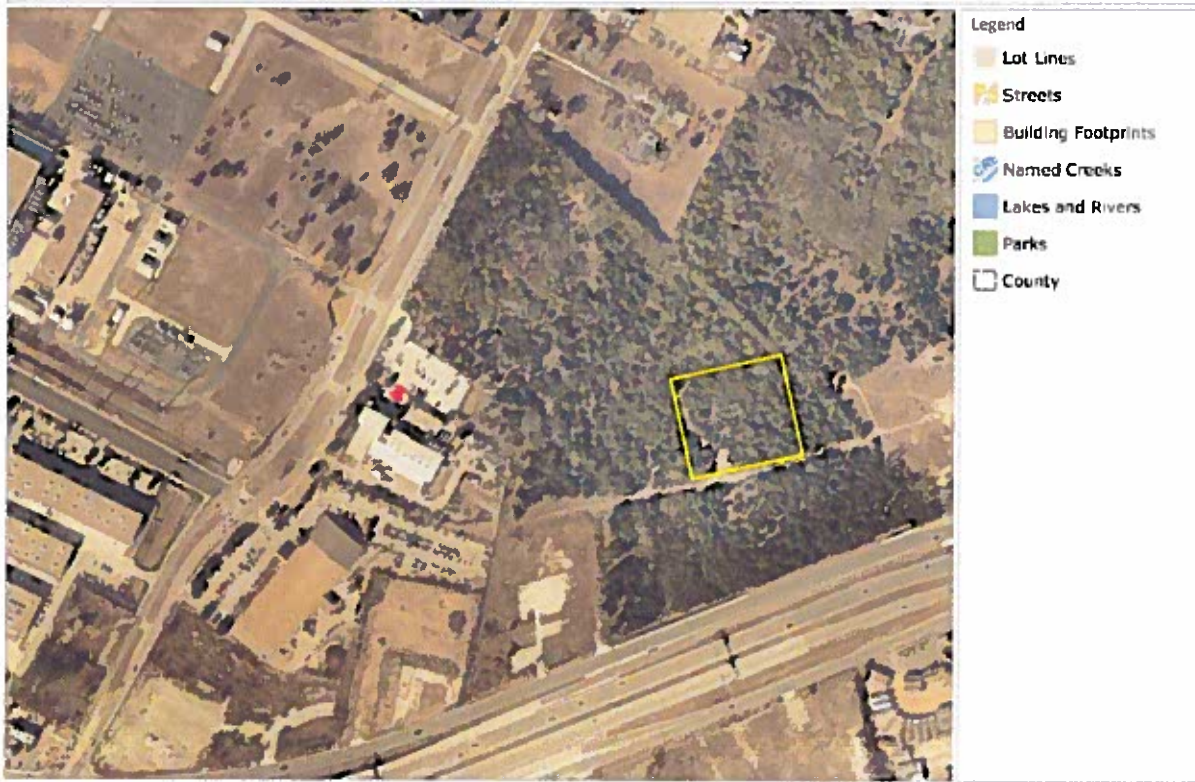
ZONING
ZONING CASE#: C14-2013-0141

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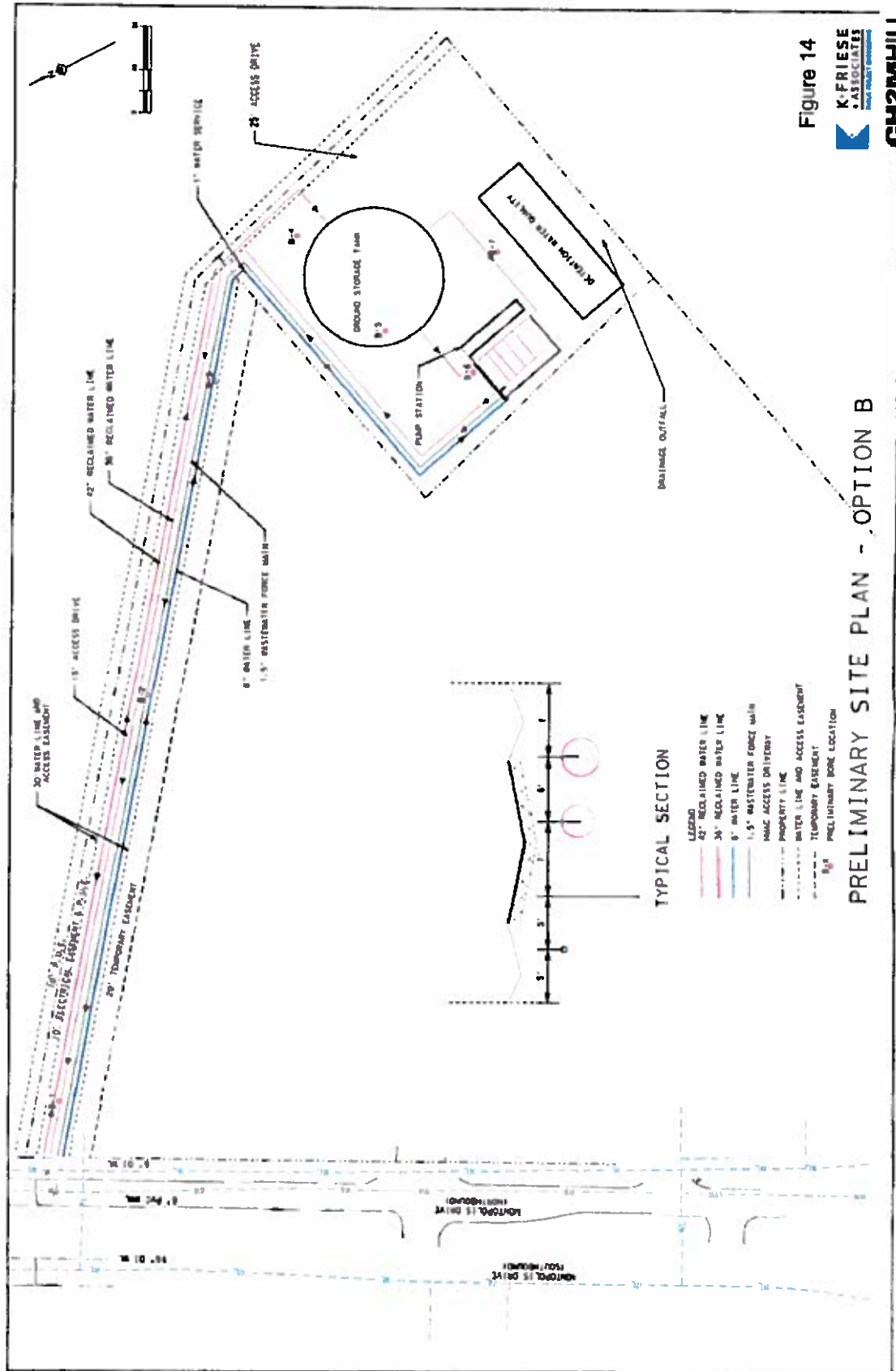
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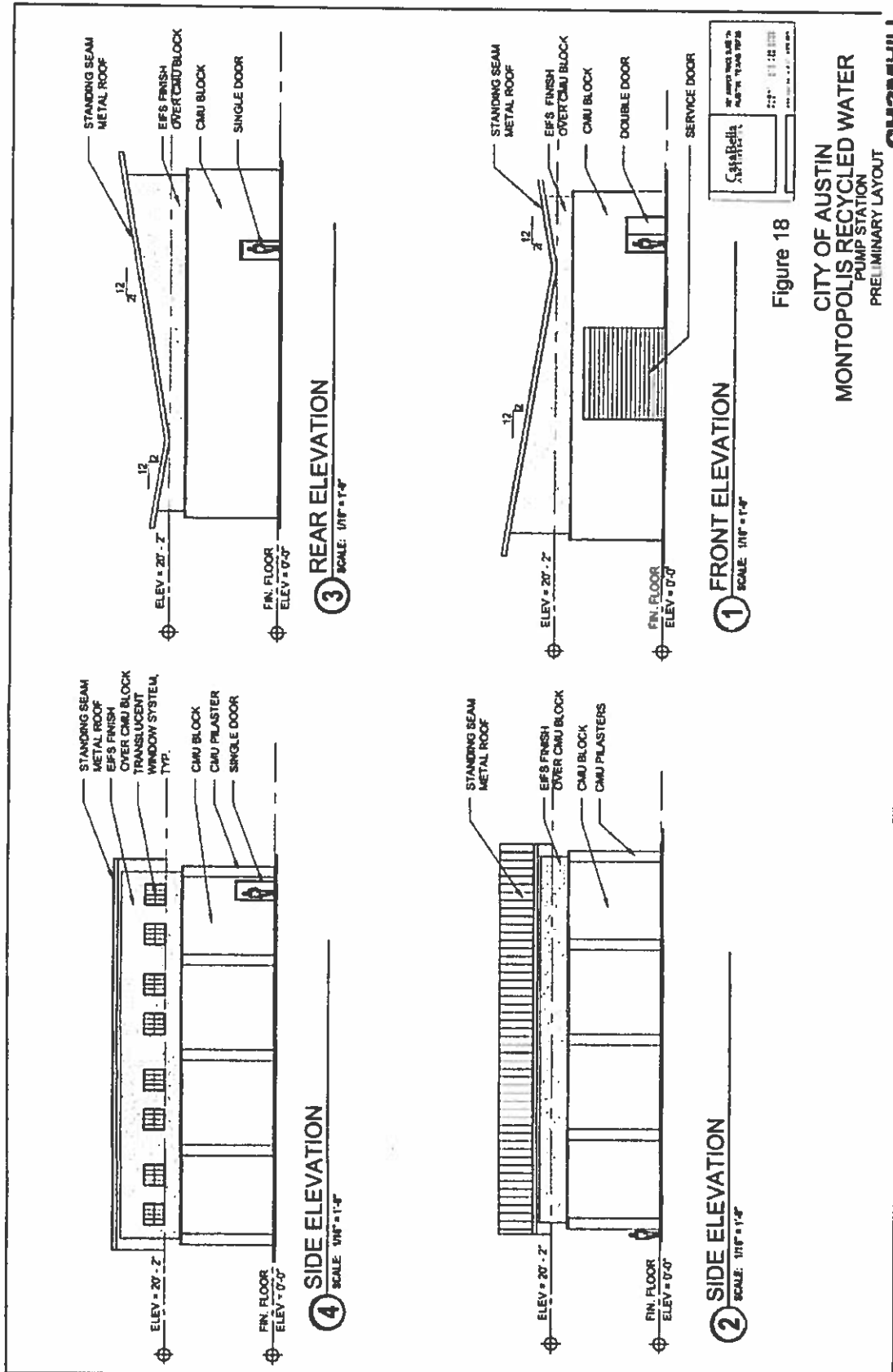


CITY OF AUSTIN DEVELOPMENT WEB MAP



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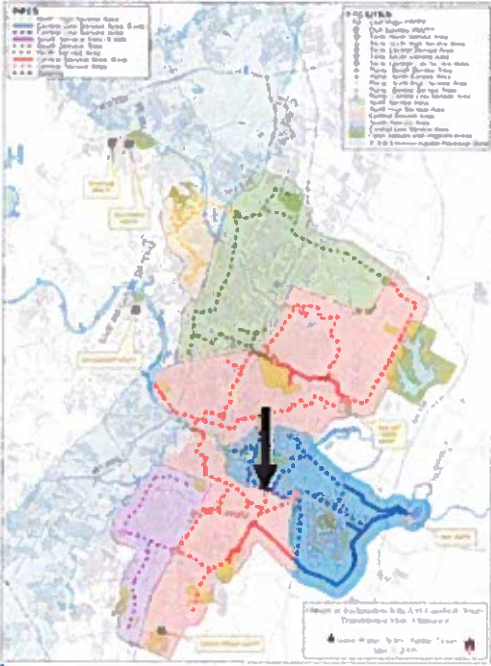
Montopolis Tank
Montopolis Neighborhood Planning Contact Team
December 16, 2013



What is Reclaimed Water ?


- Highly treated wastewater effluent
- Quality – akin to river water
- Demand management tool
- Major uses
 - Irrigation
 - Cooling
 - Manufacturing
 - Toilet flushing





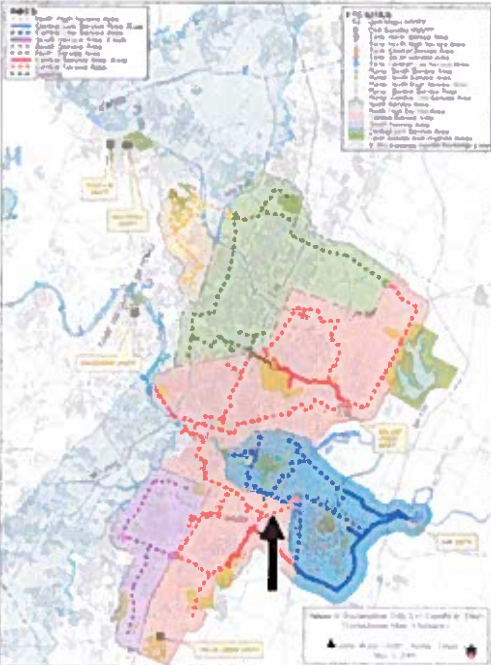
Original Location

- Grove Blvd
- Elevated tank
- 125' - tall
- Pump station in interior
- Harvests rain
- City-owned land
- Consistent with reclaimed master plan



Addressing Community Concerns


- Located in an industrial area
- Located on higher ground
- Facilitate local connections
- Perform leak detection on 24" main
- Use Art in Public Places Ordinance
- Allow input on landscaping
- Advise the planning contact team once the site is obtained



The map shows a geographical area with various colored regions (blue, green, yellow, red, purple) and a network of roads and water bodies. A black arrow points to a specific location near a large blue area, likely a water body or reservoir.


New Location

- Montopolis Blvd
- Ground tank
- 40' - tall
- Separate pump station
- Harvests rain
- Consistent with master plan



The photograph shows a large, dark, cylindrical ground tank with a pump station nearby. The tank is situated in an open field with some trees and a road in the background.

Questions?



The photograph shows a residential street with houses and a road. The houses are two-story buildings with light-colored siding and dark roofs. The road is paved and has a curb. There are trees and bushes in the foreground.