

**PLANNING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2009-0199D(R2) **PC DATE:** 02/09/21

**PROJECT NAME:** Holly Street Plant Decommissioning and Demolition Revision

**ADDRESS:** 2401 Holly St, Austin, TX 78702

**APPLICANT:** City of Austin (D'Anne Williams – Parks and Recreation Department)  
919 W 28<sup>th</sup> Half Street  
Austin, TX 78705  
(512) 974-9456

**AGENT:** MWM Design (Shari Pape)  
305 E Huntland Drive  
Austin, TX 78758  
(512) 689-3289

**CASE MANAGER:** Renee Johns, (512) 974-2711 or [renee.johns@austintexas.gov](mailto:renee.johns@austintexas.gov)

**WATERSHED:** Lady Bird Lake (Urban)

**NEIGHBORHOOD PLAN:** Holly Neighborhood Plan

**PROJECT DESCRIPTION:**

The applicant proposes a revision to an existing site plan. The original site plan decommissioned and demolished portions of the existing Power Plant located on site. The revision to this site plan proposes to add a new use to the site: Community Recreation (Public) by adding 3,000 feet of trail to the existing hike/bike trail, revegetate portions of the site and other associated improvements. This will be done through a Memorandum of Understanding (MOU) between Austin Energy and the Parks and Recreation Department.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

**SUMMARY STAFF COMMENT ON SITE PLAN:**

The applicant proposes a revision to an existing site plan to add 3,000 feet of trail to the existing hike and bike trail. Sites zoned Public (P) greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	938,358 752 SF, 21.54acres
<b>ZONING</b>	P-NP (Public)
<b>PROPOSED NEW USE</b>	Community Recreation (Public)
<b>PROPOSED IMPERVIOUS COVER</b>	326,463 SF, 34.8%

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Lost and Found Pets  
Austin Neighborhoods Council  
Bike Austin  
Crossing Garden Home Owners Assn. (The)  
Del Valle Community Coalition  
East Austin Conservancy

East Riverside/Oltorf Neighborhood Plan Contact Team  
East Town Lake Citizens Neighborhood Association  
El Concilio Mexican-American Neighborhoods  
Friends of Austin Neighborhoods  
Friends of Riverside ATX Neighborhood Association  
Greater East Austin Neighborhood Association  
Guadalupe Neighborhood Development Corporation

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Holly Street Plant Decommissioning and Demolition

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Homeless Neighborhood Association

Sierra Club, Austin Regional Group

Neighborhood Empowerment Foundation

Southeast Austin Neighborhood Alliance

Neighbors United for Progress

Tejano Town

Pleasant Valley

Waterfront Condominium Homeowners Association

Preservation Austin

SELTexas

**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**A conditional use site plan must:**

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

**A conditional use site plan may not:**

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

May 3, 2019

City of Austin  
Planning & Development Review Department  
505 Barton Springs Road  
Austin, TX 78704

Subject: Engineer's Summary Letter  
City of Austin Parks and Recreation Department – Lake Front Trail Improvements Phase 1  
Riverview St. / Holly St. at Austin Energy  
Austin, TX 78702  
MWM Project Number 023-83B

Dear Staff,

Enclosed with this application are the site construction plans for the proposed improvements at Holly Shore Lake Front Trail, hereinafter referred to as the Project.

The project consists of the removal of approximately 1.7 acres of existing asphalt pavement at the Decommissioned Holly Street Power Plant. In its place, construction will include approximately 2,250 linear feet of public trail that roughly parallels the shore line. The Interdepartmental Memorandum executed 2/27/2019, conveyed Tract 2 (11.244 acres) from Austin Energy to PARD. The project limits of construction, including the contractor laydown and staging area adjacent to the site will be approximately 4.2 acres. City of Austin Parks and Recreation Department will act as the Owner and Developer of the project.

The site is located within the Lady Bird Lake watershed, classified as Urban watershed. The site is not located within the Edwards Aquifer Recharge, Contributing, or Transition Zones. The site is located within the 100-year floodplain per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Nos. 48453C0465J and 48453C0605J, dated 01/06/2016, for Travis County, Texas.

Detention is not being provided for this project per City of Austin Drainage Criteria Manual Section 1.2.2.F, and proximity to Lady Bird Lake. Improvements of the park at the full build-out conditions are anticipated to reduce impervious coverage and therefore stormwater runoff when compared to pre-existing conditions.

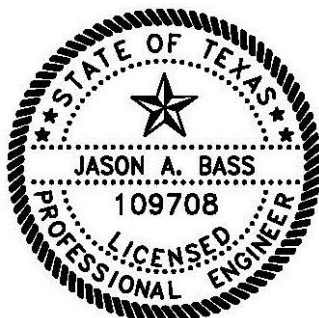
The Environment Criteria Manual Section 1.8.1.C excludes multi-use public trails from impervious cover calculations, therefore no new or redeveloped impervious cover is associated with this project, thereby not requiring on-site water quality controls.

Please do not hesitate to contact me with any questions/comments you may have.

Sincerely,



Jason Bass, P.E.  
Project Manager



TBPE Firm Reg #: F-1416

305 E. Huntland Dr.  
Ste. 200  
Austin, TX 78752  
p: 512.453.0767  
f: 512.453.1734

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: SPC-2009-0199D(R2)**

**Contact: Renee Johns, (512) 974-2711 or**

**Addison Ptomey, 512-974-3103**

**Public Hearing: Planning Commission, Feb 09, 2021**

**MARCEL MEYER**

Your Name (please print)

☒ I am in favor  
☐ I object

**70 SAN SABA ST**

Your address(es) affected by this application

*[Signature]*  
Signature

**1/24/21**  
Date

Daytime Telephone: **512-689-4455**

Comments:

If you use this form to comment, it may be returned to:

City of Austin

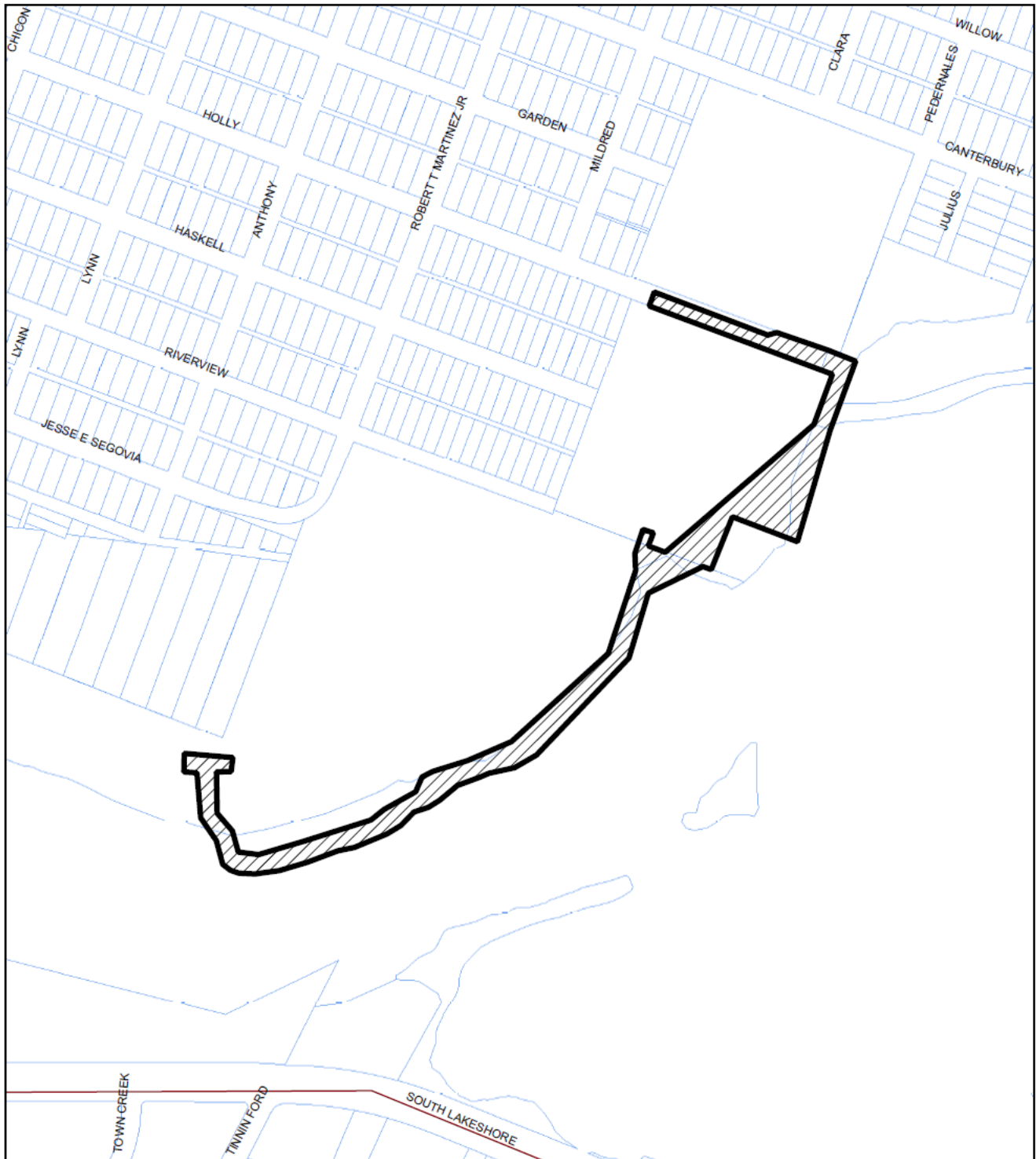
Development Services Department



Renee Johns

P. O. Box 1088

Austin, TX 78767-8810





 Subject Tract  
 Base Map

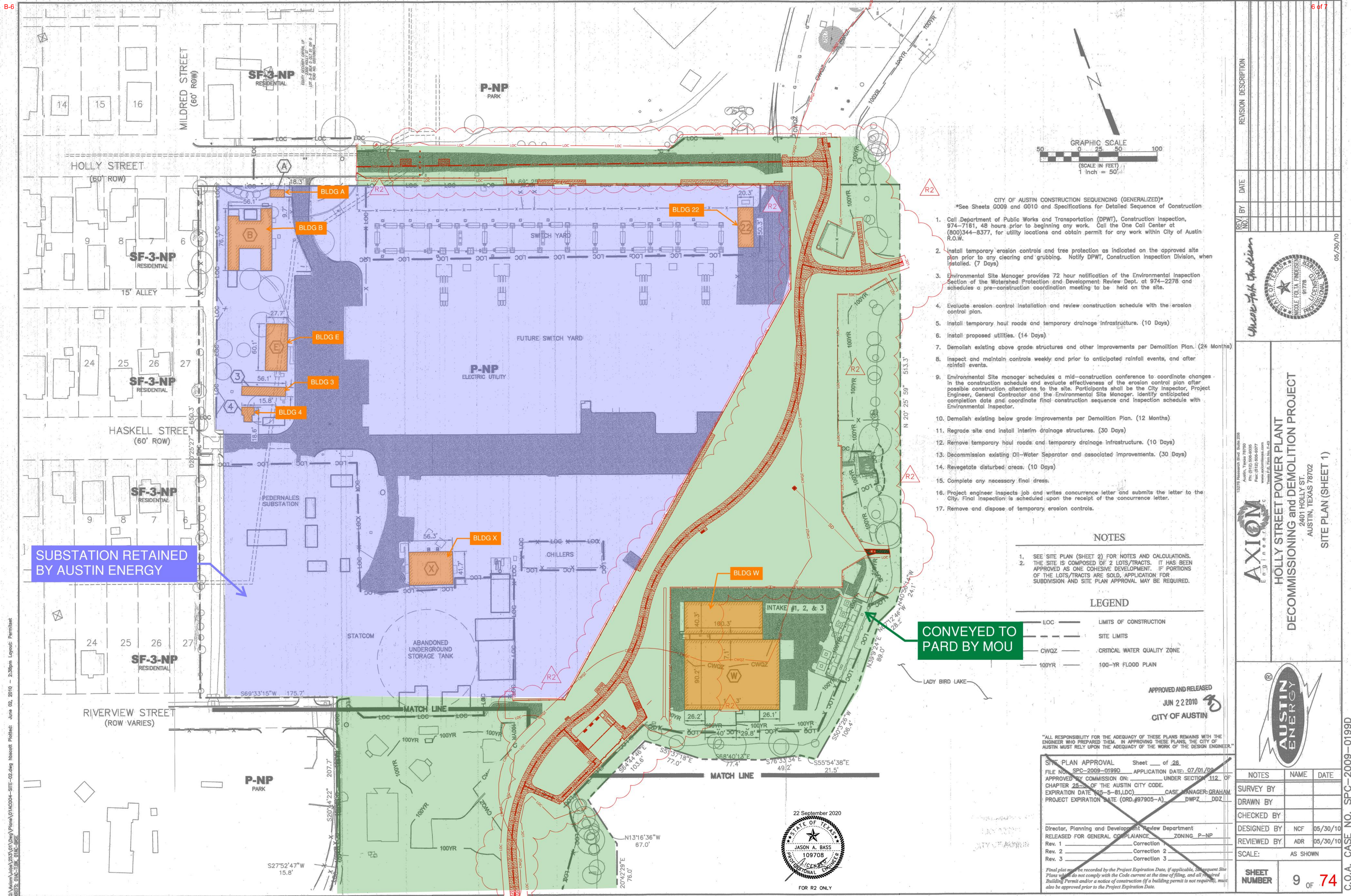
CASE#: SPC-2009-0199D(R2)  
 LOCATION: 2401 HOLLY STREET



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.







RIVERVIEW STREET  
(ROW VARIES)P-NP  
PARKP-NP  
ELECTRIC UTILITYP-NP  
PARKCONVEYED TO  
PARD BY MOU

## UTILITY SUMMARY

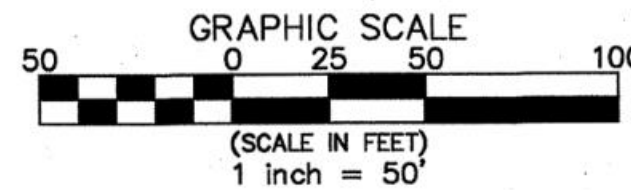
GARBAGE DISPOSAL: PRIVATE  
WATER AND WASTEWATER SERVICE:  
CITY OF AUSTIN  
ELECTRIC SERVICE: AUSTIN ENERGY  
GAS SERVICE: TEXAS GAS SERVICE

## LEGEND

— LOC —	LIMITS OF CONSTRUCTION
— SITE LIMITS —	SITE LIMITS
— CWOZ —	CRITICAL WATER QUALITY ZONE
— 100YR —	100-YR FLOOD PLAIN



FOR R2 ONLY



TOTAL AREA (S.F.)	938,358
TOTAL AREA (AC.)	21.54
ZONING	P-NP
EXISTING CONDITIONS:	TOTAL
TOTAL FLOOR AREA (SF)	122,361
FLOOR AREA RATIO	0.13:1.00
TOTAL IMPERVIOUS COVER (SF)	582,013
TOTAL IMPERVIOUS COVER (AC)	13.36
TOTAL IMPERVIOUS COVER (%)	62.02
BUILDING COVERAGE (SF)	122,361
BUILDING COVERAGE (%)	13.04
PROPOSED CONDITIONS:	TOTAL
TOTAL FLOOR AREA (SF)	26,068
FLOOR AREA RATIO	0.028:1.00
TOTAL IMPERVIOUS COVER (SF)	326,463
TOTAL IMPERVIOUS COVER (AC)	7.5
TOTAL IMPERVIOUS COVER (%)	34.8
BUILDING COVERAGE (SF)	26,068
BUILDING COVERAGE (%)	2.78

## NOTES

- CONTRACTOR SHALL CALL ONE-CALL CENTER (1-800-545-8005) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET R.O.W.
- A MINIMUM VERTICAL CLEARANCE OF 14'-0" IS REQUIRED FOR ALL DRIVEWAYS AND INTERNAL CIRCULATION AREAS ON SITE.
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING AND BACK OF RETAINING WALL UNLESS OTHERWISE SPECIFIED.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
- FIRE DEPARTMENT ACCESS AROUND SITE SHALL BE ESTABLISHED BY PAYMENT MARKERS/SIGNAGE THROUGHOUT DEMOLITION PHASE. FIRE ACCESS LANES MUST REMAIN CLEAR AT ALL TIMES. REMOVAL OF PIPE CHASES SHALL BE STAGED AND PAVEMENT REPAIRED TO ALLOW ACCESS OF EMERGENCY VEHICLES.

## SITE PLAN RELEASE NOTES

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITH THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

## OCCUPIED BUILDING SUMMARY

BUILDING NAME	BUILDING A	BUILDING B	BUILDING E	BUILDING X	BUILDING 3
EXISTING USE	GUARD HOUSE	LABORATORY	LABORATORY ANNEX	ADMINISTRATION BUILDING	WESTON FIELD OFFICE
TOTAL AREA (SF)	178	3,419	1,669	2,348	864
NO. OF STORIES	1	1	1	1	1
TOTAL AREA FLOOR 1 (SF)	178	3,419	1,669	2,348	864
BUILDING HEIGHT (FT.)	13	20	13	15	12
FINISHED FLOOR ELEVATION	448.62	449.59	448.26	447.07	446.00
FOUNDATION TYPE	SLAB ON GRADE	SLAB ON GRADE	SLAB ON GRADE	PORTABLE BLDG	PORTABLE BLDG

## UNOCCUPIED BUILDING SUMMARY

BUILDING NAME	BUILDING 4	BUILDING 22	BUILDING W		
EXISTING USE	HAZMAT STORAGE	RELAY HOUSE	WAREHOUSE		
TOTAL AREA (SF)	224	1,020	16,546		
NO. OF STORIES	1	1	1		
TOTAL AREA FLOOR 1 (SF)	224	1,020	16,546		
BUILDING HEIGHT (FT.)	16	16	35		
FINISHED FLOOR ELEVATION	446.32	445.27	444.93		
FOUNDATION TYPE	SLAB ON GRADE	SLAB ON GRADE	SLAB ON GRADE		

"ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER."

SITE PLAN APPROVAL Sheet 28 of 28  
FILE NO. SPC-2009-0199D APPLICATION DATE: 07/01/09  
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25 OF THE AUSTIN CITY CODE.  
EXPIRATION DATE: (25-5-81, LDC) CASE MANAGER: GRAHAM  
PROJECT EXPIRATION DATE (ORD.#7905-A) DWPZ DDZ

A 1-year administrative extension granted from  
06-22-2013 to 06-22-2014.

APPROVED AND RELEASED

JUN 22 2010

CITY OF AUSTIN

APPROVED

DEC 8 2011

CITY OF AUSTIN

REPLACEMENT SHEET

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY	NCF	05/30/10
REVIEWED BY	ADR	05/30/10
SCALE:	AS SHOWN	
SHEET NUMBER	10 OF 74	

C.O.A. CASE NO. SPC-2009-0199D