

PLANNING COMMISSION

~~NOTES~~ HANDOUTS

JULY 22, 2014



Memorandum

C30

To: Boards and Commissions

From: Greg Meszaros, Director, Austin Water Utility

9/4

Date: June 2, 2014

Subject: Board and Commission and Citizen Review of new Growth-related Capital Improvement Projects in Drinking Water Protection Zone

The Austin City Council approved an amendment to Austin Water Utility's (AWU) Financial Policy No. 8 to provide for enhanced Board and Commission and citizen reviews of AWU's new growth-related capital improvement projects (CIP) located in the Drinking Water Protection Zone (DWPZ). This new ordinance (No. 20130117-017) took effect on January 28, 2013 and as part of the 2014 annual budget process, AWU is presenting the new growth-related projects to Boards and Commissions as set forth in the ordinance.

The revised 2013 Financial Policy No. 8 reads as follows:

Capital improvement projects for new water and wastewater treatment plants, capital expansions, and growth-related projects that are located in the Drinking Water Protection Zone (DWPZ) will be identified and submitted, as part of the annual budget process, to the following Boards and Commissions: Water and Wastewater Commission, Resource Management Commission, Environmental Board, Planning Commission, and the Zoning and Platting Commission.

These Boards and Commissions will review growth-related DWPZ capital projects spending plans, obtain Board and Commission and citizen input, review consistency with Imagine Austin Comprehensive Plan, review effect on growth within the DWPZ, and make recommendations on project approval for inclusion in Austin Water Utility's 5-year capital spending plans.

This summer, AWU representatives will be making a brief presentation to the Commissions on the CIP projects located in the DWPZ related to the financial policy.

Attachments: Presentation
Project Summary
Project Detail with Map



The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

Austin Water Utility

Capital Improvement Projects for New Treatment Plants, Capital Expansions, and Growth-related Projects Located in the Drinking Water Protection Zone Overview

July 17, 2014



Outline

- Financial Policy No. 8 (revised FY 2013)
- Summary of identified projects
- FY 2015-19 Proposed Capital Plan Summary

Financial Policy No. 8 (Revised FY 2013)

- Capital improvement projects for new water and wastewater treatment plants, capital expansions, and growth-related projects that are located in the Drinking Water Protection Zone (DWPZ) will be identified and submitted, as part of the annual budget process, to the following Boards and Commissions: Water and Wastewater Commission, Resource Management Commission, Environmental Board, Planning Commission, and the Zoning and Platting Commission.
- These Boards and Commissions will review growth-related DWPZ capital projects spending plans, obtain Board and Commission and citizen input, review consistency with Imagine Austin Comprehensive Plan, review effect on growth within the DWPZ, and make recommendations on project approval for inclusion in Austin Water Utility's 5-year capital spending plans.

DWPZ Projects in Proposed FY 2015-19 Capital Spending Plan

The following Capital Improvement Program (CIP) projects are located in the Drinking Water Protection Zone (DWPZ) , and is a capital expansion for existing and/or agreed upon future customers. These projects are not considered growth-related projects as it is not necessitated by or attributable to growth. Additional capacity may be provided by these projects as noted below:

- It is inherent to the project, adding infrastructure per design standards for existing customers for reliability and/or to allow maintenance of facilities adds capacity to the system
- The existing system does not have adequate capacity to safely serve existing and/or agreed upon future customers so, non-growth additional capacity is needed

- Projects in Planning:

– Riverplace Glenlake Interconnect	\$ 0.3 M
– Highland Park Improvements	\$ 3.0 M
– Loop 360 Westlake to Waymaker	\$ 1.6 M
– Ullrich WTP Contract II Raw Water Pipeline Const.	\$ 4.1 M
– Northwest Lift Station LRP Engineering Study	\$ 0.2 M
– Thousand Oaks Interceptor	<u>\$13.3 M</u>
	<u>\$22.5 M</u>

**Funding amounts shown for FY15-19 (5-year total only)*

DWPZ Projects in Proposed FY 2015-19 Capital Spending Plan

The following Capital Improvement Program (CIP) projects for new water and wastewater treatment plants, capital expansions, and growth-related projects are located in the Drinking Water Protection Zone (DWPZ):

- Projects in Construction Phase via Council Approval:
 - Water Treatment Plant No. 4 \$10.2 M
 - Jollyville Transmission Main \$ 5.3 M
 - Ridgeview Subdivision \$ 0.2 M
 - NWC Pump Station \$ 0.7 M
 - \$16.4 M

**Funding amounts shown for FY15-19 (5-year total only)*

Capital Improvement Program

- AWU's proposed FY 2015-19 spending plan is \$840.0M
- The total of the projects listed above in the DWPZ represent 4.6% of the total proposed spending plan
- Projects are meeting current capacity needs

For More Information

Kristi Fenton, Utility Financial Manager
(512) 972-0178
kristi.fenton@austintexas.gov

Martin Tower, Supervising Engineer
(512) 972-0144
martin.tower@austintexas.gov

David Anders, Assistant Director
(512) 972-0323
david.anders@austintexas.gov

Questions?

AWU DWPZ Project Summary per AWU Financial Policy No. 8:

The following summary table of FY2015-FY2019 Capital Improvement Program (CIP) projects for new water and wastewater treatment plants, capital expansions, and growth-related projects that are located in the Drinking Water Protection Zone (DWPZ) are categorized below by project phase (e.g. Planning, Design, and Construction):

ID	Project Name	FY15	FY16	FY17	FY18	FY19	Future FYs	Total Project Spending
Projects in Planning Phase								
6935.036*	Water – Riverplace Glenlake Interconnect	\$0	\$20,000	\$280,000	\$0	\$0	\$0	\$300,000
6935.037*	Water - Highland Park Improvements	\$20,000	\$405,000	\$1,020,000	\$1,020,000	\$510,000	\$0	\$2,975,000
6935.042*	Water - Loop 360 Westlake to Waymaker	\$20,000	\$800,000	\$500,000	\$300,000	\$0	\$0	\$1,620,000
5335.003	Water – Ullrich WTP Contract II Raw Water Pipeline Construction	\$0	\$0	\$0	\$0	\$50,000	\$4,000,000	\$4,050,000
3168.058*	Wastewater – Northwest Lift Station LRP Engineering Study	\$126,000	\$126,000	\$0	\$0	\$0	\$0	\$252,000
4954.006*	Wastewater - Thousand Oaks Interceptor	\$0	\$20,000	\$131,600	\$1,316,000	\$2,789,600	\$9,054,400	\$13,311,000
Planning Total		\$ 166,000	\$1,371,000	\$1,931,600	\$2,636,000	\$3,349,000	\$13,054,400	\$22,508,000
FY15-19 Total		\$9,453,600						
Projects in Construction Phase via Council Approval								
6683.002	Water - Water Treatment Plant No. 4	\$3,246,366	\$0	\$0	\$0	\$0	\$0	\$3,246,366
6683.009	Water - WTP #4- Environmental Commissioning	\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000
6683.019	Water - WTP4 CMAR	\$6,863,861	\$0	\$0	\$0	\$0	\$0	\$6,863,861
6935.016	Water - Jollyville Transmission Main	\$5,342,393	\$0	\$0	\$0	\$0	\$0	\$5,324,393
3353.079	Water - Ridgeview Subdivision	\$0	\$0	\$0	\$165,000	\$0	\$0	\$165,000
5038.001	Water - NWC Pump Station	\$673,000	\$4,000	\$0	\$0	\$0	\$0	\$ 677,000
Construction Total		\$16,185,620	\$4,000	\$0	\$165,000	\$0	\$0	\$16,354,620
FY15-19 Total		\$16,354,620						
Grand Total								
Grand Total		\$16,185,786	\$1,375,000	\$1,931,600	\$2,801,000	\$3,349,000	\$13,054,400	\$38,862,620
FY15-10 Total		\$25,808,220						
* This CIP project is located in the Drinking Water Protection Zone (DWPZ), and is a capital expansion for existing and/or agreed upon future customers. This project is not considered a growth-related project as it is not necessitated by or attributable to growth. Additional capacity may be provided by this project as noted below:								
• It is inherent to the project, adding infrastructure per design standards for existing customers for reliability and/or to								

allow maintenance of facilities adds capacity to the system

- The existing system does not have adequate capacity to safely serve existing and/or agreed upon future customers so non-growth additional capacity is needed

AWU DWPZ Project Detail per AWU Financial Policy No. 8:

The following list of FY2015-FY2019 Capital Improvement Program (CIP) projects for new water and wastewater treatment plants, capital expansions, and growth-related projects that are located in the Drinking Water Protection Zone (DWPZ) are categorized below by Project Status (e.g. Planning, Design, and Construction):

Projects in Planning Phase:

Water Distribution System Improvements (2 "Planning" Projects):

1. 6935.036 – Riverplace Glenlake Interconnect

- Description: Recently annexed Glenlake subdivision is single-fed water from Riverplace. This project would increase reliability for the system and bring the system more in line with the AWU criteria manual.
- This project is not considered a growth-related project as it is not necessitated by or attributable to growth. Additional capacity may be provided by this project as noted below:
 - It is inherent to the project, adding infrastructure per design standards for existing customers for reliability and/or to allow maintenance of facilities adds capacity to the system
 - The existing system does not have adequate capacity to safely serve existing and/or agreed upon future customers so non-growth additional capacity is needed

• Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$0	\$0	\$20,000	\$280,000	\$0	\$0	\$300,000

2. 6935.037 - Highland Park Improvements

- Description: Highland Park reservoir and pump station have reached the end of their useful life and are undersized for the area. The area (approximately 2,300 accounts) is currently supplied with a single 12" line with no looping. Project is to construct a secondary supply to the area.
- This project is not considered a growth-related project as it is not necessitated by or attributable to growth. Additional capacity may be provided by this project as noted below:
 - It is inherent to the project, adding infrastructure per design standards for existing customers for reliability and/or to allow maintenance of facilities adds capacity to the system
 - The existing system does not have adequate capacity to safely serve existing and/or agreed upon future customers so non-growth additional capacity is needed

• Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$20,000	\$405,000	\$1,020,000	\$1,020,000	\$510,000	\$0	\$2,975,000

3. 6935.042 - Loop 360 Westlake to Waymaker

- Description: Install 24" line in Loop 360 from Westlake Dr to Waymaker Way. This would allow the pumping division to take the Davenport PS and Reservoir offline temporarily for maintenance.
- This project is not considered a growth-related project as it is not necessitated by or attributable to growth. Additional capacity may be provided by this project as noted below:
 - It is inherent to the project, adding infrastructure per design standards for existing customers for reliability and/or to allow maintenance of facilities adds capacity to the system

• Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$20,000	\$800,000	\$500,000	\$300,000	\$0	\$0	\$1,620,000

4. 5335.003 – Ullrich WTP Contract II Raw Water Pipeline Construction

- Description: Install 72" raw water line from raw water pump station to plant to provide redundancy and additional hydraulic capacity to relieve process bottlenecks.
- This project is not considered a growth-related project as it is not necessitated by or attributable to growth. Additional capacity may be provided by this project as noted below:
 - It is inherent to the project, adding infrastructure per design standards for existing customers for reliability and/or to allow maintenance of facilities adds capacity to the system

• Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$0	\$0	\$0	\$0	\$50,000	\$4,000,000	\$4,050,000

Wastewater Collection System Improvements (1 "Planning" Project):

5. 3168.058 - Northwest Lift Station LRP Engineering Study

- Description: This project will fund an engineering study of the Northwest Lift Stations including Four Points #1, Four Points #2, and Rock Harbour. This series of lift stations all experience O&M issues and a full study is needed to evaluate options.
- This project is not considered a growth-related project as it is not necessitated by or attributable to growth. Additional capacity may be provided by this project as noted below:
 - It is inherent to the project, adding infrastructure per design standards for existing customers for reliability and/or to allow maintenance of facilities adds capacity to the system
 - The existing system does not have adequate capacity to safely serve existing and/or agreed upon future customers so non-growth additional capacity is needed

• Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$126,000	\$126,000	\$0	\$0	\$0	\$0	\$252,000

6. 4954.006 - Thousand Oaks Interceptor

- Description: The Thousand Oaks Interceptor Project consists of a planned gravity interceptor that would relieve the Bee Cave and Treemont Lift Stations and replace the Skunk Hollow Interceptor that is currently at capacity.
- This project is not considered a growth-related project as it is not necessitated by or attributable to growth. Additional capacity may be provided by this project as noted below:
 - It is inherent to the project, adding infrastructure per design standards for existing customers for reliability and/or to allow maintenance of facilities adds capacity to the system
 - The existing system does not have adequate capacity to safely serve existing and/or agreed upon future customers so non-growth additional capacity is needed

• Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$0	\$20,000	\$131,600	\$1,316,000	\$2,789,600	\$9,054,400	\$13,311,000

Projects in Construction Phase via Council Approval:Water Treatment Plant No. 4 (WTP4) and Transmission Main (4 "Active" Projects):

7. 6683.002 - Water Treatment Plant No. 4

- Description: This project is for design and construction phase services (Professional Services Contracts) for the 50 Million Gallon per Day (MGD) water treatment facility (WTP4) on the Bullick Hollow Site and the raw water system and pump station.
- Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$3,246,366	\$0	\$0	\$0	\$0	\$0	\$3,246,366

8. 6683.002 - WTP #4-Environmental Commissioning

- Description: Consultant
- Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000

9. 6683.019 - WTP4 CMAR

- Description: Provide for negotiation, execution, and construction of Guaranteed Maximum Price construction contracts in accordance with CMAR Contract for construction of Water Treatment Plant No. 4. Includes Project Advisor Contract.
- Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$6,863,861	\$0	\$0	\$0	\$0	\$0	\$6,863,861

10. 6935.016 - Jollyville Transmission Main

- Description: Jollyville/NWA Transmission Main- 36,000LF of 84-inch from WTP4 to Jollyville Res.
- Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$5,342,393	\$0	\$0	\$0	\$0	\$0	\$5,342,393

Water Service Extension Requests (SERs) (1 "Active" Project):

11. 3353.079 - Ridgeview Subdivision

- Description: 3,000 feet of 12-inch water line along U.S. Highway 290 West. Council approved (2/1/07) cost participation of \$165,082 for 3,000 feet of oversized 12-inch water line (33% is 4-inches of oversize from an 8-inch) required under SER 2523.
- Spending Plan:

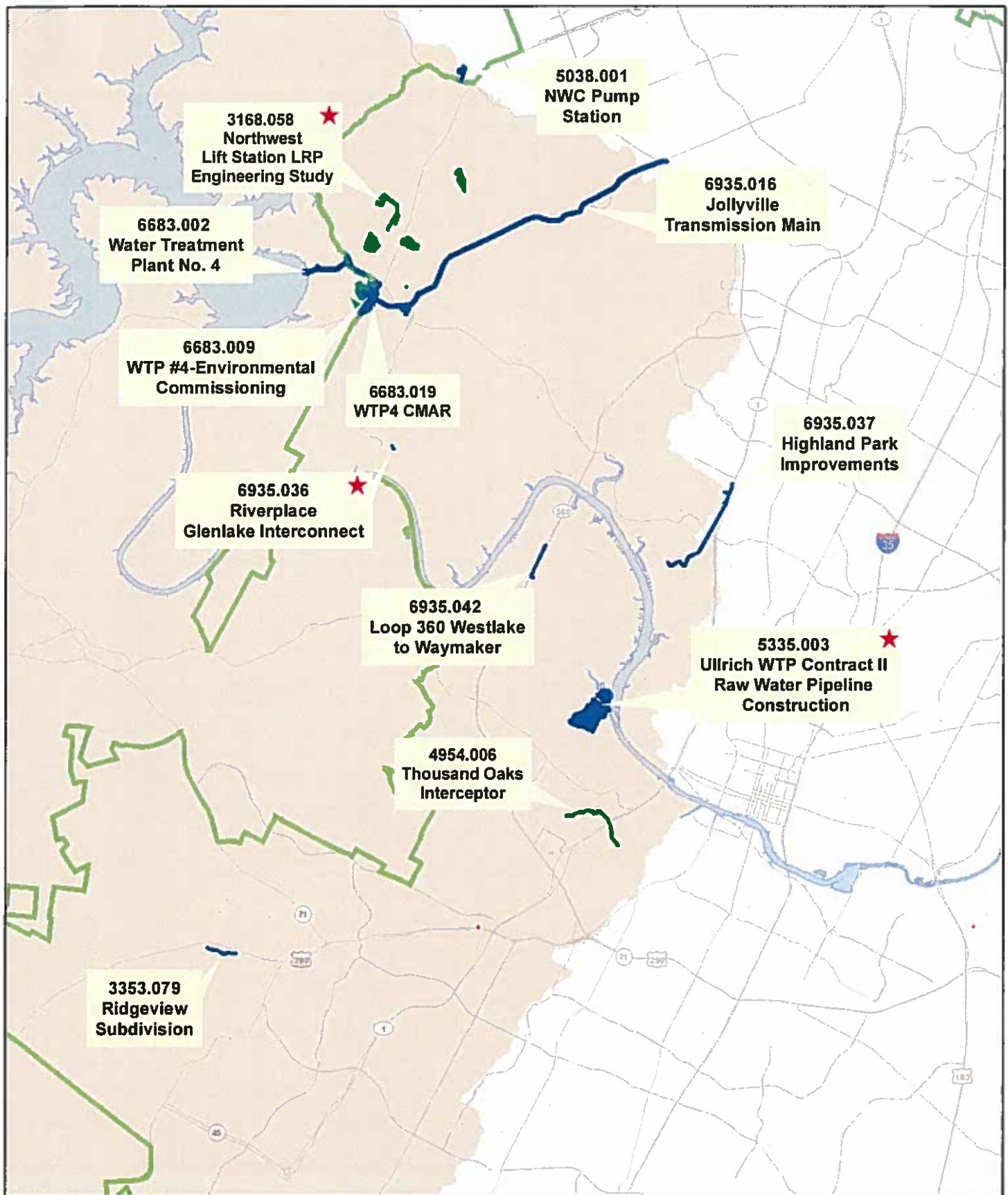
FY15	FY16	FY17	FY18	FY19	Future	Total
\$0	\$0	\$0	\$165,000	\$0	\$0	\$165,000

NWC Pump Station and Transmission Main (1 "Active" Project):

12. 5038.001 - NWC Pump Station

- Description: Construct a pump station, 1.5 million gallon potable water tower, approximately 700 Lf of 36 inch diameter and 300 Lf of 42 inch diameter water pipe, and storm water detention pond.
- Spending Plan:

FY15	FY16	FY17	FY18	FY19	Future	Total
\$673,000	\$4,000	\$0	\$0	\$0	\$0	\$ 677,000



- Water Projects
- Drinking Water Protection Zone
- Wastewater Projects
- Impact Fee Boundary
- ★ New in FY15-19

This map has been produced by the City of Austin for its needs and purposes and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. 2014



City of Austin
Austin Water Utility
May 2014

AWU DWPZ CIP Projects (DRAFT)

Produced by Infrastructure Management Division

C.20

July 18, 2014

Planning Commission
Hearing Date: July 22, 2014
Case #: C8-2013-0081.1A.SH

Dear Planning Commission,

The Southeast Neighborhood Planning Contact Team is in full support of the expansion of the Lennar Homes, Colorado Crossing development. The development is very well planned with a variety of green spaces, hiking and biking trails, a soccer field and community park. The common areas are beautifully landscaped and maintained. Native trees and grasses are planted throughout the community. It is a lovely example of affordable housing.

We did notice a shortage of retail space in the area, grocery stores in particular, and would like to call that to the attention of the Planning Commission.

Respectfully yours,

Patricia Smith
Chair
Southeast Combined Neighborhood Planning
Contact Team

C14



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: July 17, 2014

SUBJECT: C14-2014-0070 / Brown-Valdez / Item #14
Petition Update

Commissioners:

Staff today received an update to the petition (please see attached). Specifically, documentation was provided from the Carson Ridge Condominium Association (which is the governing authority for the association) regarding action to file a petition, and an additional private property owner's signature has been added to the petition document.

With these original signatures, a request for petition analysis has been submitted to appropriate staff for mapping and analysis.


A handwritten signature in black ink, appearing to be "LH", is positioned above the printed name of the sender.

Lee Heckman
Planning and Development Review Department

Carson Ridge HOA Resolution by the Board of Directors

The Board of Directors took action on June 17th to direct the President, Karen Kopecki, to sign a petition on behalf of the homeowners and the Board of Directors of Carson Ridge to oppose a change in the zoning of the property located at 2309 Montopolis and 6500 Carson Ridge from SF3 to SF5 zoning. The case number is C14-2014-0070.

Board of Directors

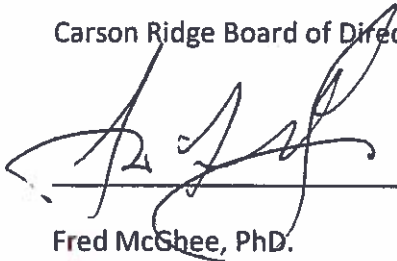


Karen Kopecki, President

7.21.2014

Date

Carson Ridge Board of Director



Fred McShee, PhD.

7.21.14

Date

Board Member, Carson Ridge HOA

PETITION

DATE: 7-14-14

FILE NUMBER: C14-2014-0070

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change in the Land Development Code which would rezone the property to any classification other than SF-3.

We do not feel that the condominium development the applicant proposes to construct is in keeping with the area character that has been established in this part of the Montopolis neighborhood. Moreover, the density the applicant wishes to build at is inappropriate for this very narrow and markedly sloped lot. We can support duplex development that is substantially similar to the existing Lofts at Carson Ridge, but not something more intensive.

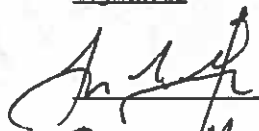

Our neighborhood already lies adjacent to one of the highest concentrations of commercial and industrial zoned property in the city. We are raising our families in this environmentally sensitive part of Austin and would welcome more compatible residential development.

Any suggestion by staff that it would be appropriate to rezone the property in question to SF-5 since the Lofts at Carson Ridge were mistakenly kept as SF-3 property back in 2004 and 2005 is simply a pretext. While it is true that the developer of the property created a condominium regime in 2005 prior to selling the units to individual homeowners, the reality on the ground is as follows: the Lofts at Carson Ridge are duplexes.

Signature

Printed Name

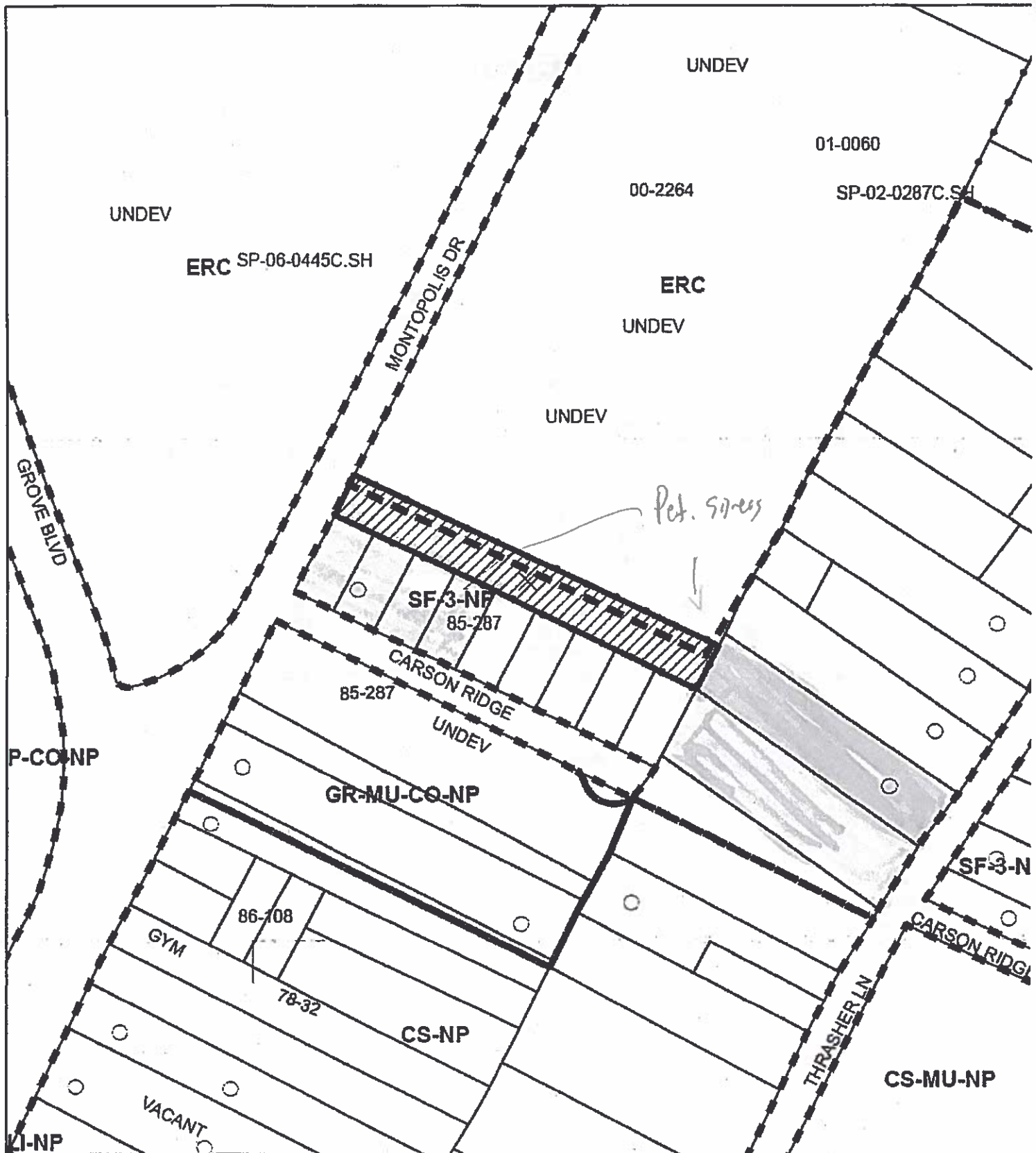
Address




	Fred L. McGhee	2316 Thacker Ln. + West Carson Rds.
Juan Mendez	Juan Mendez	2312 Thacker Ln 78741
	KAREN KOPICKI	6304B CARSON RIDGE AUSTIN 78741

Date: 7-14-14

Contact Name: Fred L. McGhee

Contact Phone: (512) 275-6027



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C14-2014-0070



1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Anguiano, Dora

From: Heckman, Lee
Sent: Tuesday, July 22, 2014 9:48 AM
To: Chimenti, Danette - BC; Oliver, Stephen - BC; Hatfield, Richard - BC; Stevens, Jean - BC; Nortey, James - BC; Hernandez, Alfonso - BC; Roark, Brian - BC; Zaragoza, Nuria - BC; Varghese, Lesley - BC; Jack, Jeff - BC; jjack2@austin.rr.com; Lazarus, Howard
Cc: Michele Rogerson Lynch; Rhoades, Wendy; Anguiano, Dora
Subject: PC Item # 6 / Commodore Perry Tract 3 / Additional Conditions

Commissioners:

Staff has received a request from the applicant to review the recorded private restrictive covenant associated with the Commodore Perry Estate as it relates to Tract 3 (the subject tract of today's rezoning case). The City may include in the proposed conditional overlay a limitation of the maximum height of buildings to thirty (30) feet and limit buildings to a maximum of two (2) stories. Staff will recommend the inclusion of these items, and these two new conditions will be read into the record today as part of the staff recommendation.

As it would appear in the ordinance, the language would be as follows:

The maximum height, as defined by City Code, of a building or structure on the property may not exceed two (2) stories or thirty (30) feet.

Other items in the private restrictive covenant, such as massing, scale, placement, or separation of buildings are outside the scope of a conditional overlay and the City does not routinely regulate them.

As always, please contact me with any questions.

Lee Heckman, AICP
City of Austin
[Planning & Development Review Department – Current Planning](#)
One Texas Center
505 Barton Springs Road, 5th Fl
Austin, Texas 78704

Tel: 512 – 974 – 7604
Fax: 512 – 974 – 6054
Email: lee.heckman@austintexas.gov

