

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: Windy Ridge Apartment Homes		Service Requested: Water
SER-3368	Hansen Service Request Number 501814	Date Received: 10/28/2013
Location: 10910 N FM 620 RD AUSTIN TX 78726- WINDY RIDGE APARTMENT HOMES		
Acres: 11.92	Land Use: MULTI FAMILY	
Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3369		
Quad(s): E38	DDZ: NO	
Drainage Basin: BULL	Pressure Zone: NORTHWEST C	DWPZ: YES
Flow: (Estimated Peak Hour Flow, Gallons per Minute) 184 GPM		% Within City Limits: 0
Cost Participation: \$0.00		% Within Limited Purpose: 0

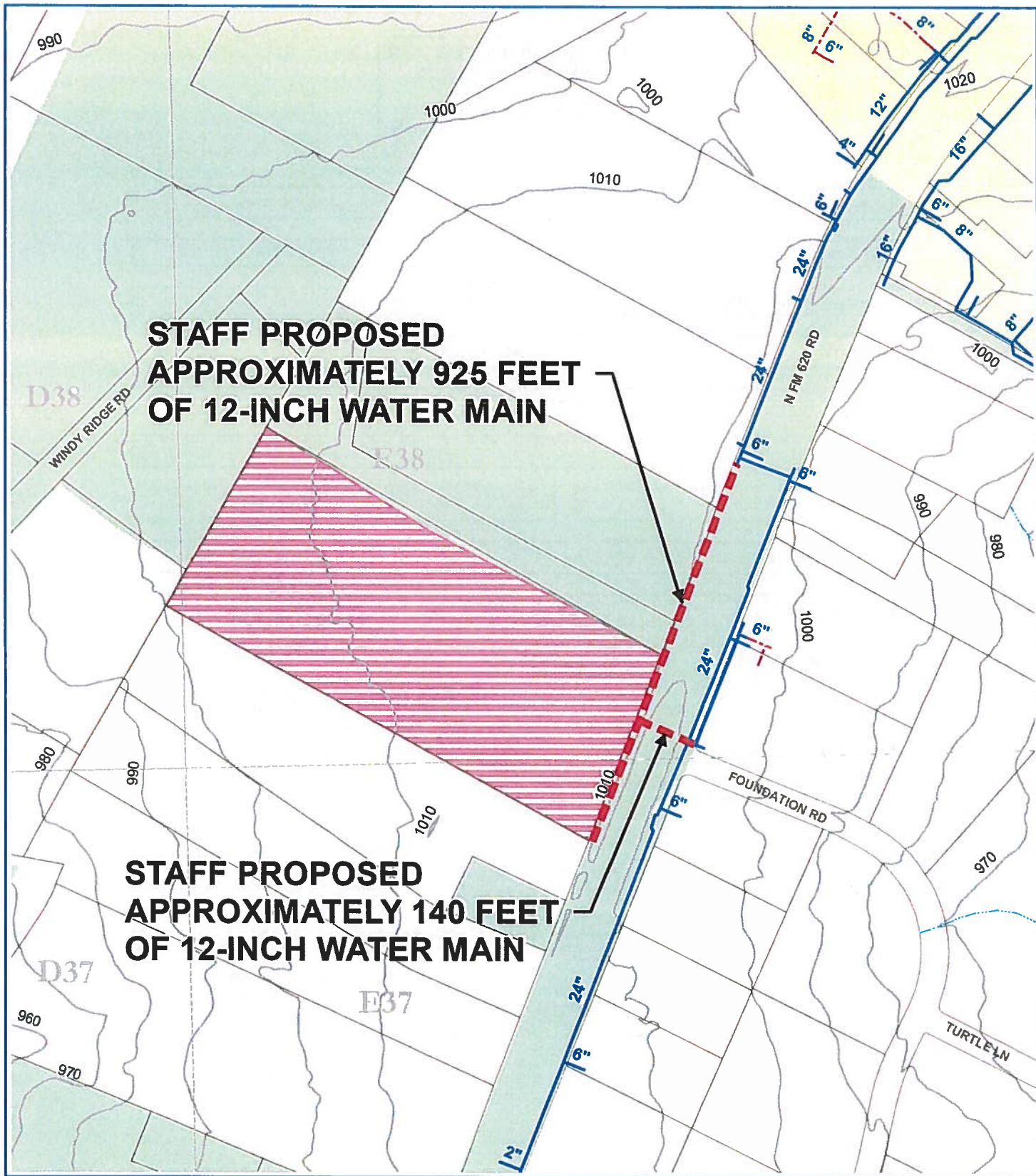
Description of Improvements:

Applicant shall construct approximately 925 feet of 12-inch water main from the existing 24-inch water transmission main (Project 2010-0102) along FM 620 Rd and extend south along FM 620 Rd to the subject tract. Applicant shall also construct approximately 140 feet of 12-inch water main from the existing 12-inch water main (Project 2012-0660) on the east side of FM 620 Rd near Foundation Dr and extend west across FM 620 Rd to the subject tract and connect to the proposed 12-inch water main at the subject tract.

NOTE: Sprinkled fire flow requirement of 1,812 gpm based on engineering calculations received from T. Craig Carney, P.E. on 01/31/2014.

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 mains 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.



0 150 300 600 900 Feet

W. S.E.R. Name: Windy Ridge Apartment Homes
W. S.E.R. Number: 3368

Utility Development Services Plotted 02/18/2014

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

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

Name: Windy Ridge Apartment Homes		Service Requested: Wastewater
SER-3369	Hansen Service Request Number 501817	Date Received: 10/28/2013
Location: 10910 N FM 620 RD AUSTIN TX 78726- WINDY RIDGE APARTMENT HOMES		
Acres: 11.92	Land Use: MULTI FAMILY	
Alt. Utility Service or S.E.R. Number: City of Austin Water SER-3368		
Quad(s): E38	DDZ: NO	
Drainage Basin: BULL	Pressure Zone: NORTHWEST C	DWPZ: YES
Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 63 GPM		% Within City Limits: 0
Cost Participation: \$0.00		% Within Limited Purpose: 0

Description of Improvements:

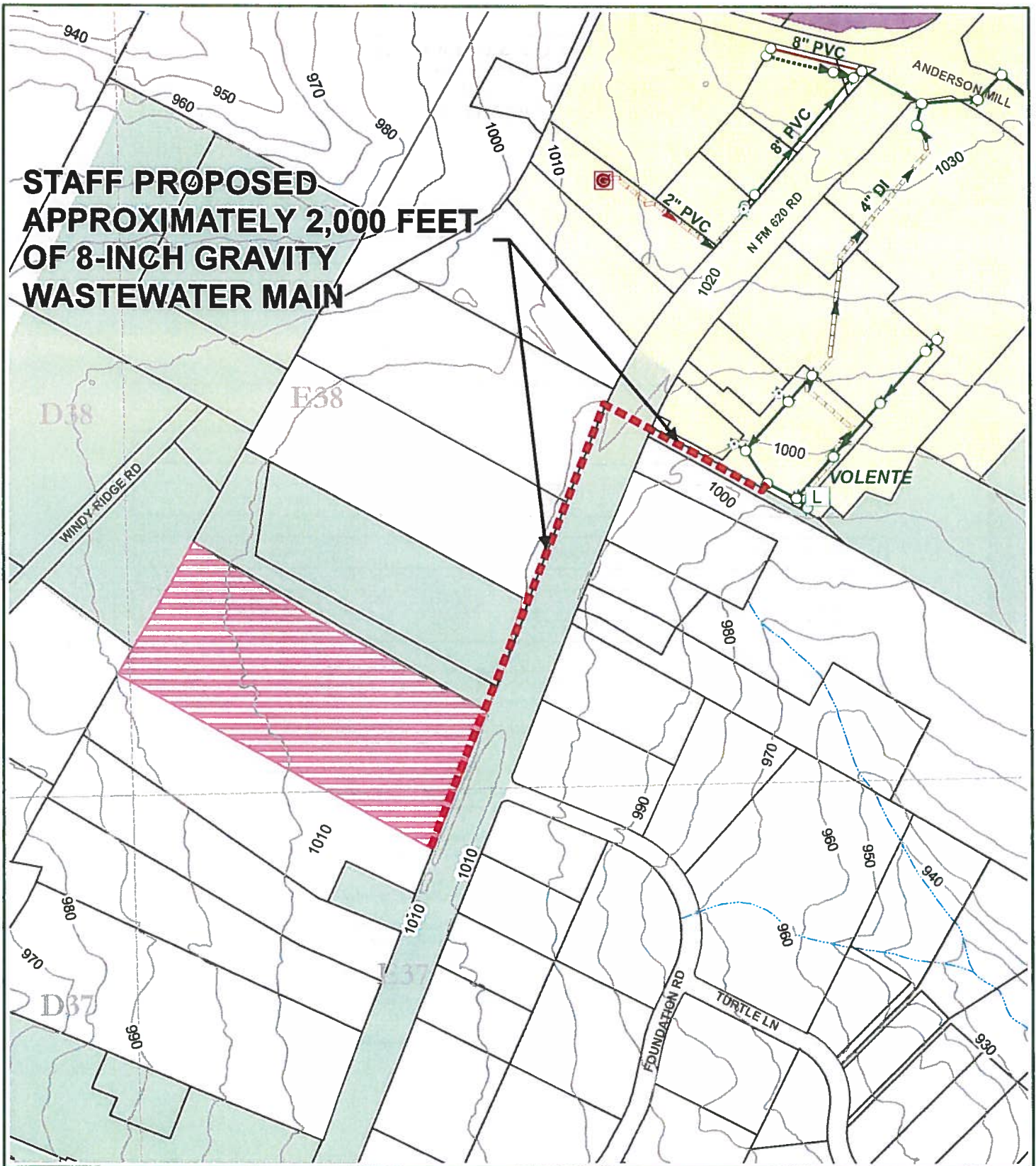
Applicant shall construct approximately 2,000 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project 2004-0567) located northeast of the site and upstream of the Volente Lift Station and extend west across FM 620 Rd and south along FM 620 Rd to the subject tract, as approximately shown on the attached map.

NOTES: 1) Wastewater flow based on engineering calculations received from T. Craig Carney, P.E. on 01/31/2014. 2) Private pumping system will be required within the subject tract. Private pumping system within the subject tract will be privately owned, operated and maintained.

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 mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Utility Engineering Review.
- 5) All onsite wastewater collection system components will be owned, operated, and maintained by the property owner.
- 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.





**STAFF PROPOSED
APPROXIMATELY 2,000 FEET
OF 8-INCH GRAVITY
WASTEWATER MAIN**



0 200 400 800 1,200 Feet

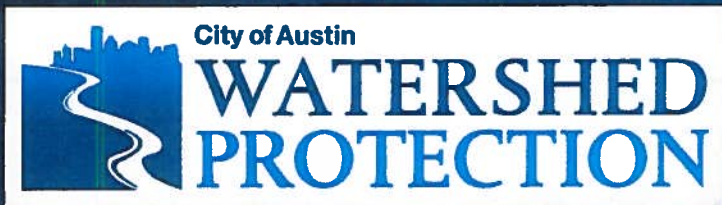
W.W. S.E.R. Name: Windy Ridge Apartment Homes
W.W. S.E.R. Number: 3369

Utility Development Services Plotted 02/28/2014

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

Windy Ridge Apartment Homes Water & Wastewater Service Extension Requests #3368 & #3369

**Briefing to the Environmental Board
April 2, 2014**

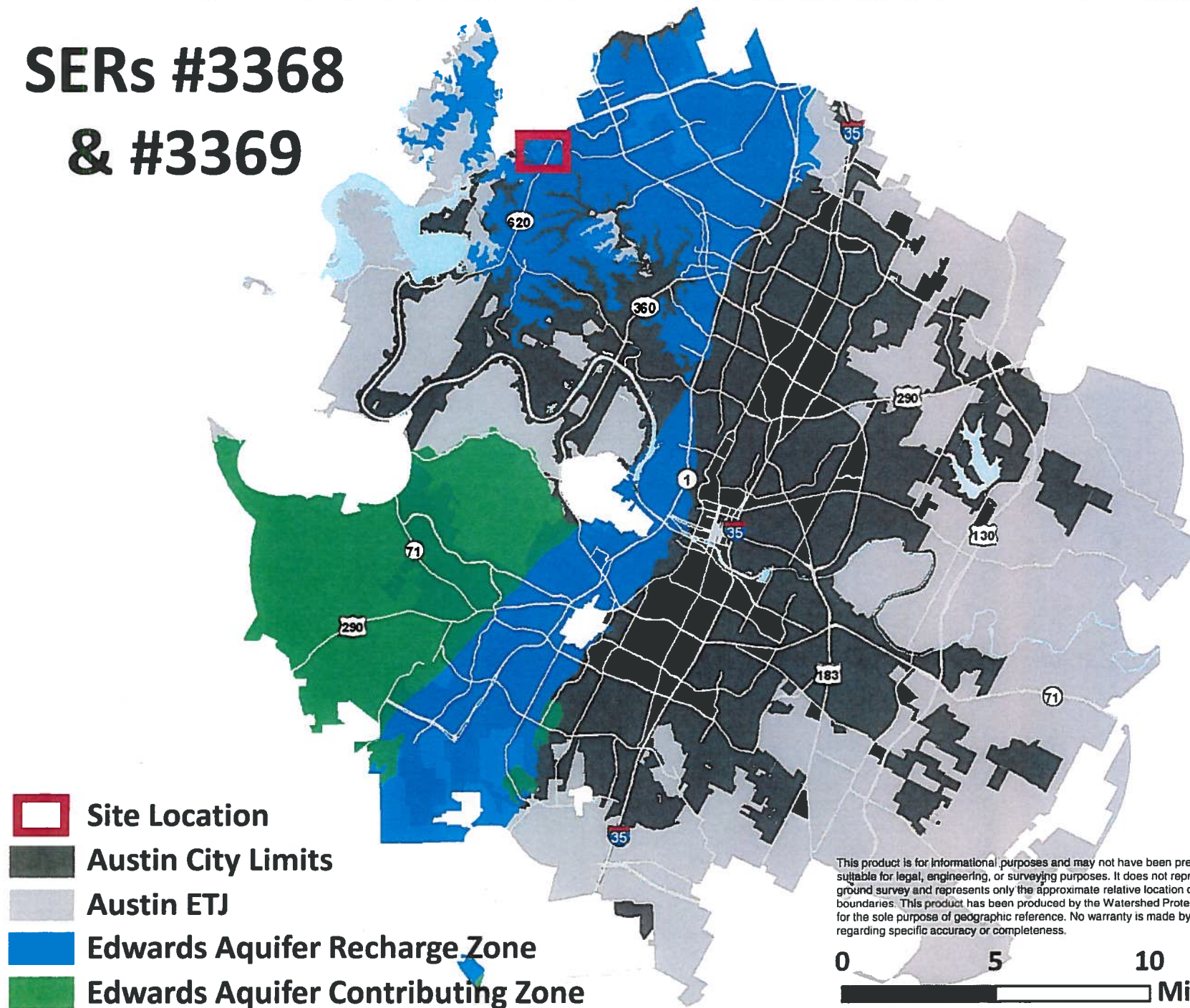


**Kelly Gagnon
Watershed Policy & Planning**

Request Summary

- **Request for water & wastewater service**
- **11.92 acre tract**
- **Proposed multi-family development (120 units)**
- **Austin 2-Mile ETJ**
- **Drinking Water Protection Zone**
- **Lake Travis (74%) & Bull Creek (26%) Watersheds**
- **Northern Edwards Aquifer Recharge Zone**

SERs #3368 & #3369



SERs #3368 & #3369



Site Location

IMAGINEAUSTON
Vibrant. Livable. Connected.

Growth Concept Map

Legend

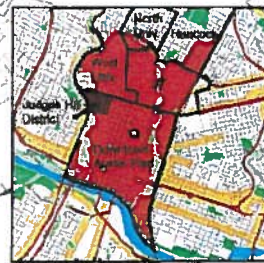
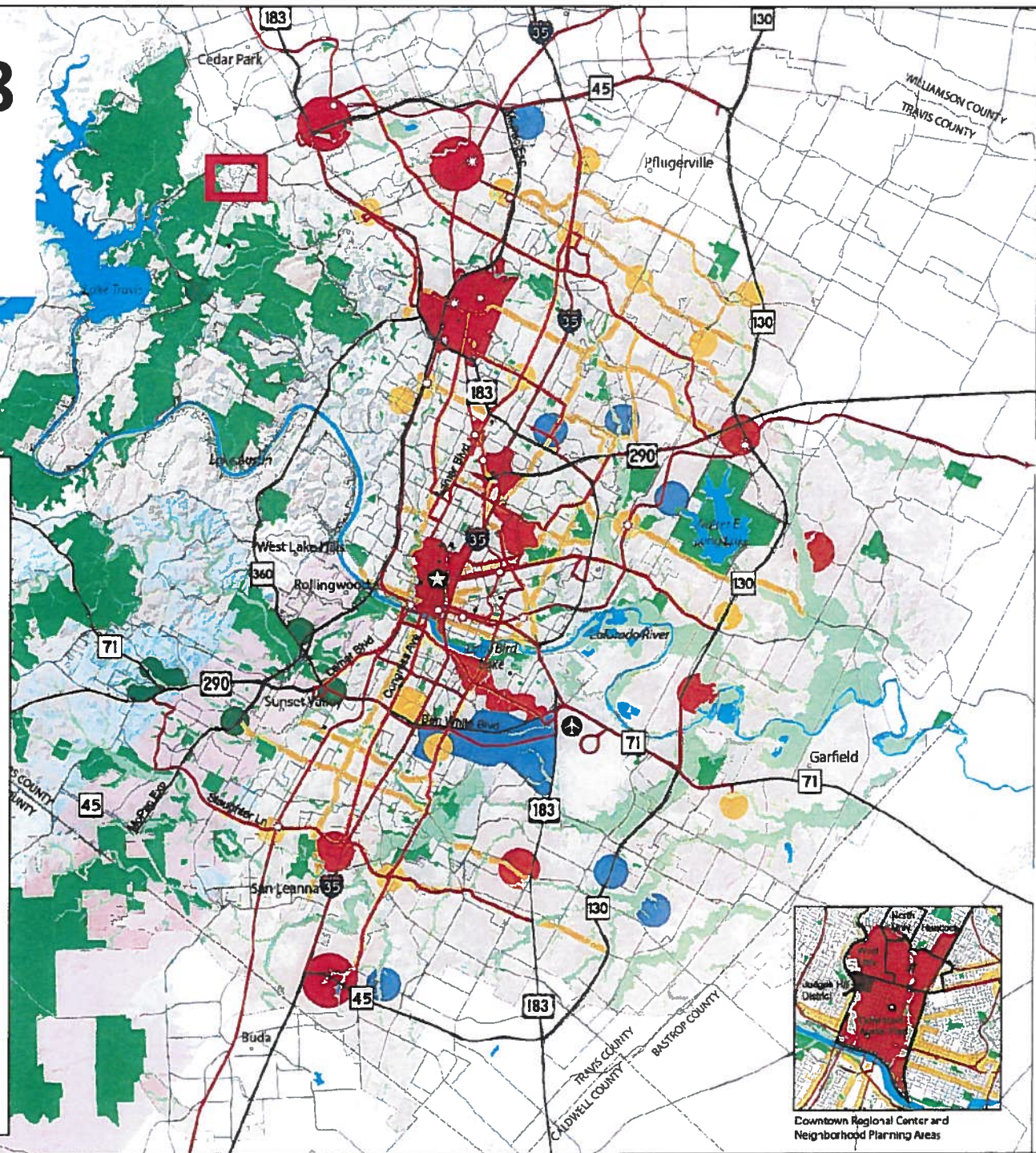
- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College / University

Transportation

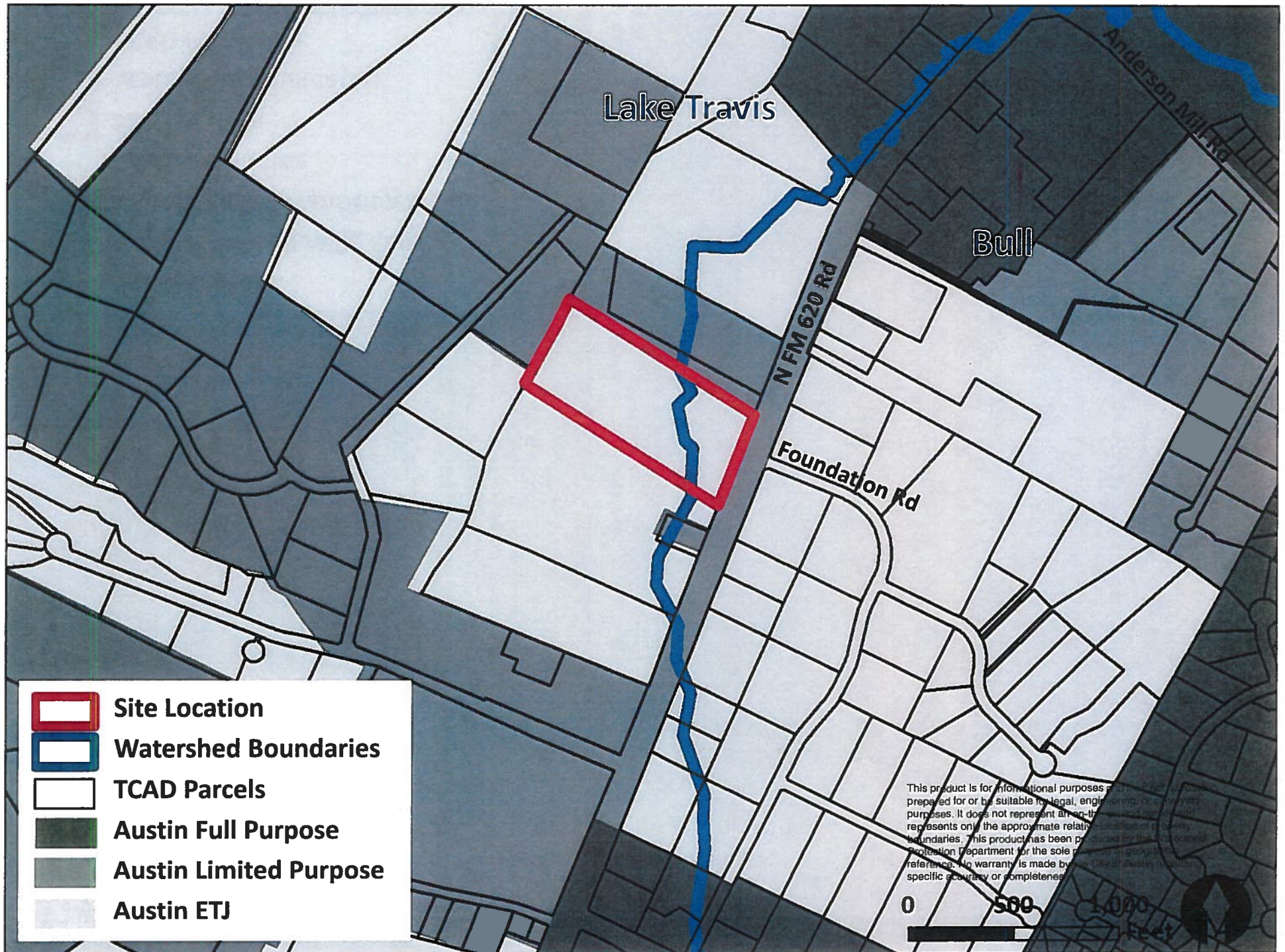
- High Capacity Transit Stop
- ⋈ Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

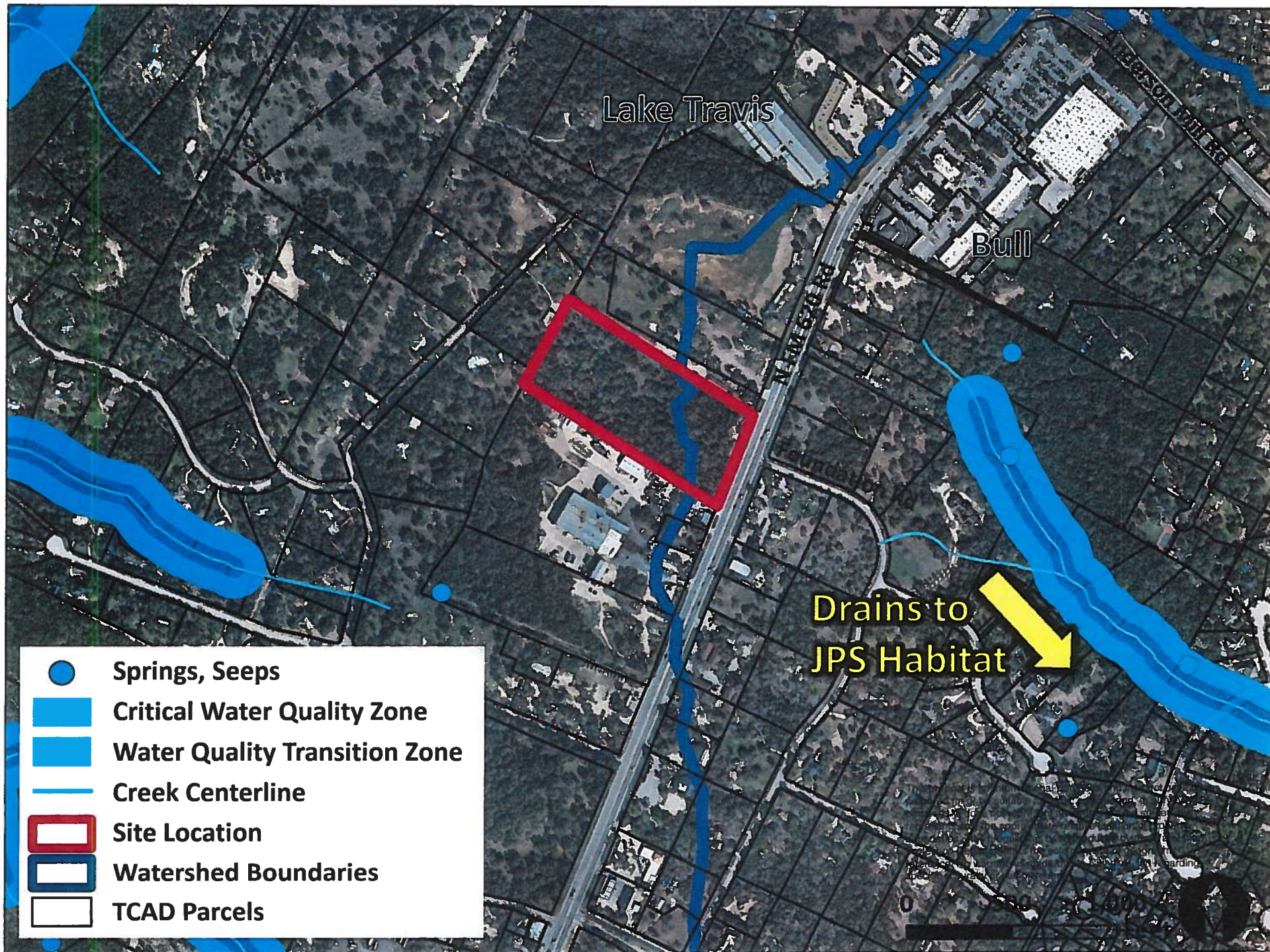
Boundaries

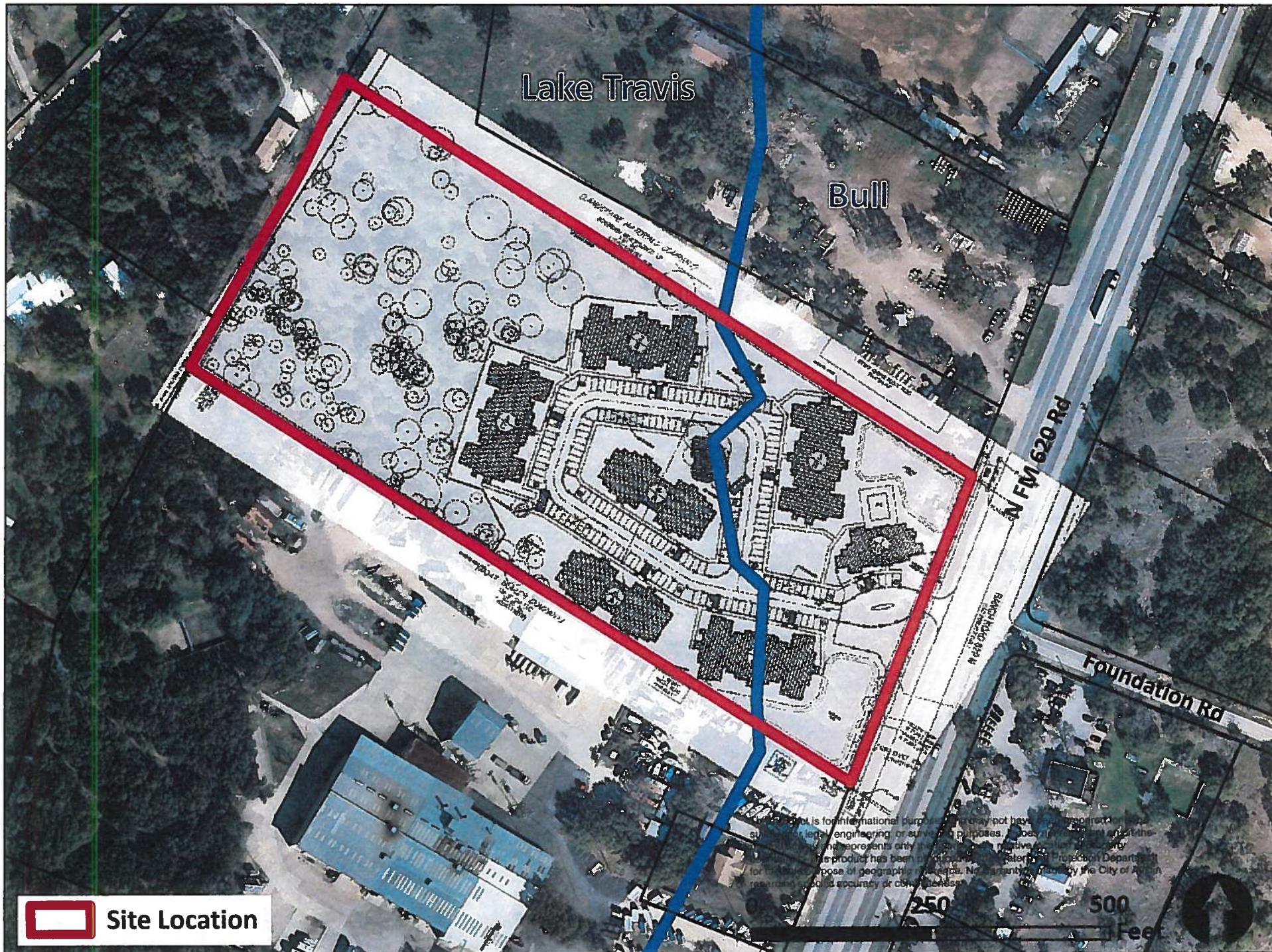
- City Limits
- ETJ
- County Boundaries



Downtown Regional Center and Neighborhood Planning Areas







Lake Travis

Bull

FM 620 Rd

Foundation Rd

 Site Location

250

500

Feet

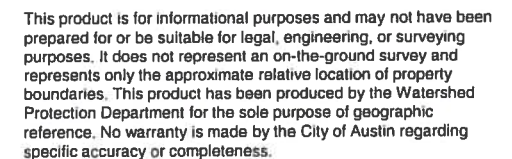
This map is for informational purposes only and does not constitute a warranty. It is not intended for legal, engineering, or surveying purposes. The City of Austin and its representatives only warrant that the information contained herein was obtained from a reliable source. The City of Austin and its representatives do not warrant the accuracy or completeness of the information contained herein. The City of Austin and its representatives are not responsible for any errors or omissions in this map. The City of Austin and its representatives are not responsible for any damages, including consequential damages, arising from the use of this map. The City of Austin and its representatives are not responsible for any claims, damages, or liabilities arising from the use of this map. The City of Austin and its representatives are not responsible for any claims, damages, or liabilities arising from the use of this map.

SER #3368 (Water) Summary

- **Description of Proposed Extension:**
 - **925 feet of 12" water main, extending south from existing 24" water transmission main along N FM 620 Rd to the subject tract.**
 - **140 feet of 12" water main from existing 12" water main on the east side of FM 620 Rd near Foundation Rd, extending west across FM 620 Rd to the proposed 12" water line in the subject tract.**

**STAFF PROPOSED
APPROXIMATELY 925 FEET
OF 12-INCH WATER MAIN**

**STAFF PROPOSED
APPROXIMATELY 140 FEET
OF 12-INCH WATER MAIN**

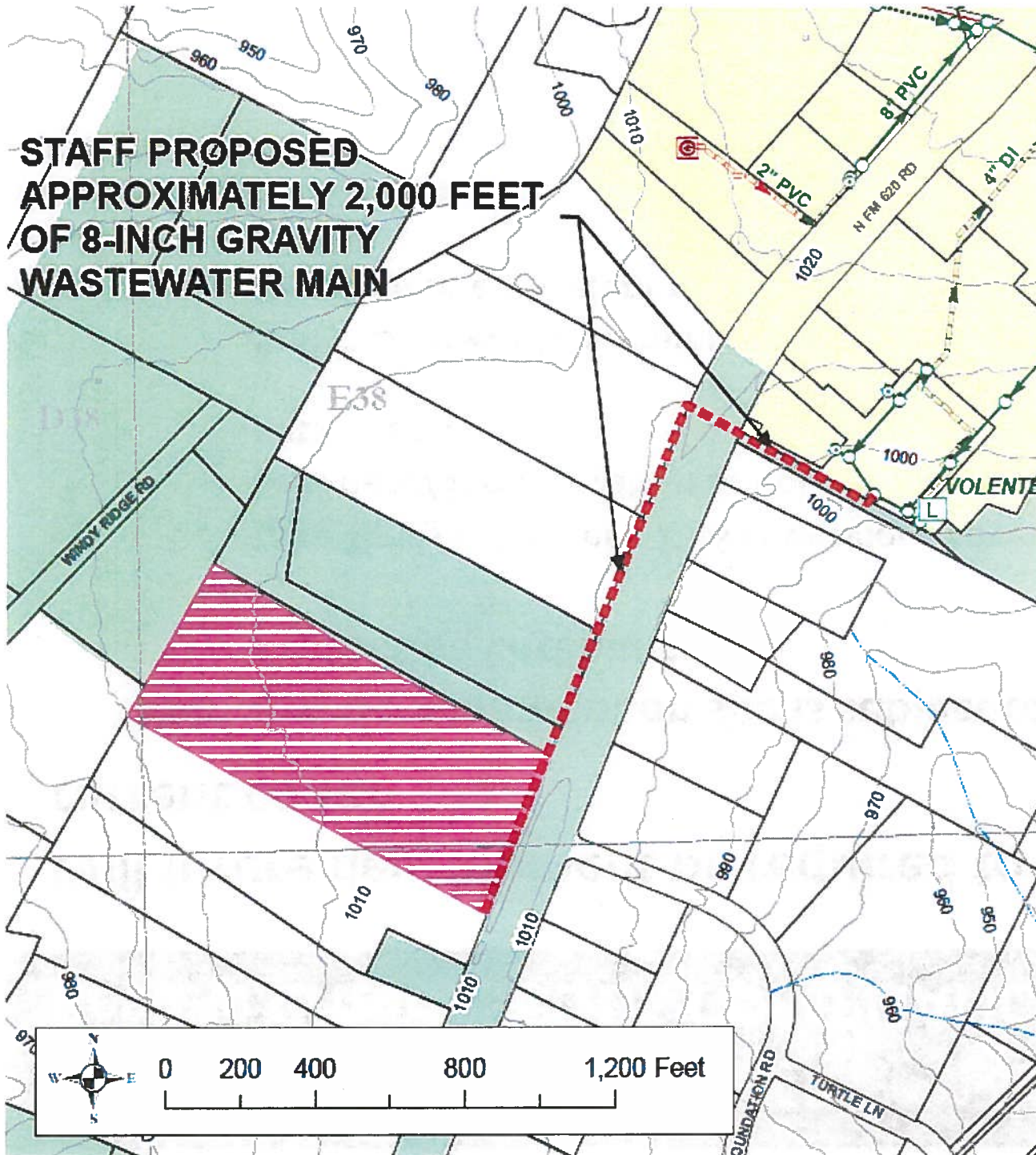


SER #3369 (Wastewater) Summary

- **Description of Proposed Extension:**
 - **2,000 feet of 8" wastewater main extending west from the Volente lift station across FM 620 Rd and then south along FM 620 Rd to the subject tract.**

**STAFF PROPOSED
APPROXIMATELY 2,000 FEET
OF 8-INCH GRAVITY
WASTEWATER MAIN**

SER #3369 Proposed Extension



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 #3368 (Water) & SER #3369 (Wastewater)

Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Yes. Any development on site is subject to the Watershed Protection Ordinance.

Lake Travis (~ 8 acres): 20% impervious cover limit, ½" plus Sediment/Sand Filtration or equivalent water quality controls, 40% natural area

Bull (~ 3 acres): 40% impervious cover limit, ½" plus Sediment/Sand Filtration or equivalent water quality controls

SER #3368 (Water) & SER #3369 (Wastewater)

Review Criteria: DEVELOPMENT IMPACTS

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

Yes. The applicant has indicated that on-site alternatives (well water and on-site septic) would be cost-prohibitive and no other 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 Northern Edwards Aquifer Recharge Zone, Jollyville Plateau Salamander (JPS) drainage basins, and has identified Critical Environmental Features on site.

SER #3368 (Water) & SER #3369 (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 (drilling a well and on-site septic are not considered alternatives).

Has an Environmental Resource Inventory (ERI) been conducted?

Yes. An ERI was conducted, identifying a karst feature that requires protection under current code. ERM staff has requested that other karst features on the site be hand-excavated to determine whether they require a protective buffer.

SER #3368 (Water) & SER #3369 (Wastewater)

Review Criteria: LONG-TERM PLANNING

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

No. The area is not scheduled for annexation or located in the Austin Water CCN.

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.

The applicant is applying for the Texas Department of Housing and Community Affairs tax credit, requiring a minimum density to qualify.

SER #3368 (Water) & SER #3369 (Wastewater)

Review Criteria: NEARBY EXTENSION REQUESTS

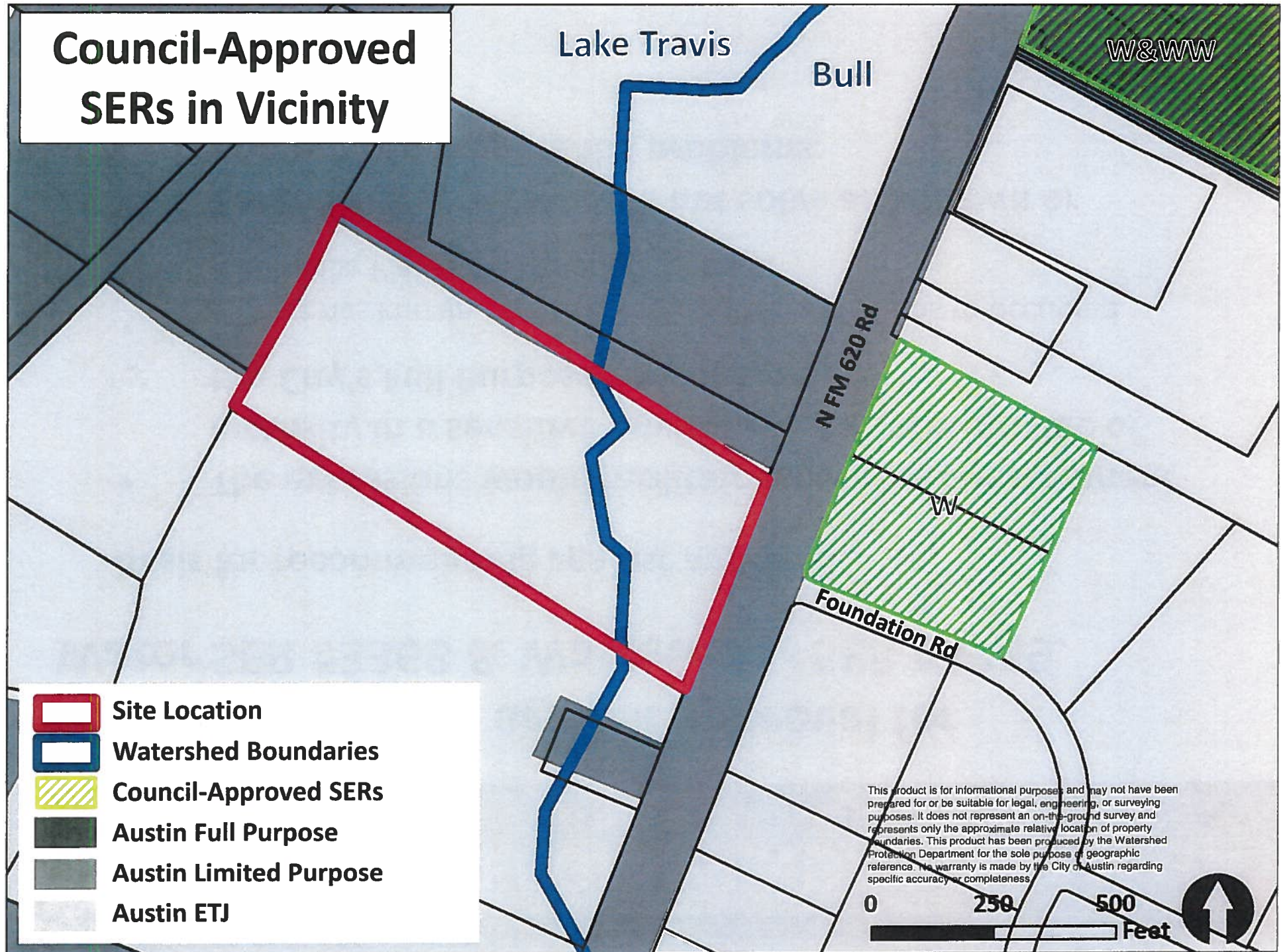
Have similar SERs been granted in the vicinity?

Yes. A water SER was approved by Council immediately across from the site along N FM 620 Rd.

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

Yes. On-site water sources (drilling a well) is not considered a feasible alternative for the proposed development.

Council-Approved SERs in Vicinity



STAFF RECOMMENDATION

**Staff recommends against approval for
Water SER #3368 & Wastewater SER #3369.**

Basis for recommending against approval:

- **The extensions would facilitate increased development intensity in a sensitive environmental area outside of the City's Full Purpose Jurisdiction.**
 - Tract has known on-site karst features and drains to occupied Jollyville Plateau Salamander habitat.
- **Centralized service would not solve any known or potential environmental problems.**

Contact Information

Kelly Gagnon

Watershed Protection Department

City of Austin

(512) 974-9368

kelly.gagnon@austintexas.gov