



MEMORANDUM

TO: City of Austin Environmental Board Members

FROM: Robert B. Botto
Environmental Program Coordinator
Watershed Protection Department

DATE: September 30, 2011

SUBJECT: Water Service Extension Request (#3037) Foundation Retail Development

WPD staff review water and wastewater service extension requests (SER) for service outside the City of Austin in the Drinking Water Protection Zone. Austin's Water and Wastewater Commission uses our review and your recommendation – should you choose to make one, to help decide whether to recommend an SER to Austin's City Council for final approval.

Enclosed please find a brief discussion of Foundation Retail Development's water SER, information about the service and a location map of the proposed alignment for the water line. I will brief you next Wednesday at your regularly scheduled meeting. In the meantime, please do not hesitate to call me at 974-2187 with your questions or comments.

Sincerely,

Robert B. Botto

RB:rb

**WATER AND WASTEWATER SERVICE
EXTENSION REQUEST FOR
CONSIDERATION**

Name: Foundation Retail Development

Service Requested: **Water**

SER-3037

Hansen Service Request Number 433645

Date Received: 07/18/2011

Location: 11101 N FM 620 RD AUSTIN TX 78726- FOUNDATION RETAIL DEVELOPMENT

Acres: 5.03

Land Use: RETAIL

Alt. Utility Service or S.E.R. Number: Onsite Sewage Facilities

Quad(s): E38

DDZ: NO

Drainage Basin: BULL

Pressure Zone: NORTHWEST C

DWPZ: YES

Flow: (Estimated Peak Hour Flow, Gallons per Minute) 29 GPM

% Within City Limits: 0

Cost Participation: \$0.00

% Within Limited Purpose: 0

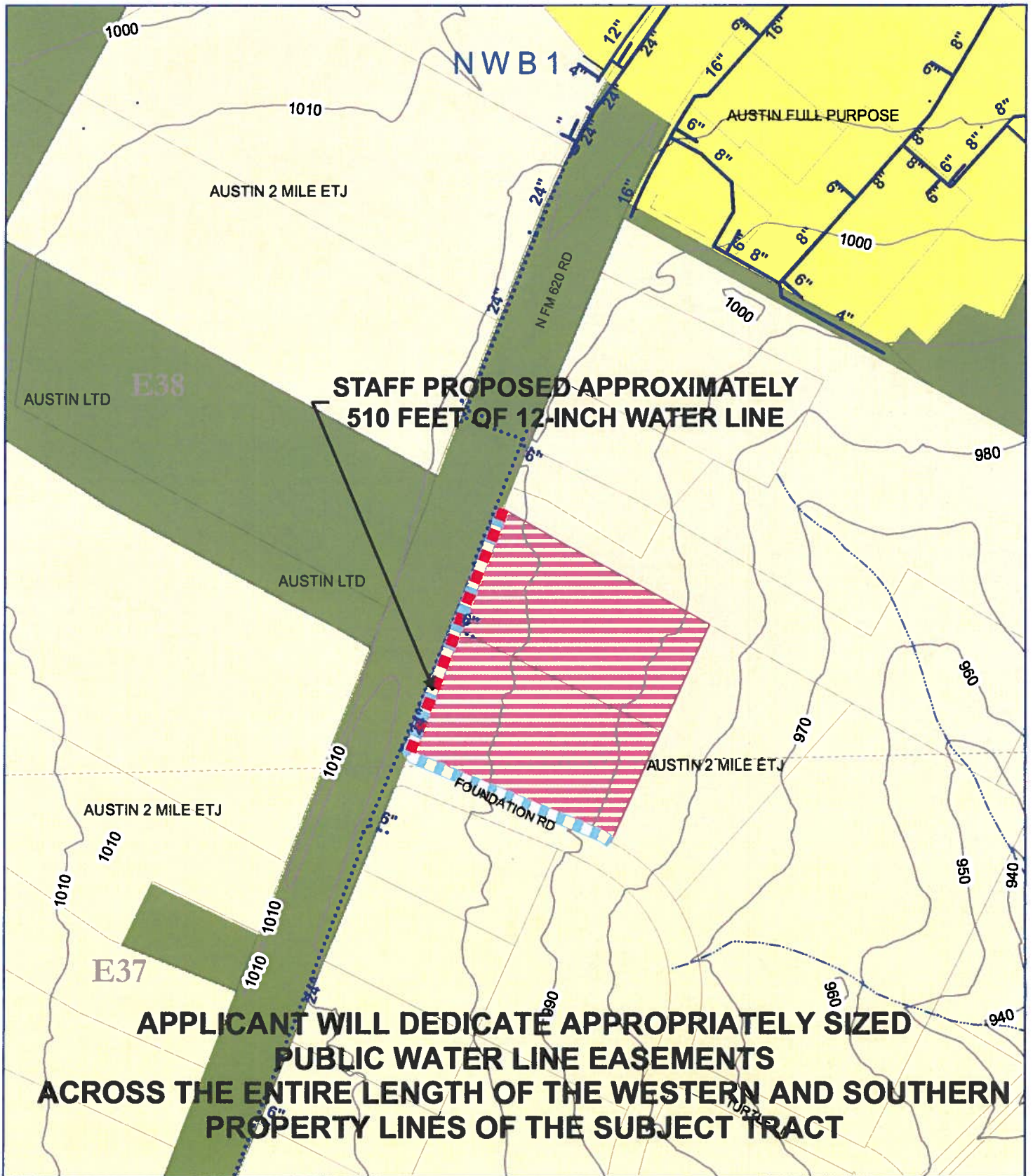
Description of Improvements:

Applicant will construct approximately 510 feet of 12-inch water line from the proposed 16-inch water stub (Project 2010-0102; this short portion of proposed 16-inch water stub is connected to the proposed 24-inch transmission main) near the southwest corner of the subject tract at FOUNDATION RD, north along N FM 620 RD to the northwest corner of the subject tract. Applicant will install an appropriately sized cross at this stub to allow extension of water lines in N FM 620 RD and FOUNDATION RD. Applicant will dedicate appropriately sized public water line easements across the entire length of the western and southern property lines of the subject tract.

NOTE: Fire Flow Requirement of 2,250 gpm based on Engineering Calculations from Robert C. Thompson, P.E. received on 8/1/2011.







Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
- 3) The level of service approved by this document does not imply commitment for land use.
- 4) Public Utility Lines must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Utility Engineering Review.
- 5) Approval of a site plan that meets the Fire Department requirements for fire control.
- 6) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 7) Proposed public water improvements must be placed in the public right-of-way or Approved Utility Easements. Utility Easements must be in place prior to Construction Plan approval.
- 8) The approved Service Extension will automatically expire 120 days after date of approval unless a development application has been accepted by the Planning and Development Review Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.
- 9) Approval by the City Council will be required based on Austin City Code § 25-9-35.



0 200 400 800 Feet

W. S.E.R. Name: Foundation Retail Development
W. S.E.R. Number: 3037

-  **Subject Tract**
- Jurisdiction**
-  Full-Purpose City Limit
-  Limited-Purpose City Limit
-  2-Mile ETJ
-  SER Proposed Water Line
-  SER Proposed Easement

Foundation Retail Development Water Service Extension Request #3037

1) Will future development be required to comply with current code?

Foundation Retail Development is grandfathered and not subject to current development requirements for water quality in Bull Creek, a Water Supply Suburban Watershed. The applicant requested and received 1704 status, which entitles them to develop under older regulations. In 1976, when the subdivision plat was approved, the city did not have water quality requirements for development that would apply to the Foundation Retail Development.

Developments with older applications such as this one do not require buffers for streams or sensitive features known as CEFs; stormwater treatment; nor do they require limits to impervious cover or construction on steep slopes. Because this site is not close to a regulated stream, and relatively flat, current requirements for stream buffers or construction on steep slopes would not apply; however, current requirements would limit impervious cover, require stormwater treatment, and if any, buffers for CEFs.

Impervious cover, as proposed, is approximately 54 percent. Current requirements limit impervious cover to 40 percent, or with transfers, to 55 percent of the net site area. Without transfers, e.g. land set aside that cannot be developed, current requirements would require the applicant to reduce impervious cover.

As proposed, the applicant will not provide stormwater treatment for water quality. Current code would require the applicant to capture, isolate, and treat at least the first 0.8 inches of runoff draining to the control from the site.

The site is over what the City of Austin recognizes as the recharge zone for the Northern Edwards Aquifer; however, it is outside of what the TCEQ defines as the recharge zone and not subject to their development regulations, i.e. the Edwards Rules, which would require the applicant to treat stormwater.

2) Would the requested service result in a more intense development than would be possible absent the service?

Water service would not result in a more intense commercial development provided the applicant could drill a well and secure a sufficient amount of groundwater to meet their needs.

3) Is the site in an area in which we are encouraging development?

The Foundation Retail Development site is in the Drinking Water Protection Zone (DWPZ). Unlike the Desired Development Zone (DDZ), the City does not provide cost

incentives or reimbursement for water or wastewater infrastructure in DWPZ. Infrastructure allowances could be said to encourage development in the DDZ, while not explicitly discouraging development in the DWPZ.

4) Would centralized service solve known or potential environmental problems?

Centralized water service would not solve any known or potential environmental problems; however, poorly constructed, maintained, or aging groundwater wells can provide pathways for pollutants and degrade groundwater in the vicinity.

5) Is serving the area consistent with our long-term service area and annexation goals?

Applicants must request annexation as a condition of service; however, there are no near term plans to annex the Foundation Retail Development site. Austin Water Utility has plans to build a transmission line along FM 620, which will connect to existing lines north and south of the site and provide water service to this and other customers in the area.