Items 7a
7b

MEMORANDUM

TO: Dr. Mary Gay Maxwell, Chair, and Environmental Board Members

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: June 11, 2014

SUBJECT: Stokes Ranch Water SER #3406 & Wastewater SER #3407

As you know, Service Extension Requests (SERs) located in the Drinking Water Protection Zone (DWPZ) and outside of the City of Austin's Full Purpose Jurisdiction require Council approval and recommendation by the Environmental Board. Watershed Protection Department staff has completed the review for the Stokes Ranch water and wastewater SERs and recommends against approval.

The applicant is proposing to develop an undeveloped 25.5 acre tract with a mixed-use development subject to the Watershed Protection Ordinance. The site is located in the City of Austin's Limited Purpose Jurisdiction, in the DWPZ, in the Lake Travis watershed, within the Northern Edwards Aquifer Recharge Zone, and drains to nearby headwaters creeks and sensitive environmental receptors, including occupied Jollyville Plateau Salamander habitat.

Without the extension of centralized service, the applicant would be unable to develop the project to the level proposed. Therefore, we find that the extension of service would increase development intensity in an environmentally sensitive area, outside of the City of Austin's Full-Purpose Jurisdiction, and in an area where the City is not encouraging new development in the Imagine Austin Comprehensive Plan.

As alternative water and wastewater sources with potential negative impacts are not considered viable alternatives for the development as proposed, centralized service would not solve any known or potential environmental problems.

The request is not consistent with the Council-approved policies regarding the extension of service in the DWPZ and in environmentally sensitive areas. Therefore, we recommend against approval for Service Extension Requests #3406 & #3407.

The attached information provides further detail on the applicant's request. Please feel free to contact me at 974-2699 or Kelly Gagnon at 974-9368 or Kelly.Gagnon@austintexas.gov with your questions or comments.

cc: Phillip Jaeger
Austin Water Utility

Kelly Gagnon
Watershed Protection Department

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),
    <u>and</u>
  - 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: Stokes Ranch	Service Requested: **Water**

SER-3406	Hansen Service Request Number 511496	Date Received: 01/27/2014

Location: 11900 BUCKNER RD AUSTIN TX 78726- STOKES RANCH

Acres: 25.5	Land Use: MIXED

Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3407

Quad(s): D37 E37	DDZ: NO

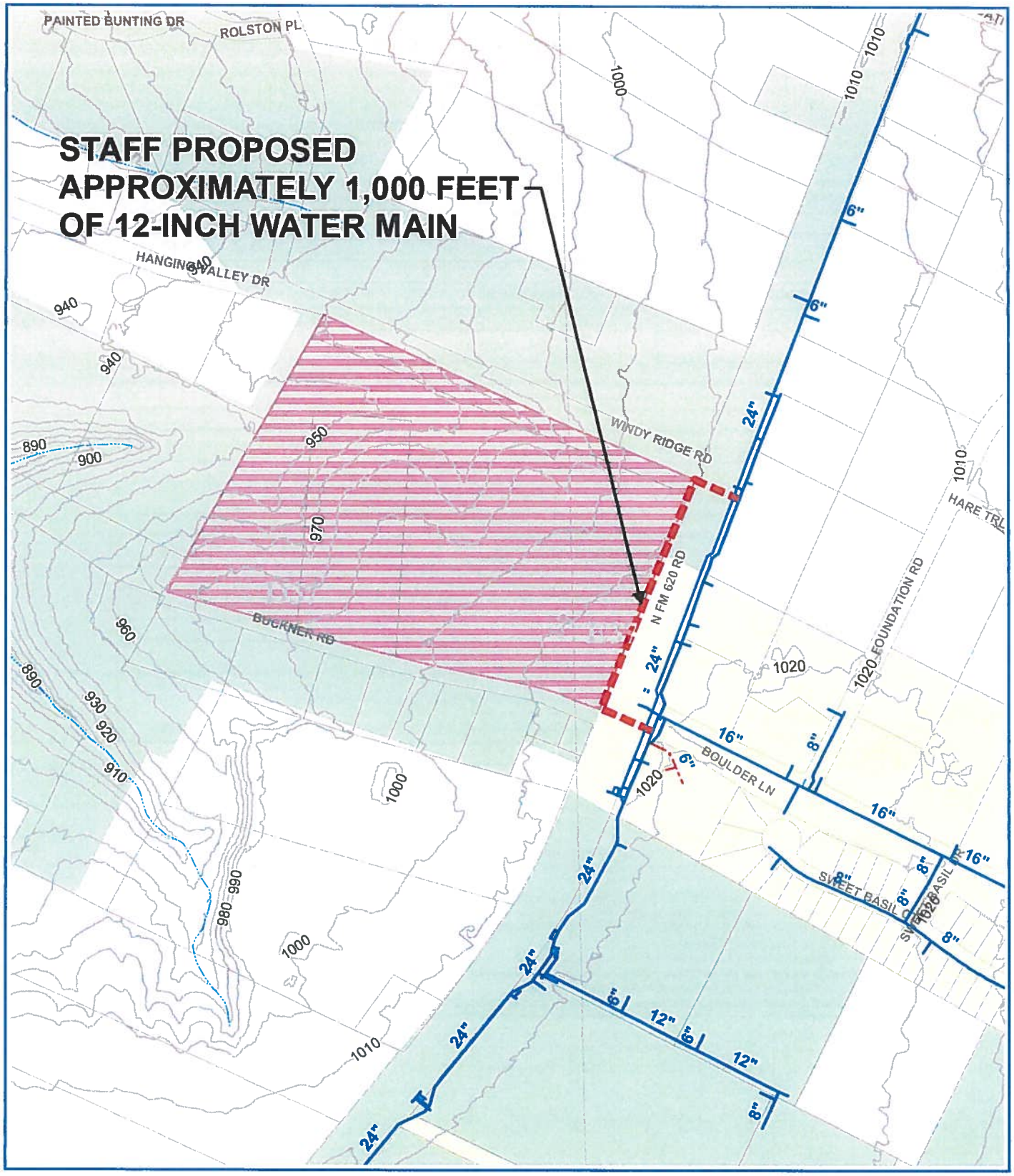
Drainage Basin: LAKE TRAVIS	Pressure Zone: NORTHWEST C	DWPZ: YES

Flow: (Estimated Peak Hour Flow, Gallons per Minute) 161 GPM	% Within City Limits: 0
Cost Participation: $0.00	% Within Limited Purpose: 100

Description of Improvements:
Applicant shall construct approximately 1,000 feet of 12-inch water main from the existing 16-inch water main (Project 2002-0569 and 2005-0602) on the east site of N FM 620 Rd near Boulder Ln and extend across FM 620 Rd, north across the property frontage and then east across N FM 620 Rd and connect to the existing 16-inch water main (Project 2006-0658), as approximately shown on the attached map.

NOTE: Sprinkled fire flow requirement of 1,500 gpm based on engineering report received from Charles R. Wirtanen, P.E. on 01/27/2014.

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.



N W E S

0 200 400 800 1,200 Feet

Subject Tract

Full-Purpose City Limit

2-Mile ETJ

Limited-Purpose City Limit

W. S.E.R. Name: Stokes Ranch

W. S.E.R. Number: 3406

Utility Development Services Plotted 04/10/2014

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: Stokes Ranch	Service Requested: **Wastewater**

SER-3407	Hansen Service Request Number 511497	Date Received: 01/27/2014

Location: 11900 BUCKNER RD AUSTIN TX 78726- STOKES RANCH

Acres: 25.5	Land Use: MIXED

Alt. Utility Service or S.E.R. Number: City of Austin Water SER-3406

Quad(s): D37 E37	DDZ: NO

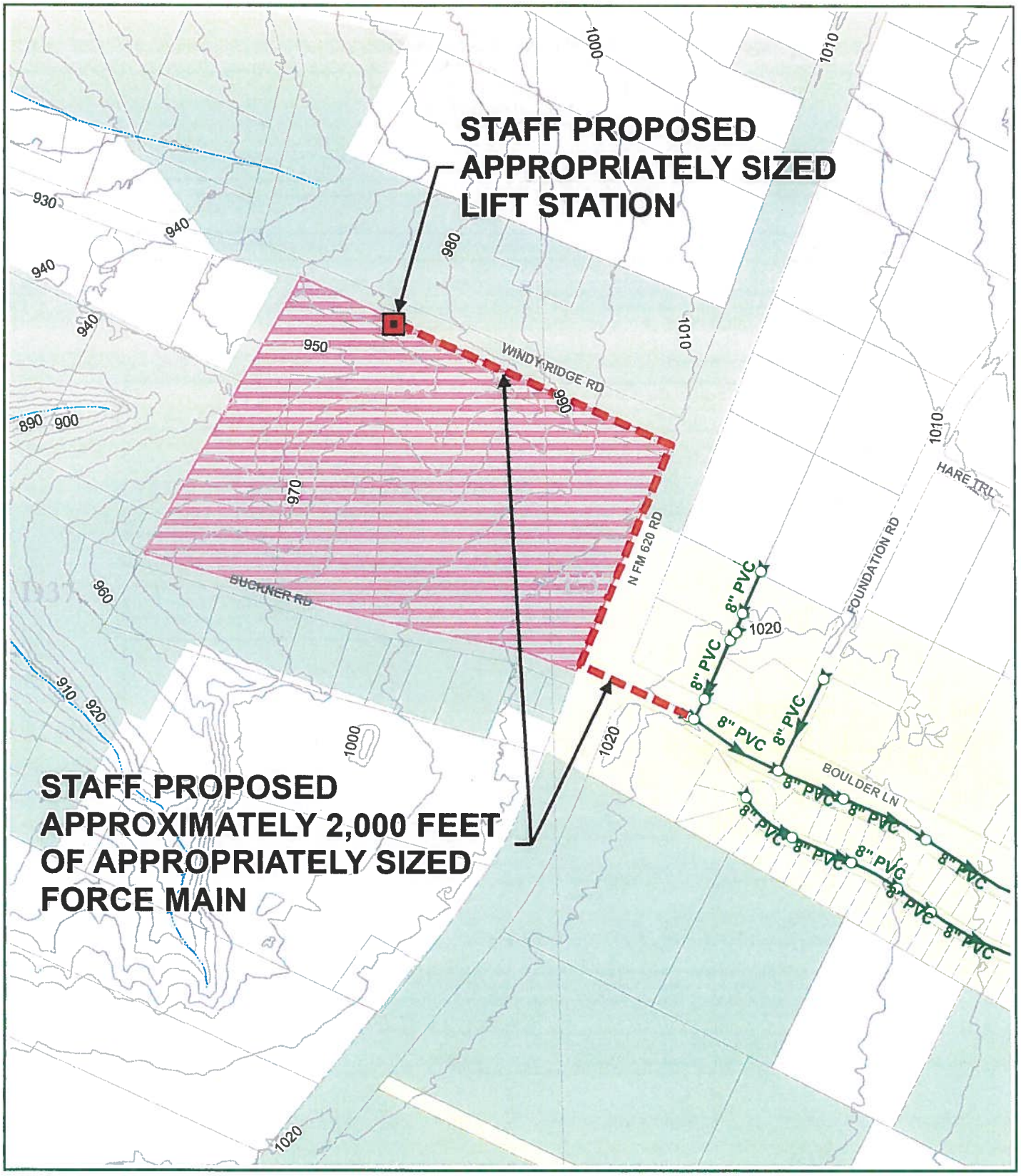
Drainage Basin: LAKE TRAVIS	Pressure Zone: NORTHWEST C	DWPZ: YES

Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 67 GPM	% Within City Limits: 0
Cost Participation: $0.00	% Within Limited Purpose: 100

Description of Improvements:
Applicant shall construct an appropriately sized public lift station near the low side of the subject tract. Applicant shall also construct approximately 2,000 feet of appropriately sized public force main from the proposed lift station and extend east to and across N FM 620 Rd and east along Boulder Ln to the existing 8-inch gravity wastewater main (Project 85-1088) in Boulder Ln, as approximately shown on the attached map.

NOTE: Wastewater flow based on engineering report received from Charles R. Wirtanen, P.E. on 01/27/2014.

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 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) The procedures under City of Austin Code and Texas Commission on Environmental Quality Code for the abandoning of septic tanks must be followed.
6) Engineering Report submitted to Facility Engineering detailing the proposed wastewater improvements which will address the dedication of easements.
7) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
8) 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.
9) 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.
10) Approval by the City Council will be required based on Austin City Code § 25-9-35.



Subject Tract

Full-Purpose City Limit

2-Mile ETJ

Limited-Purpose City Limit

W.W. S.E.R. Name: Stokes Ranch

W.W. S.E.R. Number: 3407

Utility Development Services Plotted 04/11/2014

Stokes Ranch
Water & Wastewater
Service Extension Requests
#3406 & #3407

Briefing to the Environmental Board
June 18, 2014

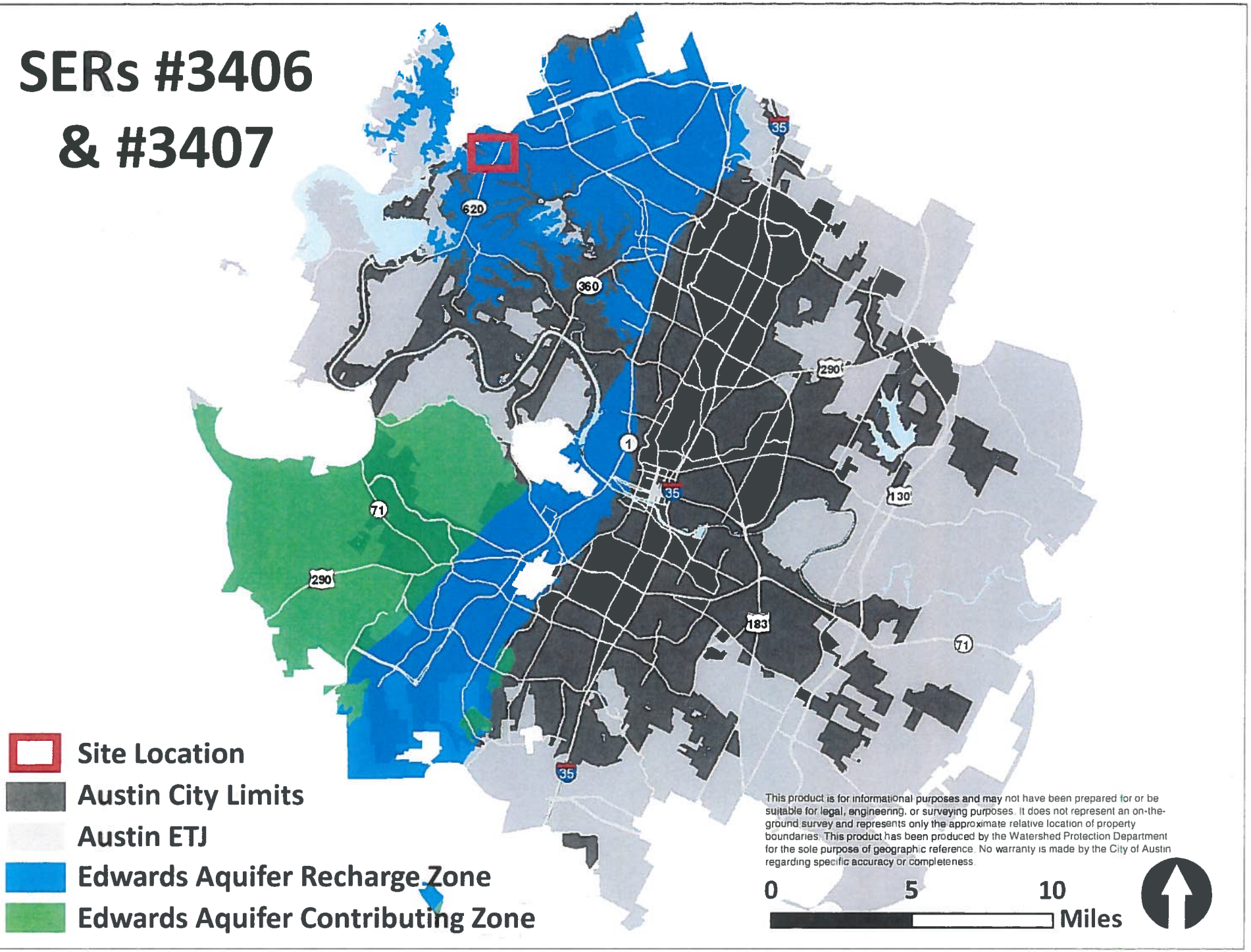
City of Austin
WATERSHED PROTECTION

Kelly Gagnon
Watershed Policy & Planning

Request Summary

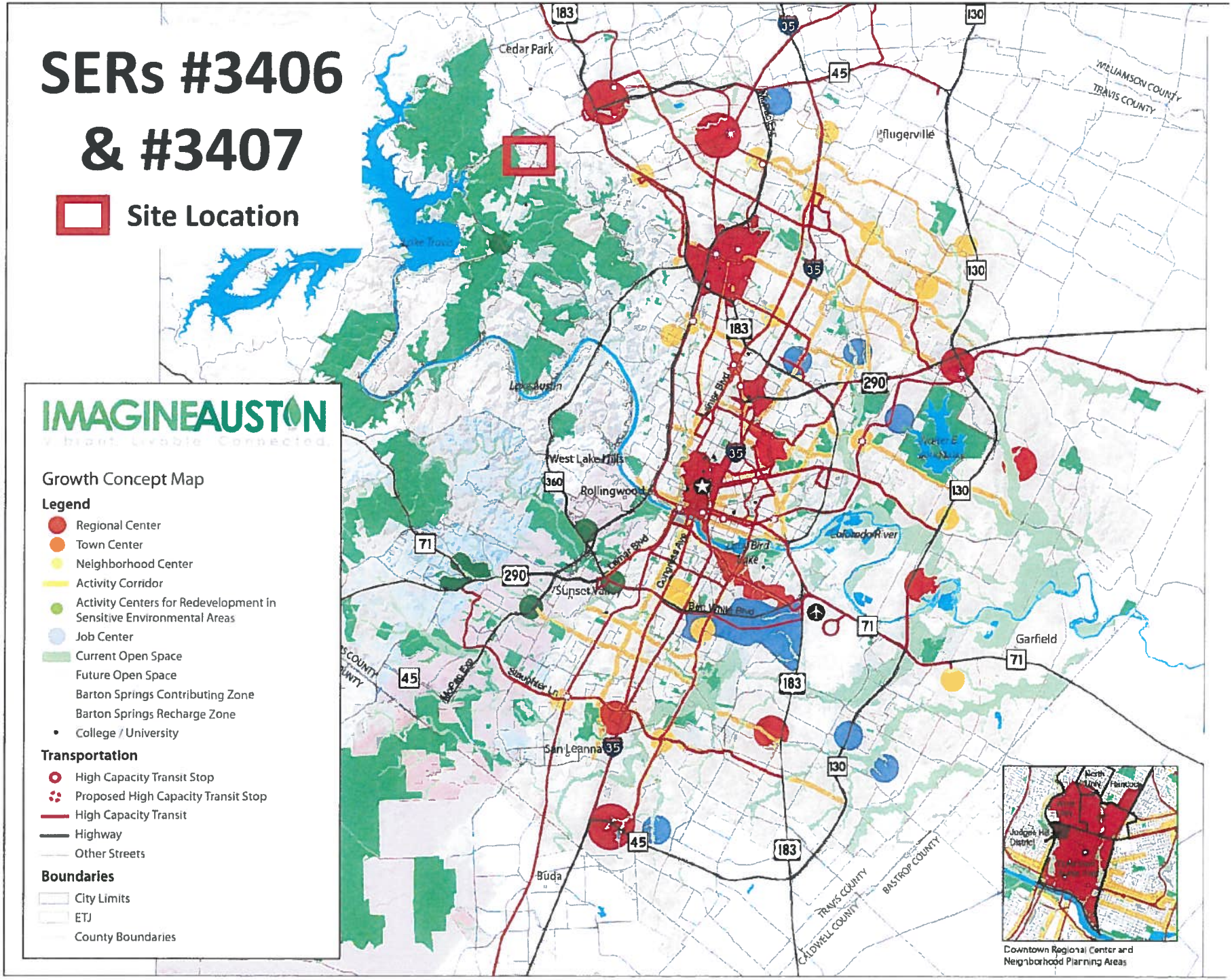
- **Request for water & wastewater service**
- **25.5 acre tract**
- **Proposed mixed-use development**
  - 36 single-family condominiums, retail, restaurant
- **Austin's Limited Purpose Jurisdiction**
- **Drinking Water Protection Zone**
- **Lake Travis Watershed (Water Supply Rural)**
- **Northern Edwards Aquifer Recharge Zone**

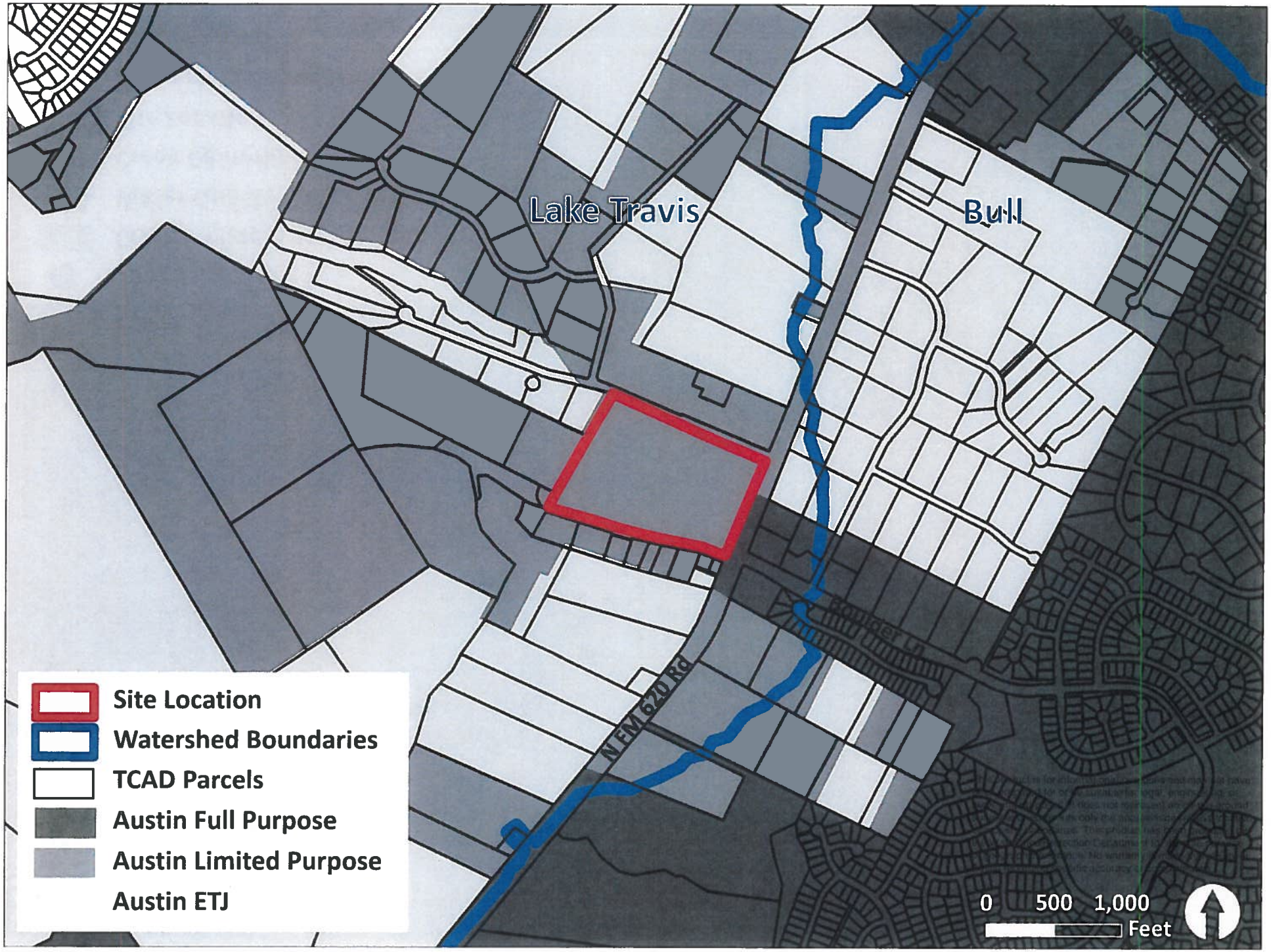
SERs #3406 & #3407

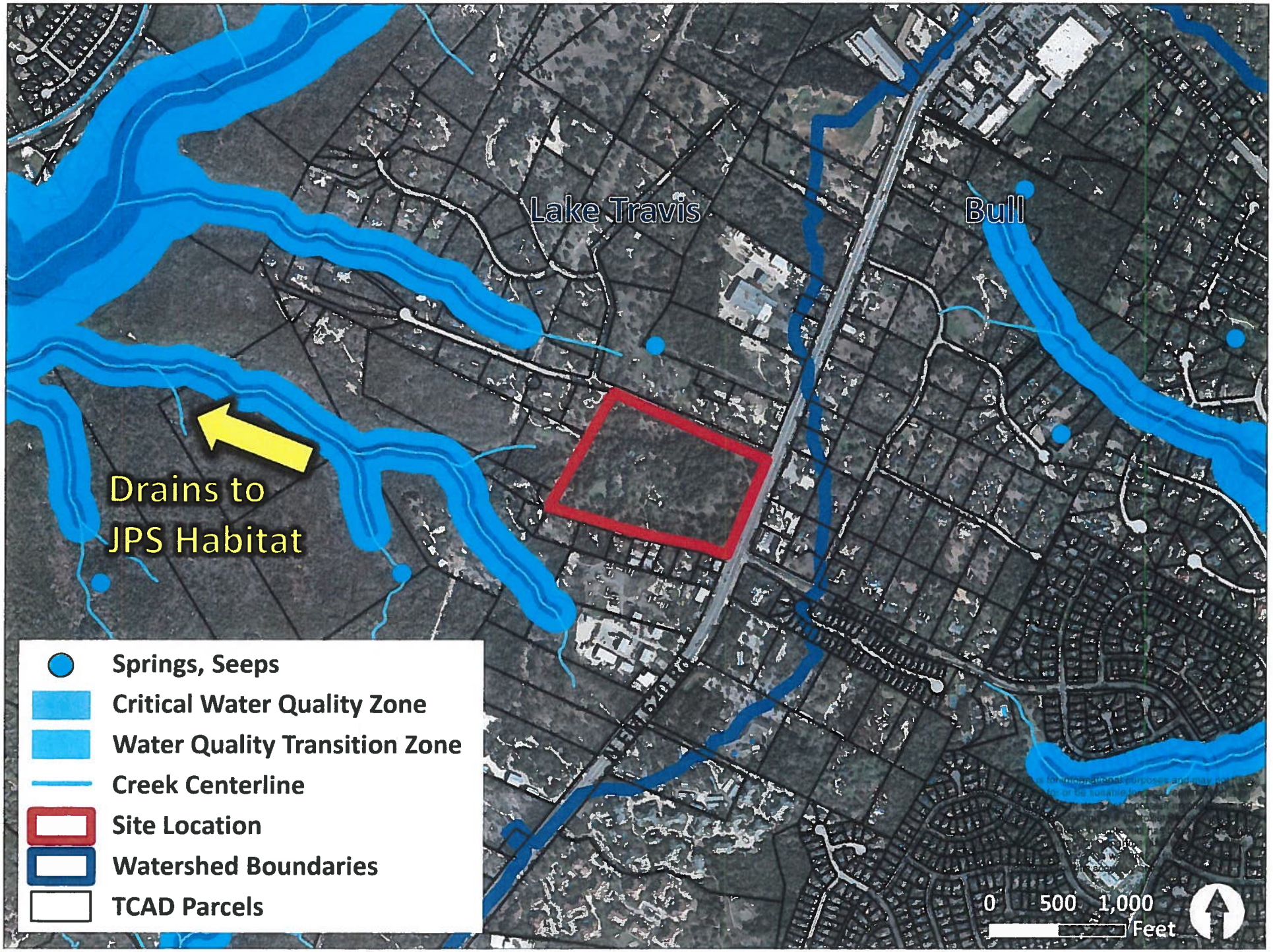


SERs #3406 & #3407

Site Location




Lake Travis
Bull
N FM 620 Rd
Site Location
Watershed Boundaries
TCAD Parcels
Austin Full Purpose
Austin Limited Purpose
Austin ETJ
0
500
1,000
Feet

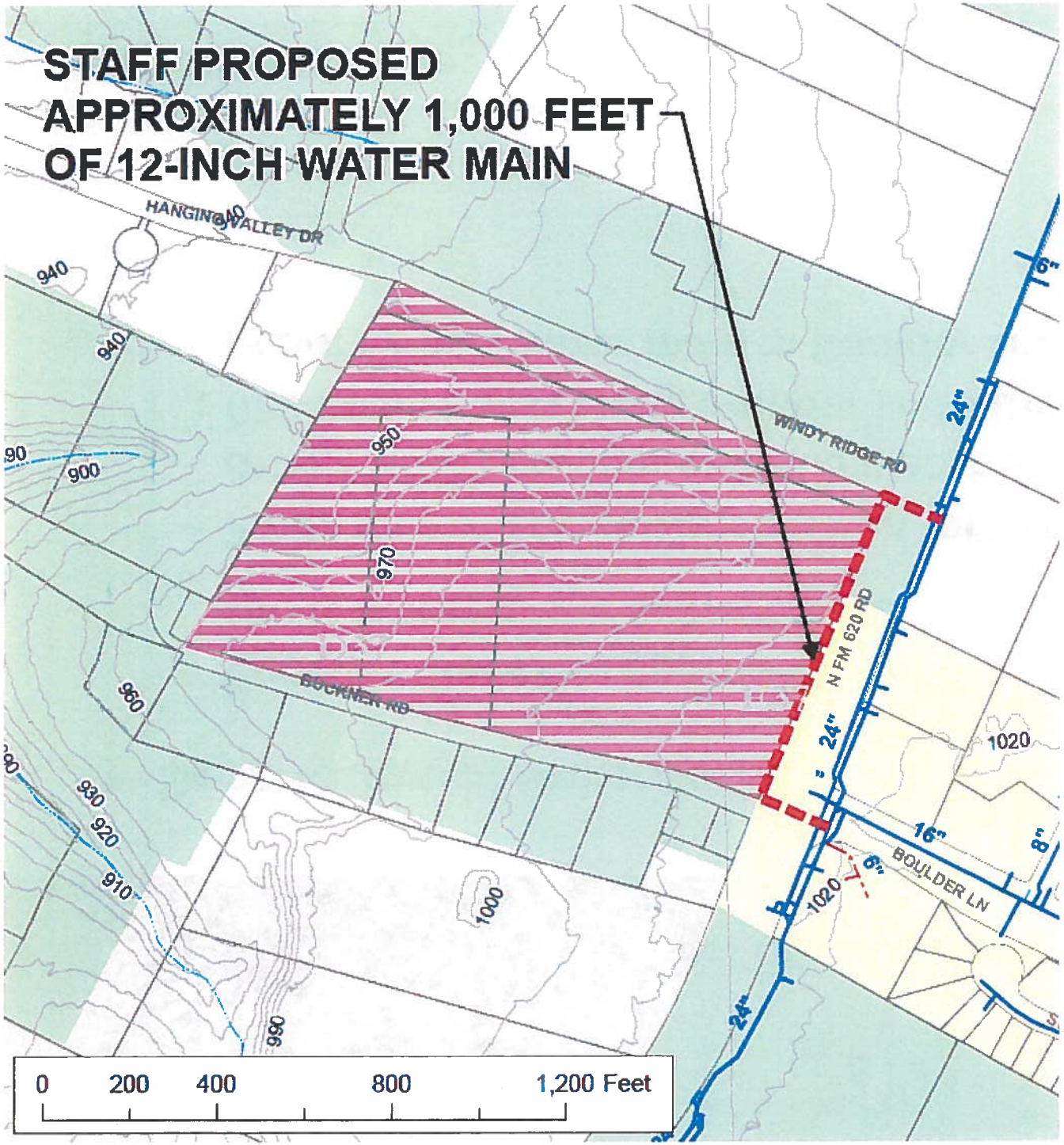

Lake Travis
Bull
Drains to
JPS Habitat
Springs, Seeps
Critical Water Quality Zone
Water Quality Transition Zone
Creek Centerline
Site Location
Watershed Boundaries
TCAD Parcels
0
500
1,000
Feet

Lake Travis
N FM 620 Rd
Boulder Ln
DETENTION
SITE PLAN CONCEPT B
STOKES RANCH
AUSTIN, TEXAS
STOKES TRACT- EBS
CONCEPT PLAN
GATED
1
2
Site Location
0
250
500
Feet

SER #3406 (Water) Summary

- **Description of Proposed Extension:**
  - **1,000 feet of 12" water main from existing 16" water main on the east side of N FM 620 Rd near Boulder Ln, extending west across N FM 620 Rd, north along the property frontage, and then east across N FM 620 Rd to connect to existing 16" water main.**

SER #3406 Proposed Extension



Subject Tract

Full-Purpose City Limit

2-Mile ETJ

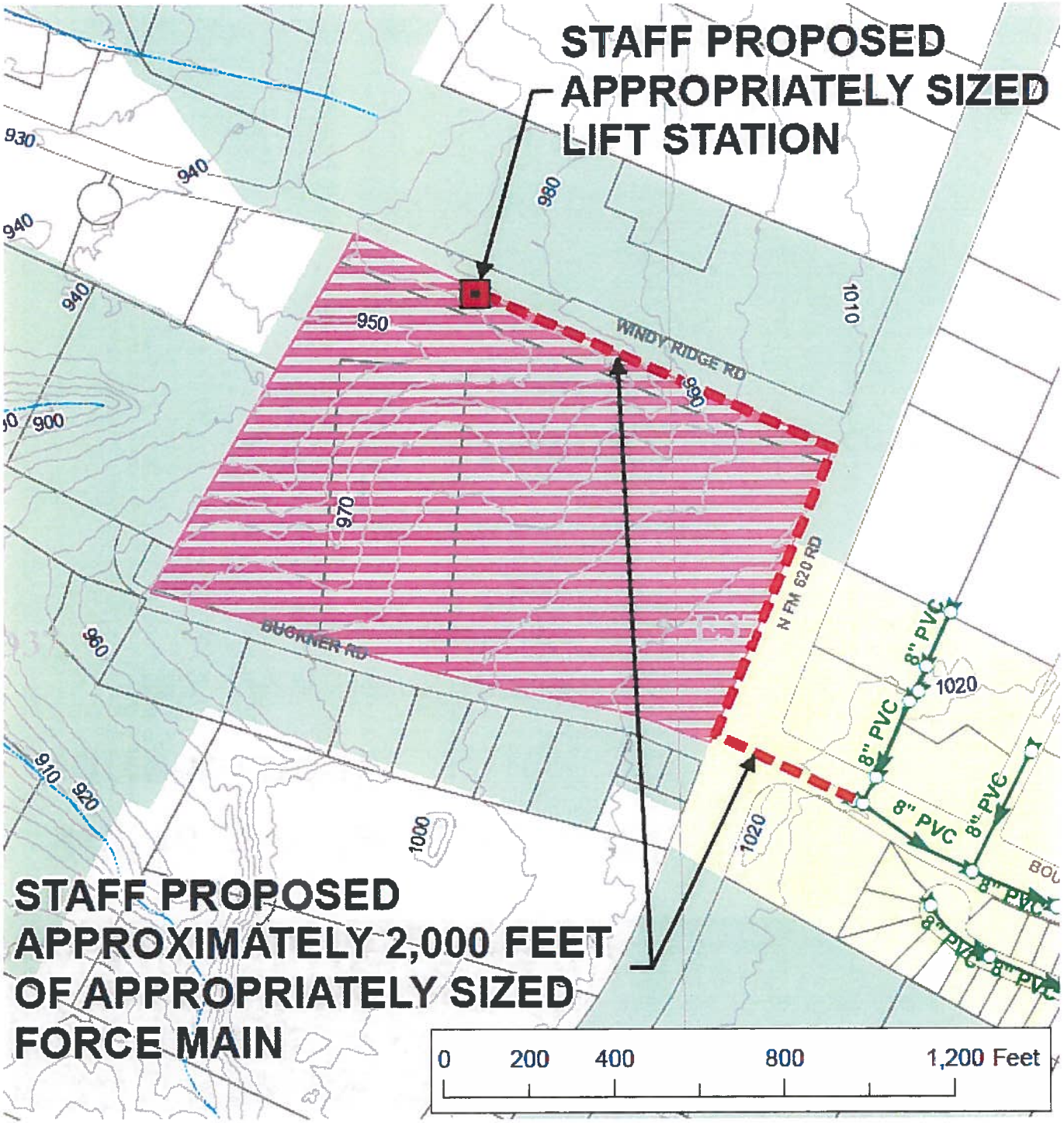
Limited-Purpose City Limit

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 #3407 (Wastewater) Summary

- **Description of Proposed Extension:**
  - **Construction of an appropriately-sized lift station near the low side of the subject tract.**
  - **2,000 feet of appropriately-sized force main from proposed lift station, extending east to and across N FM 620 Rd and east along Boulder Ln to the existing 8" gravity wastewater main in Boulder Ln.**

SER #3407 Proposed Extension



Subject Tract

Full-Purpose City Limit

2-Mile ETJ

Limited-Purpose City Limit

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SER #3406 (Water) & SER #3407 (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.

- 20% impervious cover limit
- ½" plus Sediment/Sand Filtration or equivalent water quality controls
- 40% natural area

SER #3406 (Water) & SER #3407 (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 decentralized water and wastewater service would limit development to 50-60% of the proposed development.

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 (CEFs) on site.

SER #3406 (Water) & SER #3407 (Wastewater)
Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

No. Alternative sources with potential negative impacts (constructing a well, on-site septic) are not considered viable alternatives for the development as proposed.

Has an Environmental Resource Inventory (ERI) been conducted?

Yes. An ERI has been conducted, identifying CEFs on site. ERM staff are in process of evaluating the proposed buffers and need to confirm the statement that no significant karst features were identified on the site.

SER #3406 (Water) & SER #3407 (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 (Certificate of Convenience & Necessity).

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 site is not located in an area where the City is encouraging new development in the Imagine Austin Comprehensive Plan.

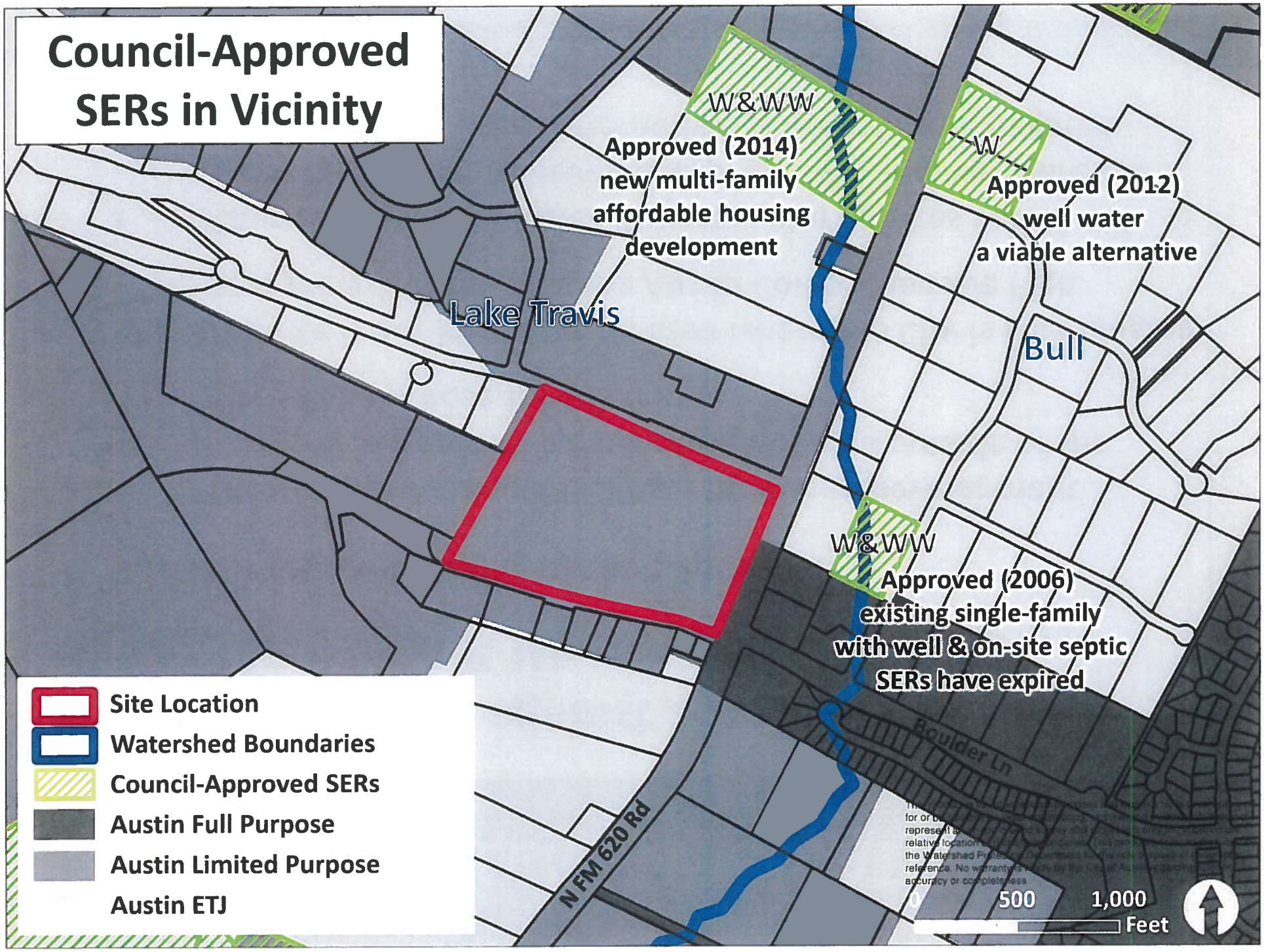
SER #3406 (Water) & SER #3407 (Wastewater)
Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

Yes. SERs along N FM 620 Rd have been approved by Council, including the Windy Ridge water and wastewater SERs approved by Council in April 2014 (WPD staff recommended against).

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

Yes. The site drains to sensitive environmental receptors, including the nearby Lake Travis headwaters creeks and downstream JPS habitat. Also, on-site water and wastewater are not considered viable alternatives.


Council-Approved SERs in Vicinity
W&WW
Approved (2014)
new multi-family
affordable housing
development
W
Approved (2012)
well water
a viable alternative
Lake Travis
Bull
W&WW
Approved (2006)
existing single-family
with well & on-site septic
SERs have expired
Boulder Ln
N FM 620 Rd
Site Location
Watershed Boundaries
Council-Approved SERs
Austin Full Purpose
Austin Limited Purpose
Austin ETJ
0
500
1,000
Feet

STAFF RECOMMENDATION

Staff recommends against approval for Water SER #3406 & Wastewater SER #3407.

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.**
- **The site is not located in an area where the City is encouraging new growth in the Imagine Austin Comprehensive Plan.**
- **Alternative on-site water & wastewater sources would not allow the project to develop as proposed, and are therefore not considered viable alternatives with potential negative impacts.**

Contact Information

Kelly Gagnon

Watershed Protection Department

City of Austin

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kelly.gagnon@austintexas.gov