



*1405 Hillmont Street
Austin, Texas 78704
Phone: 512-326-8880
e-mail: lauren@glenrose.com*

April 3, 2024

Chair Claire Hempel
Vice Chair Awais Azhar
Secretary Greg Anderson
Parliamentarian Alice Woods
Board Member Patrick Howard
Board Member Jennifer Mushtaler
Board Member Felicity Maxwell
Board Member Grayson Cox
Board Member Adam Haynes
Board Member Nadia Barrera-Ramirez
Board Member Danielle Skidmore
Board Member Ryan Johnson
Board Member Alberta Phillips
Board Member (ex-officio) Jessica Cohen
Board Member (ex-officio) Candace Hunter

Subject: Recommendation to Deny Zoning Request for Zoning Case NPA-2023-0020.02_106 & 118 Red Bird Lane

Dear City of Austin Planning Commission,

I am writing on behalf of Bird Streets of Pleasant Hill neighborhood group to recommend denial of the requested zoning of CS-MU-V-DB90-CO-NP (Density Bonus 90 combining district) in the subject zoning case. My recommendation is based on my review of these documents:

- Civil Site Development Plans for 5412 S Congress Mixed-Use dated December 2023;
- City of Austin Master Comment Report for Case Number SP-2023-0495C, Revision # 00 dated February 26, 2024;
- City of Austin Technical Memorandum regarding Drainage Pattern and Public Infrastructure around Your Property to Mr. Bradford Massingill III, dated September 25, 2023;
- An Environmental Resource Inventory Waiver Request Form filed for the project and approved by Watershed Protection Department;

- Relevant maps and Geographical Information System (GIS) data regarding topography, soils, and drainage associated with the proposed zoning changes.

Based on my review of these documents, the proposed project will contribute additional storm flows to local flooding. It will ***inadequately*** protect sensitive environmental features associated with the proposed development location.

Contribution to Local Flooding

The proposed project would be located within the Williamson Creek watershed, upstream and less than a mile west of Interstate Highway 35. Based on information submitted by the applicant, existing pervious area on the site is 1.94 acres, which constitutes nearly 72 percent of the site area. Under the proposed development plan, the pervious area would be reduced to 0.87 acres, which is only 36 percent of the site.

Pervious areas allow storm runoff to infiltrate into soil. This infiltration reduces flooding and erosion. It sustains the natural flow of water into seeps, springs, and creeks between storm events. Rainfall infiltration into soil also sustains trees during drought and reduces peak urban temperatures.

The project's proposed flood detention would only reduce ***peak*** runoff by titrating stormwater from a concrete basin into the drainage system over a slightly longer period. The proposed flood detention would ***not*** mitigate increases in flooding and erosion due to the increased volume of runoff. Nor would it mitigate the loss of the existing rainfall infiltration, which supports a natural and healthy ecosystem.

Failure to Perform an Environmental Resource Inventory

The Austin Watershed Protection Department granted an Environmental Resource Inventory Waiver request by the applicant. An Environmental Resource Inventory ***is required***, however, for any proposed development on a tract containing or within 150 feet of a potential or verified wetland feature (Austin Land Development Code §25-8-121(B)(4)).

Neighbors have observed an ephemeral stream and spring either adjacent to or traversing the proposed development site. Their observations are consistent with satellite imagery that shows an area of dense vegetation in the southwest corner of the site. Topographic contours are also consistent with the presence of a small stream, as indicated in the attached map.

We respectfully request a recommendation to deny the zoning change until a thorough investigation of the site by an independent environmental scientist is completed. Such an investigation should include an inventory of wetland plants and examination of soils for the potential presence of wetland species that would indicate the presence of a spring.

Conclusion

Thank you for considering these potential impacts from the proposed zoning change. I hope that you will recommend denial of the requested zoning.

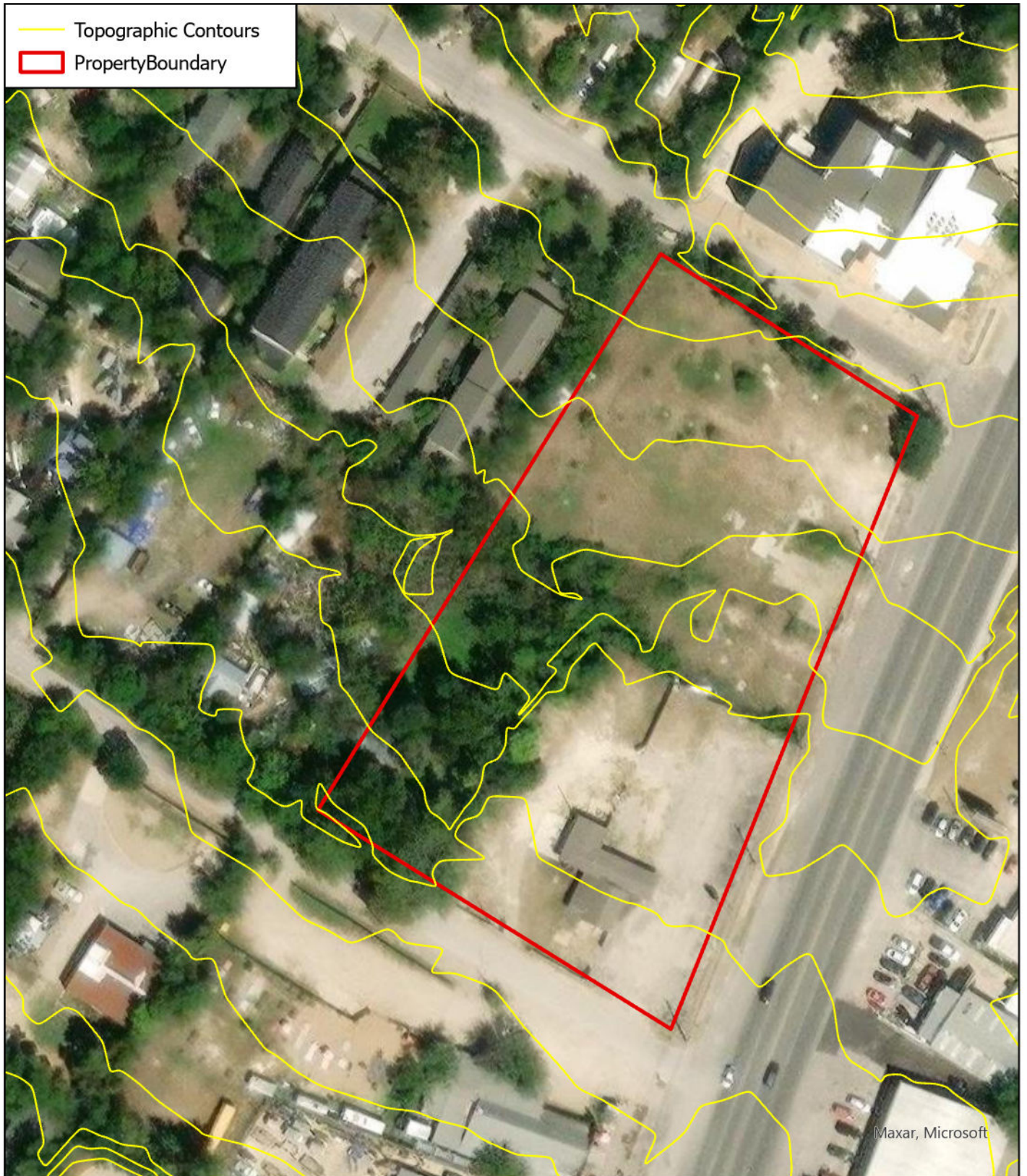
Sincerely,

Lauren Ross, Ph. D., P. E.
President
Glenrose Engineering, Inc.

attachment



Sealed on
3 April 2024



0 50 100 200 US Feet



*Proposed Zoning Case
NPA-2023-0020.02_106 & 118 Red Bird Lane*