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VIA EMAIL

Ms. Gwendolyn Webb
Chair
Water and Wastewater Commission
City of Austin
625 E. 10th Street
Austin, Texas 78701

Re: 4301 Bee Cave Road, West Lake Hills, Texas 78746

Dear Ms. Webb:

I represent the owners of 4301 Bee Cave Road in the City of West Lake Hills. This Property is in the Eanes Creek Watershed and the Edwards Aquifer Contributing Zone and drains directly to Lady Bird Lake.

The Property has an approved commercial development site plan which will be developed with an onsite sewage facility (OSSF) approved by the City of West Lake Hills, if it is not allowed to tie into the City of West Lake Hills sewer system pursuant to the Wholesale Wastewater Service Agreement with the City of Austin. This OSSF will likely require a significant portion of the effluent irrigation fields to be located within the 100-year flood plain of Eanes Creek.

To the best of my knowledge, there are only two commercial properties in West Lake Hills, including this tract, which are situated such as to be capable of connecting to existing Connecting Facilities and which could take advantage of the proposed amendment to the Wholesale Wastewater Service Agreement.


We urge you to favorably consider this recommendation enabling these properties to connect to the City of West Lake Hills sewer system.

The Property owner dedicated a wastewater easement across its Property to allow the West Lake Hills sewer line to be built crossing its property. It makes no sense not to allow this connection and avoid surface disposal of treated effluent in the 100-year flood plain of Eanes Creek when a collective sewer connection is feasible and immediately available. As I understand it, the original intent in allowing only limited wholesale service connections to the City of Austin system was to protect water quality for properties that otherwise would be developed or were already developed in the commercial corridor of West Lake Hills with onsite septic systems. As stated earlier, there are only two commercial properties which are currently capable of tying into existing Connecting Facilities that will be built whether connected to the West Lake Hills sewer system or built with

onsite sewage facilities at the same density levels.

Accordingly, approval of this recommendation would not lead to an unintended expansion of development in West Lake Hills which could conceivably encourage further degradation of water quality in the Eanes Creek Watershed, but rather would enhance water quality protection in the Eanes Creek Watershed.

Respectfully submitted.

A handwritten signature in black ink, appearing to read "Terrence L. Irion", is written over the typed name.

Terrence L. Irion
Attorney for Bensal Limited Partnership
TLI:lm

Cc: Bart Jennings
Robert Wood
Bensal Limited Partnership