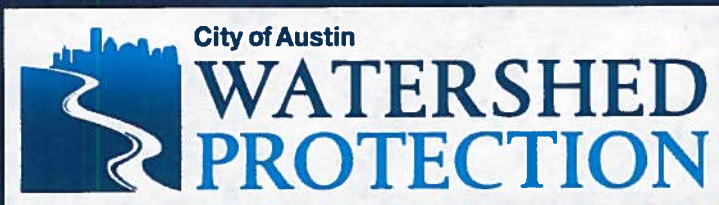


Landmark Conservancy Wastewater Service Extension Request #3152

Briefing to the Environmental Board
May 1, 2013



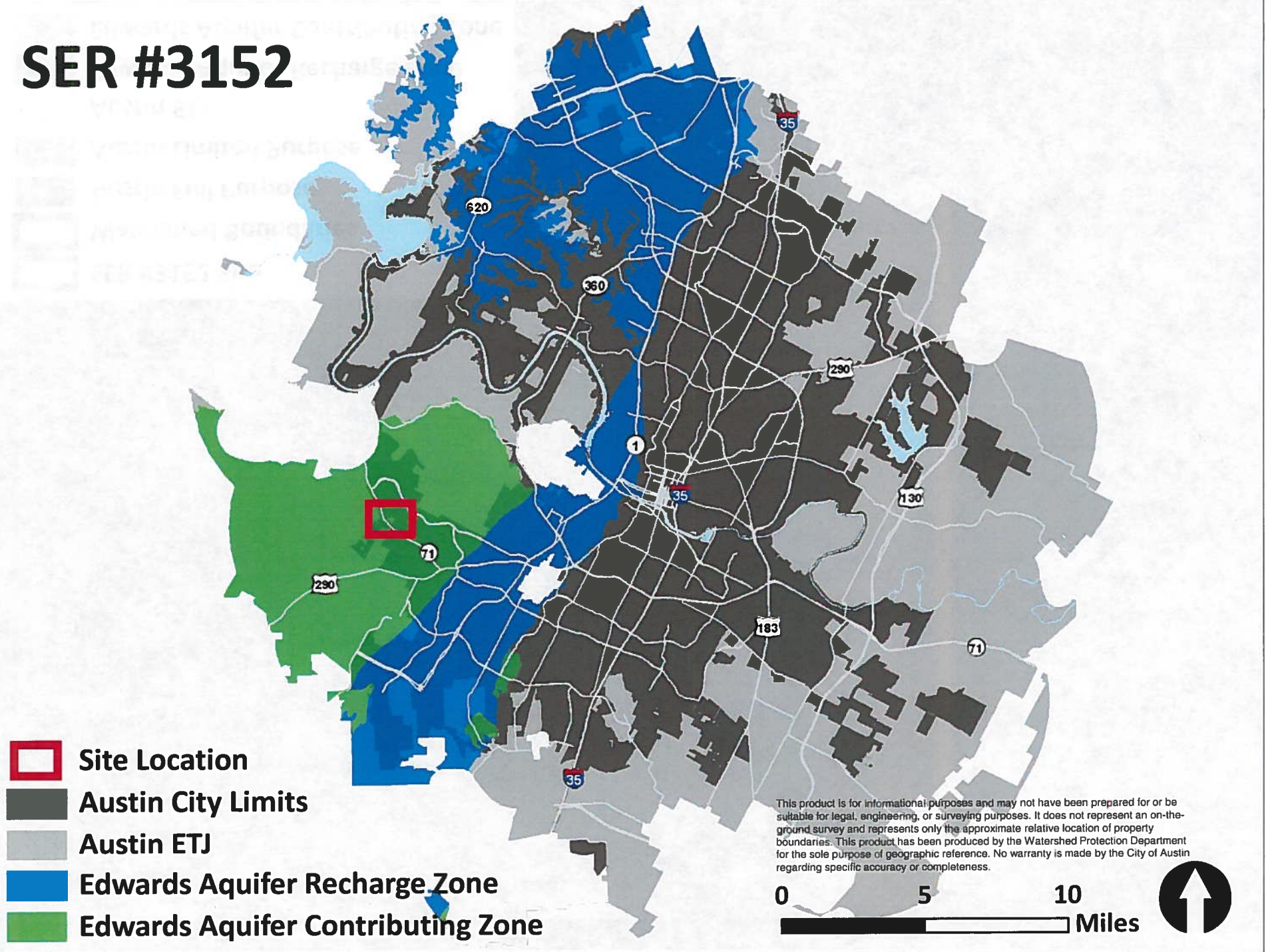
Kelly Gagnon
Watershed Policy & Planning

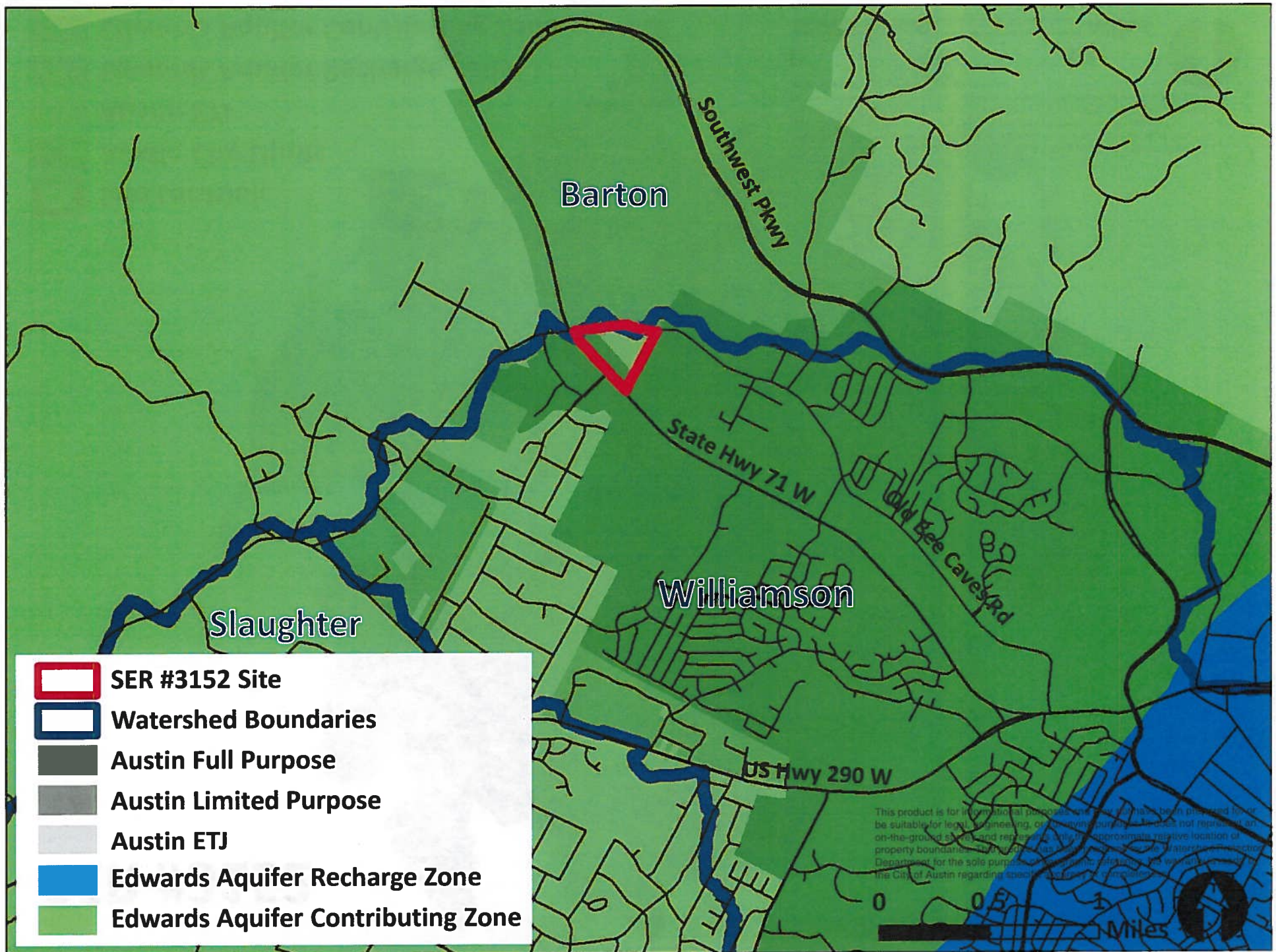
Request Summary

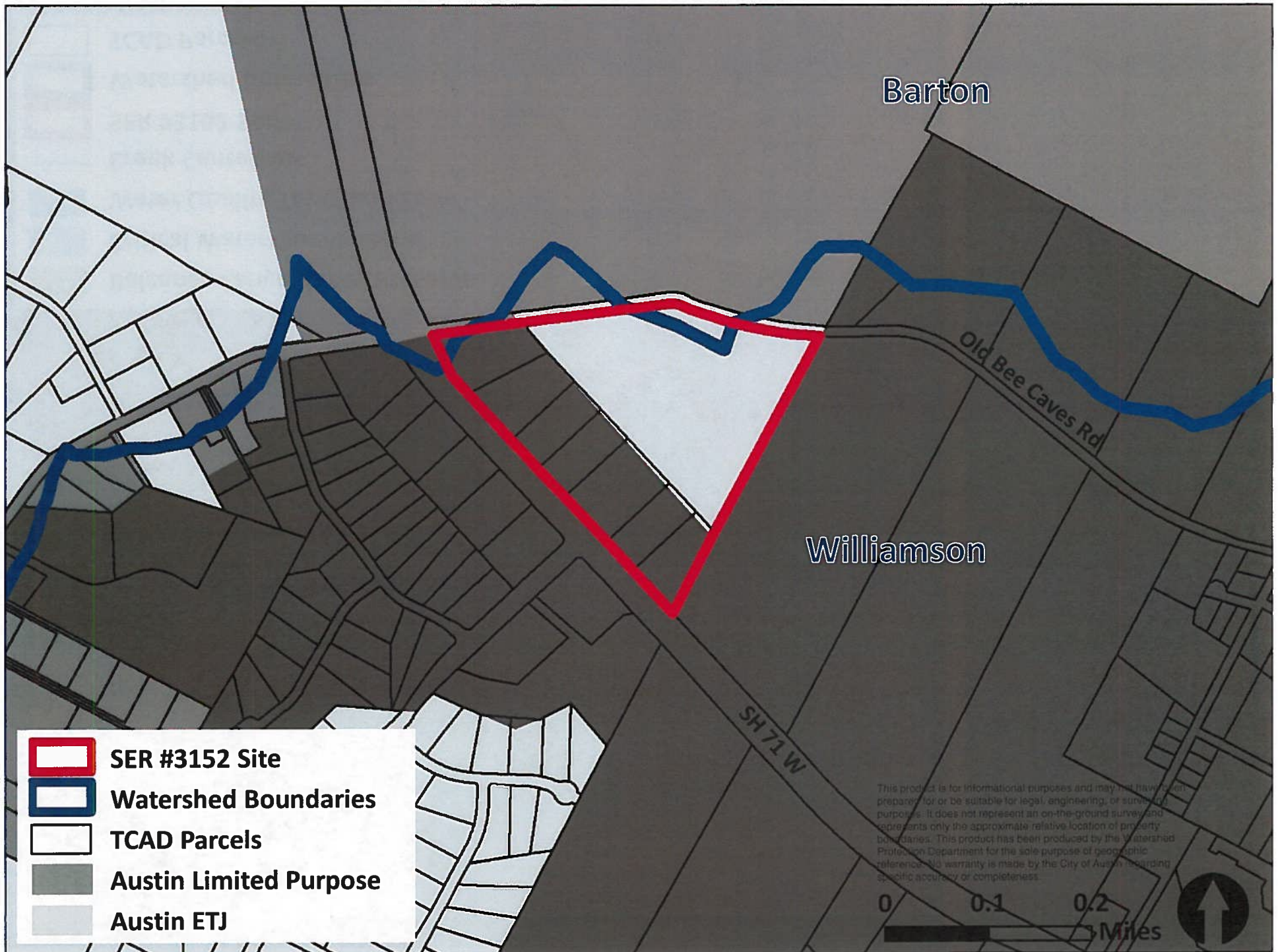
- **Request for wastewater service**
- **Platted 37 acre subdivision**
 - Lot 1: Proposed Multifamily (20 ac)
 - Lot 8: Zoned Commercial (2.2 ac), proposed water quality pond
 - Lots 2-7: Zoned Commercial, not included in proposed development
- **Located in Austin 2-Mile ETJ (lot 1) & Full Purpose Jurisdiction (lots 2-8)**
- **Drinking Water Protection Zone**
- **Barton Springs Zone and Edwards Aquifer Contributing Zone**
- **Williamson (all lots) & Barton (portion lots 1 & 2) watersheds**
- **Subject to the S.O.S. Ordinance**

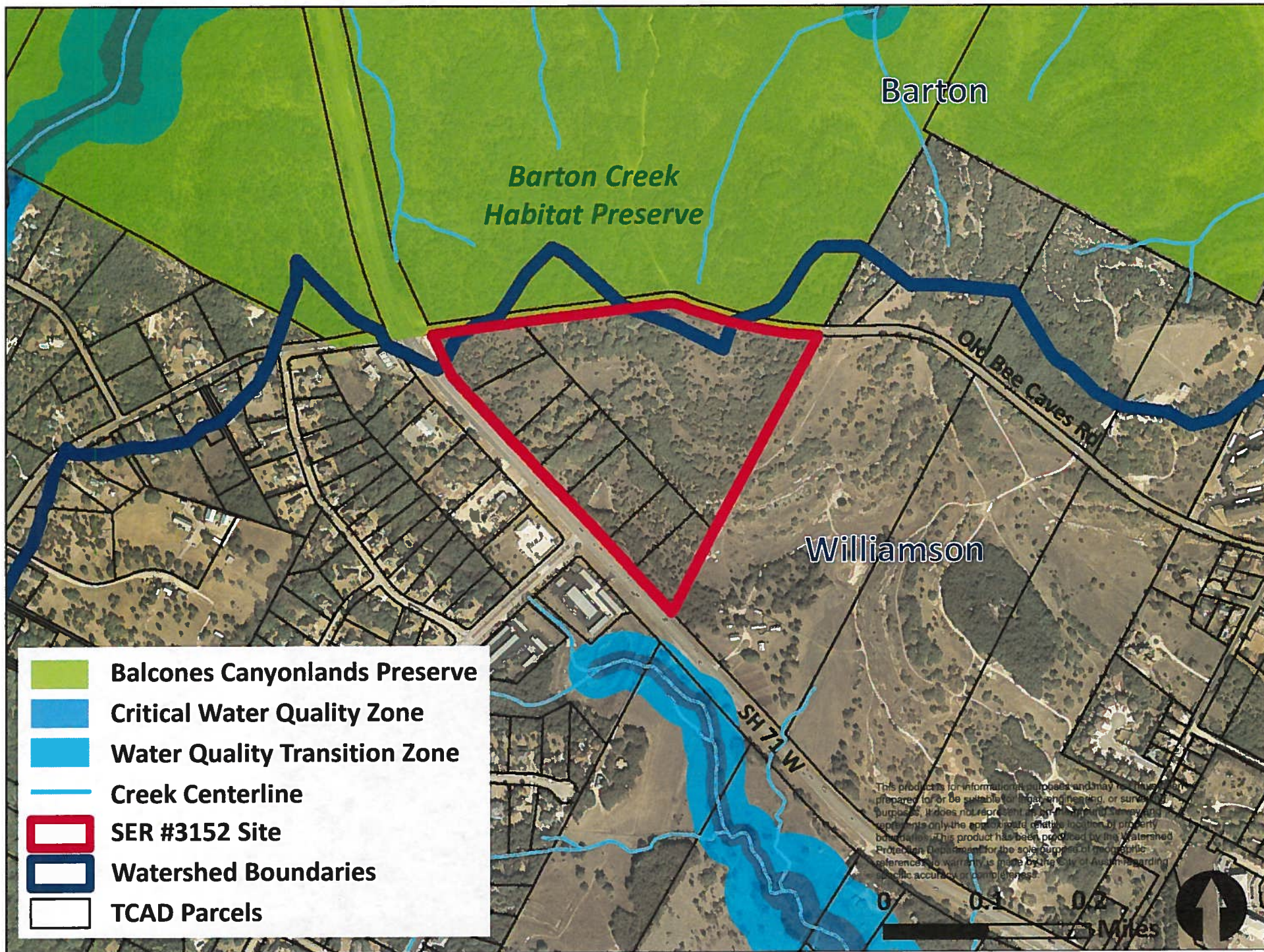
CCN = Certificate of Convenience & Necessity

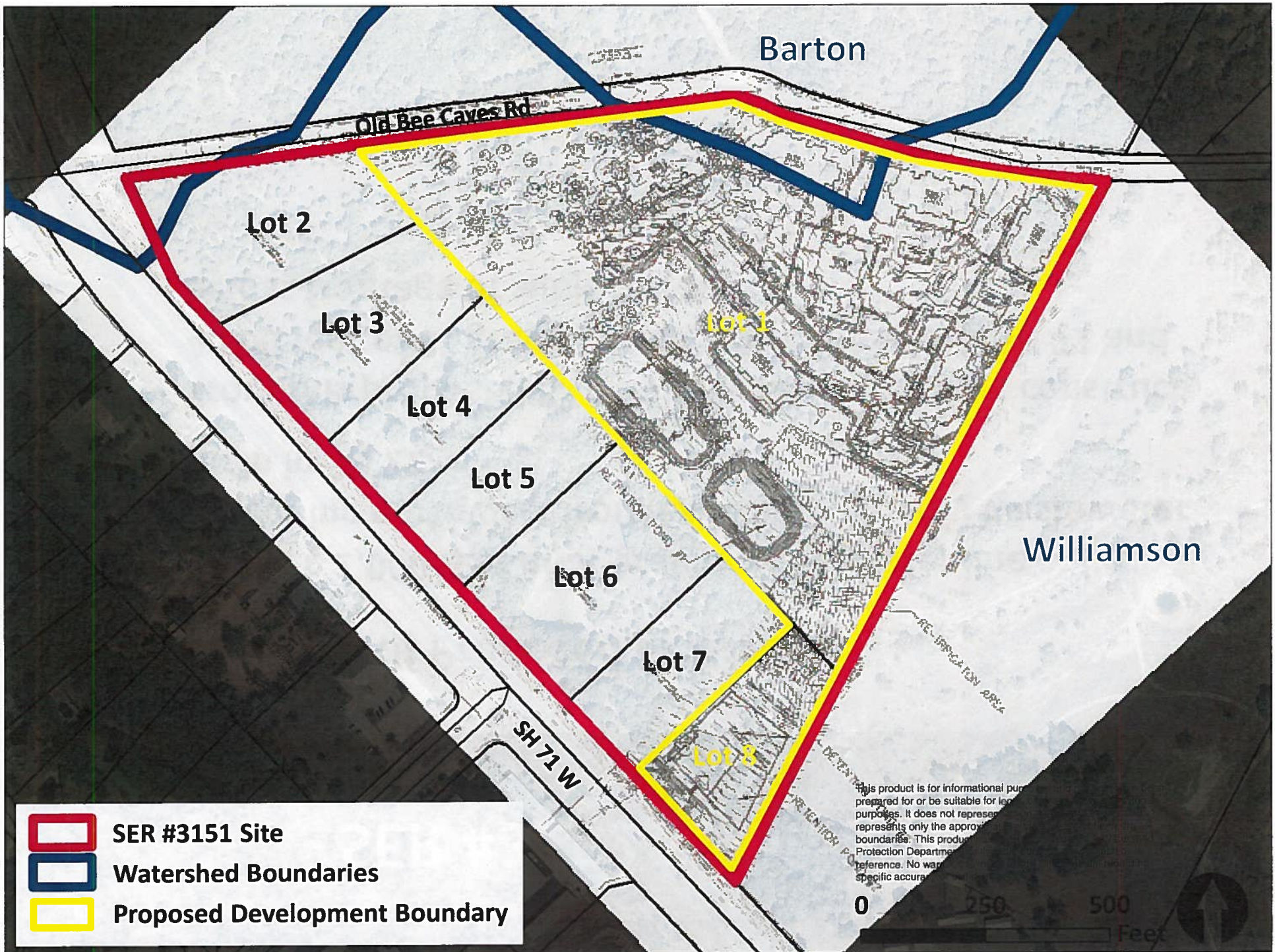
SER #3152











SER #3152 Summary

- **Description of Proposed Extension:**
 - **Replace 1,000 feet of 8" gravity wastewater line extending northwest from existing 8" gravity wastewater main in SH 71.**
 - **From this proposed 8" gravity wastewater line, construct 4,800 feet of 8" gravity wastewater line along SH 71 and across frontage of subject tract.**

- 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.

Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Lot 1: Yes. Proposed development complies with the S.O.S. Ordinance.

- 20% Barton, 25% Williamson Impervious Cover limits
- Non-Degradation (Retention/Irrigation) Water Quality Controls

Lots 2-8: No. Lots 2-8 are subject to a restrictive covenant which allows development under the Williamson Creek Ordinance.

- 65% Impervious Cover limit
- Sedimentation/Sand Filtration Water Quality Controls

However, the proposed site plan includes tree protection (lots 1 & 8) and S.O.S. water quality treatment for all lots.

Review Criteria: DEVELOPMENT IMPACTS (1 of 2)

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

Lot 1: Yes. On-site wastewater treatment could reduce developable land area.

Lots 2-8: N/A. Lots 2-8 are located in Austin's Full Purpose Jurisdiction, where the City is required to provide service.

Review Criteria: DEVELOPMENT IMPACTS (2 of 2)

Is the site located in an area where the City of Austin is encouraging development?

Lot 1: No. The site is located in the ETJ, the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone.

Lots 2-8: N/A. Lots 2-8 are located in Austin's Full Purpose Jurisdiction, where the City is required to provide service.

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

All lots: Yes. On-site wastewater disposal may carry potential environmental risks.

Has an Environmental Assessment been conducted?

All lots: No. Consultation with Environmental Resource Management (ERM) staff geologists indicated that sensitive environmental features are unlikely on site.

Review Criteria: LONG-TERM PLANNING (1 of 2)

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

Lot 1: No. The area is not scheduled for annexation, but may be annexed if development proceeds.

Lots 2-8: N/A. These lots are located within Austin's Full Purpose Jurisdiction and therefore the City is required to provide service to these lots.

Review Criteria: LONG-TERM PLANNING (2 of 2)

Are other City concerns affected by the service provision (e.g. Conservation)?

Lot 1: Yes. This extension would facilitate new development in an environmentally sensitive area.

Lots 2-8: N/A. These lots are located within Austin's Full Purpose Jurisdiction and therefore the City is required to provide service to these lots.

Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

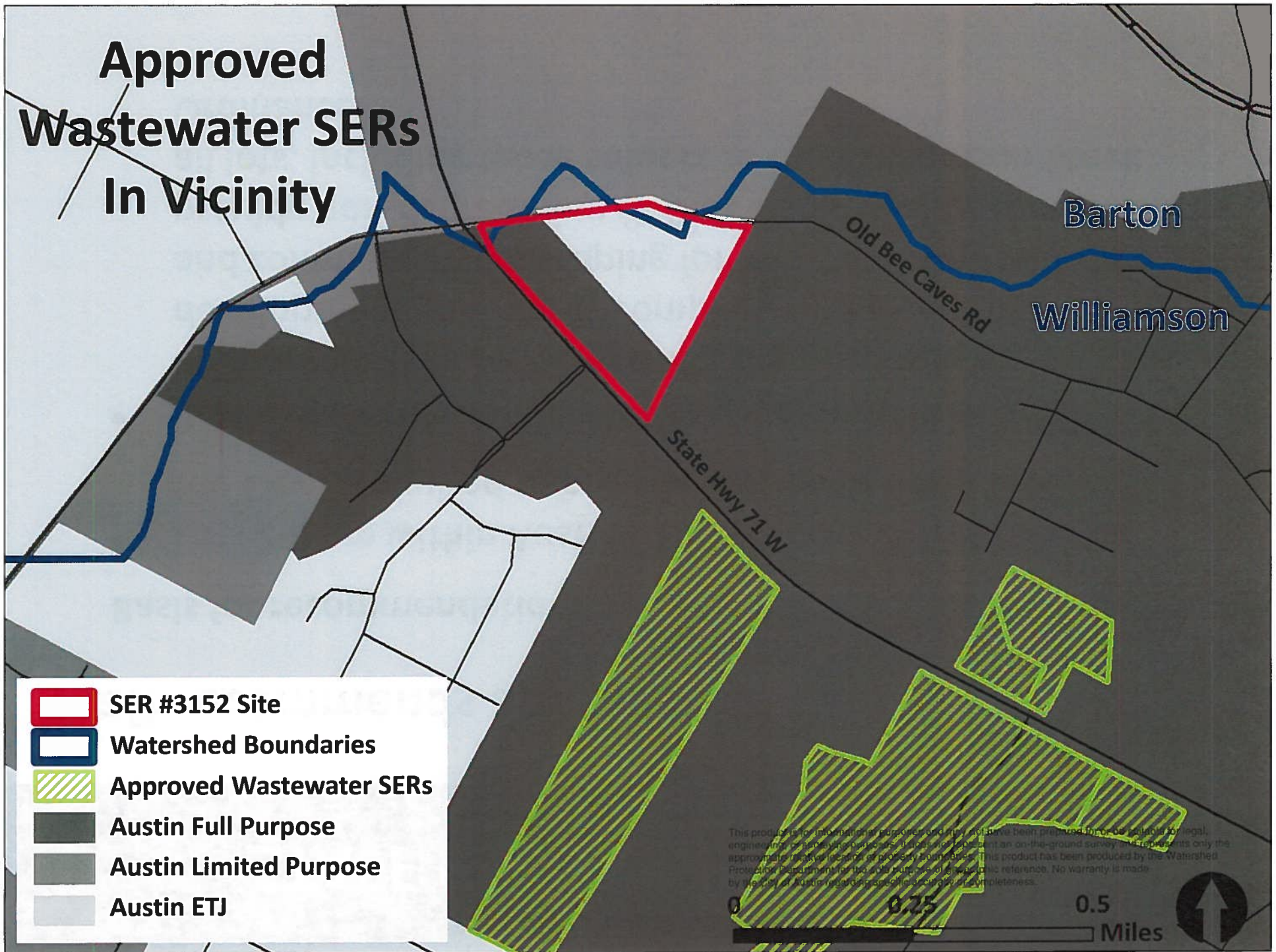
All lots: Yes. Several wastewater SERs have been approved and constructed along SH 71 in the vicinity.

However, all were located within the City's Full Purpose Jurisdiction, where the City is required to provide service.

If so, does this development have any additional potential environmental issues to consider?

All lots: No. There are no identified additional potential environmental issues on this site.

Approved Wastewater SERs In Vicinity



STAFF RECOMMENDATION

Staff recommends approval.

Basis for recommendation:

- **Lots 2-8 are within Austin's Full Purpose Jurisdiction, so the City is required to provide service to these lots.**
- **While the extension facilitates development in an environmentally sensitive area, the proposed development voluntarily complies with tree protection and commercial landscaping for lots 1 & 8, and will provide non-degradation (S.O.S) water quality controls for all lots, including those subject to the Williamson Creek Ordinance.**

Contact Information

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