

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0106 (Dessau Wastewater Treatment Plant) DISTRICT: 1

ADDRESS: 1621 1/2 Fish Lane

ZONING FROM: DR

TO: P

SITE AREA: 2.932 acres

PROPERTY OWNER: City of Austin Water Department (Shay Ralls Roalson, P.E.)

AGENT: City of Austin Water Department (Eric Sermenio)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends P, Public District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

September 7, 2021

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is an almost 3-acre tract of land located on the north side of Howard Lane and south side of Fish Lane. It is developed with a wastewater treatment plan. The properties to the north are zoned GR-MU and are developed with multifamily complexes. To the south, across E. Howard Lane, is zoned MF-2-CO, LO-CO and is undeveloped. The lot to the east fronting onto Dessau Road is zoned GR-CO and is developed with a Convenience Store/Service Station. The applicant is requesting P, Public District, zoning to bring the existing use into conformance with land use regulations in the City of Austin Land Development Code.

The staff supports the applicant's request to rezone the property to P (Public) because the property is currently being used by the City of Austin to provide water and wastewater services to the surrounding residential and commercial areas.

The applicant agrees with the staff recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Public district land owned or leased by federal, state, county, or city government.

2. *The proposed zoning should promote consistency and orderly planning.*

The P zoning district would be compatible and consistent with the surrounding residential uses because the property is currently being utilized by the City of Austin to provide water and wastewater services to these residential areas. The site under consideration is located within the Dessau/Parmer Neighborhood Center and along the Howard Lane Activity Corridor as designated by the Imagine Austin Comprehensive Plan.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed P, Public, zoning district designation will allow the city to make improvements to the existing wastewater treatment facility on the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Wastewater Treatment Plant (Dessau Wastewater Treatment Plant)
<i>North</i>	GR-MU, MF-3, GR	Multifamily Residences, Developing Multifamily, Single-Family Residences (Fort Dessau)
<i>East</i>	GR-CO	Convenience Store/Service Station (7 Eleven)
<i>South</i>	MF-2-CO, LO-CO	Undeveloped
<i>West</i>	GR-CO	Undeveloped

NEIGHBORHOOD PLANNING AREA: N/ATIA: Not RequiredWATERSHED: Harris BranchSCHOOLS: Pflugerville I.S.D.NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Finds Pets
 Friends of Austin Neighbors
 Harris Branch Master Association, Inc.
 Harris Ridge Owner's Association
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Gate Neighborhood Association
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group
 Travis County TNR RD/BRG
 Yager Community

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0126 (Howard Lane Tract: 13000 Block of E. Howard Lane and 13414 Harris Glenn Drive)	LO-CO to SF-4A	2/07/17: Approved staff's recommendation of SF-4A-CO zoning, with CO to prohibit driveway access to East Howard Lane and limit the development intensity on the site to less than 2,000 vehicle trips per day on consent, additional condition to	3/02/17: Approve SF-4A-CO district zoning was approved on Council Member Troxclair's motion, Council Member Flannigan's second on a 10-0 vote. Council Member Kitchen was off the dais.

		prohibit driveway access to East Howard Lane, to limit the development intensity on the to require a roadway connection to Scanton Drive (9-0, B. Greenberg and J. Kiolbassa- absent); G. Rojas-1 st , B. Evans-2 nd .	
C14-2016-0124 (Parmer Business Park: E. Howard Lane at Harris Ridge Blvd.)	LI-PDA to LI-PDA	3/07/17: Approved staff recommendation of LI-PDA zoning, with additional conditions for no outdoor amplified sound and to require a TIA at the time of Site Plan (10-0); B. Greenberg-1 st , B. Evans-2 nd .	4/20/17: Approved the ZAP Commission's rec. for LI-PDA zoning on consent on 1 st reading, with additional conditions that a multifamily use be limited to 900 residential dwelling units and that a TIA be conducted at the time of site plan review if a multifamily use is proposed to be built on the property (11-0); L. Pool-1 st , G. Casar-2 nd . 5/18/17: Ordinance No. 20170518-056 was approved for limited industrial services-planned development area (LI-PDA) combining district zoning, to change a condition of zoning on Council Member Garza's motion, Council Member Alter's second on a 9-0 vote. Council Members Casar and Troxclair were off the dais.
C14-06-0011 (T-Mobile Wireless Facility: 13208 Dessau Road)	DR to SF-6-CO	3/07/06: Approved staff's recommendation of SF-6-CO zoning, with a CO to limit development on the site to SF-1 density regulations and to limit development on the site to less than 2,000 vehicle trips per day, by consent (9-0); J. Martinez-1 st , J. Pinnelli-2 nd .	4/06/06 : Approved SF-6-CO district zoning by consent (7-0); all 3 readings
C14-04-0127 (Wright Subdivision: 1624 E. Howard Lane)	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0), with CO to prohibit Adult Oriented Business uses and a public restrictive covenant to encompass the TIA recommendations	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-04-0056 (Fish Tract: 13600-14224 Dessau Road)	I-RR to CS, MF-3, SF-6, SF-2	11/02/04: Approved staff's recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0)	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU on all 3 readings (7-0)
C14-03-0001 (Cornerstone Baptist	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning,	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)

Church: 13300 Dessau Road)		w/2,000 trip limit (8-0, J. Donisi-absent)	
C14-00-2101	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings
C14H-00-0005	DR to DR-H	9/12/00: Approved staff rec. by consent (6-0)	10/5/00: approved DR-H (5-0); all 3 readings
C14-98-0257	DR to GR	10/26/99: Approved staff rec. of LO-CO (TR 1, 2, 3) & GR (TR 4 & TR5) by consent (8-0, BH-off dais)	12/2/99: Approved PC rec. of LO (TR1), LO-CO (TR 2 & 3) w/ conditions, and GR (TR 4 & 5) (6-0, WL-absent); 1 st reading 1/27/00: Approved 2 nd /3 rd readings by consent (6-0)

RELATED CASES:

SP-2020-0244C & SP-04-0010DS - Site Plan Cases

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within 1/4 mile)
Fish Lane	56'	78'	20'	2	No	No	No
Howard Lane	244'	116'	68'	3	Yes	Yes	No

OTHER STAFF COMMENTS:

Comprehensive Planning

The site is located on the north side of Howard Lane and south side of Fish Lane, on tract of land that is 2.93 acres in size. The property is not located within a neighborhood planning area but is located within the **Dessau/Parmer Neighborhood Center and along the Howard Lane Activity Corridor**. Surrounding land uses include a senior living apartment complex and vacant land to the north; to the south is vacant land; to the east is a convenience store; and to the west is vacant land. The proposal is to obtain a Public (P) zoning designation to acknowledge the existing use on the property, which is the Dessau Wastewater Treatment Plant.

Imagine Austin

Chapter 4 of the Imagine Austin Comprehensive Plan discusses several key challenges facing the greater Austin metro area regarding water utility infrastructure, including:

- ☐ Protecting Austin's watersheds, waterways, and water supply within Central Texas, one of the fastest growing regions in the country. (p 150);

- Improving regional planning and coordination to provide adequate water-related infrastructure and protect environmentally sensitive areas. (p 150); and
- Maintaining existing public infrastructure and facilities, such as streets, public buildings, parks, and water, wastewater, and drainage systems, while planning for new investments to accommodate future growth and the community's desire for new programs and infrastructure. (p 160)

The following are key policies taken from Chapter 4 of the Imagine Austin Comprehensive Plan, which discusses the protection, investment and development of the water/wastewater infrastructure system to meet the growing needs of our region:

- **E P15.** Invest in sustainable, affordable utility sources (communications, power, water, wastewater) to meet the needs of increasing population and employment bases.
- **CFS P2.** Maintain water, wastewater, and stormwater infrastructure regularly throughout its useful life and replace aged infrastructure as conditions warrant. Continue to ensure safe and reliable service.
- **CFS P3.** Continue to develop and evaluate decentralized wastewater processing site options, including package plants and satellite facilities, to complement centralized facilities.
- **CFS P6.** Protect the public water supply and the health and safety of users.

Based on the above, the rezoning of this property to 'Public' is consistent with the Imagine Austin Comprehensive Plan, which supports the development of public infrastructure, including water treatment facilities, to meet the water utility demands of our growing region.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for P, for proposed wastewater treatment, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

Site Plan

Depending on the type of work being done, this site will be subject to Subchapter E.

All projects with a site area/limit of construction one acre and over will require a public hearing before the Planning Commission.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identified sufficient right-of-way for Dessau Howard Lane and calls for 78 feet of right-of-way for Fish Lane. It is recommended that 39 feet of right-of-way from the existing centerline should be dedicated for Fish Lane according to the Transportation Plan at the time of subdivision and/or site plan application, whichever comes first. A traffic impact analysis is not required for this case.

Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

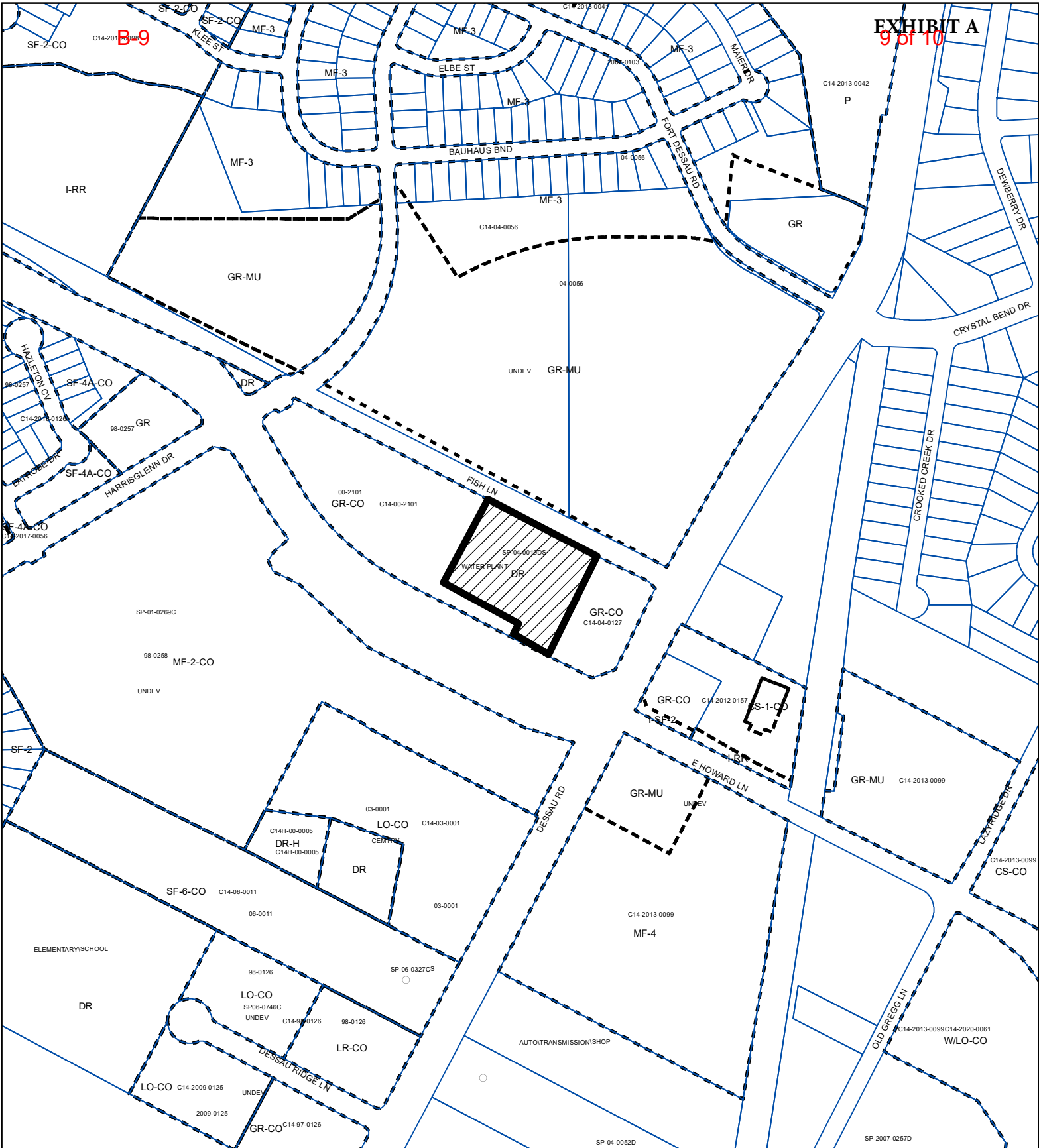
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map




B. Aerial Map



ZONING

ZONING CASE#: C14-2021-0106



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

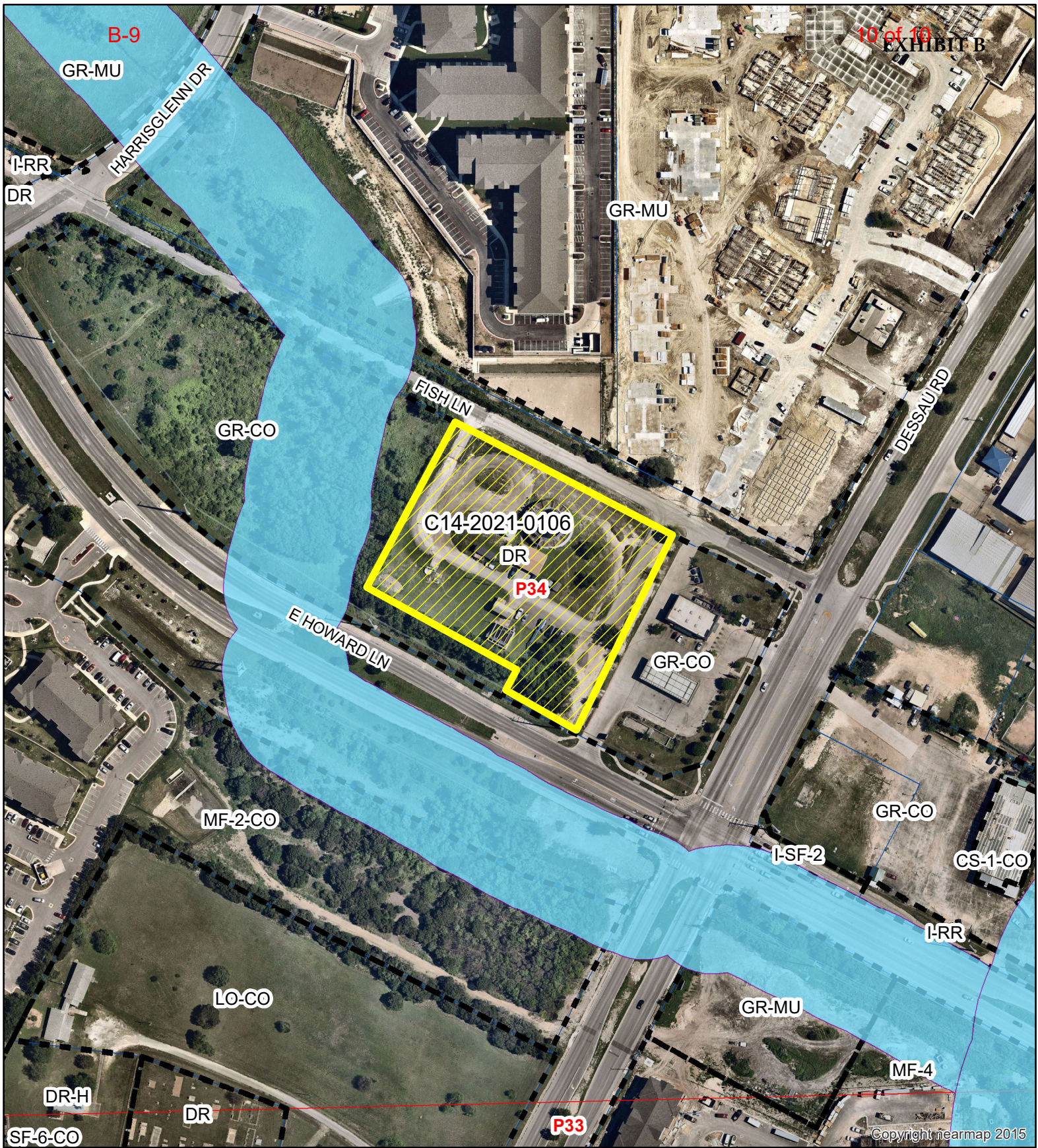
1" = 400'

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1" = 200'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

Dessau Wastewater Treatment Plant

ZONING CASE#: C14-2021-0106
 LOCATION: 1621 1/2 Fish Lane
 SUBJECT AREA: 2.932 Acres
 GRID: P34
 MANAGER: Sherri Sirwaitis



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