



## MEMORANDUM

**To:** Chair Kenny and Members of the Planning Commission

**From:** Jerry Rusthoven, Assistant Director/Interim Lead  
Planning and Zoning Department

**Date:** June 4, 2020

**Subject:** Kramer Lane Service Center

In 1965 the City of Austin purchased a 33.56 acre tract for municipal use that is now known as the Kramer Lane Service Center. The property was purchased using bond funds from both the electric utility department and water and wastewater utility. In 2013 Austin Energy transferred 2,800 acres in Webberville to Austin Water Department in exchange for full use and control of this site. Austin Energy currently has over 200 employees at the site and uses the site for offices, a training yard, warehouse space, a laydown yard and parking for utility vehicles. In addition to Austin Energy the site is also used by the Fleet, Public Works and Watershed Protection Departments.

In 2007 the City Council approved the North Burnet/Gateway (NBG) Plan and the related regulating plan in 2009. The area within the NBG Plan is redeveloping as envisioned, including the recently approved Broadmoor project, a six million square foot redevelopment, as well as the nearby Domain project. Growth in this area will exceed electric capacity by 2023. Feeders and transformers at substations in the surrounding area are reaching capacity and limited capacity for electrical switching could result in extended power outages that will worsen over time.

The result is Austin Energy needs a new substation to serve the and future growth in the region. The Kramer Lane Service Center property is optimally located to serve local electrical need and reduce customer costs to obtain new electric service by avoiding the need to purchase additional nearby high value land; and avoiding public disruption caused by construction of new transmissions lines, transmission towers and overhead distribution lines because these are located adjacent to the site.

Staff is requesting the initiation of an amendment the North Burnet / Gateway Regulating Plan in the Code to allow certain civic uses that will allow Austin Energy to continue the existing use of the site as well as the construction of a new substation at the rear of the property.