

**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 28th 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

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:

SITE AREA	938,358 752 SF, 21.54acres
ZONING	P-NP (Public)
PROPOSED NEW USE	Community Recreation (Public)
PROPOSED IMPERVIOUS COVER	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,

A handwritten signature in black ink, appearing to read 'Jason Bass'.

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.

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

[Handwritten Signature]
Signature

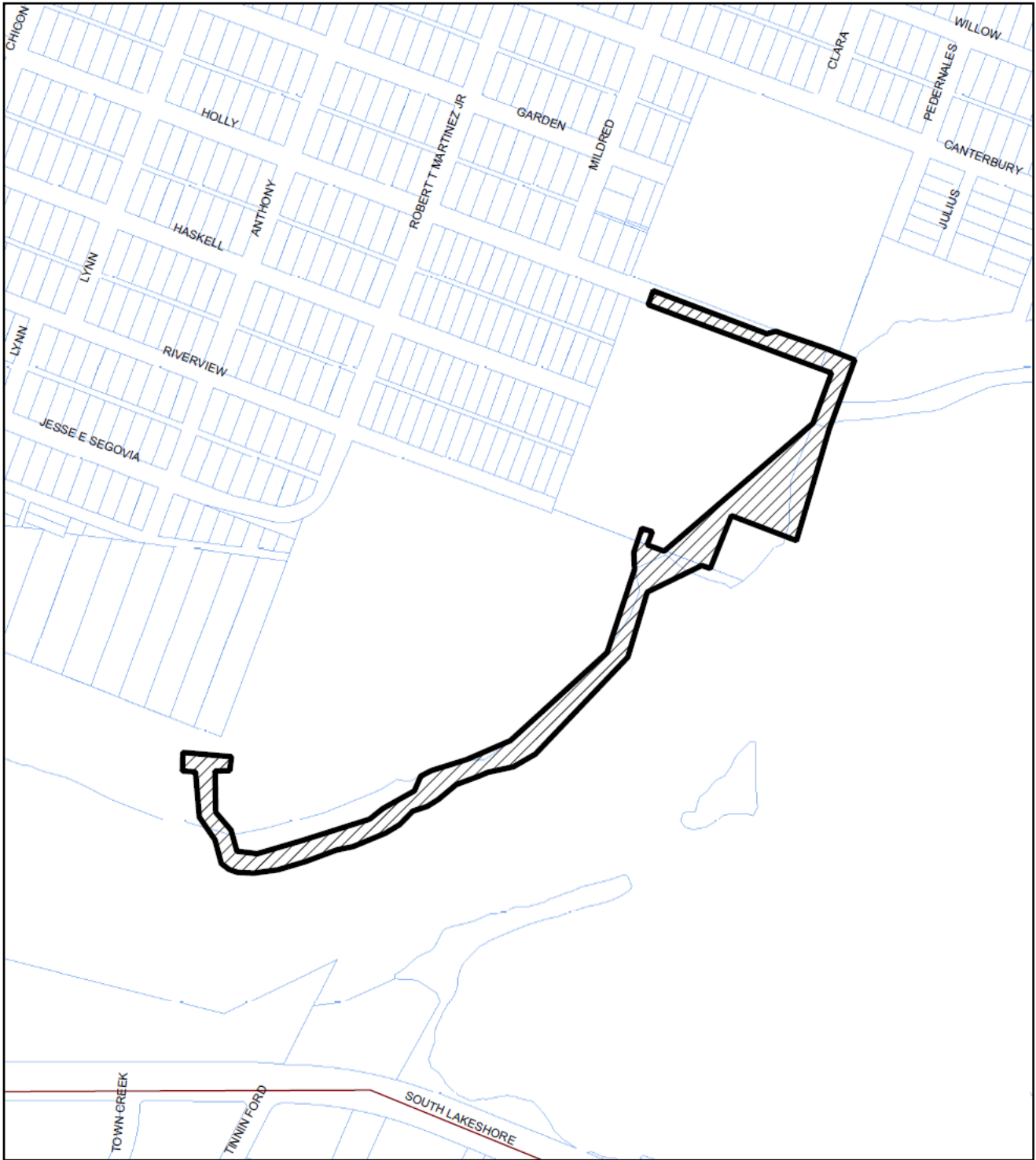
1/24/21
Date



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



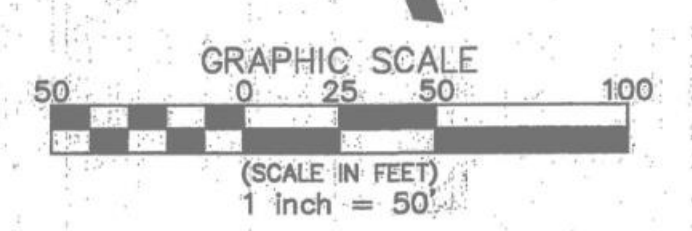
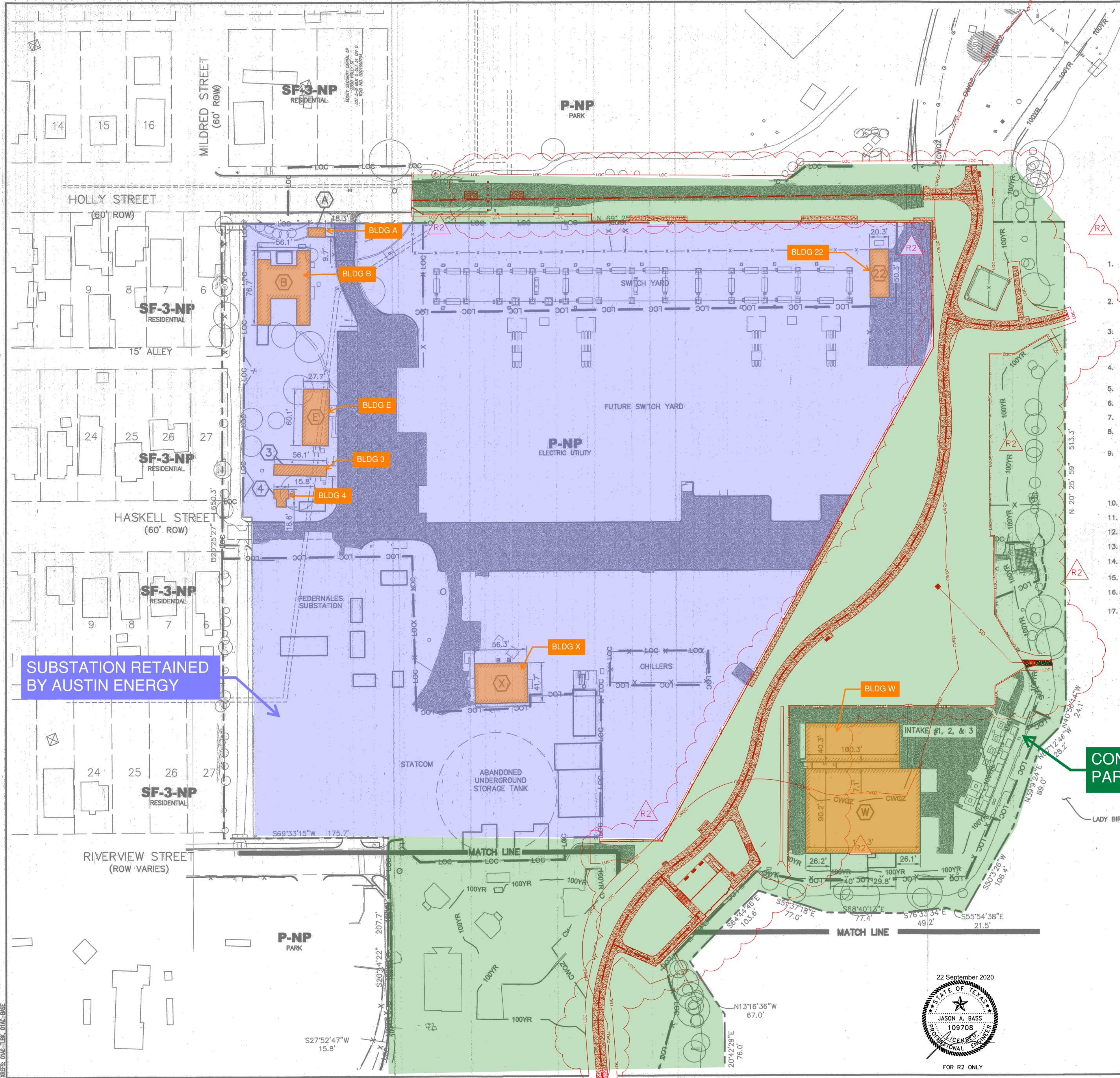
-  Subject Tract
-  Base Map

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.



CITY OF AUSTIN CONSTRUCTION SEQUENCING (GENERALIZED)*
 *See Sheets G009 and G010 and Specifications for Detailed Sequence of Construction

1. Call Department of Public Works and Transportation (DPWT), Construction Inspection, 974-7161, 48 hours prior to beginning any work. Call the One Call Center at (800)344-8377, for utility locations and obtain permit for any work within City of Austin R.O.W.
2. Install temporary erosion controls and tree protection as indicated on the approved site plan prior to any clearing and grubbing. Notify DPWT, Construction Inspection Division, when installed. (7 Days)
3. Environmental Site Manager provides 72 hour notification of the Environmental Inspection Section of the Watershed Protection and Development Review Dept. at 974-2278 and schedules a pre-construction coordination meeting to be held on the site.
4. Evaluate erosion control installation and review construction schedule with the erosion control plan.
5. Install temporary haul roads and temporary drainage infrastructure. (10 Days)
6. Install proposed utilities. (14 Days)
7. Demolish existing above grade structures and other improvements per Demolition Plan. (24 Months)
8. Inspect and maintain controls weekly and prior to anticipated rainfall events, and after rainfall events.
9. Environmental Site manager schedules a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall be the City Inspector, Project Engineer, General Contractor and the Environmental Site Manager. Identify anticipated completion date and coordinate final construction sequence and inspection schedule with Environmental Inspector.
10. Demolish existing below grade improvements per Demolition Plan. (12 Months)
11. Regrade site and install interim drainage structures. (30 Days)
12. Remove temporary haul roads and temporary drainage infrastructure. (10 Days)
13. Decommission existing Oil-Water Separator and associated improvements. (30 Days)
14. Revegetate disturbed areas. (10 Days)
15. Complete any necessary final dress.
16. Project engineer inspects job and writes concurrence letter and submits the letter to the City. Final inspection is scheduled upon the receipt of the concurrence letter.
17. Remove and dispose of temporary erosion controls.

NOTES

1. SEE SITE PLAN (SHEET 2) FOR NOTES AND CALCULATIONS.
2. THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBMISSION AND SITE PLAN APPROVAL MAY BE REQUIRED.

LEGEND

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

SUBSTATION RETAINED BY AUSTIN ENERGY

CONVEYED TO PARD BY MOU

REV. NO.	DATE	REVISION DESCRIPTION



15276 Research Blvd Suite 208
 Austin, Texas 78759
 Ph: (817) 506-8888
 www.axioninc.com
 Texas P.E. Exp. No. F-43

AXION
 ENGINEERS

HOLLY STREET POWER PLANT
 DECOMMISSIONING and DEMOLITION PROJECT
 2401 HOLLY ST.
 AUSTIN, TEXAS 78702
 SITE PLAN (SHEET 1)

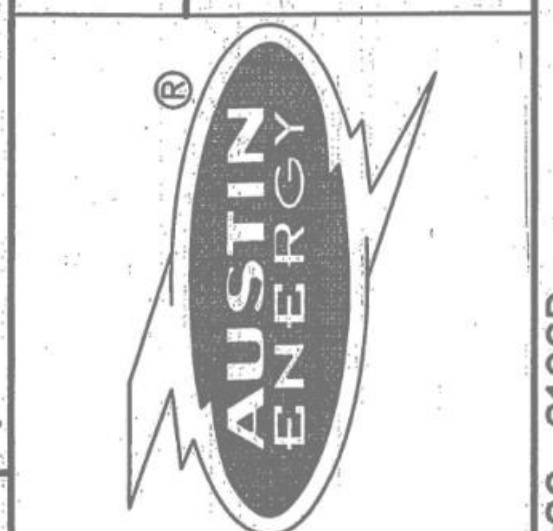
APPROVED AND RELEASED
 JUN 22 2010
 CITY OF AUSTIN

"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	26
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 (S-5-B1.LDC)	CASE MANAGER:	GRAHAM
PROJECT EXPIRATION DATE (ORD.#97905-A)	DWPZ:	DDZ

Director, Planning and Development Review Department	RELEASED FOR GENERAL COMPLIANCE	ZONING	P-NP
Rev. 1	Correction 1		
Rev. 2	Correction 2		
Rev. 3	Correction 3		

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans must not comply with the Code current at the time of filing, and all Required Building Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



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 9 OF 74



FOR R2 ONLY

