

**ZONING AND PLATTING SITE PLAN
CONDITIONAL USE PERMIT AND 25 YEAR EXPIRATION REQUEST REVIEW SHEET**

CASE NUMBER: SPC-2020-0244C **ZAP DATE:** 02/15/22

PROJECT NAME: Dessau Wastewater Treatment Plant Expansion to 0.99 MGD

ADDRESS: 1621 ½ Fish Ln.

APPLICANT: Austin Water (Joanette Aird)
625 E 10th St
AUSTIN, Texas, 78701

AGENT: K Friese & Associates (Jennifer Sullivan)
1120 S Cap of Tx Hwy, The Setting II, Suite 100
Austin, Tx 78746
(512) 338-1784

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

WATERSHED: Harris Branch

NEIGHBORHOOD PLAN: N/A

PROJECT DESCRIPTION: The applicant proposes an expansion to an existing wastewater treatment plant located in northeast Austin. The expansion includes construction of a headworks structure, FEB tank, new treatment unit, expansion of the wet well, cloth filter, sludge holding tank, chemical containment area, odor control facility, concrete flow splitting structure, associated piping, and a paved access road.

COMMISSION REQUESTS:

CONDITIONAL USE REQUEST: The proposed development will expand the existing wastewater treatment plant. The site is 127,630.8 square feet with 30.8% impervious coverage proposed. 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.

25 YEAR EXPIRATION REQUEST: Austin Water is requesting a 25 year expiration on this site plan permit once approved by commission. The 25 year site plan request is based on the need to update wastewater infrastructure to keep up with Austin's population growth. Rather than returning to commission every three years to request extensions, both DSD and Austin Water staff agreed to the long request and phased approach as outlined in 25-5-21. If the 25 year expiration request is granted, future necessary expansions to the plant will be more efficient with a quicker review and permitting process.

SUMMARY STAFF RECOMMENDATIONS:

CONDTIONAL USE: Staff recommends approval of the Conditional Use Permit. The existing wastewater plant is expanding in order to meet the demands of Austin's population growth. 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. The site plan will comply with all requirements of the Land Development Code prior to its release.

25 YEAR EXPIRATION: Staff recommends approval with conditions to allow this site plan permit to expire after 25 years instead of three. This expansion is proposed in three phases. Under 25-5-21(B), commission approval is required for development phasing if the date proposed for beginning construction of a phase is more than three years after the approval date of the site plan. The third phase of this site plan will occur after three years from approval. Staff recommends the 25

year expiration date with the condition that phases 2 and 3 (or any future phases added through corrections/revisions) are compliant with applicable City Code requirements at the time of each review.

Under LDC Section 25-5-21(D) the Land Use Commission shall approve a request for development phasing and establish dates for beginning construction of each phase if the Land Use Commission determines that the site plan complies with the requirements of Subsections (C)(1) through (3) of this section and that the applicant has demonstrated a reasonable need for the requested phasing dates.

25-5-63 C 1 - 3: The director shall approve a request for development phasing if the director determines that the site plan complies with the requirements of this subsection.

1. The entire development must be conducive to phasing, and each proposed phase must be a discrete and substantial part of the entire development.
2. Each development phase must independently satisfy the requirements of Section 25-5-43 (Site Plan Release).
3. If a traffic impact analysis is required, the phasing plan must implement solutions to identified traffic problems that are approved by the director.

The proposed phased site plan meets the following criteria:

1. The entire development must be conducive to phasing, and each proposed phase must be a discrete and substantial part of the entire development. **Each phase is needed and substantial to the proposed wastewater expansion.**
2. Each development phase must independently satisfy the requirements of Section 25-5-43 (Site Plan Release). **Each phase will independently meet the criteria established in 25-5-43**
3. If a traffic impact analysis is required, the phasing plan must implement solutions to identified traffic problems that are approved by the director. **No TIA is required for this site plan.**

PROJECT INFORMATION:

SITE AREA	127630.8 SF, 2.93 acres
ZONING	P (Public)
USE	Major Utility Facility
CVC	No
PROPOSED IMPERVIOUS COVER	39,314 SF, 30.8%
WATERSHED ORDINANCE	Current
PROPOSED ACCESS	Fish Ln
TIA	No, extremely low traffic generation
PROPOSED HEIGHT	NA
PARKING REQUIRED: 1	6 parking spots and one accessible spot

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	P	Major Utility Facility
<i>North</i>	Fish St. then GR-MU	Street then Multi-Family
<i>South</i>	Howard Ln. then MF-2	Street then Undeveloped
<i>East</i>	GR-CO	Service Station (7/11)
<i>West</i>	GR-CO	Undeveloped

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
 Friends of Austin Neighborhoods
 Harris Branch Master Association, Inc.
 Harris Ridge Owner's Association
 Harris Ridge Phase IV
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation

North Gate Neighborhood Association
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTexas
 Techridge Neighbors
 Sierra Club, Austin Regional Group

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: Facility will provide adequate and convenient off-street parking and loading facilities.
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 to 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: no pedestrian circulation will be impacted nor traffic use encumbered.
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No, the proposed site plan does not contribute to any of these effects.



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kfriese.com

August 19, 2020

City of Austin – Land Use Review – Intake Section
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Sent Via: Digital Delivery

Re: Dessau Wastewater Treatment Plant Expansion to 0.99 MGD Completeness Check

To Whom It May Concern,

Attached to this letter, please find the following for the above referenced project:

- One (1) electronic copy of Responses to Completeness Check Comments,
- One (1) electronic set of site plans,
- One (1) electronic copy of the Drainage and Water Quality Engineering Report,
- One (1) electronic copy of HMS Model.

This project for Austin Water (AW) involves the expansion of an existing AW Wastewater treatment Plant (WWTP) located in Northeast Austin. The existing site is located at 1621 ½ Fish Lane northwest of the intersection of Dessau Road and Howard Lane. A TIA is not required for this project. The existing site includes access from two driveways along Fish Lane which will be removed and replaced as part of the proposed access road improvements. The total site area developed under this project is 2.93 acres and includes an additional 0.49 acres of impervious cover.

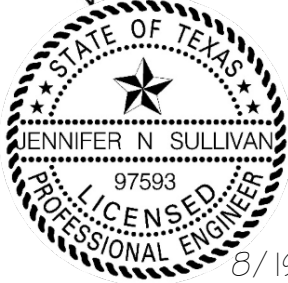
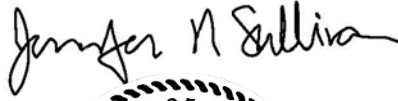
The overall proposed expansion of the Dessau Wastewater Treatment Plant (WWTP) to 0.99 MGD will include: construction of a headworks structure, FEB tank, new treatment unit, expansion of the wet well, odor control facility, cloth filter, sludge holding tank, chemical containment area, administrative building, concrete flow splitting structure, associated piping, and a paved access road.

The Dessau WWTP project is located within the Harris Branch Watershed, which is classified as a suburban watershed by the City of Austin watershed regulation map. Additionally, the entire project is located outside of the FEMA 100-year floodplain, as well as the City of Austin Fully Developed Floodplain. No Critical Water Quality Zones (CWQZ) or Water Quality Transition Zones (WQTZ) are located within the site boundary. Water quality treatment will be provided by a proposed sedimentation filtration pond, while detention will be provided through a separate proposed detention pond. Peak flow leaving the project site are detained at or below existing conditions. See the attached Drainage and Water Quality Engineering Report for more information on detention, water quality, and flow modeling.

City of Austin Land Use Review
August 19, 2020
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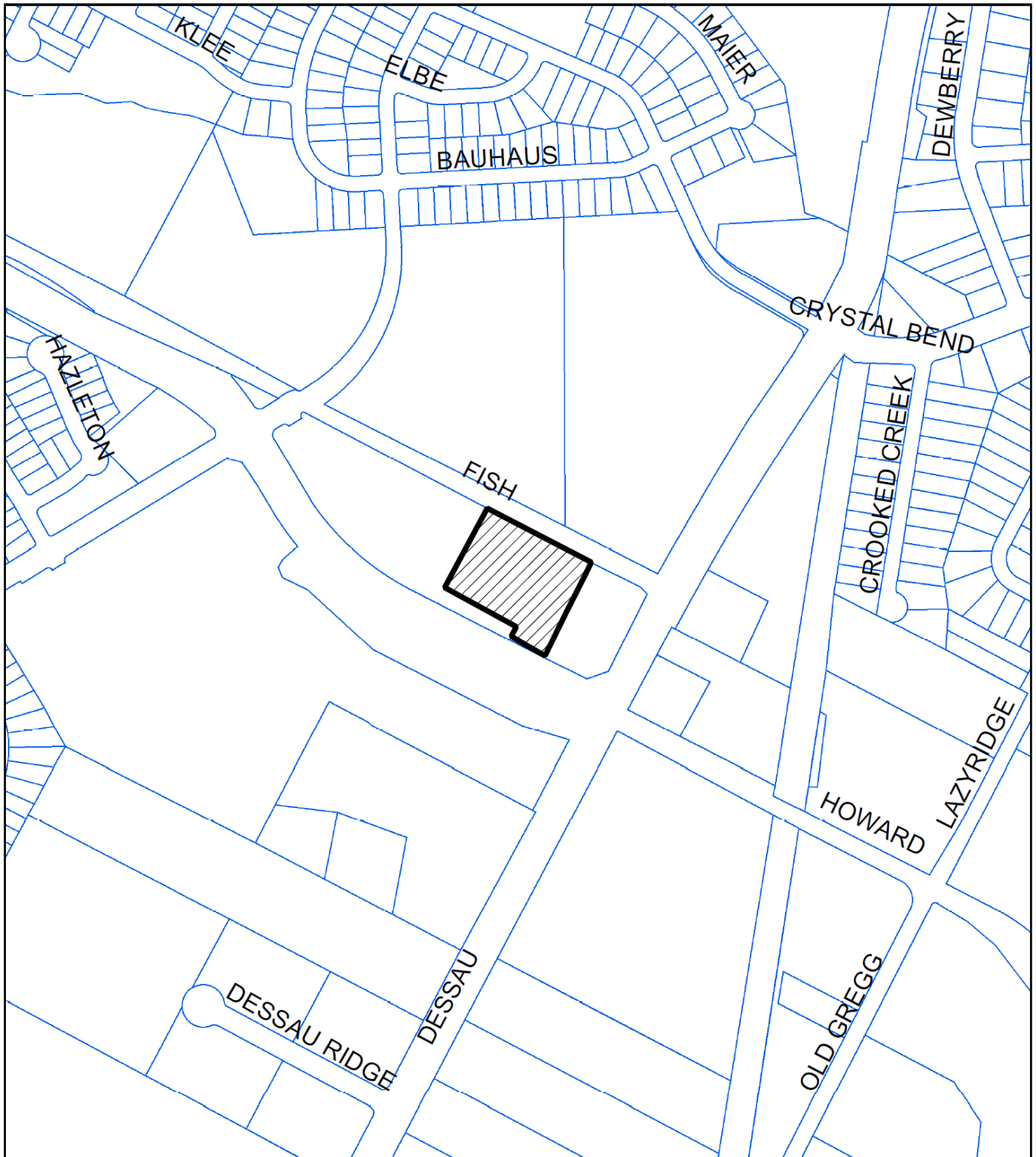
If you have any questions, please do not hesitate to contact me at (512) 338-1704 or by email at jsullivan@kfriese.com

Sincerely,



8/19/2020

Jennifer N. Sullivan, P.E.
Project Engineer



Subject Tract



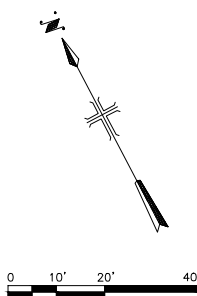
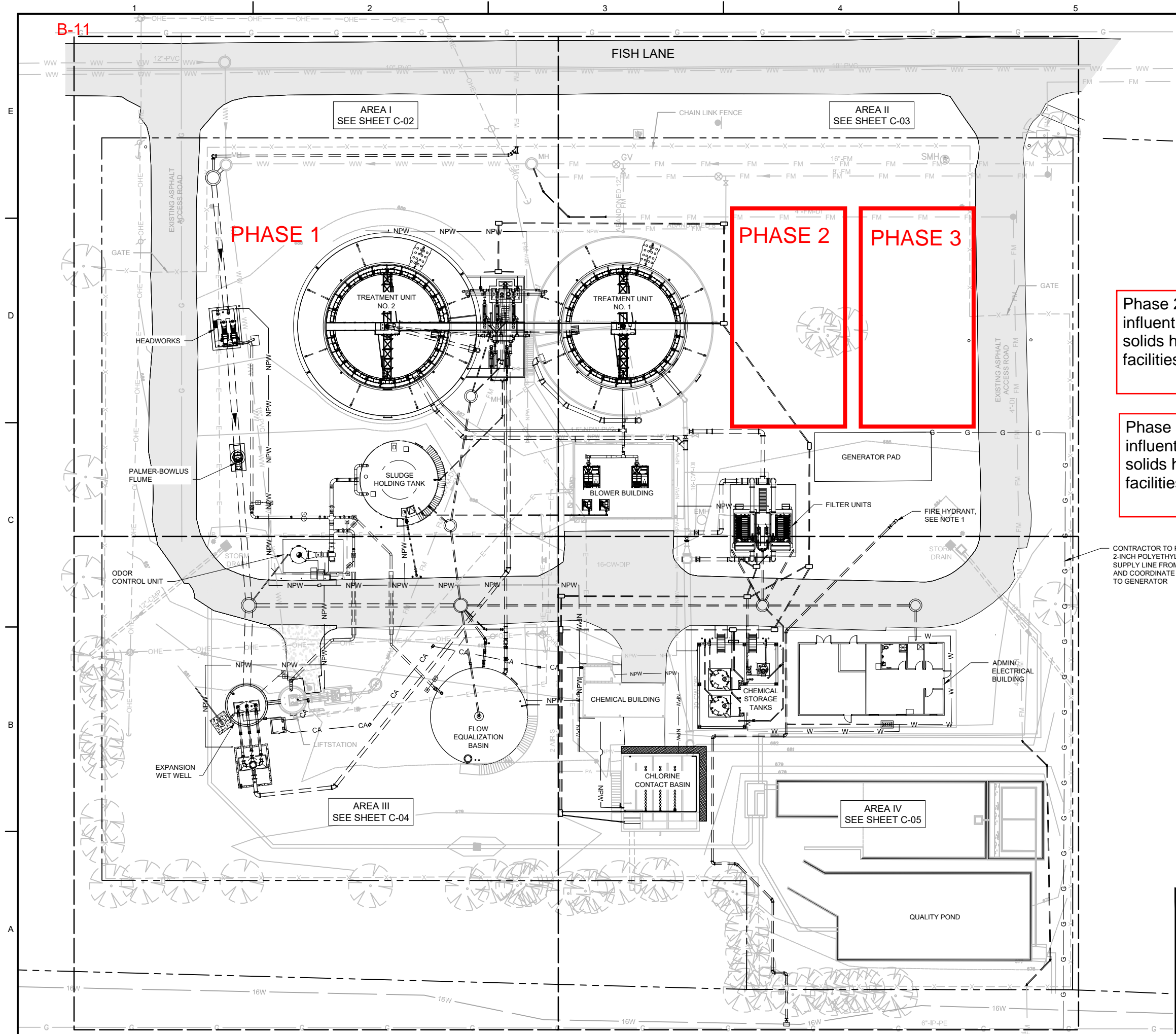
Base Map

CASE NO: SP-2020-0244C
ADDRESS: 1621 1/2 FISH LANE



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.



- NOTES:
1. FIRE HYDRANT SHALL BE A MINIMUM OF 50' FROM EDGE OF ADMIN/ELECTRICAL BUILDING.

Phase 2 includes, but not limited to, influent lift stations, aeration basins, solids handling facilities, disinfection facilities, and tertiary filters

Phase 3 includes, but not limited to, influent lift stations, aeration basins, solids handling facilities, disinfection facilities, and tertiary filters

CONTRACTOR TO PROCURE NEW 2-INCH POLYETHYLENE GAS SUPPLY LINE FROM TEXAS GAS AND COORDINATE CONNECTION TO GENERATOR

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW DOCUMENTS, NOT FOR CONSTRUCTION. RELEASED UNDER AUTHORIZATION BY STEPHANIE SUE TX PE # 93901



DESSAU WASTEWATER TREATMENT PLANT EXPANSION TO 0.99 MGD

NO.	DATE	REVISION	BY

DATE: DECEMBER 2019
PROJECT NO.: 30002302
DESIGNED BY: G.KEHOE
DRAWN BY: N.CANDELAS
CHECKED BY: _____

SHEET TITLE
CIVIL
PROPOSED SITE PLAN, PIPING PLAN AND KEY PLAN

SITE PLAN APPROVAL SHEET OF
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905=A) _____ DWPZ _____ DDZ _____
Director, Planning and Development Review
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SCALE: 1" = 20'-0"
SHEET C-01
27 OF 225



City of Austin | Austin Water
P.O. Box 1088 Austin, TX 78767
AustinWater.org

February 8, 2022

Denise Lucas
Director Development Services Department
505 Barton Springs Road
Austin, Texas 78704

Re: Site Plan Phased Deferred Submittals
SP-2020-0244C
Dessau Wastewater Treatment Plant Expansion

Dear Ms. Lucas:

Austin Water, a department of the City of Austin, (“the Applicant”), is the owner and operator of the Dessau Wastewater Treatment Plant (“Dessau WWTP”). The Dessau WWTP was constructed in 1985 and serves the northeast portion of Austin. Austin Water owns, operates and maintains the property. The property contains a wastewater process treatment basin, equipment, chemical and electrical buildings, and other pipeline infrastructure.

For Austin Water to provide continued resilient and reliable service in a timely manner, Austin Water respectfully requests deferrals of submittal requirements for future phases of the submitted site plan for Dessau Wastewater Treatment Plant Expansion referenced by City of Austin Case No. SP-2020-0244C (the “Project”) for up to twenty-five (25) years from the date of approval by the Land Use Commission. I understand from Christine Barton-Holmes, Program Manager III, Development Services Department, that the continued expansion of a wastewater treatment plant is a reasonable site plan in which to request such deferrals and that the Land Use Commission has previously deferred site plan phased submittals for comparable lengths of time. This request is made in accordance with Sections 25-5-21 and 25-5-22 of the Land Development Code and is in alignment with estimated multi-year future phased expansions of the Dessau WWTP in 2024, 2036, and 2047.

Under Section 25-5-21, the Land Use Commission’s approval is required if the phases extend beyond three years. In accordance with Section 25-5-22, the Director can defer the review of the submittal requirements for future phases. Austin Water shall complete all phases in compliance with applicable City Code requirements at the time of each review. Phased treatment facilities include, but not limited to, influent lift stations, aeration basins, solids handling facilities, disinfection facilities, and tertiary filters. The approval of the deferrals is necessary and would result in a smoother permitting and review process as the Dessau WWTP future phased expansions occur.

If you have any questions, comments, or need additional information, please do not hesitate to contact me directly.

Respectfully,



Charles Celauro, P.E.
Division Manager, Facility Engineering
City of Austin, Austin Water| Engineering Services
512-972-0208 | charles.celauro@austintexas.gov

cc: Greg Meszaros, Director, Austin Water
Shay Ralls-Roalson, P.E., Assistant Director, Austin Water
Shwetha Pandurangi, P.E., C.F.M., Division Manager, Austin Water