

agenda items
5b and 5c

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: Nootsie Tract

Service Requested: Water

SER-3263

Hansen Service Request Number 484454

Date Received: 04/11/2013

Location: N FM 620 RD AUSTIN TX 78734- NOOTSIE TRACT

Acres: 49.29

Land Use: CONDOMINIUMS

Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3264

Quad(s): D36 D37

DDZ: NO

Drainage Basin: BULL

Pressure Zone: NORTHWEST C

DWPZ: YES

Flow: (Estimated Peak Hour Flow, Gallons per Minute) 337 GPM

% Within City Limits: 0

Cost Participation: \$0.00

% Within Limited Purpose: 0

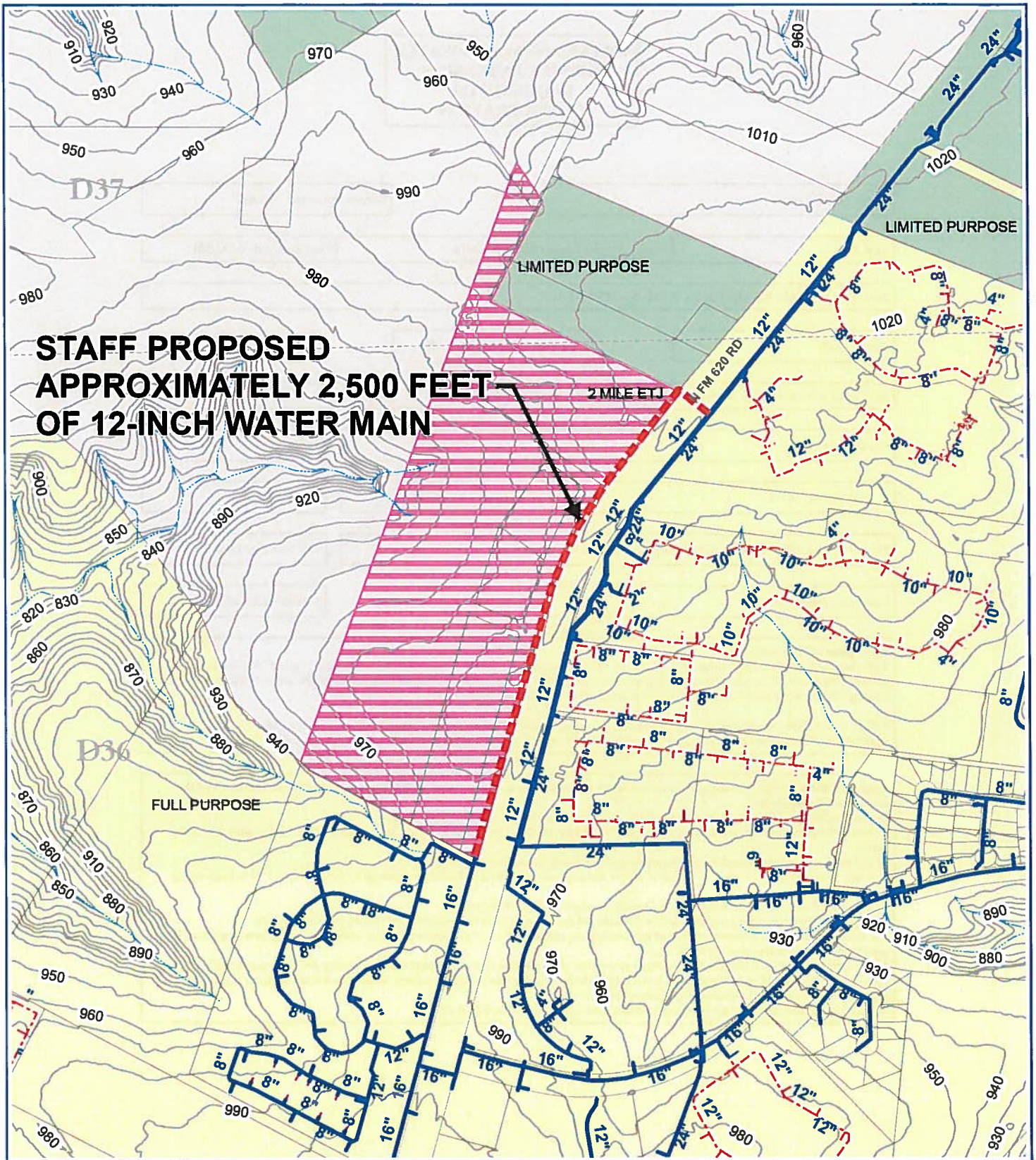
Description of Improvements:

Applicant shall construct approximately 2,500 feet of 12-inch water main from the existing 16-inch water main (Project 2000-0679) at the southeastern corner of the subject tract and extend north along N FM 620 Rd across the subject tract, and then east across N FM 620 Rd to the existing 12-inch water main (2002-0569) on the east side of N FM 620 Rd.

NOTE: 1) Fire flow requirement of 1,500 gpm based on engineering report received from Connor J. Overby, P.E. on May 13, 2013. 2) Applicant shall install Pressure Reducing Valves (PRV) on the property owner's side of the 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 180 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.



0 300 600 1,200 1,800 Feet

-  Subject Tract
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

W. S.E.R. Name: Nootsie Tract

W. S.E.R. Number: 3263

Utility Development Services Plotted 05/24/2013

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

Name: Nootsie Tract

Service Requested: Wastewater

SER-3264

Hansen Service Request Number 484455

Date Received: 04/11/2013

Location: N FM 620 RD AUSTIN TX 78734- NOOTSIE TRACT

Acres: 49.29

Land Use: CONDOMINIUMS

Alt. Utility Service or S.E.R. Number: City of Austin Water SER-3263

Quad(s): D36 D37

DDZ: NO

Drainage Basin: BULL

Pressure Zone: NORTHWEST C

DWPZ: YES

Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 129 GPM

% Within City Limits: 0

Cost Participation: \$0.00

% Within Limited Purpose: 0

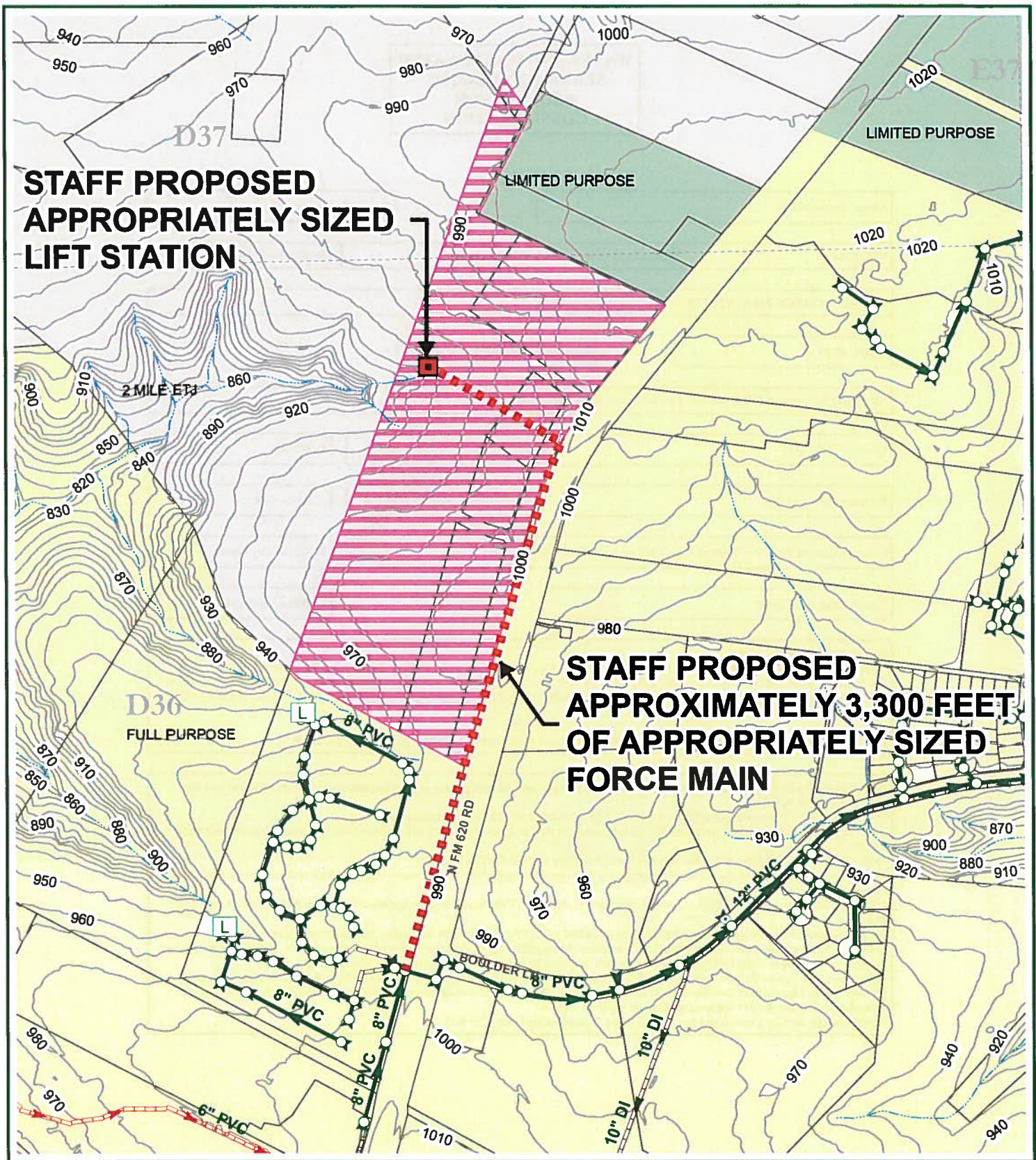
Description of Improvements:

Applicant shall construct an appropriately size public lift station near the low point of the subject tract to serve the proposed demands of the development. Applicant shall also construct approximately 3,300 feet of appropriately sized force main from this proposed lift station within the subject tract and extend south along N FM 620 Rd to the existing 8-inch gravity wastewater main (Project 2000-0679) in N FM 620 Rd near Boulder Ln.

NOTE: Wastewater flow based on engineering calculations received from Connor J. Overby, P.E. on May 24, 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) Engineering Report submitted to Facility Engineering detailing the proposed wastewater improvements which will address the dedication of easements.
- 5) Public utility lines must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Utility Engineering Review.
- 6) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 7) 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.
- 8) The approved Service Extension will automatically expire 180 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.



0 300 600 1,200 1,800 Feet

- Subject Tract
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit

W.W. S.E.R. Name: Nootsie Tract

W.W. S.E.R. Number: 3264

Utility Development Services Plotted 08/25/2013

Nootsie Tract Water & Wastewater Service Extension Requests #3263 & #3264

Briefing to the Environmental Board
March 5, 2014

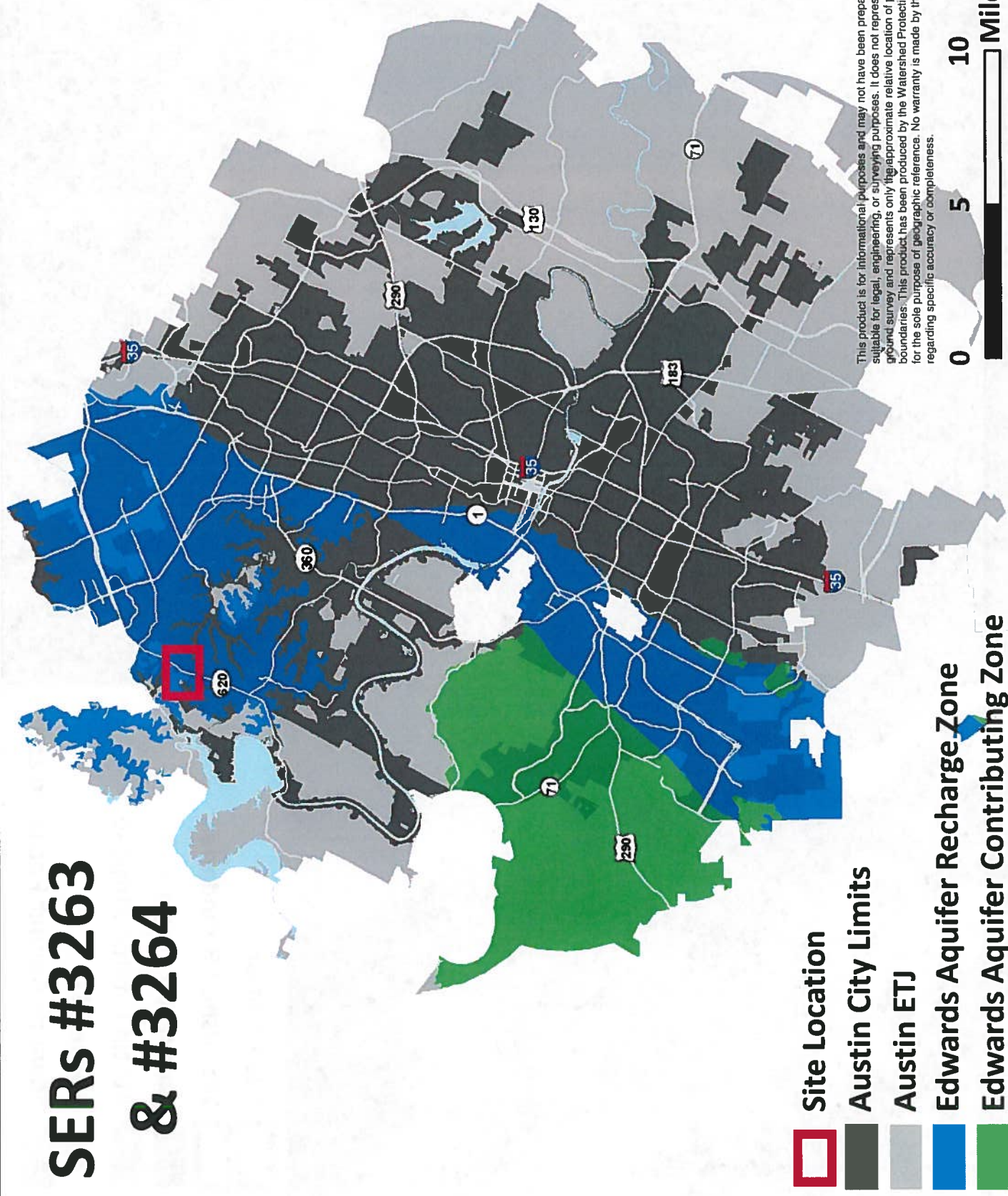


Kelly Gagnon
Watershed Policy & Planning

Request Summary

- **Request for water & wastewater service**
- **49.29 acre lot**
- **Proposed multi-family development**
 - 154 detached single-family condominiums
- **Austin 2-Mile ETJ**
- **Drinking Water Protection Zone**
- **Lake Travis & Bull Creek Watersheds**
- **Edwards Aquifer Recharge Zone**
- **Water & Wastewater SERs previously approved for site, new SER submitted due to change in proposed use & demand**

SERs #3263 & #3264



 Site Location

 Austin City Limits

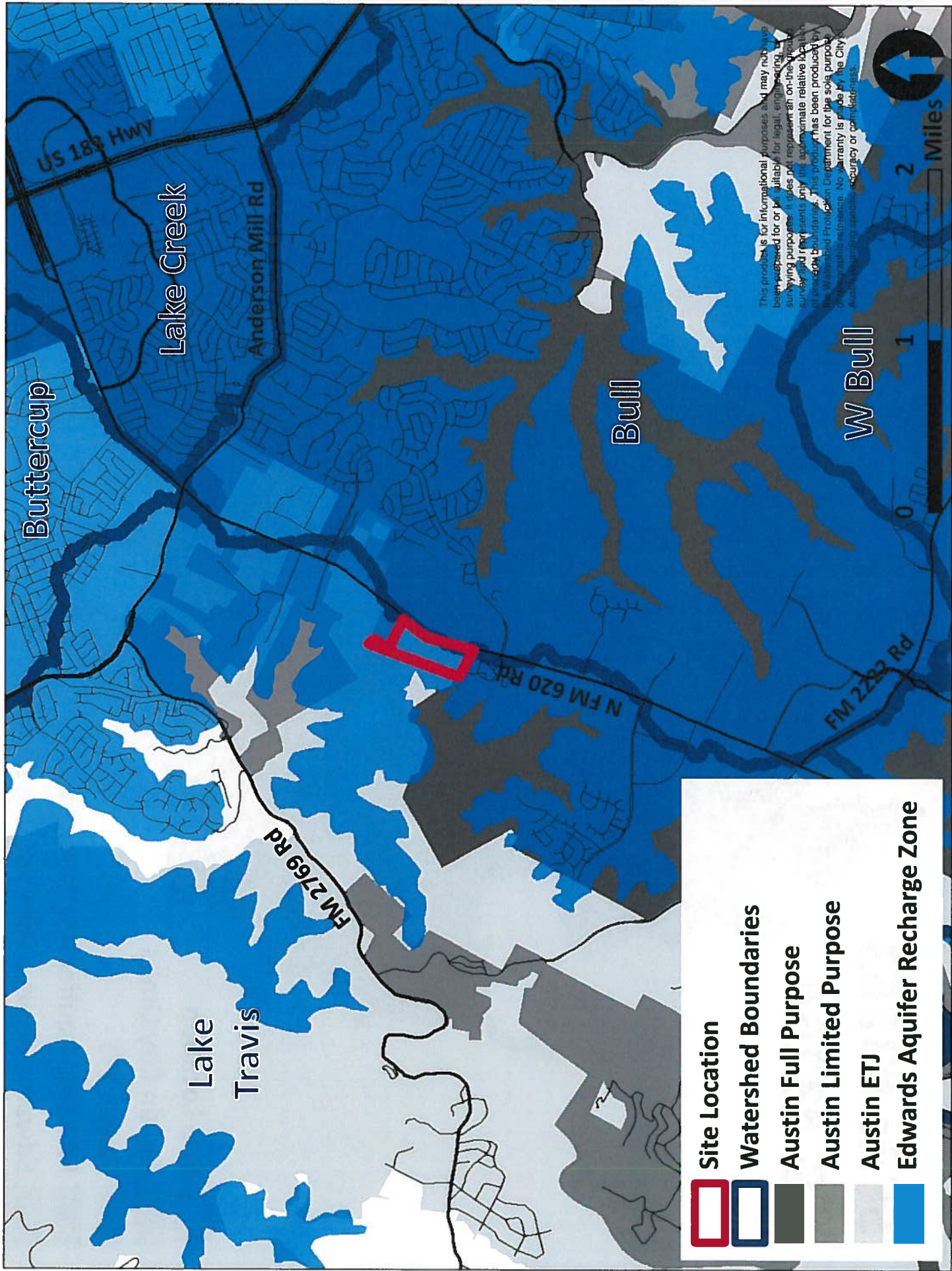
 Austin ETJ

 Edwards Aquifer Recharge Zone

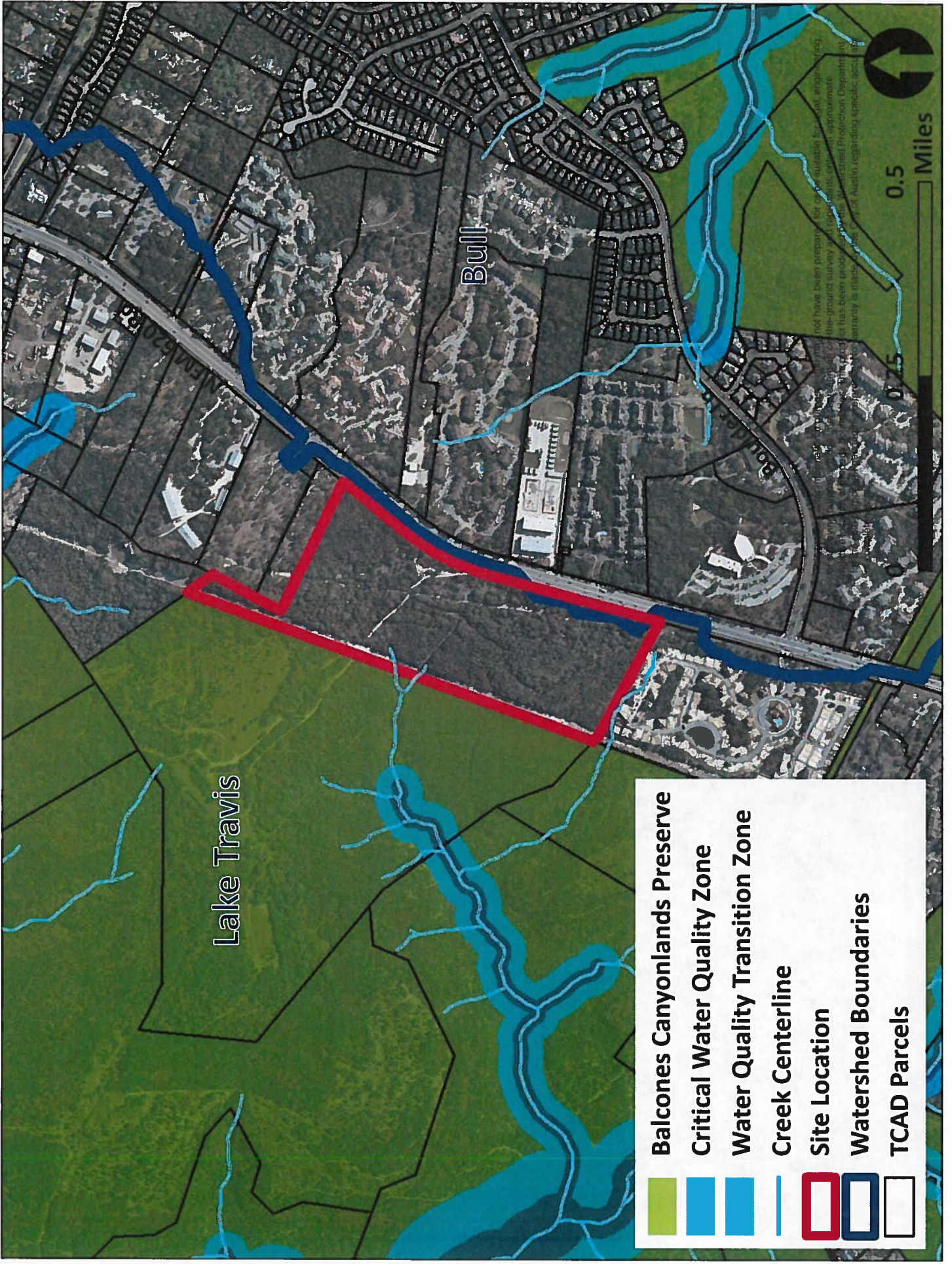
 Edwards Aquifer Contributing Zone

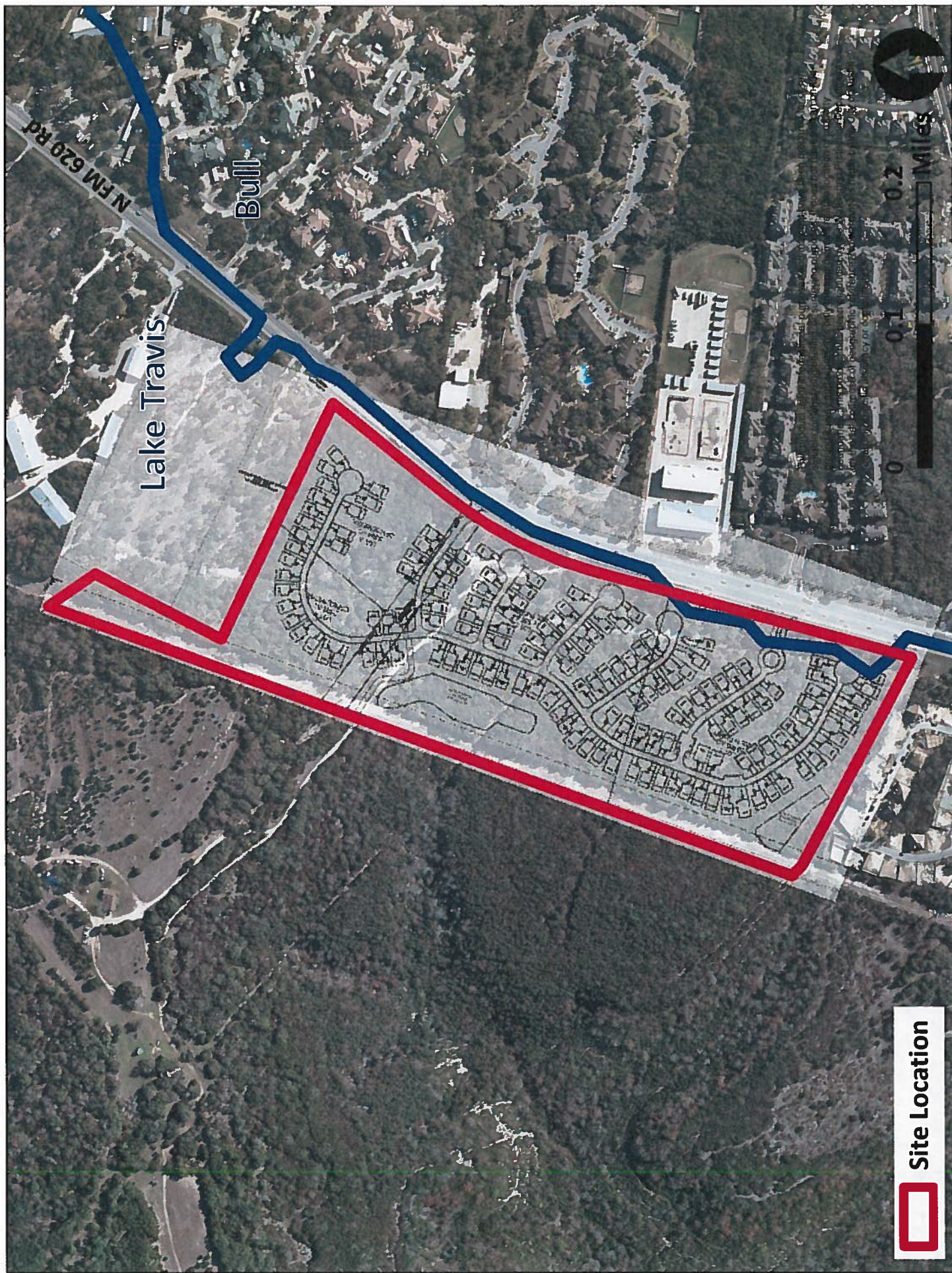
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SER #3263 (Water) Summary

- **Description of Proposed Extension:**
 - **2,500 feet of 12" water main, extending north from existing 16" water main at southeast corner of tract along N FM 620 Rd, and then east across road to existing 12" water main on east side of N FM 620 Rd.**

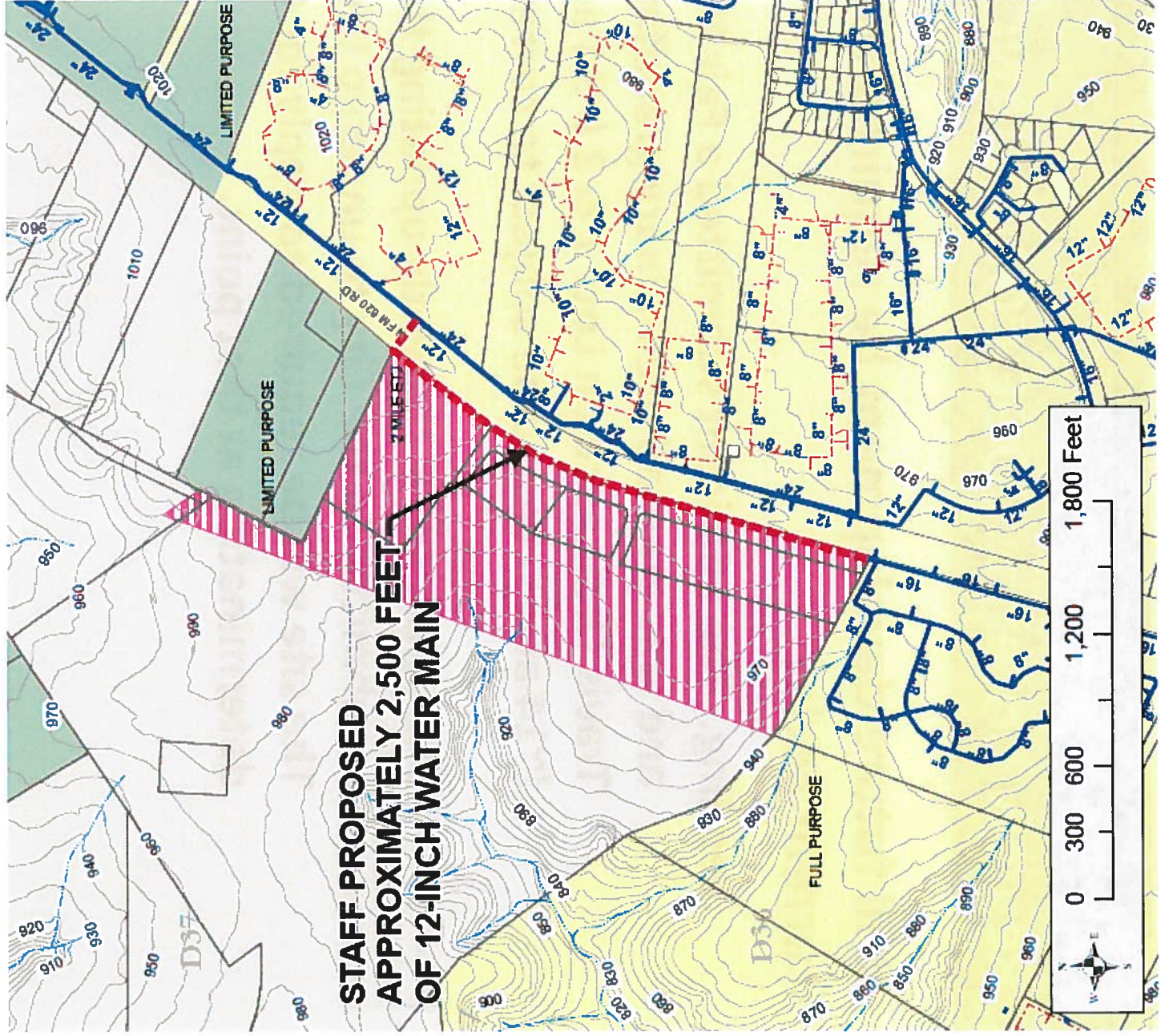
Note: There is an existing, Council-approved SER for this site – Water SER-2079 (approved in 2003 for 750 LUEs, revised and approved in 2006 for 386 LUEs). The applicant submitted a new SER due to a change in development use and additional reduction in capacity needs (current request: 154 LUEs).

LUE = Living Unit Equivalent

SER #3263

Proposed

Extension



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SER #3263 (Water)

Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Pending. The applicant submitted a Fair Notice Application and was granted preliminary grandfathering to the Lake Travis Ordinance on Lots 1 & 2 (~34 acres). Lots 3 & 4 (~14 acres) would be subject to current code.

The applicant is currently updating the site plan for resubmittal to the City to undergo the review process. The site will be required to apply for Chapter 245 determination at that point.

SER #3263 (Water)

Review Criteria: DEVELOPMENT IMPACTS

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

Yes. The engineer has indicated that on-site well water sources would be cost-prohibitive and no other water service providers are available in the area.

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

No. The site is located in the Drinking Water Protection Zone, the Edwards Aquifer Recharge Zone, is adjacent to Jollyville Plateau Salamander drainage basins, and drains to creeks with identified CEFs.

SER #3263 (Water)

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

No. Centralized service would not solve any known or potential environmental problems (drilling a well is cost prohibitive and not considered an option).

Has an Environmental Resource Inventory been conducted?

Yes. An Environmental Assessment was conducted in 2005 identifying no features. However, WPD staff hydro-geologists walked the tract in 2013 and identified a canyon rimrock feature on the northern portion of the site.

SER #3263 (Water)

Review Criteria: LONG-TERM PLANNING

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

Yes. While the area is not scheduled for annexation, the site is adjacent to Austin's Full Purpose Jurisdiction and water service mains.

Are other City concerns affected by the service provision?

Yes. The service extension would facilitate development in an environmentally sensitive area outside the City's Full Purpose Jurisdiction.

However, a note on approved preliminary plan designates COA as service provider pursuant to LDC § 25-4-59.

LDC § 25-4-59

“Approval of a preliminary plan establishes a mutual commitment on behalf of the City and the applicant to:

- (1) the subdivision layout for plat approval, including the location and width of proposed streets, lots, blocks, and easements shown on the preliminary plan; and**
- (2) the availability of utilities to serve the subdivided land to the extent shown on the preliminary plan.”**

SER #3263 (Water)

Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

Yes. A Water SER was approved by Council on this tract in 2003 and 2006. Water SERs have been approved by AWU along N FM 620 Rd.

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

Yes. The site is immediately up-gradient of identified springs on the Travis County BCCP tract, adjacent to the site.

Council-Approved Water SERs in Vicinity

This product is for informational purposes only. It is not intended to be used for legal or regulatory purposes. The City of Austin is not responsible for any errors or omissions in this map. The City of Austin is not a professional engineering or architectural firm. This map is not a substitute for a professional engineering or architectural drawing. The City of Austin is not responsible for any damages or liabilities arising from the use of this map. The City of Austin is not a professional engineering or architectural firm. This map is not a substitute for a professional engineering or architectural drawing. The City of Austin is not responsible for any damages or liabilities arising from the use of this map.

Legend:

- Site Location
- Watershed Boundaries
- Council-Approved Water SERs
- Austin Full Purpose
- Austin Limited Purpose
- Austin ETJ

[illegible]

STAFF RECOMMENDATION

Staff recommends approval for Water SER #3263.

Basis for recommendation:

- Note on approved preliminary plan designates COA as service provider pursuant to LDC § 25-4-59.
- SERs with higher capacity requests approved by Council on the site in 2003 & 2006.

SER #3264 (Wastewater) Summary

- **Description of Proposed Extension:**
 - **Construction of an appropriately-sized public lift station near the low point of the subject tract.**
 - **3,300 feet of appropriately-sized force main from proposed lift station extending south along N FM 620 Rd to existing 8" gravity main.**

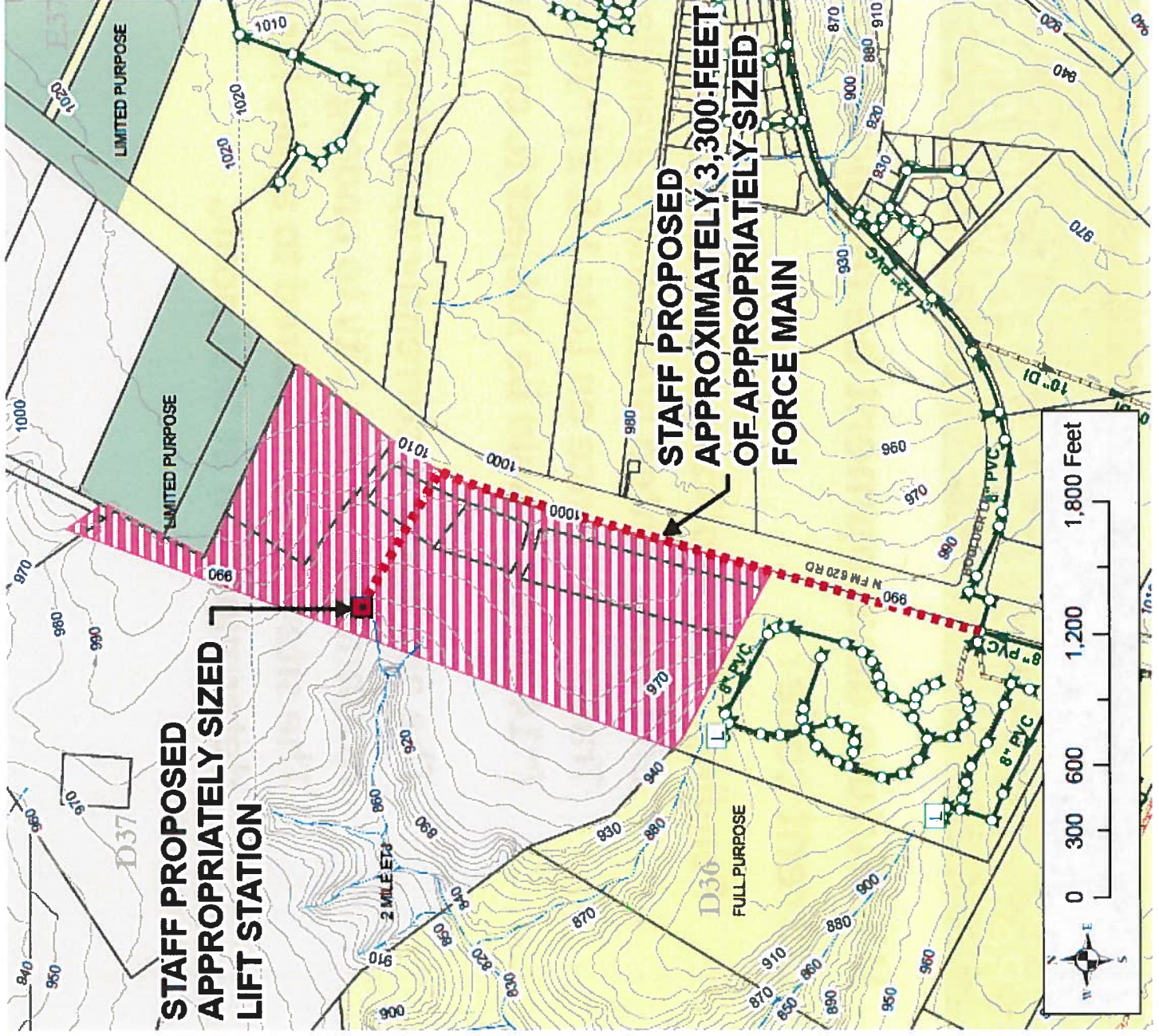
Note: There is an existing, Council-approved SER for this site – Wastewater SER-2080 (approved in 2003 for 750 LUEs, revised and approved in 2006 for 386 LUEs).

The applicant submitted a new SER due to a change in development use and additional reduction in capacity needs (current request: 154 LUEs).

LUE = Living Unit Equivalent

SER #3264

Proposed Extension



	Subject Tract
	Full-Purpose City Limit
	2-Mile ETJ
	Limited-Purpose City Limit

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SER #3264 (Wastewater)

Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Pending. The applicant submitted a Fair Notice Application and was granted preliminary grandfathering to the Lake Travis Ordinance on Lots 1 & 2 (~34 acres). Lots 3 & 4 (~14 acres) would be subject to current code.

The applicant is currently updating the site plan for resubmittal to the City to undergo the review process. The site will be required to apply for Chapter 245 determination at that point.

SER #3264 (Wastewater)

Review Criteria: DEVELOPMENT IMPACTS

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

Yes. The engineer has indicated that on-site sewage facilities would not be feasible with the proposed site plan and no other service providers are located in the area.

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

No. The site is located in the Drinking Water Protection Zone, the Edwards Aquifer Recharge Zone, is adjacent to Jollyville Plateau Salamander drainage basins, and drains to creeks with identified CEFs.

SER #3264 (Wastewater)

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

No. Centralized service would not solve any known or potential environmental problems (on-site septic is not feasible and not considered an option).

Has an Environmental Resource Inventory been conducted?

Yes. An Environmental Assessment was conducted in 2005 identifying no features. However, WPD staff hydro-geologists walked the tract in 2013 and identified a canyon rimrock feature on the northern portion of the site.

SER #3264 (Wastewater)

Review Criteria: LONG-TERM PLANNING

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

Yes. While the area is not scheduled for annexation, the site is adjacent to Austin's Full Purpose Jurisdiction.

Are other City concerns affected by the service provision?

Yes. The service extension would facilitate development in an environmentally sensitive area outside the City's Full Purpose Jurisdiction.

However, a note on approved preliminary plan designates COA as service provider pursuant to LDC § 25-4-59.

SER #3264 (Wastewater)

Review Criteria: NEARBY EXTENSION REQUESTS

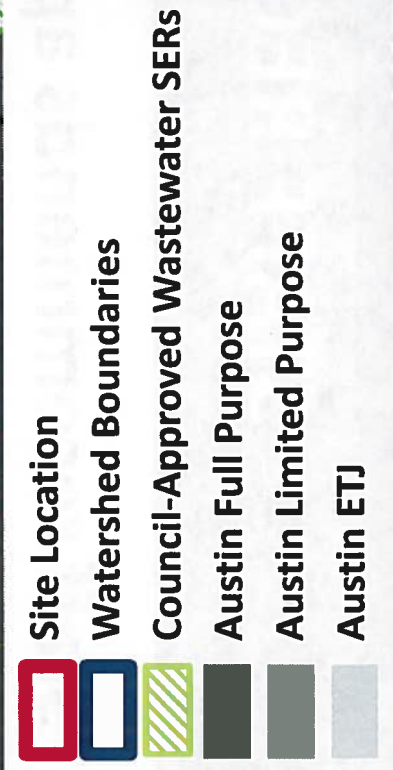
Have similar SERs been granted in the vicinity?

Yes. A Wastewater SER was approved by Council on this tract in 2003 and 2006. Wastewater SERs have been approved by AWU along N FM 620 Rd.

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

Yes. The site is immediately up-gradient of identified springs on the Travis County BCCP tract, adjacent to the site.

Council-Approved Wastewater SERs in Vicinity



STAFF RECOMMENDATION

Staff recommends approval for Wastewater SER #3264.

Basis for recommendation:

- A note on approved preliminary plan designates COA as service provider pursuant to LDC § 25-4-59.
- SERs with higher capacity requests approved by Council on the site in 2003 & 2006.

Contact Information

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Watershed Protection Department

City of Austin

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