



City of Austin

Recommendation for Action

File #: 25-1845, **Agenda Item #:** 50.

9/11/2025

Posting Language

Conduct a public hearing in accordance with Texas Parks and Wildlife Code Chapter 26 and consider a resolution authorizing a change in use of dedicated parkland, known as Adams-Hemphill Neighborhood Park, for Austin Watershed Protection to permanently use approximately 138,136 square feet of parkland to construct, use, and maintain detention basins for stormwater control infrastructure and temporarily use approximately 11,997 square feet of parkland for construction storage and staging areas. Funding: Watershed Protection has applied for a loan from a state program that will be used in part to pay the mitigation fee. Should Council approve this item and the State approve the loan application, Watershed Protection will pay Austin Parks and Recreation \$2,980,911 within six-months of the loan closing for the permanent and temporary use of the parkland.

Lead Department

Parks and Recreation Department.

Fiscal Note

Upon Council approval of this item and the state approving AWP loan application, the Parks and Recreation Department will collect \$2,980.911 from Austin Watershed Protection for the permanent and temporary use of the parkland.

For More Information:

Lead Department - Austin Parks and Recreation, Ricardo Soliz, Division Manager, (512) 974-9452; Gregory Montes, Program Manager, (512) 974-9458.

Sponsoring Department - Austin Watershed Protection, Kristina McLaren, Engineer, (512) 974-4320.

Managing Department - Austin Capital Delivery Services, Dario Octavio, Project Manager, (512) 974-7607.

Council Committee, Boards and Commission Action:

August 25, 2025 - Recommended by approval by the Parks and Recreation Board on an 8-1 vote with Board Member Eubanks voting against the item. Recommendation No. 20250825-3.

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.

Austin Watershed Protection is proposing the construction of two detention basins in association with the Waller Creek Guadalupe Flood Risk Reduction Project. The lower multi-use detention basin will be approximately 75,000 square feet. The upper detention basin will be approximately 17,000 square feet. Approximately 46,136 additional square feet are required to maintain the detention basins and will remain open for recreation. The project will reduce the risk of flooding in between the area generally bounded by Avenue D, W. 33rd Street, Guadalupe Street, and W. 45th Street. The proposed detention basins will necessitate both permanent and temporary easements within the Adams-Hemphill Neighborhood Park. Existing park amenities will be replaced in kind and additional park amenities will be added to partially mitigate the implementation of the detention basins. Additionally, a 30-inch wastewater pipe will be relocated out of

parkland into the street right-of-way and a portion of the Hemphill Creek bank will be stabilized to protect park infrastructure and the adjacent 30th Street for partial mitigation credit. Construction is scheduled for 2028. All project components (drainage improvements, park amenities, bank stabilization, and wastewater pipe relocation) will be delivered together.

Upon approval of this item, the Parks and Recreation Department will receive \$2,980.911 from Austin Watershed Protection for the permanent and temporary use of the parkland.

This item is brought forward because there is no feasible and prudent alternative to the use of the dedicated parkland, and all reasonable planning has been and will be taken to minimize harm to such lands. The dates of public notification in the Austin American-Statesman are August 17, 24, and 31, 2025.