

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	22502	Agenda Number	5.
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Meeting Date:	5/23/2013	Department:	Austin Water Utility
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Subject

Approve Service Extension Request No. 3151 for water service to a 37 acre tract at 9300 W SH 71, located within the Drinking Water Protection Zone and partially in the City's 2-mile extraterritorial jurisdiction and corporate limits. Related to Item # 6.

Amount and Source of Funding

There is no anticipated fiscal impact.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Phillip Jaeger, 972-0232; Denise Avery, 972-0104
Boards and Commission Action:	May 1, 2013: Recommended by the Environmental Board on a 5-0 vote with Commissioners Robin Gray and Marisa Perales absent. May 8, 2013: Recommended by the Water & Wastewater Commission on a 5-2 vote with Commissioners Sarah Faust and Michael Ohueri voting against the item.
MBE / WBE:	
Related Items:	

Additional Backup Information

The Landmark Conservancy development (the "Property") consists of approximately 37 acres of land with approximately 54% within the City of Austin's 2-mile ETJ and the remainder in the City's corporate limits. The Property is proposing to include approximately 240 multi-family units, 82,000 square feet of retail use and 16,000 square feet of restaurant use. River City Partners, Ltd. (the "Owner") requested that the City provide water utility service to the Property as proposed in Service Extension Request No. 3151.

The Property is within the City's Impact Fee Boundary, Austin Water's Service Area, the Drinking Water Protection Zone, and the Williamson Creek Watershed. Approximately 32.5 acres of the 37 acre tract is located in both the certificate of convenience and necessity ("CCN") of the City of Austin and West Travis County Public Utility Agency (WTCPUA). The remaining 4.5 acres is solely within the WTCPUA Water CCN. The Owner requested that the City provide water utility service to the entire tract. The Owner and WTCPUA executed an agreement on February 7,

2013 to allow the City to serve the 4.5 acre portion of the Property located outside the City of Austin Water CCN.

City Code § 25-9-35 requires City Council approval for this Service Extension Request because the Property is fully within the Drinking Water Protection Zone and not entirely within the City's full purpose corporate limits.

The City will not cost participate or reimburse this project. Based on the Austin Water's capacity analysis, adequate system capacity exists to meet the projected demands of the Property. The estimated peak hour flow for the Property is projected at 549 gallons per minute.

The Owner shall construct approximately 1,600 feet of 12-inch water line from the proposed 16-inch water line (Project No. 2012-0547) in SH 71 northwest along SH 71 to the Property. The proposed 12-inch water line shall replace the existing 8-inch water line along this path. The increased size of line is necessary for the provision of fire flows and not because the line is oversized by Austin Water for future development. .

The proposed water improvements will conform to all City Code requirements. The Owner will construct all required improvements at his cost and dedicate the facilities to the City for ownership, operation and maintenance. The Watershed Protection Department has evaluated the Service Extension Request and recommends approval.