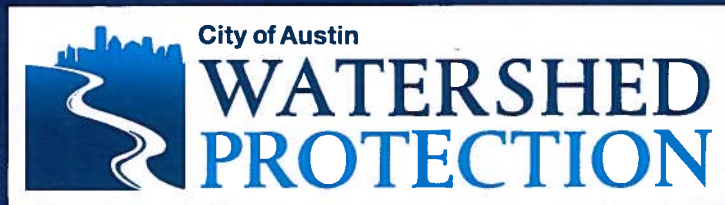


**Austin Seventy One  
Water  
Service Extension Request  
#2998**

**Briefing to the Environmental Board  
February 15, 2012**

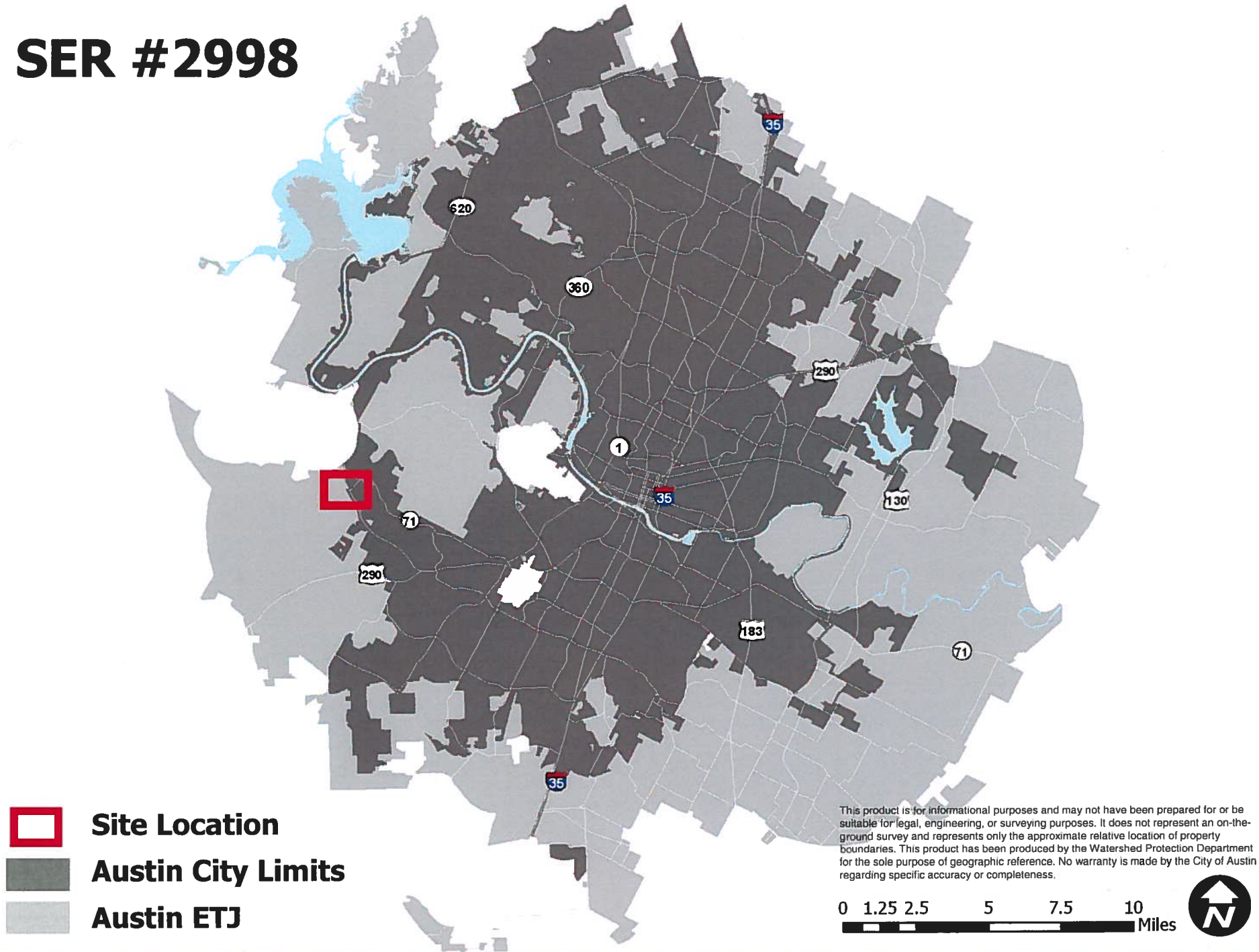


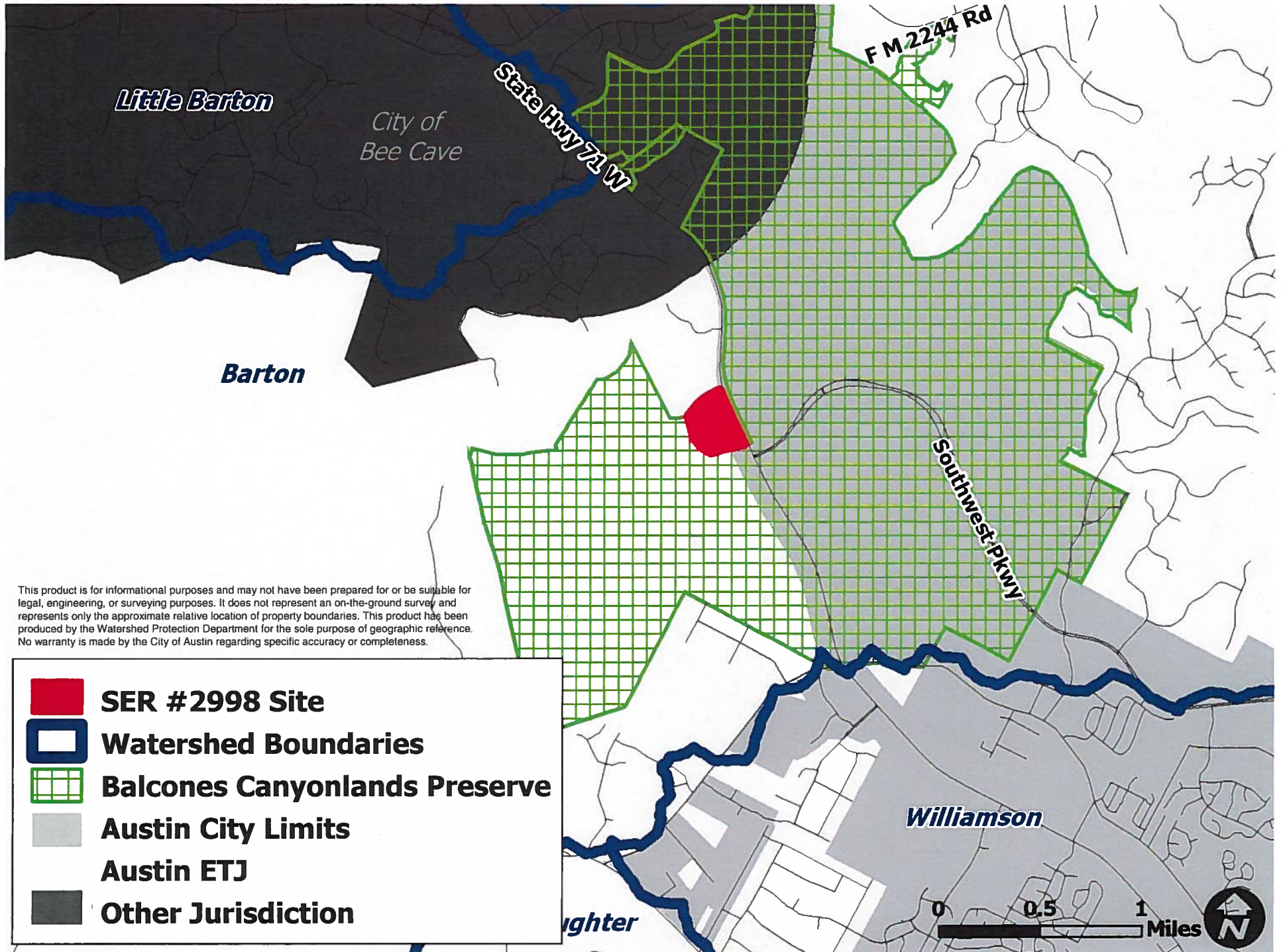
**Kelly Gagnon  
Watershed Policy & Planning**

# Request Summary







- **Request for water service by the Austin Water Utility**
- **Proposed subdivision on 30.95 acre tract:**
  - 15 single-family residences (mobile homes)
  - 11 condominium units
- **Located in Austin Water's CCN**
- **Located in Austin's 2-Mile ETJ**
- **Drinking Water Protection Zone**
- **Barton Creek Watershed, Barton Springs Zone**
- **Edwards Aquifer Contributing Zone**
- **Subject to the SOS Ordinance**

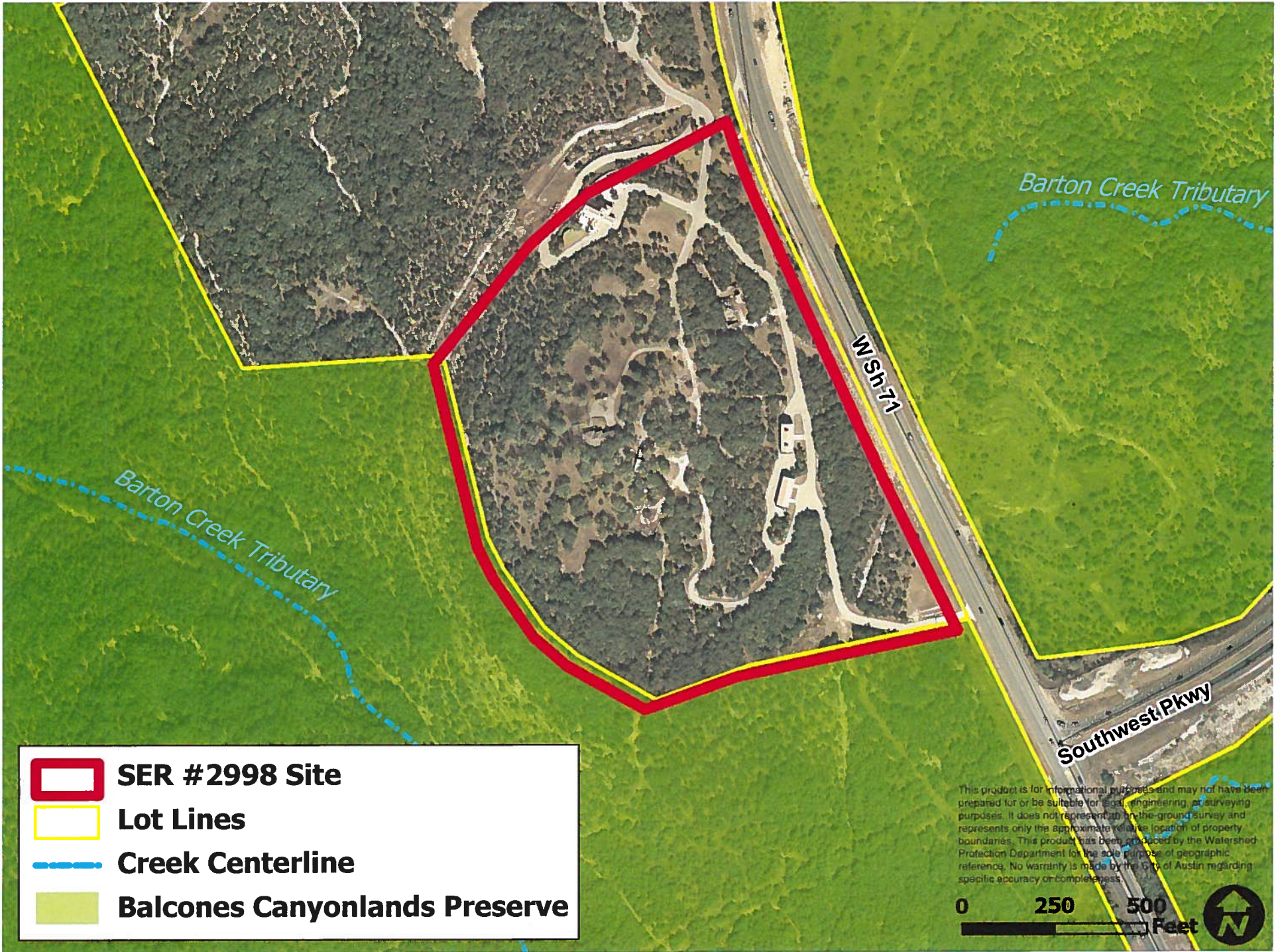
# SER #2998





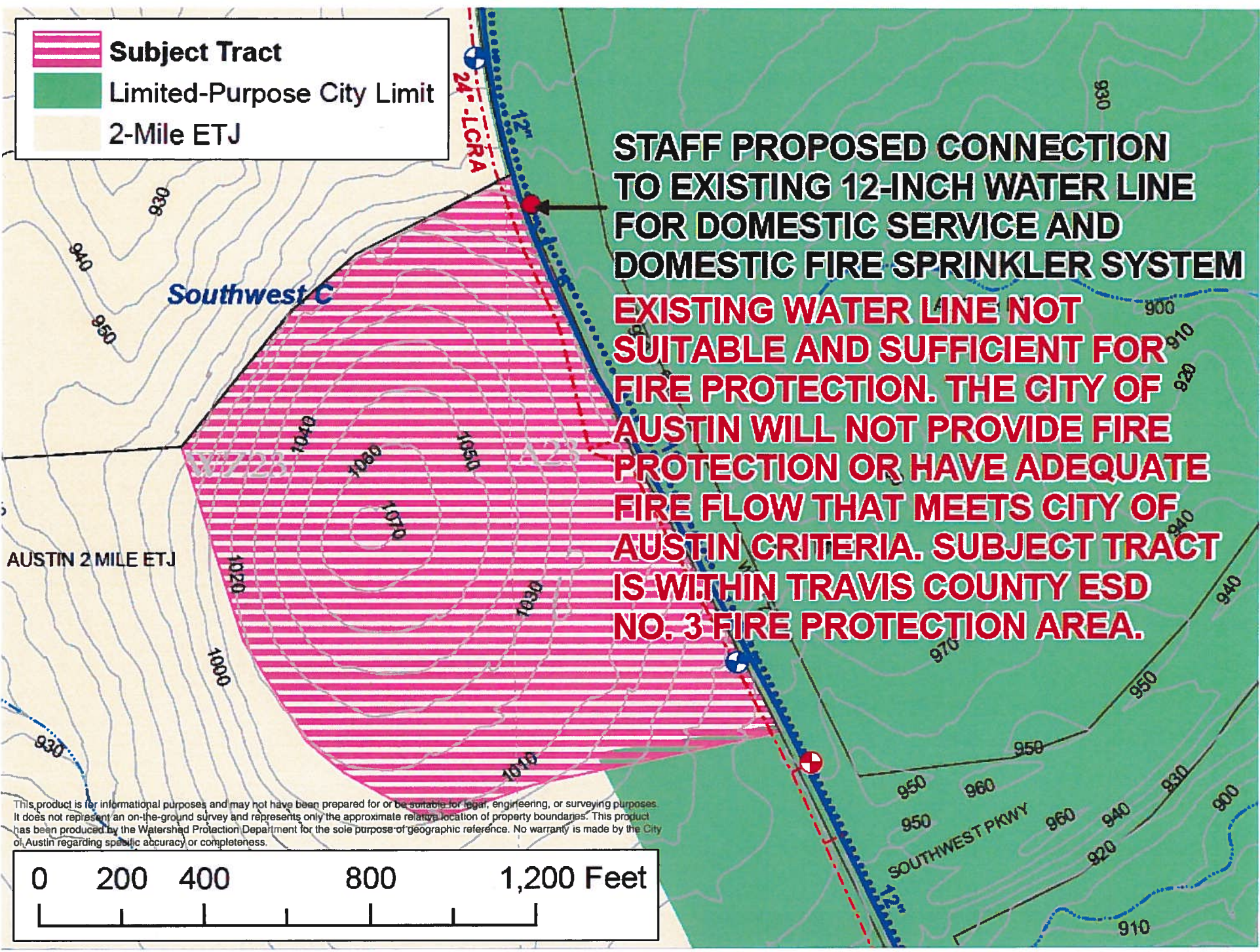
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

|   |                                      |
|---|--------------------------------------|
|  | <b>SER #2998 Site</b>                |
|  | <b>Watershed Boundaries</b>          |
|  | <b>Balcones Canyonlands Preserve</b> |
|  | <b>Austin City Limits</b>            |
|  | <b>Austin ETJ</b>                    |
|  | <b>Other Jurisdiction</b>            |



# **SER #2998 Summary**

- **Description of Proposed Extension:**
  - **Connection to 12" water line in SH 71 for domestic service and domestic fire sprinkler systems.**
  - **Existing line not suitable and sufficient for fire protection. LCRA has agreed to provide water for fire flows at the property from 24" LCRA water main adjacent to property.**



**Subject Tract**

**Limited-Purpose City Limit**

**2-Mile ETJ**

**STAFF PROPOSED CONNECTION TO EXISTING 12-INCH WATER LINE FOR DOMESTIC SERVICE AND DOMESTIC FIRE SPRINKLER SYSTEM**

**EXISTING WATER LINE NOT SUITABLE AND SUFFICIENT FOR FIRE PROTECTION. THE CITY OF AUSTIN WILL NOT PROVIDE FIRE PROTECTION OR HAVE ADEQUATE FIRE FLOW THAT MEETS CITY OF AUSTIN CRITERIA. SUBJECT TRACT IS WITHIN TRAVIS COUNTY ESD NO. 3 FIRE PROTECTION AREA.**

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 Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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

**Yes. The proposed development is subject to current watershed regulations, including the SOS Ordinance.**

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

**No. According to Austin Water, the property can be provided water service through an adjacent 24" Lower Colorado River Authority water main.**



### **3) Is the site located in an area where the City of Austin is encouraging development?**

**No. The development is located in the Barton Springs Zone and the Drinking Water Protection Zone.**

**However, the development is located within Austin Water's CCN and there is an existing 24" LCRA water line that would otherwise provide service.**

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

**No. Centralized service would not solve any known or potential environmental problems.**

**5) Is serving the area consistent with long-term service area or annexation goals?**

**Yes. The development is located within Austin Water's CCN.**

# Contact Information

**Kelly Gagnon**

**Watershed Protection Department**

**City of Austin**

**(512) 974-9368**

**[kelly.gagnon@austintexas.gov](mailto:kelly.gagnon@austintexas.gov)**

## **Water & Wastewater Service Extension Requests Description of Process**

- A service extension request (SER) is an application for city water or wastewater service from a property owner or developer.
- Service may involve construction of a new line or an associated facility.
- SERs require Council approval for property located:
  - In the Drinking Water Protection Zone (DWPZ),  
and
  - Outside Austin’s Full Purpose Jurisdiction
- The Water and Wastewater (W&WW) Commission makes recommendations to Council for SERs requiring their approval.
- Staff reviews SERs requiring Council approval and briefs the Environmental Board (EB) about:
  - Proposed or existing development, and
  - How service might affect that development and water quality.
- W&WW Commission takes our review and your motion into consideration when developing their recommendation.



**STAFF PROPOSED CONNECTION TO EXISTING 12-INCH WATER LINE FOR DOMESTIC SERVICE AND DOMESTIC FIRE SPRINKLER SYSTEM EXISTING WATER LINE NOT SUITABLE AND SUFFICIENT FOR FIRE PROTECTION. THE CITY OF AUSTIN WILL NOT PROVIDE FIRE PROTECTION OR HAVE ADEQUATE FIRE FLOW THAT MEETS CITY OF AUSTIN CRITERIA. SUBJECT TRACT IS WITHIN TRAVIS COUNTY ESD NO. 3 FIRE PROTECTION AREA.**

**W. S.E.R. Name: Austin Seventy One**

**W. S.E.R. Number: 2998**

Utility Development Services Plotted 12/30/2011

**Gagnon, Kelly**

**From:** Kirk, Colleen [Colleen.Kirk@austintexas.gov]  
**Sent:** Friday, December 30, 2011 3:53 PM  
**To:** Lawson, Lee  
**Cc:** Barron, Bradley; Grabbs, James; Huggins, Cole; Jaeger, Phillip; Miri, Seyed  
**Subject:** Austin Seventy One Water SER-2998 WPD Review  
**Attachments:** image001.png; ser2998DRAFT2011-12-30.pdf

Lee,

I have been instructed to send this Water Service Extension Request (SER) Project over to you for review.

**Austin Seventy One Water SER-2998 (10549 W SH 71):**

This project is in the City of Austin's 2-mile ETJ and in the DWPZ. This SER is for a proposed subdivision, consisting of 15 single family residences and 11 condominium units. The DRAFT SER and associated map have been included. Please review this project and provide us a response within the specified timeframe.

If you determine that this SER will need to be reviewed by the Environmental Board, it would be ideal if it could go no later than the February 1st meeting, so that we can make the March W/MW Commission and City Council meetings. If it is scheduled later than February 1<sup>st</sup>, we will probably have to push it out to April.

Calculations for estimated utility requirements:

|   |                           |   |                                     |                        |      |
|---|---------------------------|---|-------------------------------------|------------------------|------|
| <b>SER Name:</b>  | <b>Austin Seventy One</b> |   | <b>Water SER#</b>                   | <b>2998</b>            |      |
| <b>Acres:</b>   | <b>30.946</b>             | <b>Fire Flow (gpm):</b>                       | <b>1750</b>                         | <b>Wastewater SER#</b> |      |
|   |                           | <input checked="" type="checkbox"/> Sprinkled |                                     | <b>OSSF</b>            |      |
|   |                           |   | <b>LUE TOTAL:</b>                   | <b>22.7</b>            |      |
| <b>Water Flow: (Estimated Peak Hour Flow, Gallons per Minute)</b>                 |                           |   |                                     |                        |      |
| <b>Water Flow: (Estimated Peak Day Flow, Gallons per Minute)</b>                  |                           |   |                                     |                        |      |
| <b>Water Flow: (Estimated Avg Day Flow, Gallons per Minute)</b>                   |                           |   |                                     |                        |      |
| <b>Water Flow (Estimated Peak Day Flow, Gallons per Minute) + Fire Flow (gpm)</b> |                           |   |                                     |                        |      |
| <b>Average Wastewater Flow (gallons/day)</b>                                      |                           |   |                                     |                        |      |
| <b>Wastewater Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute)</b>     |                           |   |                                     |                        |      |
| <b>Proposed Development Intended Use (Residential)</b>                            |                           |   | <b>LUE</b>                          | <b>Estimated</b>       |      |
|   |                           |   | <b>CONVERSION (L.U.E. per Unit)</b> | <b>L.U.E.</b>          |      |
| Single Family Residence; Modular Home;  |                           |   | 15                                  | 1                      | 15.0 |
| Mobile Home;  |                           |   |                                     |                        |      |
| Triplex; Fourplex; Condo Unit; P.U.D. Unit (6+ Units/Acre to 24 Units/Acre);      |                           |   | 11                                  | 0.7                    | 7.7  |
|   |                           |   | <b>LUE TOTAL:</b>                   | <b>22.7</b>            |      |

**THIS DRAFT SERVICE EXTENSION PROPOSAL IS PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME PRIOR TO FINAL APPROVAL. Creation of Utility Plans or any other Documentation based on this DRAFT SER is NOT ADVISED.**

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

Name: Austin Seventy One

Service Requested: Water

|          |                                      |                           |
|----------|--------------------------------------|---------------------------|
| SER-2998 | Hansen Service Request Number 426971 | Date Received: 04/18/2011 |
|----------|--------------------------------------|---------------------------|

Location: 10549 W SH 71 AUSTIN TX 78735- AUSTIN SEVENTY ONE

|              |                       |
|--------------|-----------------------|
| Acres: 30.95 | Land Use: RESIDENTIAL |
|--------------|-----------------------|

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

|                   |         |
|-------------------|---------|
| Quad(s): A23 W223 | DDZ: NO |
|-------------------|---------|

|                        |                            |           |
|------------------------|----------------------------|-----------|
| Drainage Basin: BARTON | Pressure Zone: SOUTHWEST C | DWPZ: YES |
|------------------------|----------------------------|-----------|

|   |                         |
|---|-------------------------|
| Flow: (Estimated Peak Hour Flow, Gallons per Minute) 50 GPM | % Within City Limits: 0 |
|---|-------------------------|

|                            |                             |
|----------------------------|-----------------------------|
| Cost Participation: \$0.00 | % Within Limited Purpose: 0 |
|----------------------------|-----------------------------|

**Description of Improvements:**

Applicant shall make an appropriately-sized connection to the existing 12-inch water line in W SH 71 (Project No. 2010-0024) for domestic use, including the proposed domestic fire sprinkler systems. The 12-inch water line in W SH 71 is currently in service, but has not been accepted by the City of Austin. Final acceptance of this line must be completed before any connections can be made to it.

NOTES: 1) Sprinkled fire flow requirement of 1,750 gpm based on engineering calculations from Jerome Perales, P.E. received on 4/18/2011 and approved by Michael Lacey, Fire Marshal of Travis County ESD No. 3 on 9/08/2011. 2) Fire Flow Requirement of 1,750 gpm will not be provided by the City of Austin. The subject tract is within Travis County ESD No. 3 fire protection area. The fire protection plan approved by Travis County ESD No. 3 requires the installation of residential NFPA 13D fire sprinkler systems in all homes constructed through the subdivision. 3) LCRA has agreed to provide water for fire flows at the property, per letter signed by Dennis Daniel, LCRA Manager of Customer & Business Strategy, on 11/14/2011. LCRA must be a signatory to the City of Austin approved construction plans, indicating their agreement to provide water for fire flows that meets the requirement for the development. 4) Applicant shall install Pressure Reducing Valves (PRV) on the property owner's side of the meter for each domestic connection, per the City of Austin Code.

**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 approved by Austin Water Utility Engineering Review and 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.

Thank you,

**Colleen Kirk, P.E.**  
 Utility Development Services Division  
 Austin Water Utility Department

2/9/2012

625 E. 10th St., Suite 715, Austin, TX, 78701  
Phone (512) 972-0266, Fax (512) 972-0251

\*\*\*NOTE NEW EMAIL ADDRESS: [colleen.kirk@austintexas.gov](mailto:colleen.kirk@austintexas.gov) \*\*\*



**Gagnon, Kelly**

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**From:** Kirk, Colleen [Colleen.Kirk@austintexas.gov]  
**Sent:** Monday, February 06, 2012 8:43 AM  
**To:** Gagnon, Kelly  
**Cc:** Jennings, Bart  
**Subject:** Austin 71 - CCN/Water Service

Kelly,

The Austin Seventy One site is located within Austin Water's certificate of convenience and necessity (CCN), formerly the CCN of Water Control and Improvement District #14. The City purchased Water Control and Improvement District #14 in 1998.

The holder of a CCN is legally obligated to provide water service in accordance with its service extension policies. Since this property is located within the Drinking Water Protection Zone, City Council must consider the landowner's Service Extension Request. If City Council does not authorize Austin Water providing water service to the property, the City would be required to go to the Texas Commission on Environmental Quality and request that the property be removed from Austin Water's CCN. However, City Council's denial of utility service to the property would not impede the development of this property. The property can easily be provided water service through an adjacent Lower Colorado River Authority water main.

**Colleen Kirk, P.E.**  
Utility Development Services Division  
Austin Water Utility Department  
625 E. 10th St., Suite 715, Austin, TX, 78701  
Phone (512) 972-0266, Fax (512) 972-0251

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2/9/2012