

PLANNING COMMISSION  
SITE PLAN EXTENSION  
REVIEW SHEET

C19

**CASE NUMBER:** SPC-2009-0199D(XT2)      **PC DATE:** June 9, 2015  
April 28, 2014

**PROJECT NAME:** Holly Street Power Plant Decommissioning and Demolition Project

**ADDRESS:** 2401 Holly Street

**AREA:** 21.54 acres

**WATERSHED:** Lady Bird Lake

**APPLICANT:** City of Austin – Austin Energy (Eric Stager)  
721 Barton Springs Rd.  
Austin, TX 78704

**AGENT:** Axiom Engineering Inc. (Nicole Folta Findeisen P.E.)  
13276 Research Blvd., Suite 208  
Austin, Tx 78750

**CASE MANAGER:** Nikki Hoelter      Phone: (512) 974-2863  
[Nikki.hoelter@austintexas.gov](mailto:Nikki.hoelter@austintexas.gov)

**EXISTING ZONING:** P-NP, Public Neighborhood Plan

**PROPOSED DEVELOPMENT:** The applicant plans to demolish 28 of 39 structures on the Holly Power Plant site. Once the demolition portion is complete a portion of the site will be converted to parkland. About 20 structures have been demolished, in addition to some utilities and slabs have also been removed. This project is part of the recently retired power plant in the Holly Neighborhood. It sits on approximately 21.54 acres.

**STAFF RECOMMENDATION:** Staff recommends the requested extension of two years, based on LDC Section 25-5-62(B) The original application for site plan approval was filed with the good faith expectation by the applicant that the development shown on the site plan would be constructed and (C) At least one structure shown on the original site plan and suitable for permanent occupancy has been constructed, or significant infrastructure required for development contemplated by the original site plan has been constructed.

Because this is a demolition project, the opposite would actually apply to both B and C, however a significant portion of the project has been completed.

This approval would extend the life of the permit from June 22, 2014 to June 22, 2016.

**PREVIOUS APPROVALS:** 6/24/2013 - The site plan was granted a one year administrative extension, extending the permit to June 22, 2014.

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**PROJECT INFORMATION:** 21.495 acres  
**EXIST. ZONING:** P-NP  
**BLDG. COVERAGE:** 13% 122,361sq. ft.  
**IMPERV. CVRG.:** 62% 582,013 sq. ft.

**SUMMARY COMMENTS ON SITE PLAN:**

**WATERSHED ORDINANCE:** This project complies with current watershed regulations.

**LAND USE:** The site is located in the Waterfront Overlay, Festival Beach Subdistrict. The plan is to demolish existing buildings and improvements, therefore additional structures aren't proposed within the setbacks of the overlay. A portion of the site will become parkland once the demolition is complete.

The plan was originally approved by the Planning Commission on June 22, 2010. The site is zoned P, public, with improvements that exceed an acre, which require commission approval. The site plan complies with all zoning regulations.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**EXISTING ZONING AND LAND USES**

	ZONING	LAND USES
Site	P-NP	Power Plant
North	P-NP, SF-3	Metz Park, single family residences
South	P-NP	Park and Lady Bird Lake
East	Lady Bird Lake	Lady Bird Lake
West	P-NP	Baseball fields, single family residences

**ABUTTING STREETS**

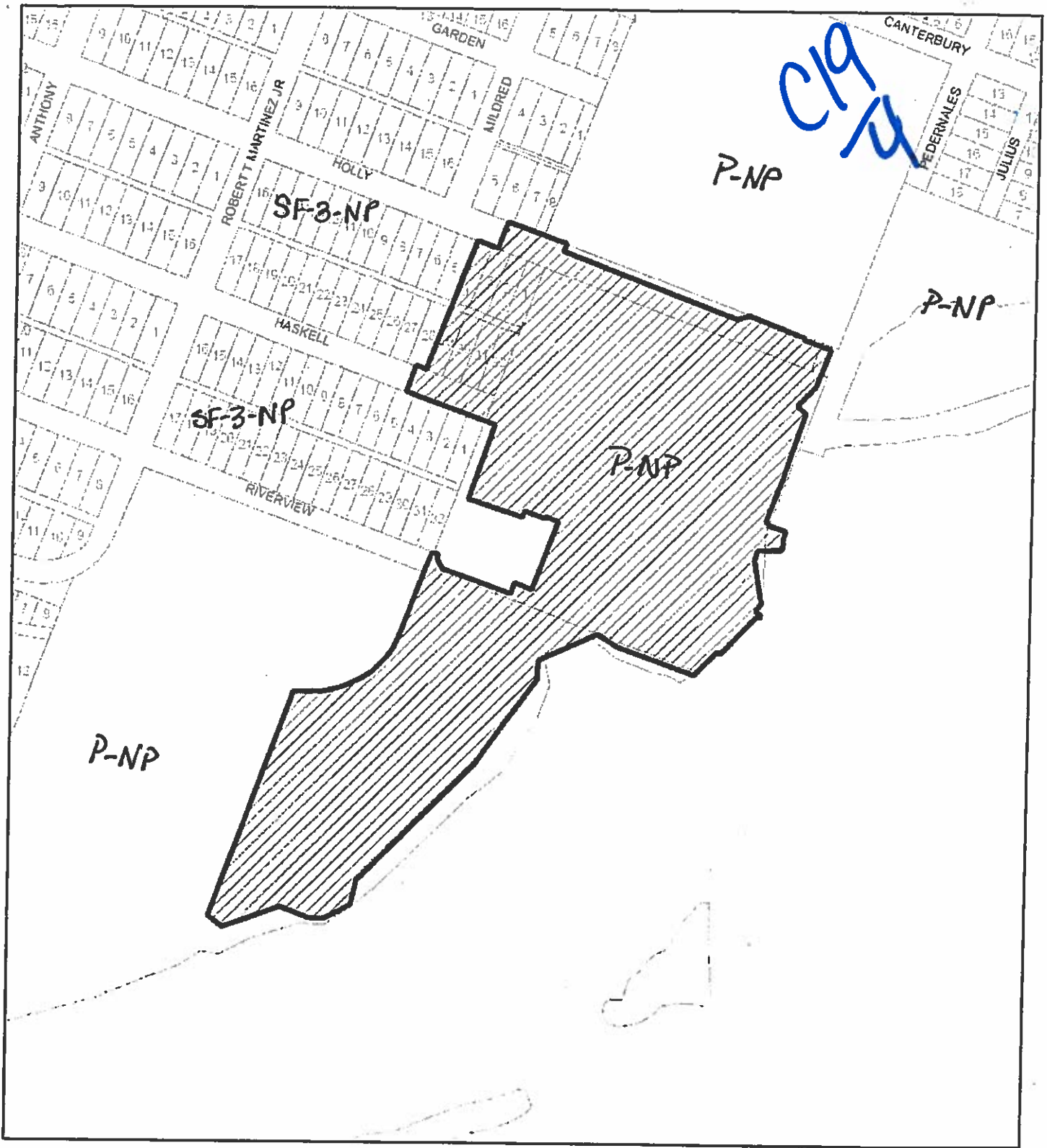
Street	Right-of-Way Width	Pavement Width	Classification
Holly St.	varies	60 ft	Local

**NEIGHBORHOOD ORGANIZATION:**

- 511 – Austin Neighborhoods Council
- 742 – Austin Independent School District
- 1037—Homeless Neighborhood Association
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Regional Group
- 1236—The Real Estate Council of Austin, Inc
- 1340—Austin Heritage Tree Foundation
- 612 – Holly Group
- 477 – El Concilio Mexican American Neighborhood
- 1335 – Holly Neighborhood Coalition
- 1189 – Tejano Town
- 1444 – East Austin Conservancy
- 1225 – Cristo Rey Neighborhood Association

30 – Guadalupe Neighborhood Development Corp.  
1199 – United East Austin Coalition  
1447 – Friends of Emma Barrientos MACC  
1258 – Del Valle Community Coalition  
24 – East Town Lake Citizens Neighborhood Organization

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P-NP

SF-3-NP



SF-3-NP

P-NP

P-NP

P-NP



-  Subject Tract
-  Base Map

CASE#: SPC-2009-0199D(XT2)  
 ADDRESS: 2401 HOLLY STREET

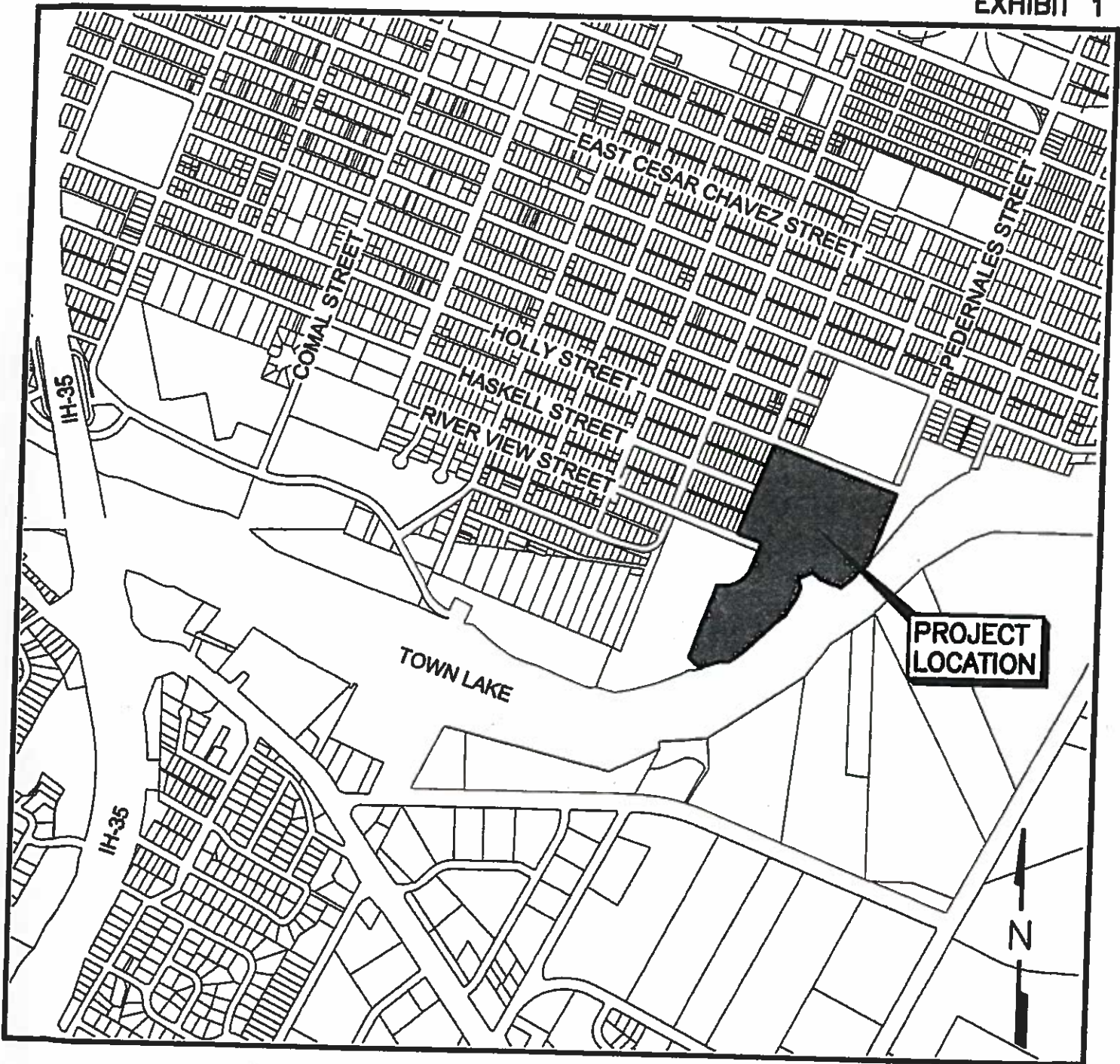


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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EXHIBIT 1







09/10

June 9, 2014

Department Director  
City of Austin Watershed and Development Review Department  
P.O. Box 1088  
Austin, Texas 78767

Re: Extension Request Letter  
Holly Street Power Plant Decommissioning and Demolition Project  
City File No: SPC-2009-0199D(XT)

Dear Director:

On behalf of the owner of the above referenced facility, we wish to respectfully request a two-year extension to the site plan permit currently set to expire on June 22, 2014. A one-year extension of the original June 22, 2013 expiration date was granted in 2013. At this time, the approximate date of completion of the work is estimated to be December 15, 2015.

The Holly Street Power Plant Decommissioning and Demolition Project (the Project) is the next phase in the redevelopment of the recently retired, gas-fired, electric generating power plant that sits on the banks of Lady Bird Lake in east Austin. The site occupies a portion of two adjoining tracts of land consisting of a total of 21.54 acres of land. The project site is roughly bounded by Lady Bird Lake to the south, Holly Street to the north, Robert Martinez Jr. Street to the west, and Pedernales Street to the east. Upon completion of the demolition phase, a portion of the site will be converted to parkland and developed according to the requirements as a Community Park. Associated improvements to be completed during this phase will include the demolition of the existing plant infrastructure, relocation of domestic utilities and grading. The project lies entirely within the full purpose jurisdiction of the City of Austin and within the Desired Development Zone. No portion of the project is located within the Drinking Water Protection Zone. Since the project will result in a net decrease in impervious cover and due to its proximity to Town Lake, no 2 or 25/100-year detention ponds are proposed.

The project was submitted for review under current ordinances applicable in the Town Lake (Urban) watershed. The current zoning for the property is P-NP. The project is subject to the requirements of the Holly Neighborhood Plan as well as the Waterfront Overlay District (Festival Beach Subdistrict). An administrative variance for construction within the CWQZ was granted for the project.

Water quality will be protected during the construction phase of the project through the use of temporary erosion control devices installed and maintained in accordance with the *City of Austin Environmental Criteria Manual*. Construction will proceed in a manner that will maximize the use of temporary erosion control devices. A more detailed sequence of construction is included on Sheet 2 of the construction plans. Temporary spoil storage will occur on site in the location identified on the *Erosion Control Plan*. Permanent spoil disposal will occur off site in a legally approved location.

As previously discussed, the proposed project will actually result in a decrease in impervious cover. In light of this fact, no 2-year or 25/100-year detention ponds are proposed. Drainage calculations were performed for the site using the methodology outlined in the City of Austin

Drainage Criteria Manual. As shown on the Drainage Plan, the runoff from this site, and the adjacent property to the north and west currently sheet flows across the property and collects in a series of area and on-grade inlets around the site. The site contains several containment areas surrounding existing and former above ground storage tanks that contained fuel and chemicals when the plant was in operation. The containment areas drained to one of several oil-water separators on the site. In order to comply with changing regulations all but one of the oil-water separators were abandoned and runoff from the containment areas was rerouted to the rehabilitated primary oil-water separator. After the demolition of the plant infrastructure these containment areas will be regarded to sheet flow to Town Lake and the associated drainage systems will be demolished.

The critical water quality zone is located on the site 100 feet from the Town Lake shoreline (429.0 contour). A portion of the southern section of the site is located within the 100-year floodplain. The project is located in an urban watershed and no slope map was prepared. The project site contains slopes in excess of 15 percent adjacent to Town Lake and bermed containment areas.

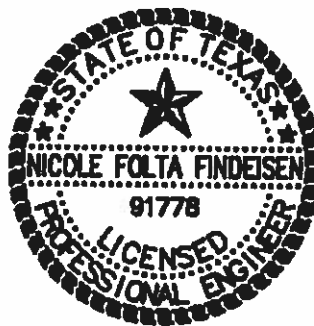
We appreciate your time and consideration in this matter. If you have any questions, please feel free to call.

Very truly yours

*Axiom Engineers Inc.*



Nicole Folta Findeisen, P.E.





**City of Austin**

*Austin's Community-Owned Electric Utility*

[www.austinenergy.com](http://www.austinenergy.com)

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

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August 8, 2014

Nikki Hoelter  
City of Austin  
Planning and Development Review Department  
P.O. Box 1088  
Austin, TX 78704

RE: Case Number SPC-2009-0199D(XT2)  
Holly Street Power Plant Decommissioning and Demolition Project

Dear Ms. Hoelter:

The purpose of this letter is to describe the need for additional time on the site permit for Holly Street Power Plant project.

The demolition phase of the project was substantially complete on January 19, 2014. This phase entailed the demolition of most of the structures on the site, along with environmental remediation of the south portion of the property.

The post-demolition phase began in June 2014 and will consist of extensive environmental sampling across the northern portion of the site, along with some concrete removal that was deferred from the demolition phase and backfill of the turbine generator building area. Following the environmental sampling, there will be remediation that is likely to entail soil excavation and removal, along with backfilling. The extent of the excavation will be determined by the results of the sampling.

Due to the additional earthwork that will be needed during the post-demolition phase of this project, Austin Energy is requesting to extend the permit through the end of 2015.

Please call me at 512-322-6226 if you need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "E Stager".

Eric Stager, PMP  
Senior Environmental Scientist  
Environmental Services



# 4 August 2014, Holly Site Status Since Last SDR

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- Construction of the Haul Road.
- Dismantling and removal of power-generation-related equipment from the Holly Power Plant buildings for disposal.
- Dismantling of equipment contaminated with polychlorinated biphenyl (PCB) and either decontamination according to the procedures of 40 CFR 761 followed by salvage or recycling, or transport and disposal at a Toxic Substance Control Act (TSCA) permitted landfill for disposal. Abatement of asbestos from dismantled equipment components as necessary to render the equipment into a condition acceptable for disposal.
- Abandonment or removal of underground utilities.
- Abatement of asbestos from building surfaces including boiler walls, pipe installation, floor tiles, and gaskets.
- Regulatory closure of soils associated with the South Assessment Area (SAA) in preparation for reuse as parkland.
- Demolition of peripheral structures according to the Specifications. The following tables list structures demolished during Phase III and structures currently remaining on-site.

Structures Decommissioned and Demolished	
Acid and Caustic Tanks	Battery Building
Boiler Structures	Control Rooms G & H
Demineralization Building (L) (includes tanks, pipe racks, and pits)	Demineralized Water Tanks
Diesel Generator Building	East and West Neutralization Pits
Former Fuel Oil Tanks 41, 42, 43, 44, & 45	Former Oil Heater Building
Gas Evaluation Building (P)	Gas Metering Building (O)
Gas Reducer Structure (R)	Holly Insulation Shop Building (N)
Hazardous Material Storage Building (M)	Holly Oil Drum Storage Rack
Holly Units 3 & 4 Analyzer House (J)	Oil Pump Room #1, Auxiliary Piping
RO Building (excluding structure)	South Assessment Area (SAA) (Former Fuel Tank Farm)
South Oil/Water Separator	South Stormwater Pump Station
TGB (elevation below 429' remains)	Training, Oil Drum Storage, and Boat Storage Building (S)
Wastewater Lift Station	

# 4 August 2014, Holly Site Status Since Last SDR

<b>Structures Remaining</b>	
Administration Building (X)	Austin Energy Lab Service Annex (E)
Austin Energy Lab Service Building (B)	Boiler foundation slab and pilings
Chillers	Discharge Piping and Structures
Emissions Module (K) Relocated	Former Fuel Oil Tank 41 Area
Main Oil/Water Separator	Maintenance Shop and Warehouse (W)
Oil Pipe Culvert Box	Oil Pump Room #1 Building Auxiliary Piping
Pedernales Substation	RO Building (structure only)
Shipping and Receiving Building	STATCOM
Switchyard	Switchyard Control House
TGB (below to elevation 429')	Water Intake Structure Units 1, 2, & 3
Water Intake Structure Unit 4	

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**Holly Street Power Plant Decommissioning and Demolition Project**

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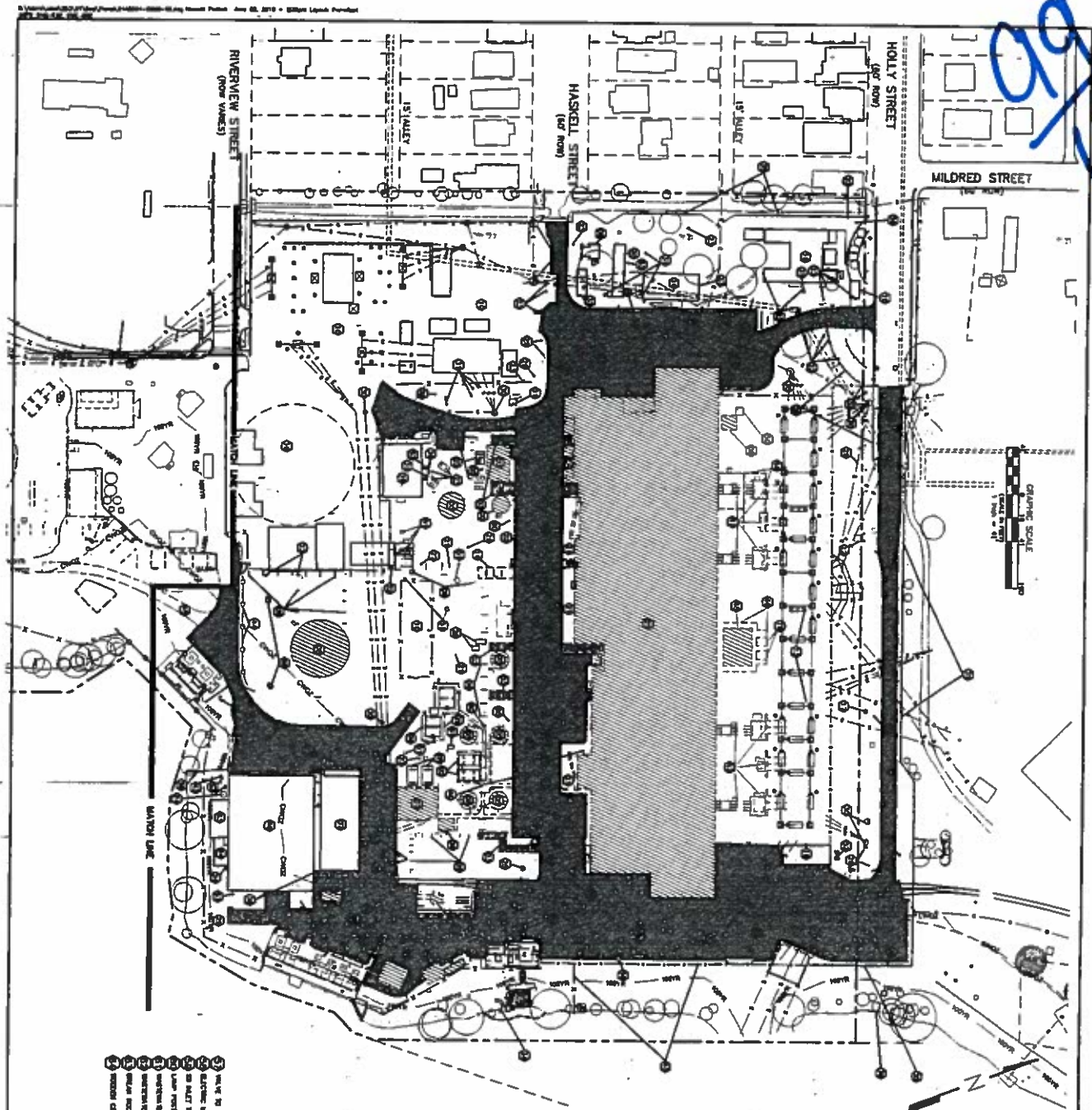
	<b>Structures</b>	<b>Status</b>
1	Acid and Caustic Tanks	Removed
2	Boiler Structures	Structures Removed
3	Demineralization Building (L) (includes tanks, pipe racks, and pits)	Structures Removed
4	Diesel Generator Building	Structure Removed, Foundation Remains
5	Former Fuel Oil Tanks 41, 42, 43, 44, & 45	Structures Removed
6	Gas Evaluation Building (P)	Structure Removed
7	Gas Reducer Structure (R)	Structure Removed
8	Hazardous Material Storage Building (M)	Structure Removed
9	Holly Units 3 & 4 Analyzer House (J)	Structure Removed
10	RO Building (excluding structure)	Structure Remains
11	South Oil/Water Separator	Structure Removed
12	TGB	Structure removed to 429' elevation.
13	Wastewater Lift Station	Structure Removed
14	Battery Building	Structure Removed
15	Control Rooms G & H	Structure Removed
16	Demineralized Water Tanks	Structure Removed
17	East and West Neutralization Pits	Structure Removed
18	Former Oil Heater Building	Structure Remains
19	Gas Metering Building (O)	Structure Removed
20	Holly Insulation Shop Building (N)	Structure Removed
21	Holly Oil Drum Storage Rack	Structure Removed
22	Oil Pump Room #1, Auxiliary Piping	Structure Remains, Piping Removed
23	South Assessment Area (SAA) (Former Fuel Tank Farm)	All Structures removed from this area/
24	South Storm water Pump Station	Structure Removed
25	Training, Oil Drum Storage, and Boat Storage Building (S)	Structure Removed
26	Administration Building (X)	Structure Remains
27	Austin Energy Lab Service Building (B)	Structure Remains
28	Chillers	Structure Remains
29	Emissions Module (K) Relocated	Building Relocated
30	Main Oil/Water Separator	Structure Remains
31	Oil Pipe Culvert Box	Structure Remains
32	Pedernales Substation	Area Remains
33	Shipping and Receiving Building	Structure Remains

**Holly Street Power Plant Decommissioning and Demolition Project**

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34	Switchyard	Area Remains
35	TGB (below to elevation 429')	Foundation and structure remains below 429' elevation.
36	Water Intake Structure Unit 4	Structure Removed, Foundation Remains
37	Austin Energy Lab Service Annex (E)	Structure Remains
38	Boiler foundation slab and pilings	The structures are removed but the foundations remain.
39	Discharge Piping and Structures	Structure Remains
40	Former Fuel Oil Tank 41 Area	Structure Removed
41	Maintenance Shop and Warehouse (W)	Structure Remains
	Oil Pump Room #1 Building	
42	Auxiliary Piping	Structure Remains, Piping Removed
43	RO Building (structure only)	Structure Remains
44	STATCOM	Structure Remains
45	Switchyard Control House	Structure Remains
46	Water Intake Structure Units 1, 2, & 3	Structure Removed, Foundation Remains
A	Hazmat portable building	Remains

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- KEY NOTES**
- 1) DEMOLITION SHALL BE AS SHOWN
  - 2) EXISTING STRUCTURE TO REMAIN
  - 3) EXISTING STRUCTURE TO BE DEMOLISHED
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THE ENGINEER HAS BEEN ADVISED BY THE OWNER THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DATE	SCALE
7/26/09	AS SHOWN
DESIGNED BY	CHECKED BY
DRAWN BY	IN CHARGE BY
PROJECT LOCATION	PROJECT NUMBER

**AXION**  
 11000 N. BRIDGES  
 AUSTIN, TEXAS 78752  
 512.416.1100

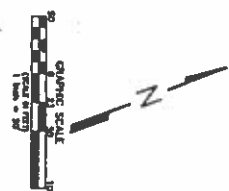
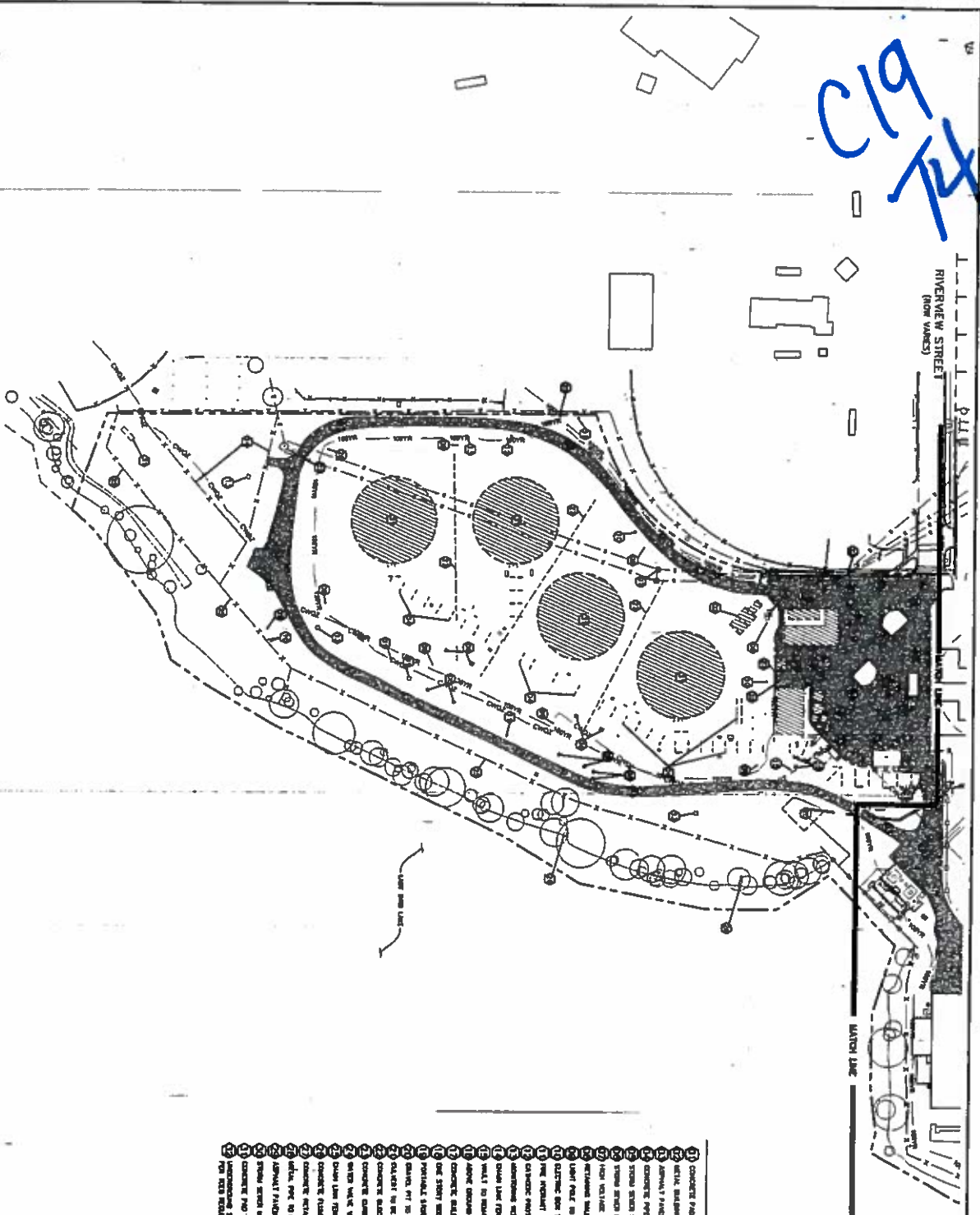
**AXION**  
 HOLLY STREET POWER PLANT  
 DECOMMISSIONING and DEMOLITION PROJECT  
 2401 HOLLY ST.  
 AUSTIN, TEXAS 78702  
 EXISTING CONDITIONS & DEMOLITION PLAN (SHEET 1)



NO.	DATE	REVISION DESCRIPTION



C19  
F4



**KEY NOTES**

- 1) CONCRETE PAD AND REINFORCEMENT TO REMAIN
- 2) METAL BUILDING AND ATTACHMENTS TO BE DEMOLISHED
- 3) APPROX. FLOORLINE TO BE DEMOLISHED
- 4) CONCRETE PIPE SUPPORTS AND PILES TO BE DEMOLISHED
- 5) STEEL STRUCTURE WALKWAYS TO BE DEMOLISHED
- 6) STEEL STRUCTURE PILES TO BE DEMOLISHED
- 7) HOW EXISTING FOUNDATION PILES TO REMAIN
- 8) RETAINMENT WALL TO REMAIN
- 9) LIGHT PILING TO BE DEMOLISHED
- 10) EXISTING DOOR TO BE DEMOLISHED
- 11) PIPE INSULATION TO BE DEMOLISHED
- 12) EXISTING ELECTRICAL SERVICES TO BE DEMOLISHED
- 13) EXISTING WALKWAYS TO REMAIN
- 14) EXISTING WALKWAYS TO BE DEMOLISHED
- 15) WALKWAYS TO REMAIN
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- 17) CONCRETE FLOORING TO BE DEMOLISHED
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**PLANNING AND DESIGN**  
 PREPARED BY: [Redacted]  
 CHECKED BY: [Redacted]  
 DRAWN BY: [Redacted]  
 DATE: [Redacted]

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR CONSTRUCTION
3		ISSUED FOR AS-BUILT

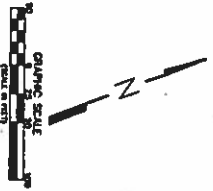
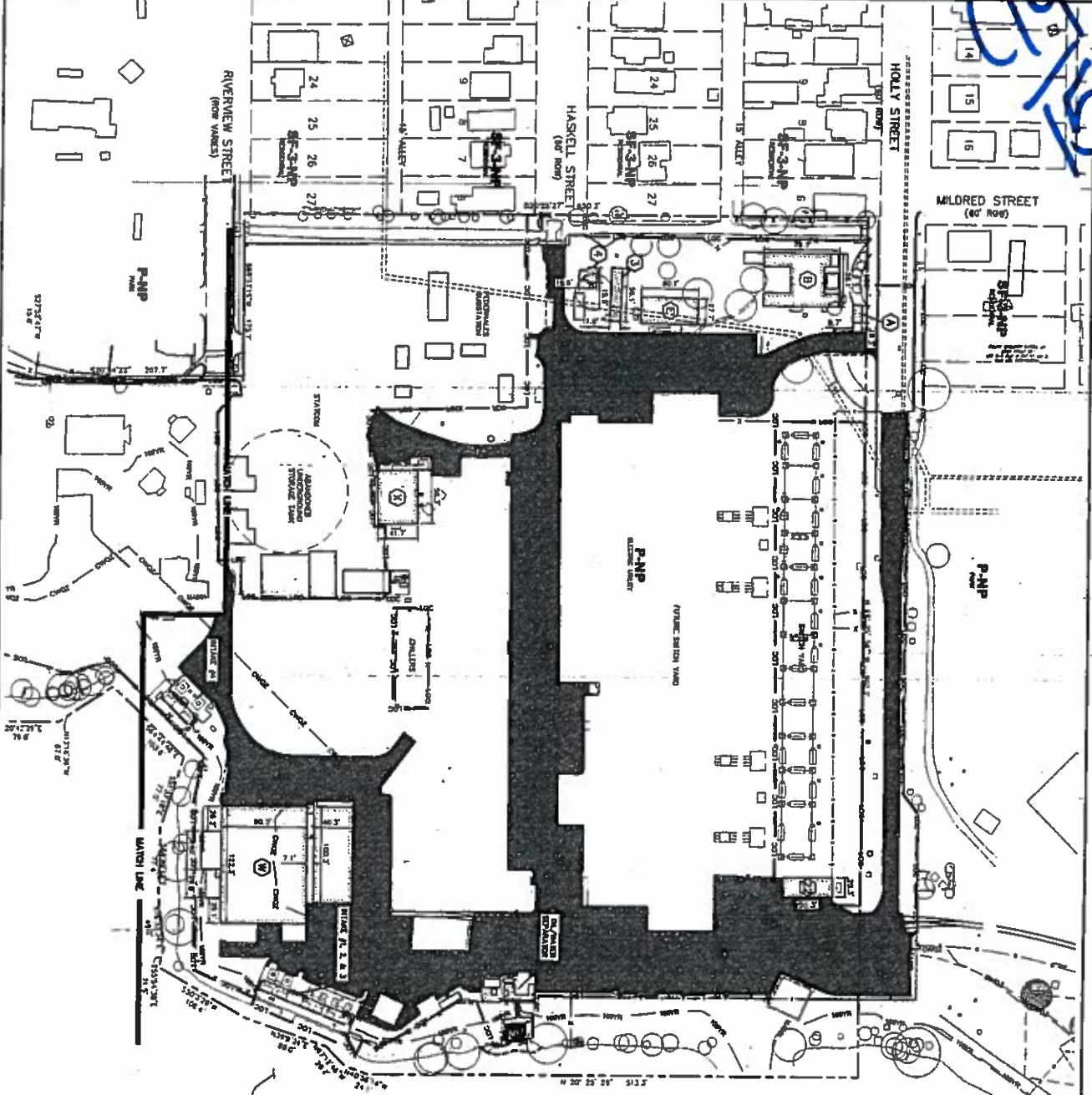
**AXION**  
 HOLLY STREET POWER PLANT  
 DECOMMISSIONING and DEMOLITION PROJECT  
 2401 HOLLY ST.  
 AUSTIN, TEXAS 78702  
 EXISTING CONDITIONS & DEMOLITION PLAN (SHEET 2)

Scale: 1" = 20'-0"

NO.	BY	DATE	REVISION DESCRIPTION



5/15/09



- NOTES**
1. SEE THE PLAN SHEET 2 FOR THE DEMOLITION AND DEMOLITION OF THE EXISTING POWER PLANT BUILDING AND EQUIPMENT. THE DEMOLITION OF THE EXISTING POWER PLANT BUILDING AND EQUIPMENT SHALL BE COMPLETED BY THE DATE OF THE DEMOLITION OF THE EXISTING POWER PLANT BUILDING AND EQUIPMENT. THE DEMOLITION OF THE EXISTING POWER PLANT BUILDING AND EQUIPMENT SHALL BE COMPLETED BY THE DATE OF THE DEMOLITION OF THE EXISTING POWER PLANT BUILDING AND EQUIPMENT.
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**LEGEND**

---	LAND OF CONSTRUCTION
---	NEW LINES
---	CURRENT UTILITIES (AS SHOWN)
---	18"-36" TYPICAL (AS SHOWN)

**NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) PRIOR TO THE START OF CONSTRUCTION.

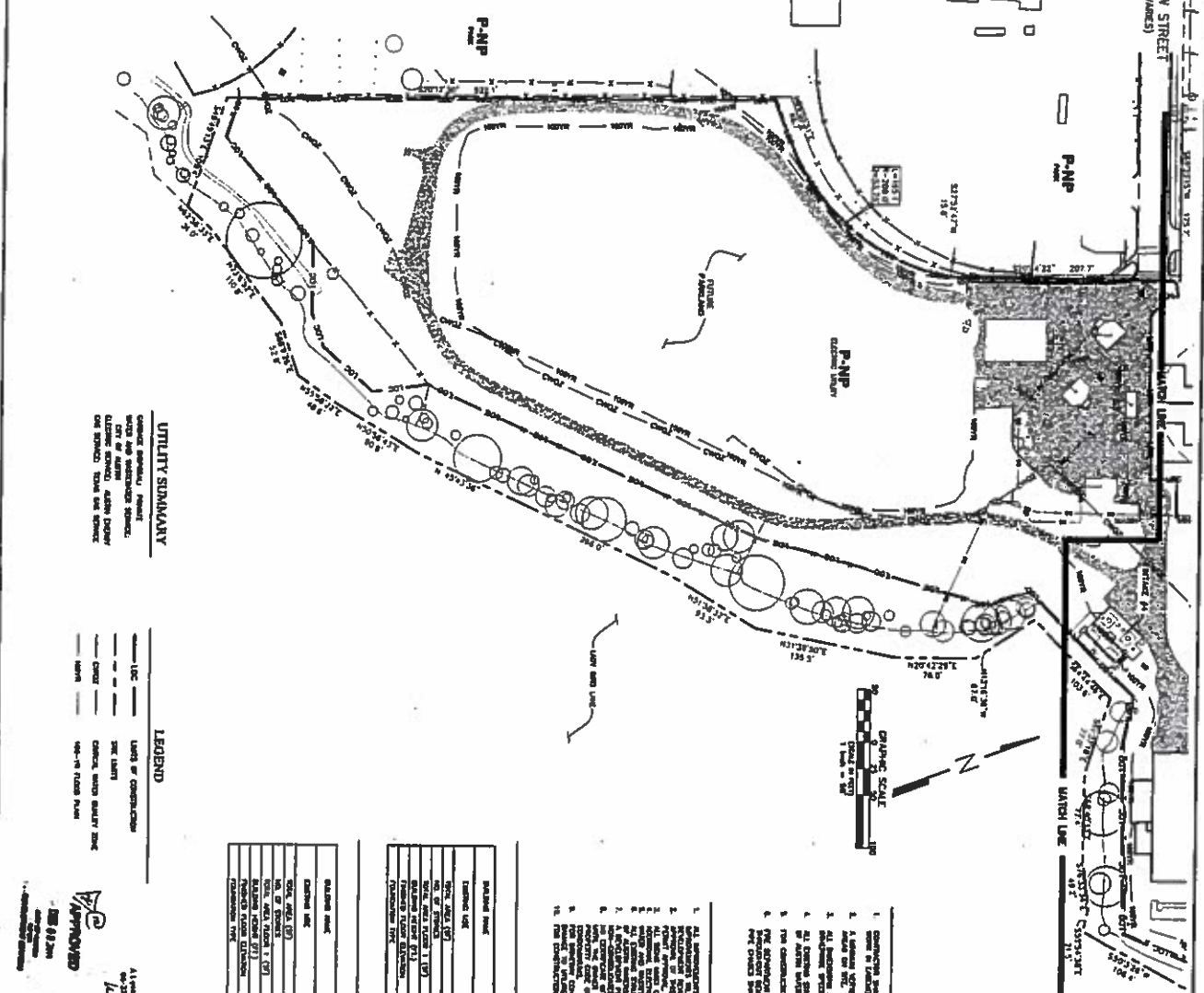
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	<p><b>AXION</b></p> <p><b>HOLLY STREET POWER PLANT</b>  <b>DECOMMISSIONING and DEMOLITION PROJECT</b></p> <p>2401 HOLLY ST.          AUSTIN, TEXAS 78702</p> <p><b>SITE PLAN (SHEET 1)</b></p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION DESCRIPTION						
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**629**



**UTILITY SUMMARY**  
 GAS: 60 IN. DUCT IRON  
 ELECTRIC: 4 IN. CU. ALUM.  
 WATER: 12 IN. DUCT IRON  
 SEWER: 12 IN. DUCT IRON

**LEGEND**

(Solid Grey)	LANDS OR CONSTRUCTION
(Blue Dashed)	60 IN. DUCT IRON
(Yellow Dashed)	4 IN. CU. ALUM.
(Green Dashed)	12 IN. DUCT IRON
(Red Dashed)	12 IN. DUCT IRON

**OCCUPIED BUILDING SUMMARY**

BUILDING NO.	BUILDING NAME	USE	NO. OF STORIES	TOTAL AREA (SQ. FT.)	NO. OF STORIES	TOTAL AREA (SQ. FT.)
1	... ..	OFFICE	1	1,200	1	1,200
2	... ..	OFFICE	2	2,400	2	4,800
3	... ..	OFFICE	1	1,200	1	1,200

**UNOCCUPIED BUILDING SUMMARY**

BUILDING NO.	BUILDING NAME	USE	NO. OF STORIES	TOTAL AREA (SQ. FT.)	NO. OF STORIES	TOTAL AREA (SQ. FT.)
4	... ..	OFFICE	1	1,200	1	1,200
5	... ..	OFFICE	2	2,400	2	4,800
6	... ..	OFFICE	1	1,200	1	1,200

- SITE PLAN RELEASE NOTES**
- The information on this plan is provided for the use of the City of Austin and is not intended to constitute a warranty of any kind.
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**NOTES**

NO.	DESCRIPTION	DATE
1	... ..	...
2	... ..	...
3	... ..	...

APPROVED  
 06/11/10  
 [Signature]  
 CITY OF AUSTIN

**NOTES**

1. All work shall be in accordance with the City of Austin Standard Specifications for Public Works.

2. All work shall be in accordance with the City of Austin Standard Specifications for Public Works.

3. All work shall be in accordance with the City of Austin Standard Specifications for Public Works.

**AXIOM**  
 HOLLY STREET POWER PLANT  
 DECOMMISSIONING and DEMOLITION PROJECT  
 2401 HOLLY ST.  
 AUSTIN, TEXAS 78702  
 SITE PLAN (SHEET 2)

**AXIOM**

BY: *[Signature]* DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_