

5b

Landmark Conservancy Water Service Extension Request #3151

Briefing to the Environmental Board
May 1, 2013



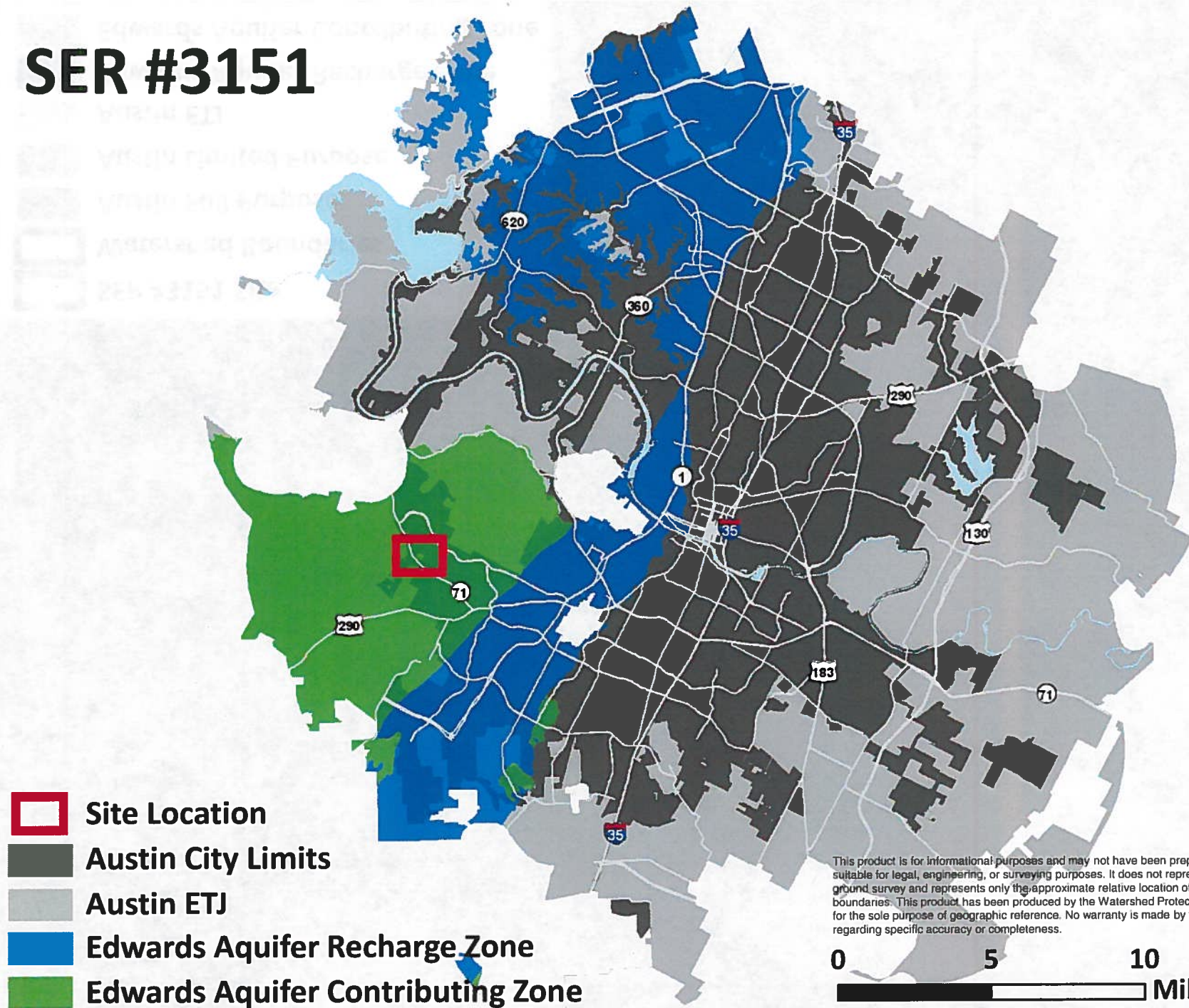
Kelly Gagnon
Watershed Policy & Planning

Request Summary

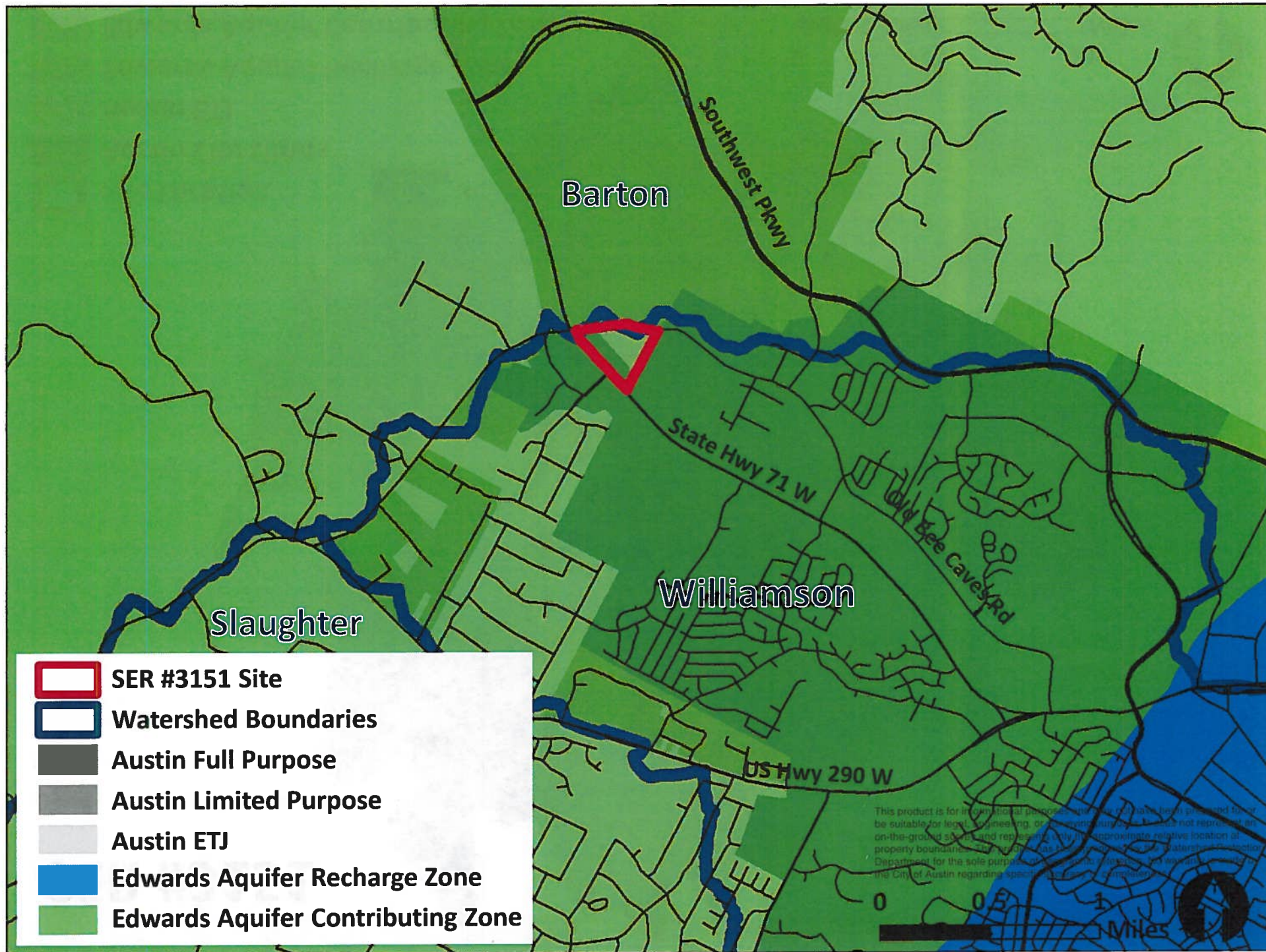
- **Request for water service**
- **Platted 37 acre, 8 lot subdivision**
 - Lot 1: Proposed Multifamily (20 ac)
 - Lot 8: Zoned Commercial (2.2 ac), proposed water quality pond
 - Lots 2-7: Zoned Commercial, not included in proposed development
- **Majority of site located in City of Austin water CCN**
- **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**

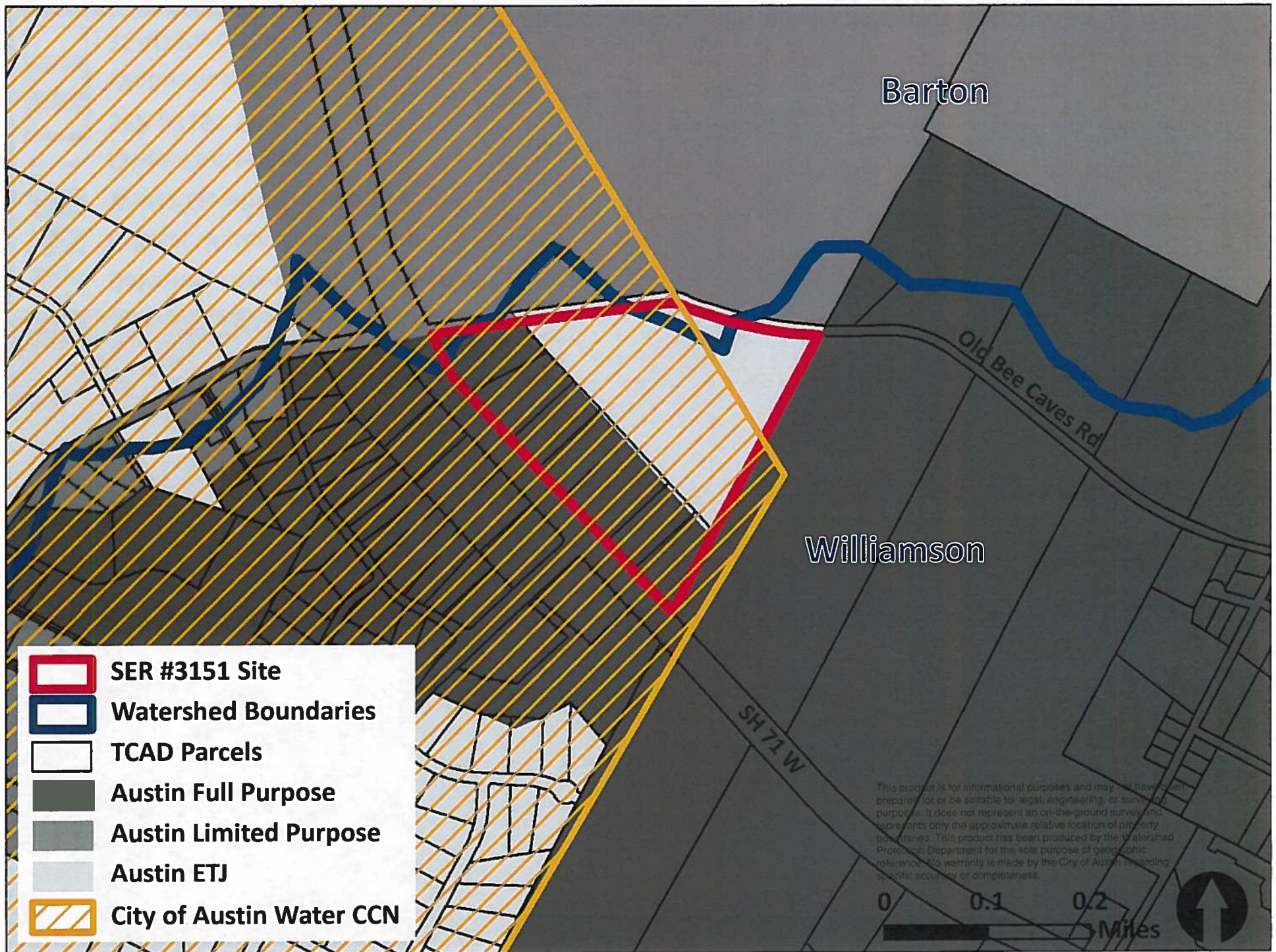
CCN = Certificate of Convenience & Necessity

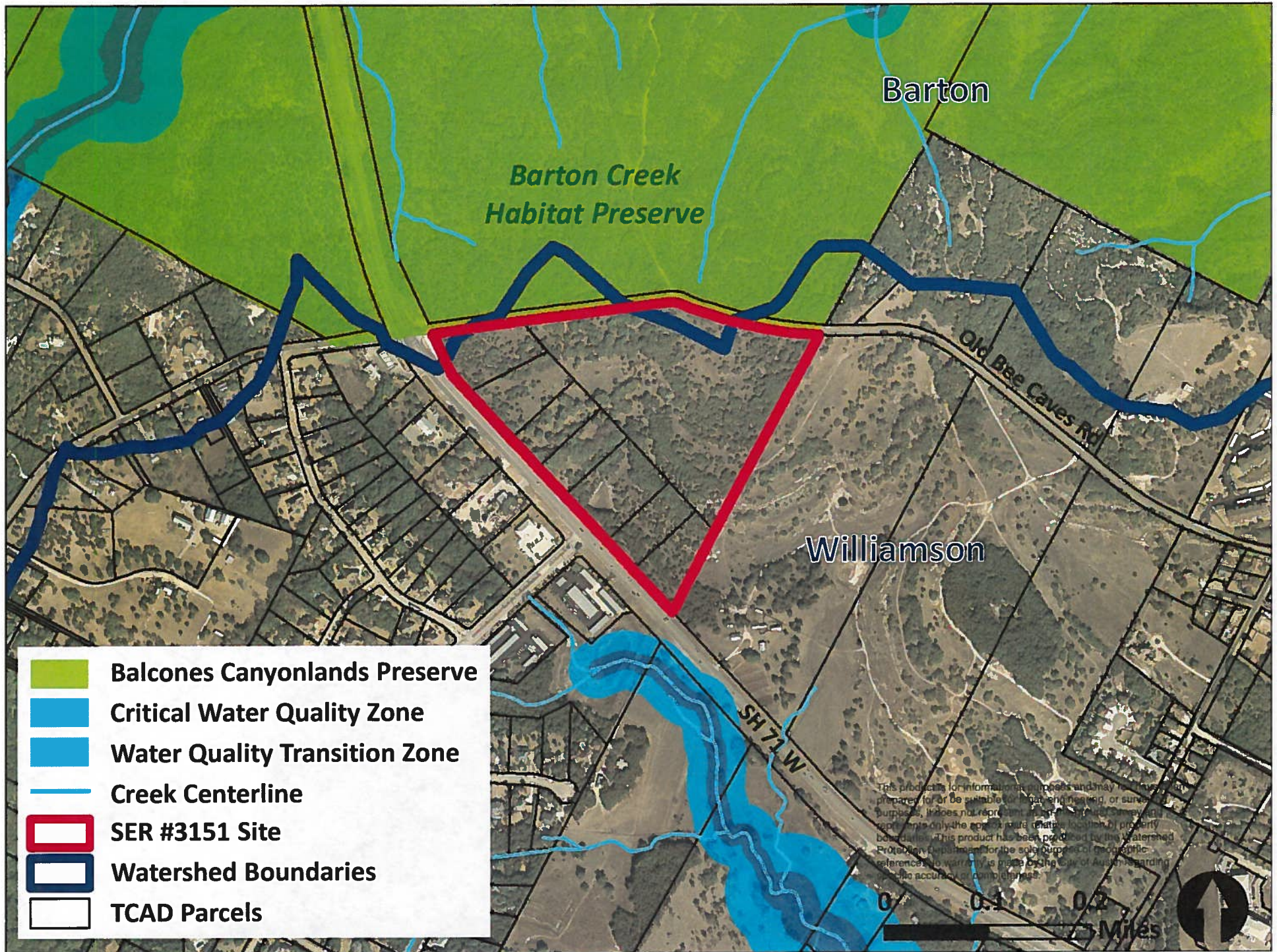
SER #3151

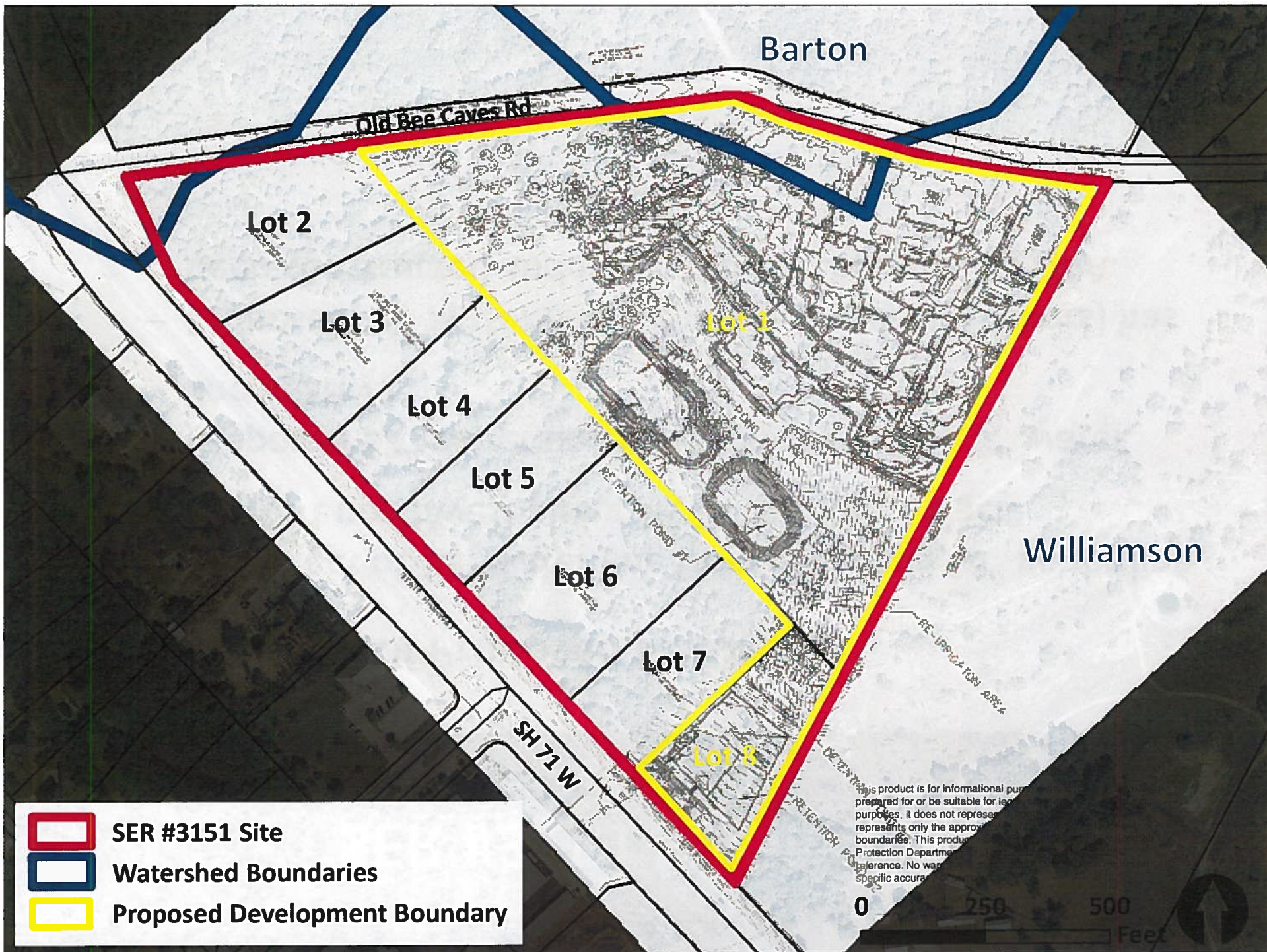


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the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







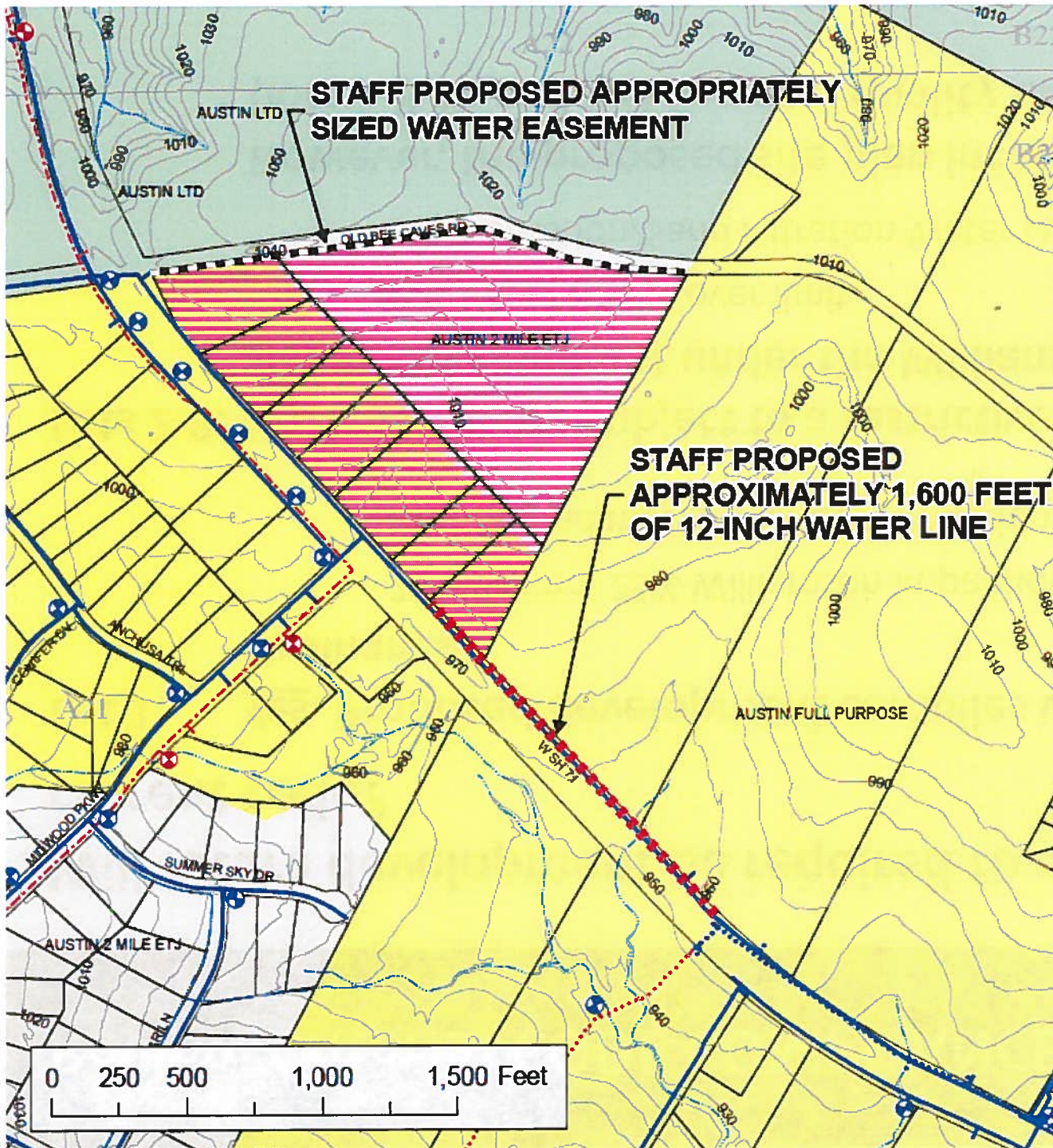


SER #3151 Summary

- **Description of Proposed Extension:**
 - **1,600 feet of 12" water line from proposed 16" water line in SH 71 northwest along SH 71 to subject tract.**
 - **Proposed 12" water line will replace existing 8" water line in SH 71.**
 - **Proposed 16" water line (separate project by others) has been constructed and is awaiting acceptance by COA.**

SER #3151

Proposed Extension



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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: No.** According to Austin Water, the applicant could seek water service from West Travis County PUA if denied service by the City of Austin.
- Lots 2-8: N/A.** Lots 2-8 are located in Austin's Full Purpose Jurisdiction and CCN, 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.

However, the lot is under dual certification for the City of Austin and Travis County PUA CCNs.

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

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

All lots: No. Centralized water service would not solve any known or potential environmental problems.

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: Yes. While the area is not scheduled for annexation, the majority of the lot is located within the City of Austin's water CCN boundary, and the rest by agreement.

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.

However, the site is located in the City's water CCN and the applicant could otherwise seek service from another provider.

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

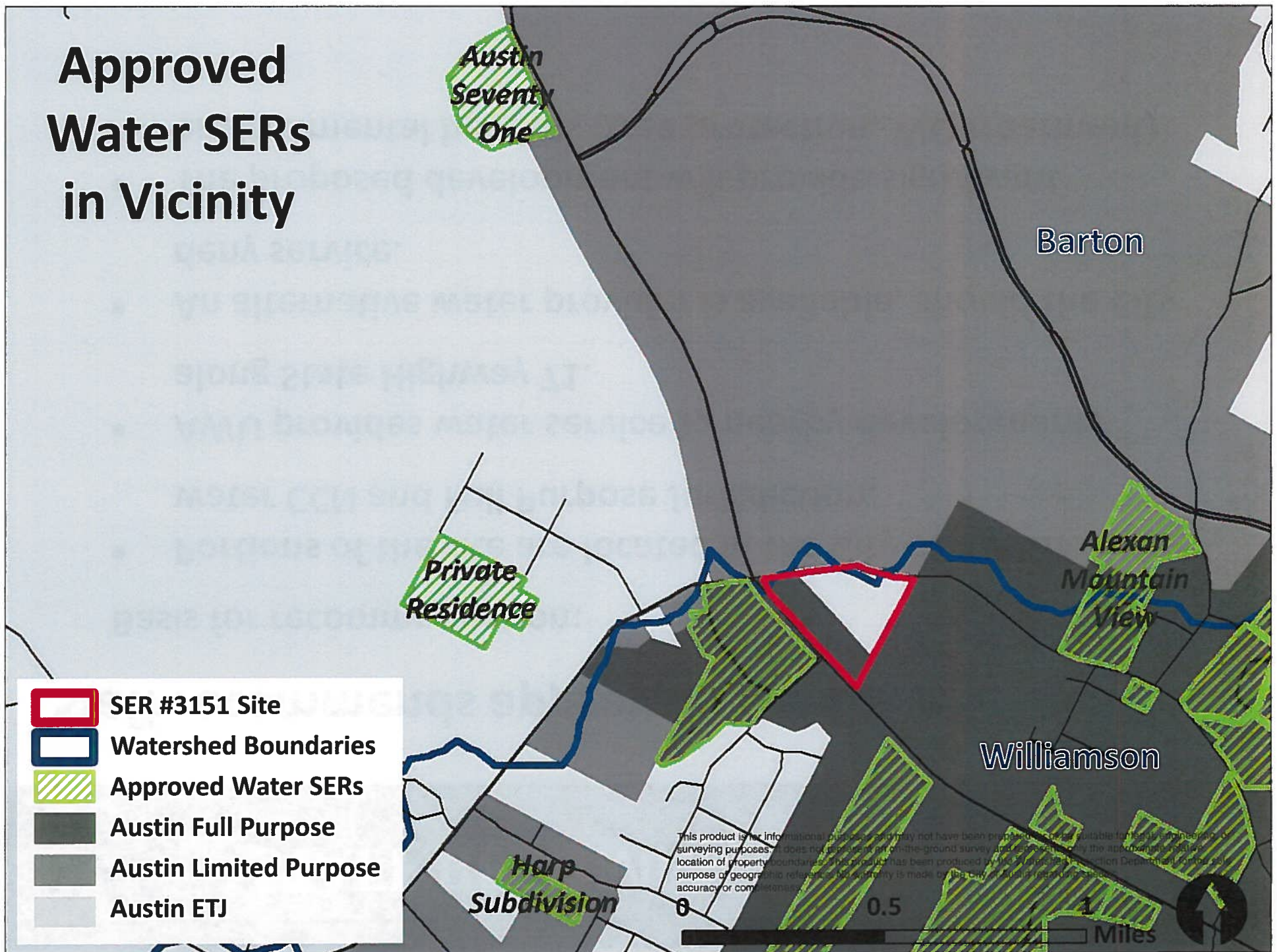
Have similar SERs been granted in the vicinity?

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

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 Water SERs in Vicinity



STAFF RECOMMENDATION

Staff recommends approval.

Basis for recommendation:

- **Portions of the site are located in the City of Austin's water CCN and Full Purpose Jurisdiction.**
- **AWU provides water service to nearby developments along State Highway 71.**
- **An alternative water provider is available, should the City deny service.**
- **The proposed development will provide significant environmental benefits (tree protection, WQ treatment).**

Contact Information

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