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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 and Environmental Board make 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.

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

Name: Landmark Conservancy	Service Requested: Water
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SER-3151	Hansen Service Request Number 458806	Date Received: 05/18/2012
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Location: 9300 W SH 71 AUSTIN TX 78735- LANDMARK CONSERVANCY
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Acres: 37	Land Use: MIXED
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Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3152

Quad(s): A21	DDZ: NO
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Drainage Basin: WILLIAMSON	Pressure Zone: SOUTHWEST C	DWPZ: YES
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Flow: (Estimated Peak Hour Flow, Gallons per Minute) 549 GPM	% Within City Limits: 46
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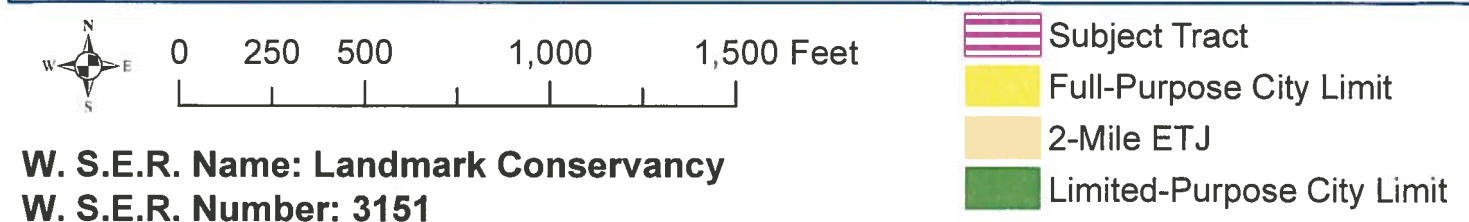
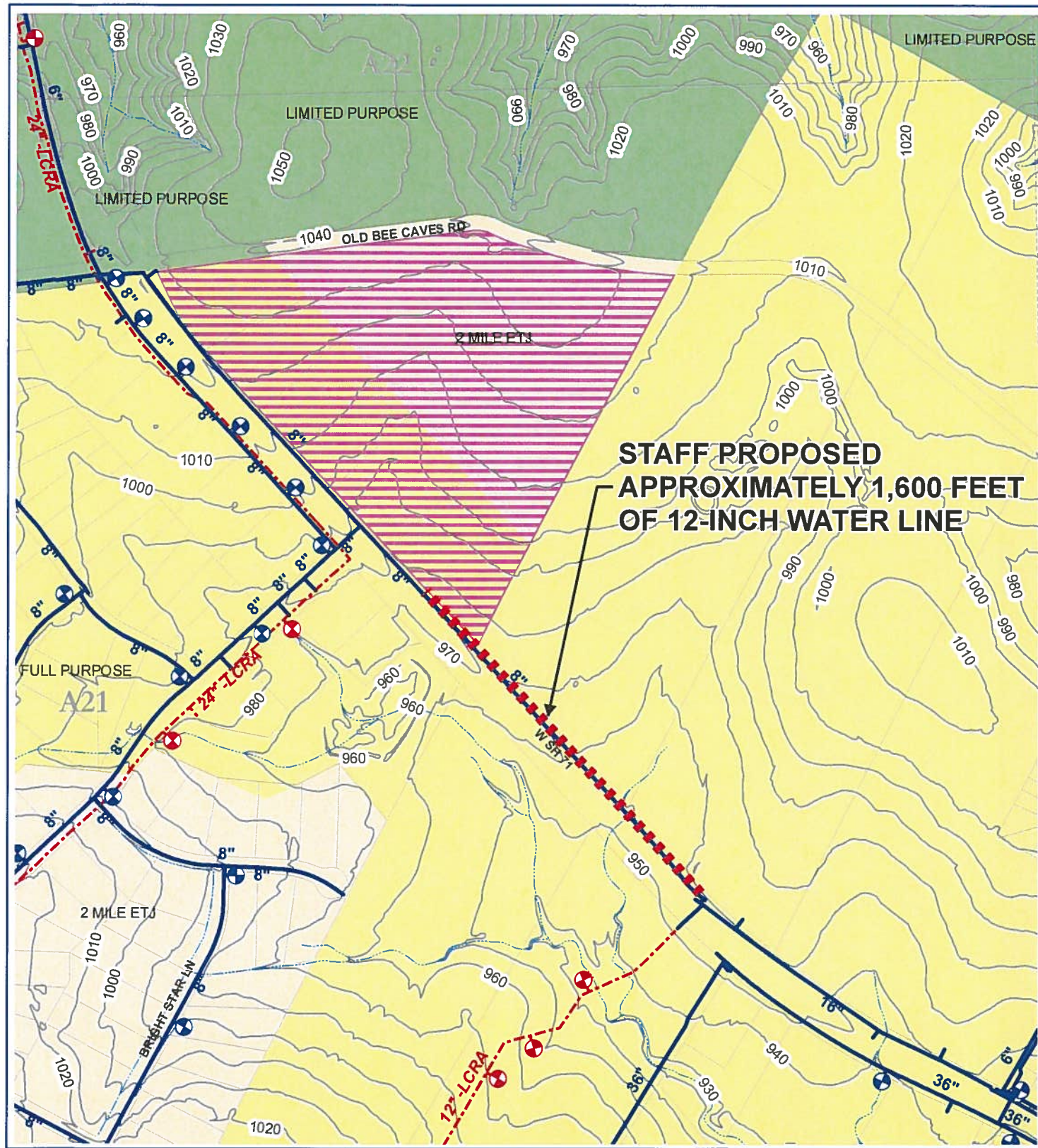
Cost Participation: \$0.00	% Within Limited Purpose: 0
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Description of Improvements:
Applicant shall construct approximately 1,600 feet of 12-inch water line from the 16-inch water line (Project No. 2012-0547) in SH 71 northwest along SH 71 to the subject tract. The proposed 12-inch water line (approximately 1,600 feet) shall replace the existing 8-inch water line along this path. Applicant shall reconnect all existing water services from the existing 8-inch water line to the proposed 12-inch water line.

NOTES: 1) Sprinkled fire flow requirement of 2,125 gpm based on engineering calculations provided by Shervin Nooshin, P.E. on 01/10/2013. 2) Private fire line within Lots 1 and 8 shall be connected to the proposed 12-inch water line in SH 71 and shall be a minimum 12-inch if a single fed system or 8-inch if a looped system. 3) Applicant shall install pressure reducing valve (PRV) on the property owner's side of the water meter 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 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.



W. S.E.R. Name: Landmark Conservancy
W. S.E.R. Number: 3151

Utility Development Services Plotted 02/22/2013

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: Landmark Conservancy	Service Requested: Wastewater
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SER-3152	Hansen Service Request Number 458807	Date Received: 05/18/2012
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Location: 9300 W SH 71 AUSTIN TX 78735- LANDMARK CONSERVANCY
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Acres: 37	Land Use: MIXED
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Alt. Utility Service or S.E.R. Number: City of Austin Water SER-3151
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Quad(s): A21	DDZ: NO
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Drainage Basin: WILLIAMSON	Pressure Zone: SOUTHWEST C	DWPZ: YES
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Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 189 GPM	% Within City Limits: 46
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Cost Participation: \$0.00	% Within Limited Purpose: 0
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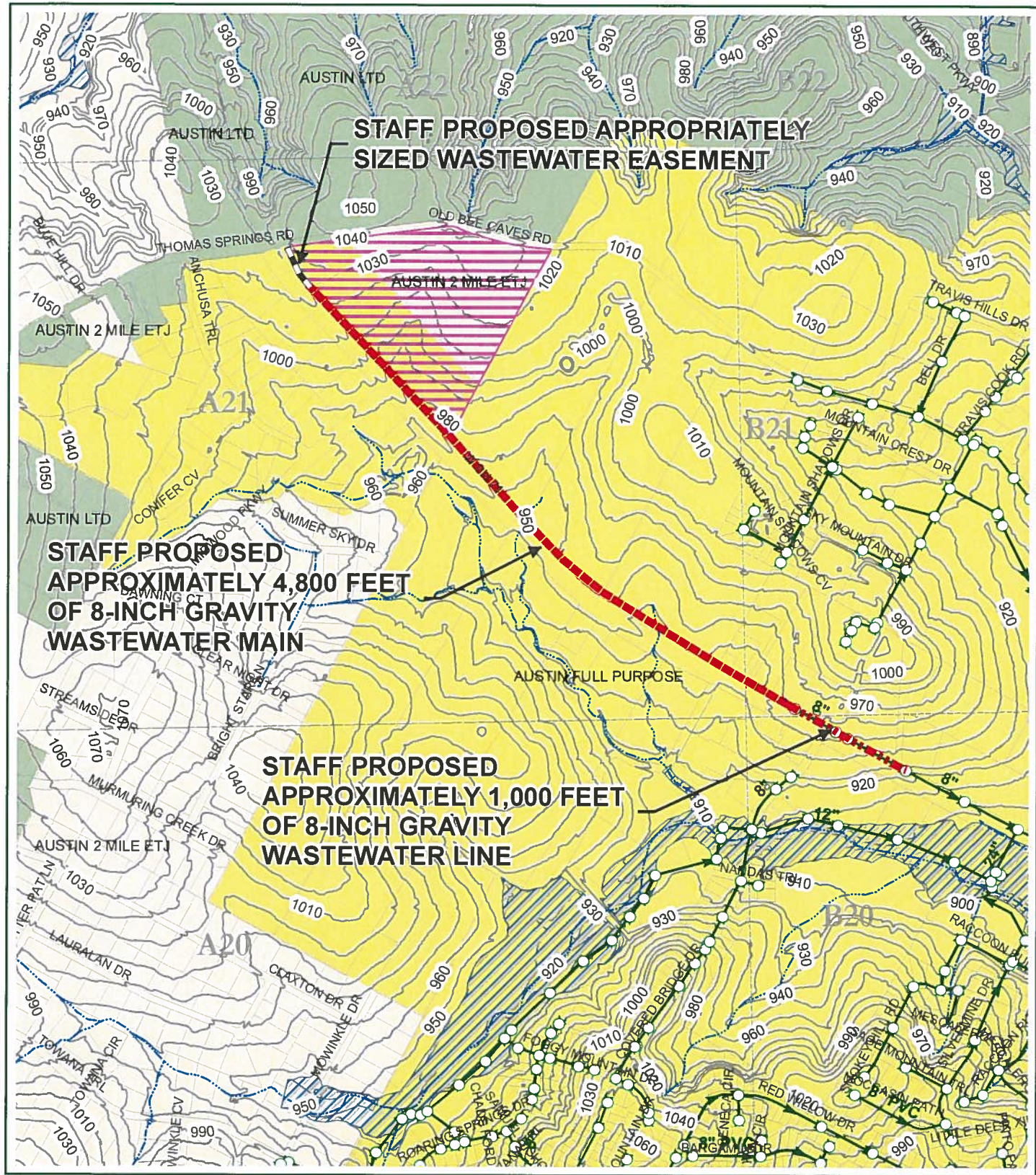
Description of Improvements:
Applicant shall construct approximately 1,000 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 99-20321, MH #136922) in SH 71 northwest along SH 71. This proposed 8-inch gravity wastewater line shall replace the existing 8-inch gravity wastewater line along this path. Applicant shall reconnect all existing wastewater services from the existing 8-inch gravity wastewater line to the proposed 8-inch gravity wastewater line. From this proposed 8-inch gravity wastewater line, applicant shall also construct approximately 4,800 feet of 8-inch gravity wastewater line northwest along SH 71 and across the frontage of the subject tract to the northwestern corner, as approximately shown on the attached map.

If the proposed 8-inch gravity wastewater line is constructed within an approved wastewater easement, applicant shall dedicate an appropriately sized wastewater easement across the remainder of the property frontage along SH 71.

NOTE: Wastewater flow based on engineering calculations received from Shervin Nooshin, P.E. on 01/10/2013.

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 are 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) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 6) Proposed public wastewater 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.
- 7) 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.
- 8) Approval by the City Council will be required based on Austin City Code § 25-9-35.



0 500 1,000 2,000 3,000 Feet

W.W. S.E.R. Name: Landmark Conservancy
W.W. S.E.R. Number: 3152

Utility Development Services Plotted 07/23/2012

-  Subject Tract
-  100-year FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

Oden Hughes, LLC

600 Congress Avenue Suite #200
Austin, TX 78701
512-476-7880

April 25th, 2013

Mr. Chuck Lesniak
Watershed Protection Department
One Texas Center
505 Barton Springs Rd, 12th Floor
Austin, TX 78704

Re: Proposed Development Concerning Service Extension Requests 3151 & 3152

Dear Mr. Lesniak:

I'm writing you in regards to the future development of Landmark Conservancy, a multifamily project to be located on part of the Old Bee Cave Subdivision off Hwy 71 and Old Bee Cave Road. The Old Bee Cave Subdivision Plat consists of Lots 1-8 and includes approximately 37.052 acres of land. Lot 1 covers 20.097 acres and is located outside Austin city limits but within Travis County; while Lots 2-8 are located within the City.

Oden Hughes LLC has Lots 1 and 8 under contract for a total of 22.14 acres of land (exclusive of the ROW dedication along Old Bee Cave Rd). Our intent is to build a Class-A garden-style community consisting of 240 multifamily units on Lot 1. Impervious cover on Lots 1 and 8 together will be limited to 25% impervious cover (cumulative of Lots 1 and 8). An SOS-compliant retention and re-irrigation system will be constructed on-site to treat the run-off from the development and re-irrigate the surrounding site area. All of the aforementioned is detailed in site plan # SP-2013-0042D, which is currently in for 2nd Formal Review by Staff.

In order to further enhance the project's desirability, we have incorporated certain elements into our site plan that go well beyond the requirements for development at the site. These enhancements include:

- **SOS Water-Quality Controls for Lots 2-8** – Lots 2-8 are currently subject to the Williamson Creek Watershed Ordinance of 1986 which requires a capture of only one-half inch of runoff. We intend to purchase Lot 8 and construct on it a water-quality and detention-pond system that complies with current SOS water-quality standards, and will serve all of Lots 2-7 (despite the fact that these lots are being retained by the Seller). The treated water from Lot 1 as well as Lots 2-8 will re-irrigate the surrounding open area on Lot 1.
- **Signed Unified Development Agreement** – To ensure that the SOS-compliant storm-water facility located at Lot 8 will indeed serve Lots 2-7, both the Seller and the developer will sign a Unified Development Agreement that requires Lots 2-7 to convey

their storm-water to the water-quality retention pond provided on Lot 8. This UDA will be contingent upon Closing and City Council approval of Service Extension Requests 3151 & 3152.

- **Restrictive Covenant or UDA Limiting Impervious Cover on Lot 8** – The developer agrees to restrict the amount of impervious coverage allowed on Lot 8 to 25% -- contingent upon Closing and City Council approval of Service Extension Requests 3151 & 3152.
- **Full Compliance with the City of Austin Tree Ordinance** – Though it is not required, our site plan complies with the COA Tree Ordinance on Lots 1 and 8.
- **Full Compliance with the City Landscape Ordinance** – Though it is not required, our site plan complies with the COA Landscape Ordinance on Lots 1 and 8.
- **Providing an Integrated Pest Management (IPM) Plan** – Though it is not required, we are providing an IPM Plan on Lots 1 and 8.

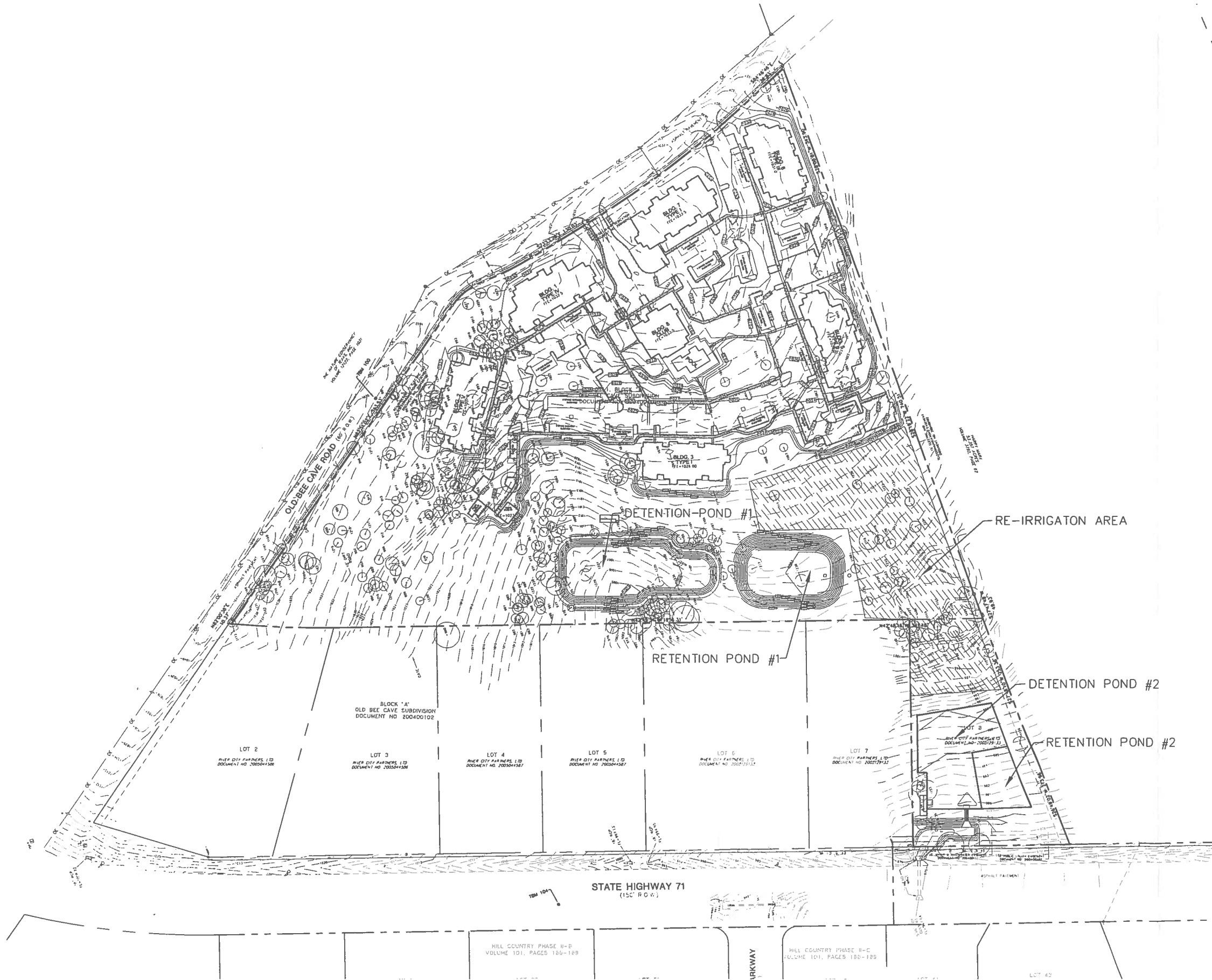
Oden Hughes LLC has submitted a Service Extension Request for both water and wastewater service from Austin Water Utility to serve Lots 1-8. Granting the SERs would prevent the far inferior alternative of an on-site septic-system with a drip-field and private wastewater treatment facility. Austin Water Utility and City Staff are in support of the SERs, based on the simple fact that it makes more sense to extend service to the site at the developer's expense, thereby avoiding a septic-system in this environmentally-sensitive area. Due to the fact that Lot 1 is located outside the City's limits and within the 2-mile ETJ, the SERs require City Council review and approval.

By achieving all of the above, Oden Hughes LLC can accomplish its goal of building a project that is far superior to the "status quo" at this relatively unrestricted location. We ask that you take our current site plan and all of its described enhancements into consideration, and recommend approval of our Service Extension Requests for water and wastewater to Lots 1-8.

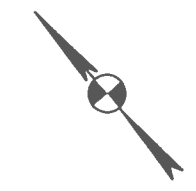
Regards,



Mac McElwrath
Director of Development
Oden Hughes LLC
mac@odenhughesllc.com



SCALE: 1"=200'



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SITE PLAN

LANDMARK CONSERVANCY
AUSTIN, TEXAS

ODEN HUGHES, LLC

SCALE: 1"=200' DATE: 10/14/12
FILE C:\090701\0007\0007\0007\0007\0007\0007\0007.dwg
DRAWN BY: SN
DESIGNED BY: SN
REVIEWED BY: SN
PROJECT NO.: 1090701.0007

SHEET
EXH

HILL COUNTRY PHASE II-B
VOLUME 101, PAGES 188-189

HILL COUNTRY PHASE II-C
VOLUME 101, PAGES 180-185