

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0012 – South Austin **Z.A.P. DATE:** March 21, 2017
Regional Wastewater Treatment Plant
Electrical Substation No. 1 Replacement

ADDRESS: 1017, 1101 and 1103 Fallwell Lane

DISTRICT AREA: 2

OWNERS/APPLICANTS: Austin Water (Brent Bassett); **AGENT:** Austin Water
Austin Energy (Pamela England) (Eric Sermenio)

ZONING FROM: I-RR **TO:** P **AREA:** 349.2 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant public (P) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

March 21, 2017: *APPROVED P DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT*

[B. EVANS; A. AGUIRRE – 2ND] (7-0) A. DENKLER; J. DUNCAN; S. LAVANI – ABSENT; 1 VACANCY ON THE COMMISSION

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject area contains the South Austin Regional Wastewater Treatment Plant and the Sand Hill Energy Center, is zoned interim – rural residence (I-RR) district and takes access to Fallwell Lane. There is undeveloped City-owned land (I-RR) and agricultural land with a couple of residences land in unincorporated Travis County to the north; an undeveloped, planned community known as Watersedge to the east (PUD); parkland to the south (P; County); and undeveloped land planned for commercial and industrial uses to the west (LI-PDA). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The City of Austin owns and operates two separate facilities on the subject property proposed for rezoning; the Austin Water (AW) South Austin Regional Wastewater Treatment Plant (SAR WWTP) and the Austin Energy (AE) Sand Hill Energy Center. Both of these facilities were annexed into the City of Austin in 2007 and assigned I-RR zoning designation as part of the annexation process.

The request to rezone this City property is specifically driven by an upcoming capital improvement project at the SAR WWTP. The SAR WWTP receives its electric service from two electrical feeds, each feed contains two switchgears. Electrical Feed #1 has been in place since the plant was built in 1986, and needs to be upgraded as the switchgears have exceeded their useful life. Electrical Feed #2 was installed in 2006 in order to provide additional electric power for a major plant expansion. At the time of the Electrical Feed #2 installation, the switchgears were moved into a vault type enclosure to protect and extend the life of the electric infrastructure, and provide additional safety. AW intends to duplicate the same design that was utilized for Electrical Feed #2 with this upgrade project for Electrical Feed #1. Establishing proper zoning will facilitate the site permit associated with replacing the existing electrical substation as well as facilitate future permitting associated with future improvements at both of these AW and AE facilities. Please refer to Exhibits A-2 and A-3.

AE has no near term plans for any additions or improvements to the Sand Hill Energy Center, and is joining in the rezoning effort as a housekeeping issue in support of AW's Capital Improvement Project. Background information is provided as Exhibit B.

Staff recommends P zoning, given: 1) a wastewater treatment plant and a power plant are considered civic uses, and the project will comply with City of Austin development regulations, and 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Wastewater Treatment Plant; Energy Center
<i>North</i>	I-RR; County	Undeveloped (City owned); Agricultural; A couple of single family residences
<i>South</i>	P; County	Parkland - Onion Creek Wildlife Sanctuary and Greenway (trail system); Onion Creek Metro Park
<i>East</i>	PUD	Undeveloped, planned for residential and commercial, with public and private park areas on 417.39 acres
<i>West</i>	LI-PDA	Undeveloped

AREA STUDY: N/A

TIA: Is not required

WATERSHEDS: Colorado River;
Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

774 – Del Valle Independent School District 1228 – Sierra Club, Austin Regional Group
1258 – Del Valle Community Coalition 1340 – Austin Heritage Tree Foundation
1363 – SEL Texas 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods

SCHOOLS:

This property is within the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0024 – Onion Creek Greenway – 4439 East SH 71, Unit B	I-RR to P	To Grant	Apvd (5-9-2013).
C814-05-0069 – Waters Edge PUD – 3700 Dr. Scott Dr and SH 71 East	I-RR to PUD	To Grant PUD w/conditions	Apvd PUD (4-6-2006).
C14-99-2052 and C14-99-2053 – Austin Interport (East and West) – Fallwell Ln at SH 71 East	DR, I-SF-2, I- RR to LI-PDA	To Grant GR for Blk A & 1-2 of Blk H w/conds; GR for Blk C & 3-8 of Blk I w/conds; MF-3 for Blk B, 1 of Blk F, & 5 of Blk G w/conds; & numerous other apvls & conds too	Apvd LI-PDA w/ attached site development standards, RCs for 175' reservation of r- o-w on SH 71 (9-28- 2000).

RELATED CASES:

The property was annexed into the full-purpose City limits on October 8, 2007 (C7A-07-012 – Ordinance No. 20070927-027). The area was formerly platted as River Valley Estates, a subdivision recorded in 1980, however, due to flooding issues the City purchased all lots in the subdivision in the late 1990s and subsequently vacated the subdivision in 2000, thereby returning to raw land acreage. There are numerous site plan applications approved on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Fallwell Lane	60 feet	25 feet	Collector	No	No	No

CITY COUNCIL DATE: April 6, 2017

ACTION:

ORDINANCE READINGS: 1st

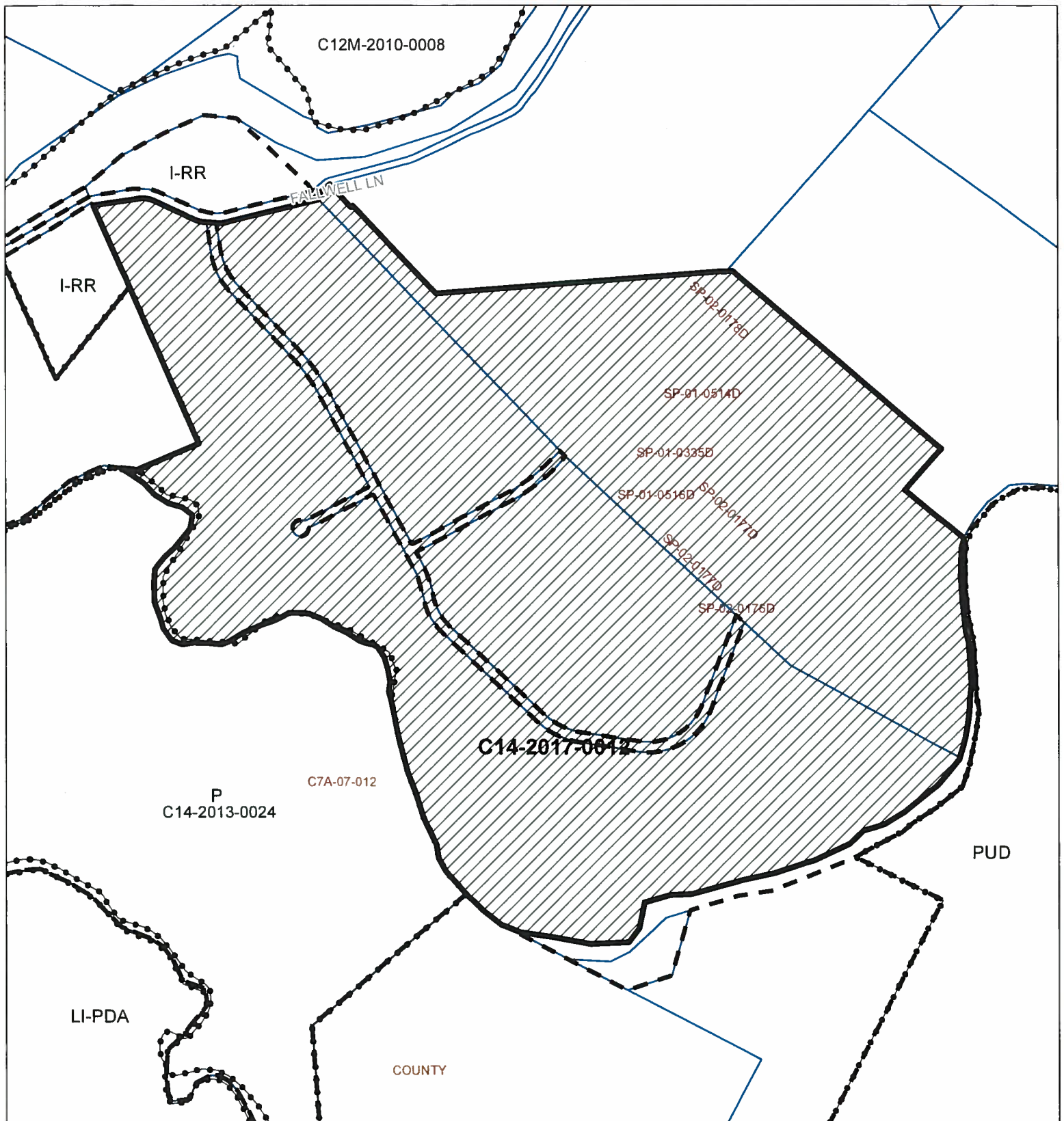
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

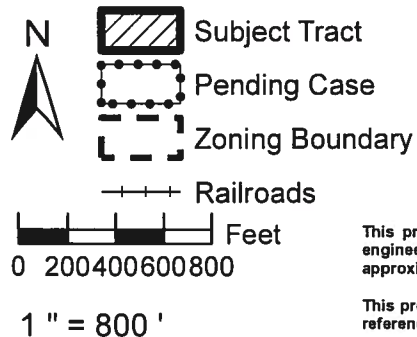
PHONE: 512-974-7719



ZONING

EXHIBIT A

Case#: C14-2017-0012

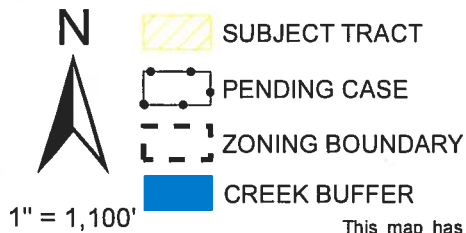
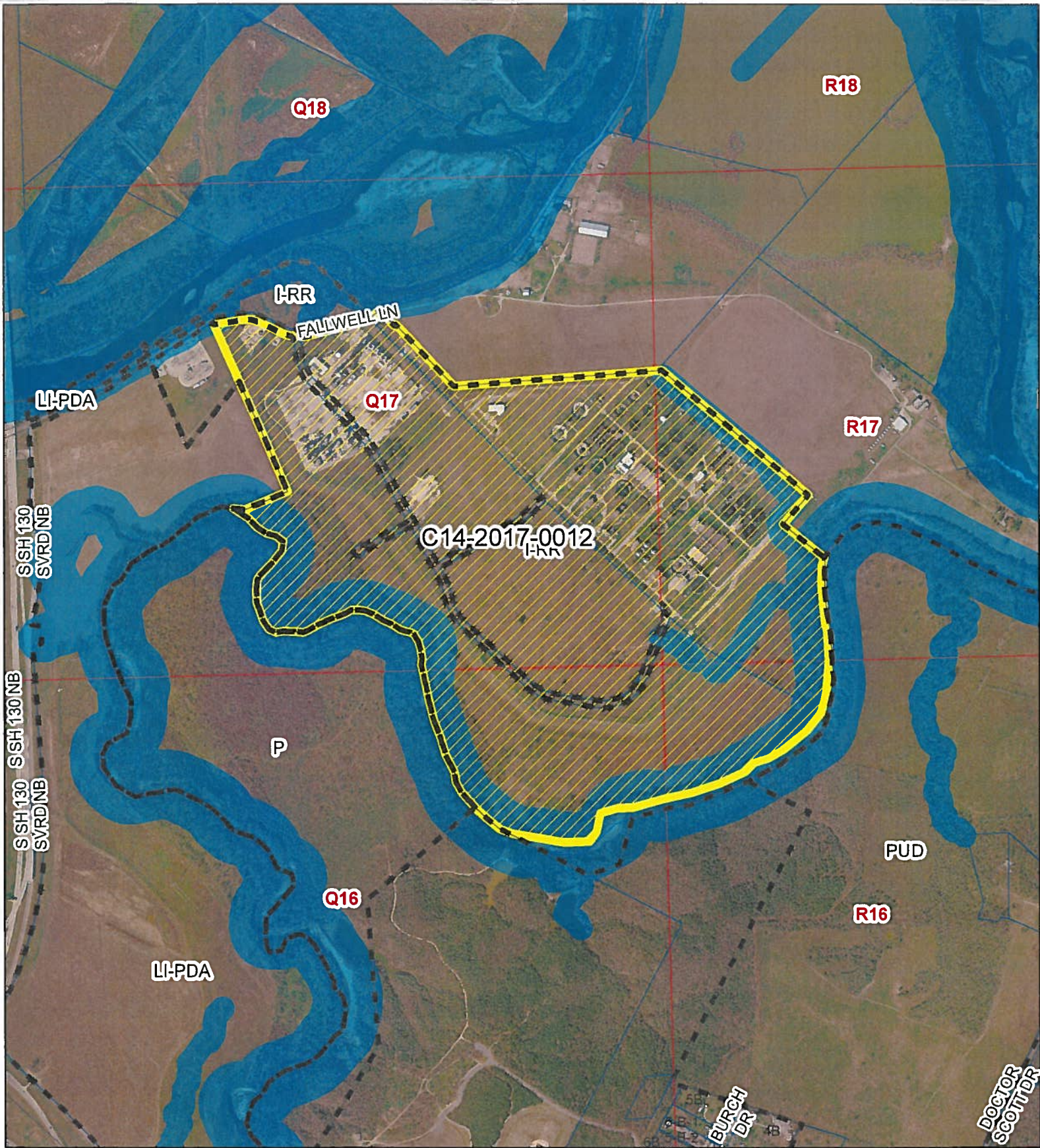


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This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017



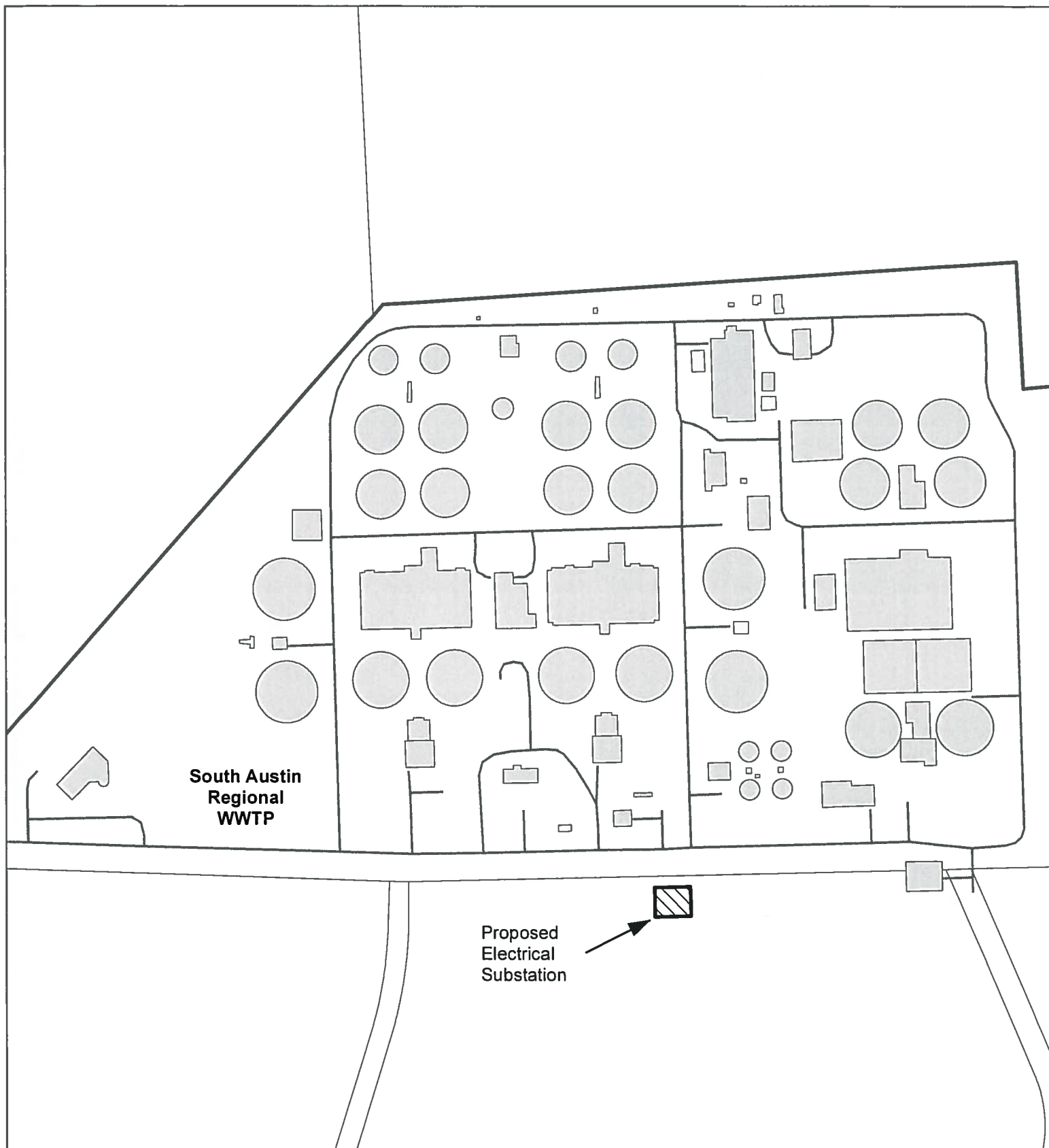
ZONING

ZONING CASE#: C14-2017-0012
 LOCATION: 1017 FALLWELL LN
 SUBJECT AREA: 349.2 ACRES
 GRID: Q16, Q17, R16, R17
 MANAGER: WENDY RHOADES

EXHIBIT A/

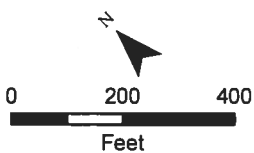


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-  Sandhill Energy Center Property Boundary
-  SAR WWTP Property Boundary
-  SAR Existing Buildings and Treatment Units
-  Proposed Electrical Substation

EXHIBIT A-2



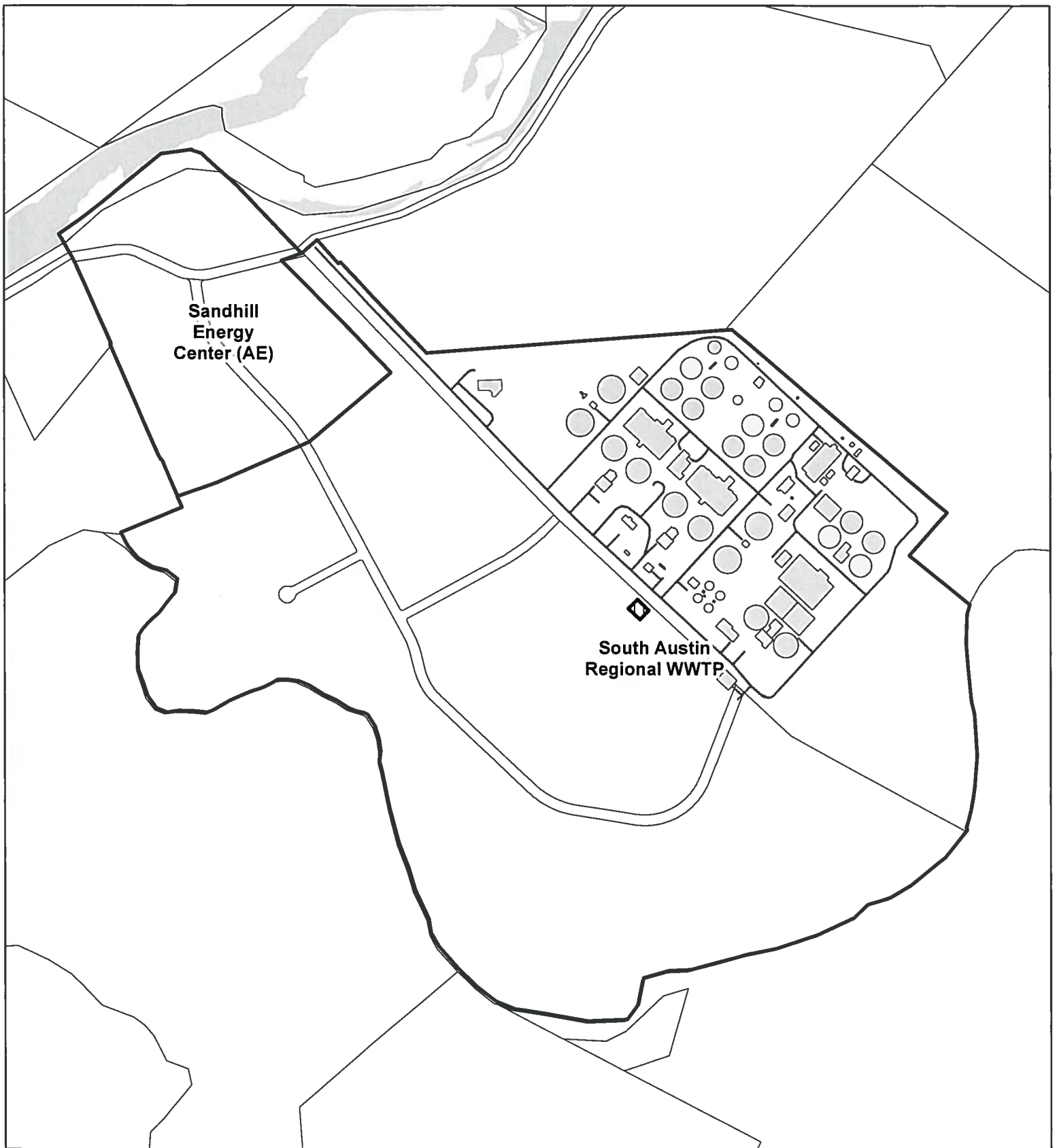
City of Austin
Austin Water
March, 2017



SAR WWTP and Sandhill Energy Center

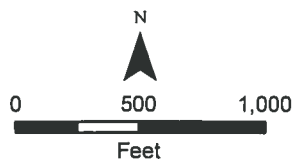
Produced by GIS Services [6246]

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-  Sandhill Energy Center Property Boundary
-  SAR WWTTP Property Boundary
-  SAR Existing Buildings and Treatment Units
-  Proposed Electrical Substation

EXHIBIT A-3



City of Austin
Austin Water
March, 2017



SAR WWTTP and Sandhill Energy Center

Produced by GIS Services [6246]

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South Austin Regional (SAR) WWTP background:

Austin Water has two major regional wastewater treatment plants: the Walnut Creek WWTP and SAR WWTP. SAR WWTP receives wastewater flow from the City's sanitary sewer collection system and treats it before returning it to the Colorado River. A portion of SAR's treated effluent supplies Austin Water's Reclaimed Water Program for uses such as irrigation, cooling towers, industrial uses and toilet flushing.

The SAR WWTP consists of three parallel treatment units: Train A, Train B and Train C. Each unit generally consists of physical and biological processes that treat raw sewage to meet criteria required by the City and State regulatory agencies. The current treatment capacity of SAR WWTP is 75 million gallons per day (MGD). Trains A and B were constructed in the mid-1980s and Train C was constructed in the early 2000s.

The SAR WWTP is powered by way of two, on-site electrical substations that are owned and operated by Austin Water. The electrical substation that powers Train A, Train B and the filter complex was constructed as part of the original plant, is 30 years old and has become severely corroded over time. Accordingly, due to the age, corrosion and the substation's criticality to the treatment process, the substation will be replaced by constructing a new indoor substation.

Sand Hill Energy Center background:

The Sand Hill Energy Center is Austin Energy's newest, most efficient, and lowest emission gas fired power production site with a total generating capacity of 588 megawatts. The plant consists of six LM6000 aeroderivative gas turbine generators and one combined cycle unit.

The LM6000's were built in two phases. The first four units entered service in June 2001 and last two units in June 2010. Each LM6000 can generate 48 megawatts of power and has a Selective Catalytic Reduction System (SCR) to achieve extremely low emissions and inlet chilling to ensure full generating capacity on the hottest summer day. These units have state of the art controls which enable them to start and get to full power in 10 minutes which makes them valuable for peaking and emergency energy needs.

The combined cycle unit entered service in September 2004. The unit is a "1 on 1" configuration capable of 300 megawatts with one gas turbine, one Heat Recovery Steam Generator (HRSG), and one steam turbine. The gas turbine is a 7FA with Dry Low NOx (DLN) combustion system which combined with the SCR result in very low emissions. The Heat Recovery Steam Generator (HRSG) uses the gas turbine exhaust heat to make steam for the steam turbine which makes the unit AE's most efficient gas fired unit.

EXHIBIT B
BACKGROUND INFORMATION

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant public (P) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

P, Public district zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. The proposed rezoning of the property to accommodate the water pump expansion is consistent with the purpose statement of the district sought.

2. The rezoning should be consistent with the policies and principles adopted by the City Council or Land Use Commission.

Staff recommends P zoning, given: 1) a wastewater treatment plant and a power plant are considered civic uses, and the project will comply with City of Austin development regulations, and 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

EXISTING CONDITIONS**Site Characteristics**

The subject zoning area contains a City owned wastewater treatment plant and power plant.

Impervious Cover

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan.

Comprehensive Planning

This zoning case is located on the south side of Fallwell Lane on the 349.2 acre South Austin Regional Wastewater Treatment Plant and the Austin Energy/Sand Hill Energy Center, which contains public utility infrastructure. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include undeveloped land and a farm to the north; undeveloped land to the east and west; and the Southeast Metro Park and industrial uses to the south. The proposal is to replace an electrical substation and obtain public zoning for the entire public utility center.

Imagine Austin

The following are key policies taken from Chapter 4 of the Imagine Austin Comprehensive Plan, which specifically discuss the protection, investment and development of our public utilities to meet the growing needs of our region:

- **LUT P9. Develop and maintain consistent fiscal policies to direct public investments associated with growth and development to implement *Imagine Austin*.**
- **E P15.** Invest in sustainable, affordable utility sources (communications, power, water, wastewater) to meet the needs of increasing population and employment bases.

Based on the Imagine Austin Comprehensive Plan policies above that call out to maintain, replace or grow Austin's public utility infrastructure network to satisfy the needs of our growing population, this project appears to be supported by the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Colorado River Watershed and the Onion Creek Watershed, which are classified as Suburban Watersheds 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 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.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other 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.

Site Plan

FYI: P, Public zoning has a site plan requirement that every proposal greater than 1 acre in size must be reviewed and approved by the Zoning and Platting Commission in this case, as per LDC 25-2-625.

Expansion of City projects in the future will trigger requirements of Subchapter E, Commercial Design Standards, either full or partial compliance.

Any proposed expansion to this City project which is deemed a new site plan will be required to be presented at Austin Design Commission, in accordance with Ordinance 20100819-035.

Review by the Design Commission is part of the Conditional Use Permit (CUP) site plan process and occurs if the Applicant cannot comply with design standards outlined in Alternative Equivalent Compliance (AEC) found in Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*), Section 1.5 of the City Code. AEC is generally for non-standard designs or materials for a site plan or building plan. Review by the Design Commission occurs before the CUP site plan is brought to the Zoning and Platting Commission for their consideration.

Transportation

FYI, additional right-of-way may be required at the time of subdivision and/or site plan.

Water / Wastewater

The landowner intends to serve the site with City of Austin water, reclaimed, and wastewater utilities. The landowner, at own expense, will be responsible for providing any water, reclaimed, and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water, reclaimed, 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, reclaimed, and or wastewater service extension requests may be required. All water, reclaimed, 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, reclaimed, and wastewater utility tap permit.