

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	41617	Agenda Number	45.
---------------------	---------	-------	---------------	-----

Meeting Date:	4/23/2015	Department:	Austin Water Utility
---------------	-----------	-------------	----------------------

Subject

Approve Service Extension Request No. 3525 for wastewater service to a 1.93 acre tract at 6720 Vaught Ranch Road located within the Drinking Water Protection Zone, the City's 2-mile extraterritorial jurisdiction and Austin Water Utility's service area.

Amount and Source of Funding

There is no unanticipated fiscal impact.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
----------------------	--

Prior Council Action:	December 11, 2008- Council denied approval of Service Extension Request No. 2769
-----------------------	--

For More Information:	Phillip Jaeger, 512-972-0232; Denise Avery, 512-972-0104
-----------------------	--

Boards and Commission Action:	Recommended by the Environmental Board on February 18, 2015 on a 6-1-0-0 vote with Commissioner Perales voting against. Recommendation Number 20150218-005b. Recommended by the Water and Wastewater Commission on March 11, 2015 on a 4-3-0-0 vote with Commissioners Clark, Fishbeck, and Ohueri voting against. Recommendation Number 20150311-D5. April 15, 2015 - Forwarded to Council by the Public Utilities Committee 4-0.
-------------------------------	--

MBE / WBE:	
------------	--

Related Items:	
----------------	--

Additional Backup Information

The Vaught Ranch development (the "Property") consists of approximately 1.93 acres of land within the City of Austin's 2-Mile extraterritorial jurisdiction, located in Council District 10. The Property is proposing to include approximately 6,925 sq. ft. of office use. GSVR 2222, LLC (the "Applicant") requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request No. 3525 (SER-3525). The Property is located entirely within the City's Impact Fee Boundary, Austin Water's Service Area, the Drinking Water Protection Zone, and the West Bull Creek Watershed. The City's full purpose corporate limits are adjacent on two sides of the Property.

On December 11, 2008, City Council pulled wastewater Service Extension Request No. 2769 for discussion and citizen input. At that time, the Applicant was proposing a 6,600 sq. ft. mixed use development (retail, restaurant and gas station). After hearing opposition from neighboring property owners regarding the proposed land use and potential traffic and environmental concerns, City Council denied approval of wastewater Service Extension Request No. 2769 on a 7-0 vote. The land use proposed under the new Service Extension Request No. 3525, does not include

a gas station, retail, or restaurant use.

City Code § 25-9-35 requires City Council approval for this Service Extension Request because the Property is located within the Drinking Water Protection Zone and outside the City's full-purpose corporate limits.

The City will not cost participate on this project. Based on the Austin Water's capacity analysis, adequate system capacity exists in the existing 36-inch gravity wastewater main, located east of the property, to meet the projected demands of the Property. The estimated peak wet weather flow for the Property is projected at 3 gallons per minute.

To serve the property, the Applicant shall construct approximately 175 feet of 8-inch gravity wastewater main from the existing 36-inch gravity wastewater main (Project No. 88-0546 MH No. 9779) in FM 2222 RD west across FM 2222 RD to the subject tract.

The proposed wastewater improvements will conform to all City Code requirements, will be designed in accordance with the City's Environmental Criteria Manual and Utilities Criteria Manual, and will be constructed with City inspection performed by the Planning and Development Review Department. The Applicant will construct all required improvements at its cost and dedicate the facilities to the City for ownership, operation and maintenance. All City fees are applicable to the provision of wastewater service including capital recovery fees.

Austin Water Utility has evaluated the Applicant's request for wastewater service to the Property, which is within the service area established by Council under Chapter 25-9, and is recommending centralized wastewater service as proposed in SER-3525. A report drafted by the Watershed Protection Department has also evaluated the Service Extension Request.

If SER-3525 is approved, any development applications for the Property are subject to current City Code, including the Comprehensive Watersheds Ordinance.