



## MEMORANDUM

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

**FROM:** Chuck Lesniak, Environmental Officer  
Watershed Protection Department

**DATE:** November 12, 2015

**SUBJECT:** Rolling Hills West Subdivision Wastewater SER #3683

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 Commission. Watershed Protection Department (WPD) staff has completed the review for the Rolling Hills West wastewater SER and recommends approval of the item.

### **Site Overview**

The site is located in the City of Austin's 2-mile Extraterritorial Jurisdiction (ETJ) adjacent to City of Austin Full Purpose Jurisdiction in the Eanes Creek watershed, as shown in Figure A. The site is located in the DWPZ, the Barton Springs Zone, and Edwards Aquifer Recharge Zone. Approximately 96% of the 5.2 acre site is located in either the Critical Water Quality Zone or Water Quality Contributing Zone buffers of Eanes Creek, as shown in Figure B.

The site consists of 13 existing single-family residential lots along Constant Springs Drive in the Rolling Hills West Subdivision. The lots were originally developed in the late 1960s and early 1970s and use privately-maintained On-Site Sewage Facilities (OSSF) for wastewater treatment.

### **SER History**

Twelve of the 13 lots included in this SER have previously applied for wastewater SERs that were approved by Council in 2012, but expired before the extension was constructed. These SERs were originally submitted as separate SER numbers: 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, and 3175. The lot owners of these expired SERs have coordinated to form an entity to submit this SER, #3683, as a single project in the same proposed location.

### **Wastewater Impact Analysis**

All existing septic fields are located within the Edwards Aquifer Recharge Zone. The majority of the lots are located within the Critical Water Quality Zone and/or Water Quality Transition Zone

buffers of Eanes Creek and many of the existing septic fields are located on lots that drain directly to Eanes Creek. Providing centralized wastewater service may avoid potential negative water quality impacts associated with on-site septic treatment to these nearby surface water and groundwater resources.

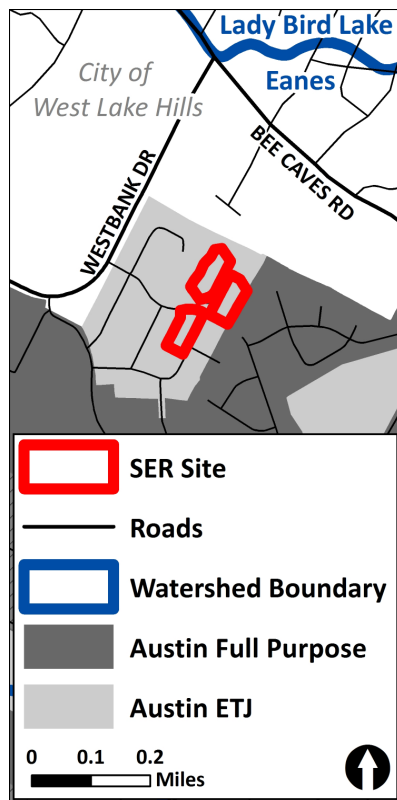


Figure A. SER Site Location

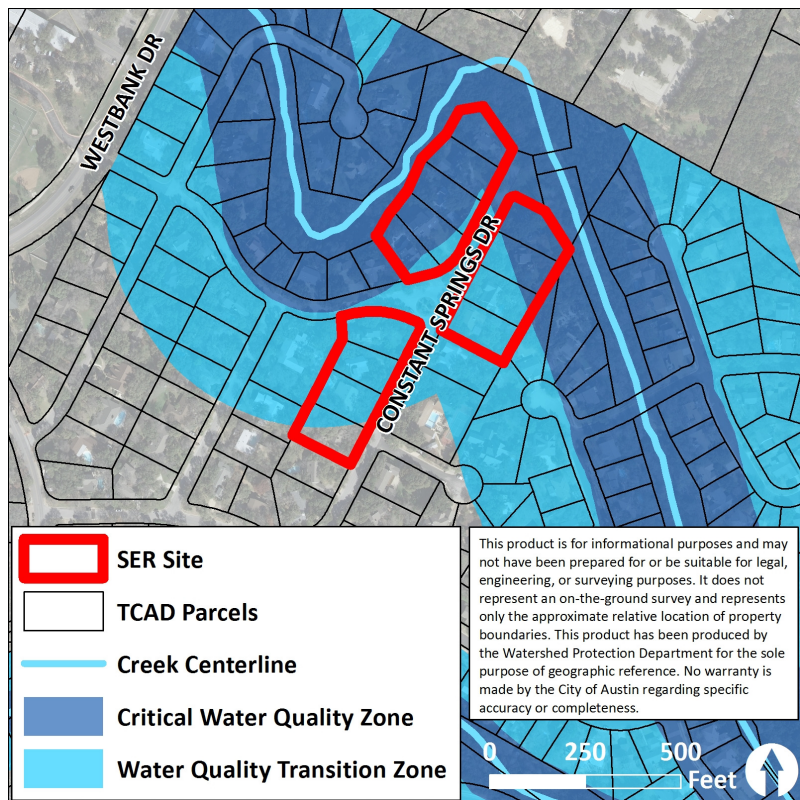


Figure B. SER Site Location and Creek Buffers

## Development Impact Analysis

The extension would serve existing single-family residences in an area that is fully-developed with single-family residences. WPD staff does not anticipate that providing centralized service to these homes would facilitate additional development intensity in the area.

## Recommendation

Staff concludes that providing centralized service could solve potential environmental problems associated with the existing OSSF and would not facilitate increased development intensity in the area. We recommend approval for Service Extension Request #3683.

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](mailto: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),  
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: Rolling Hills West Subd.	Service Requested: Wastewater
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SER-3683	Hansen Service Request Number 566862	Date Received: 07/02/2015
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Location: CONSTANT SPRINGS DR AUSTIN TX 78746- ROLLING HILLS WEST SUBD.
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Acres: 4.5	Land Use: SINGLE FAMILY
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Alt. Utility Service or S.E.R. Number: Water service provided by others
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Quad(s): F22 F23	DDZ: NO
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Drainage Basin: EANES	Pressure Zone:	DWPZ: YES
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Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 11 GPM	% Within City Limits: 0
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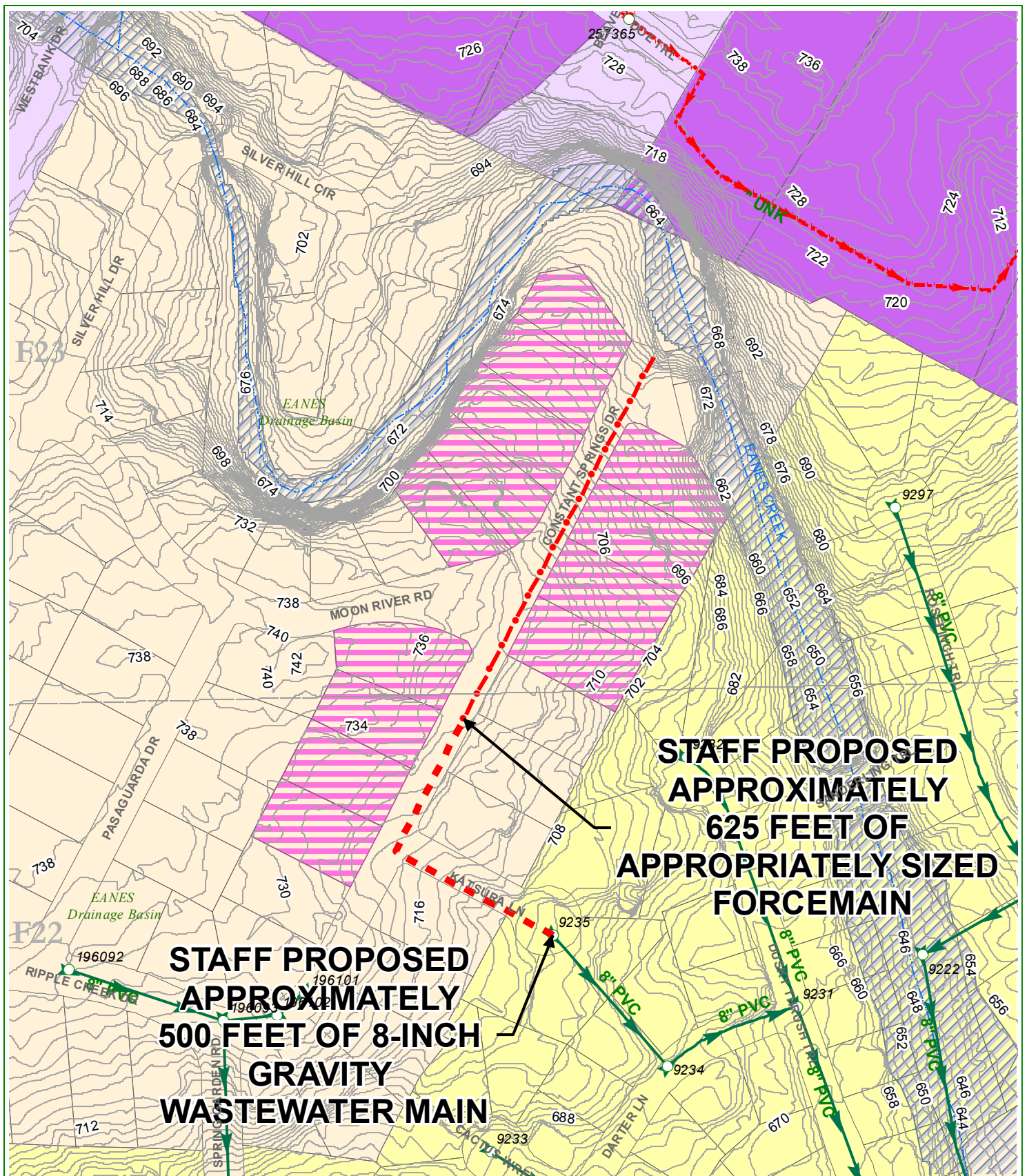
Cost Participation: \$0.00	% Within Limited Purpose: 0
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<p><b>Description of Improvements:</b> Applicant shall construct approximately 500 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (MH ID No. 9235) in KATSURA LN, west along KATSURA LN then northeast along CONSTANT SPRINGS DR as shown on the attached map. Applicant shall also construct approximately 625 feet of appropriately sized forcemain from the proposed 8-inch gravity wastewater main in CONSTANT SPRINGS DR northeast along CONSTANT SPRINGS DR as shown on the attached map.</p> <p>NOTE: Wastewater flow based on engineering calculations received from Jason Baze, P.E. on 7/2/2015. 2) Private pumping may be required within the subject tracts. Private pumping systems within the subject tracts will be privately owned, operated and maintained. 3) For wastewater billing purposes, Travis County WCID #10 must agree to provide winter months (November through February) water readings to the City of Austin within 5 business days of the City's request.</p>
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<p><b>Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:</b></p> <p>1) Construction of all Service Extensions is subject to all environmental and planning ordinances.</p> <p>2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.</p> <p>3) The level of service approved by this document does not imply commitment for land use.</p> <p>4) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.</p> <p>5) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.</p> <p>6) 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.</p> <p>7) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.</p>
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Prepared By Utility Development Services	Date	Supervisor, Utility Development Services	Date
Assistant Director, Water Resources Management	Date	Director, Austin Water Utility	Date











0 100 200 400 600 Feet

**W.W. S.E.R. Name: Rolling Hills West Subd.**  
**W.W. S.E.R. Number: 3683**

Utility Development Services Plotted 07/13/2015

-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Other City Limits
-  Other ETJ

# **Rolling Hills West Subdivision Wastewater Service Extension Request #3683**

**Briefing to the Environmental Commission  
November 18, 2015**

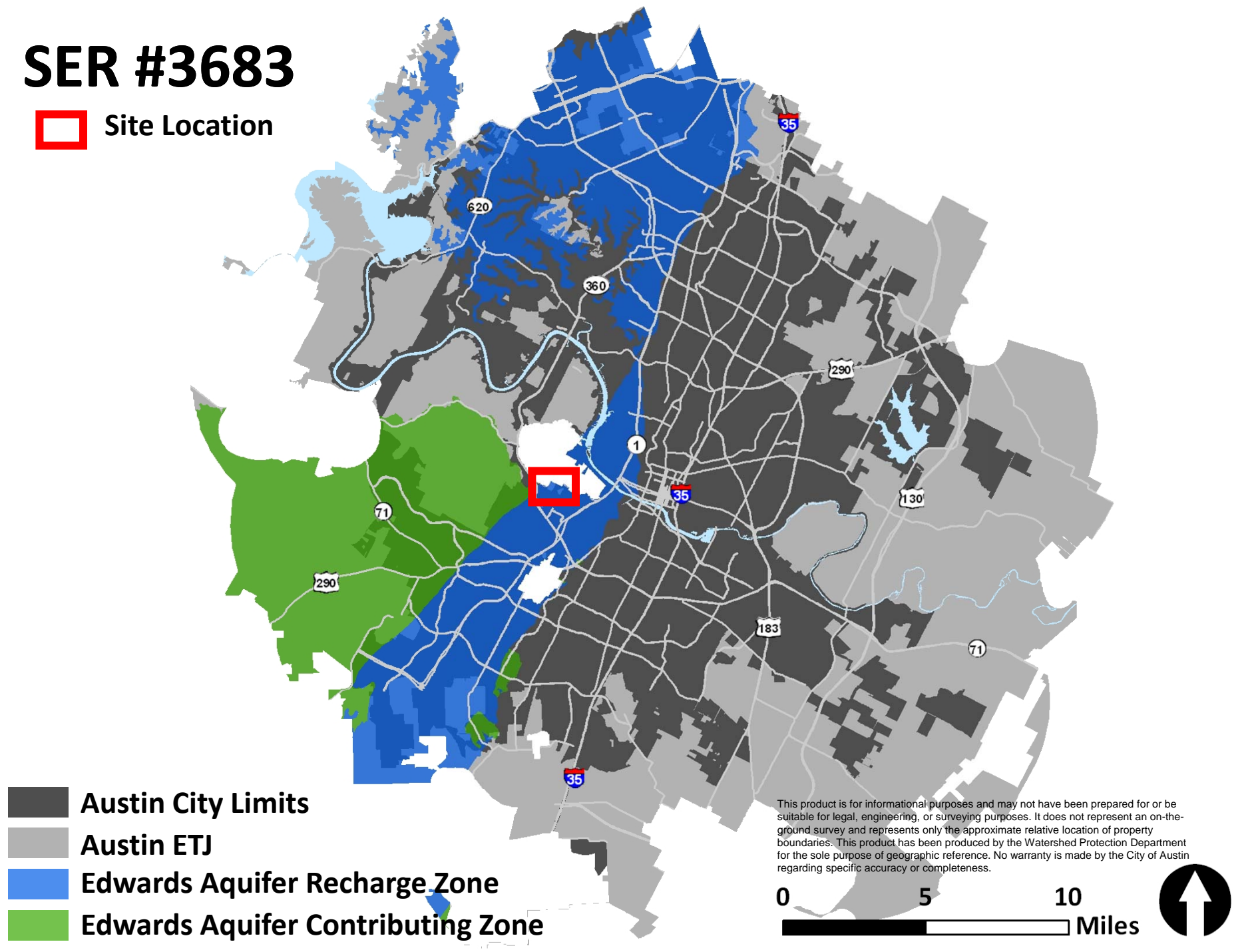


# Request Summary

- Request for wastewater service
- 13 existing single-family homes with On-Site Sewage Facilities (OSSF)
- Located in Austin 2-Mile ETJ
- Drinking Water Protection Zone
- Eanes Creek Watershed, Barton Springs Zone
- Edwards Aquifer Recharge Zone
- All lots located in Critical Water Quality Zone and/or Water Quality Transition Zone

# SER #3683

 Site Location





# SER #3683

 Site Location

**IMAGINEAUSTON**  
Vibrant. Livable. Connected.

## Growth Concept Map

### Legend

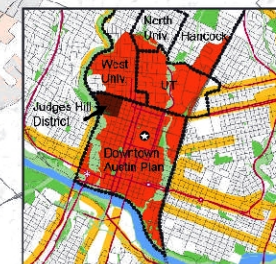
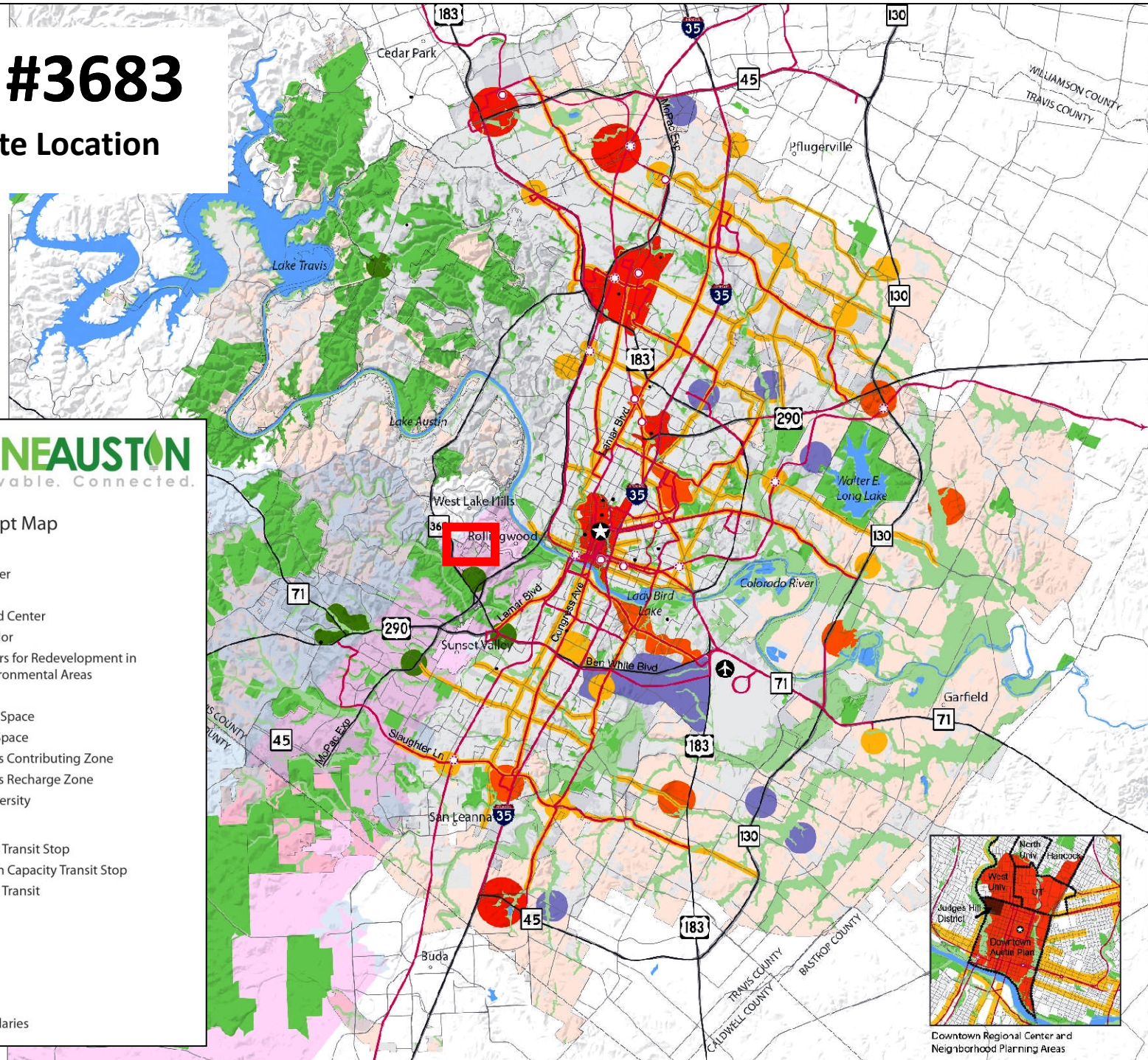
- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College / University

### Transportation

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

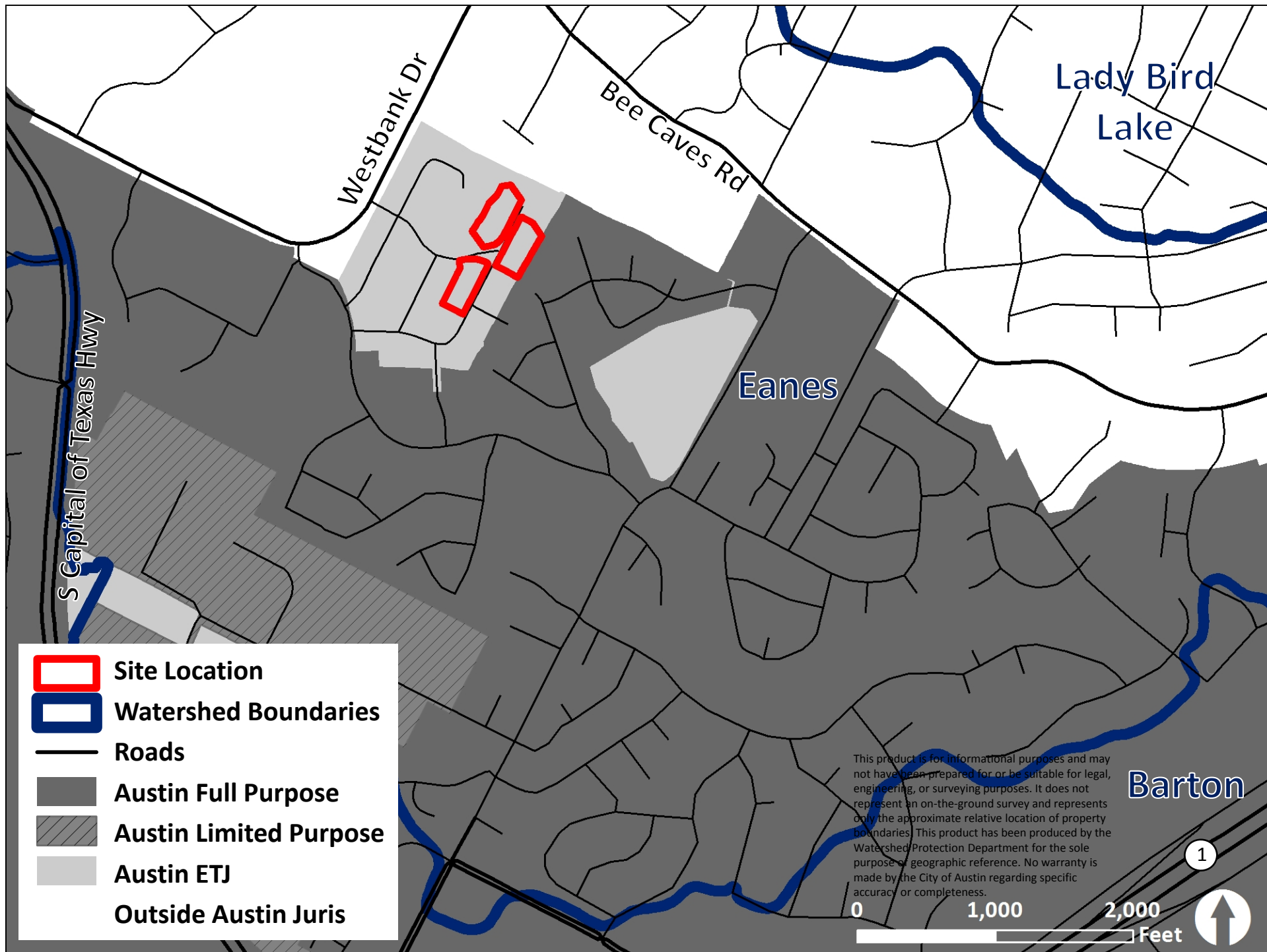
### Boundaries

- City Limits
- ETJ
- County Boundaries

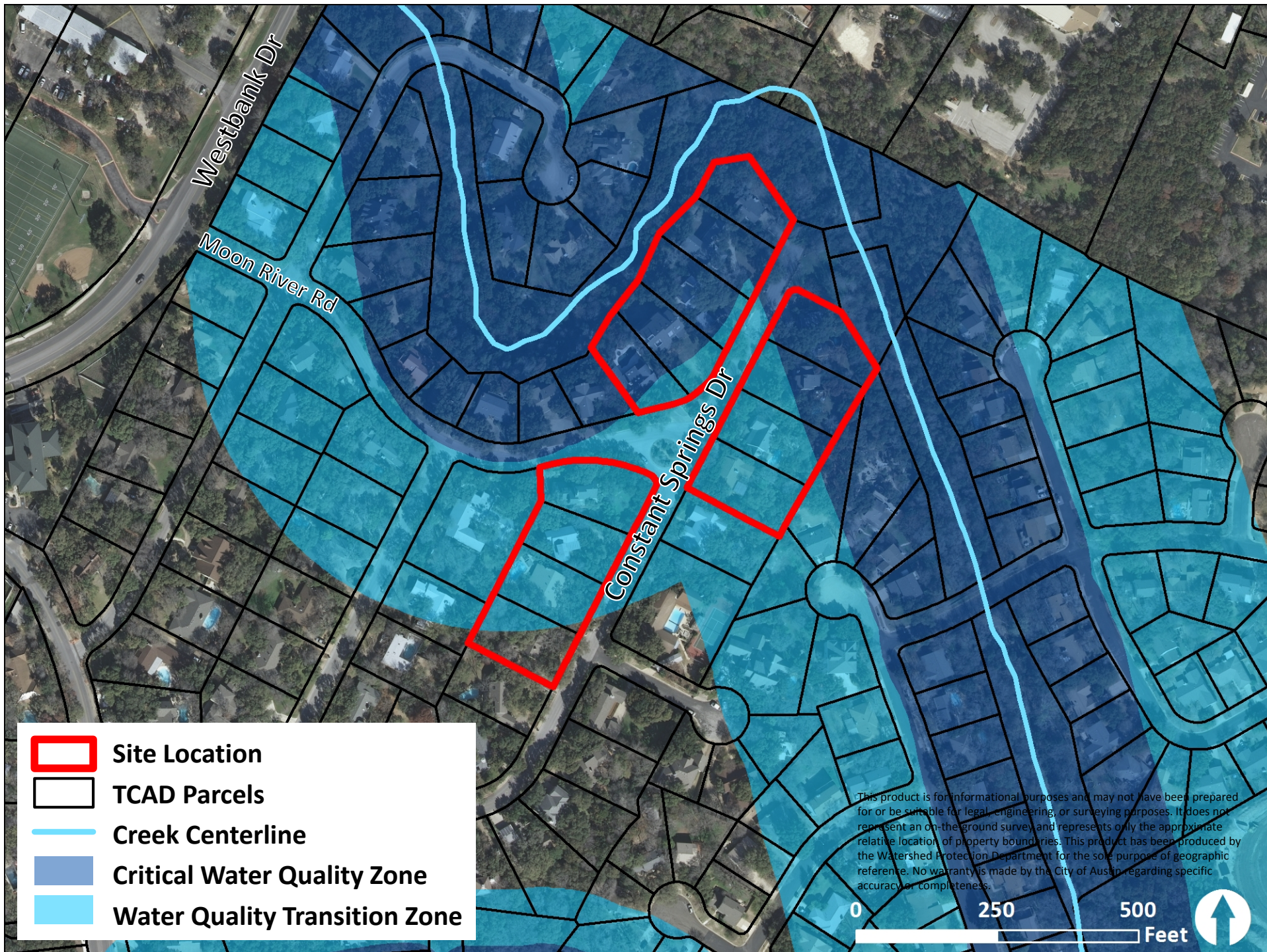


Downtown Regional Center and Neighborhood Planning Areas







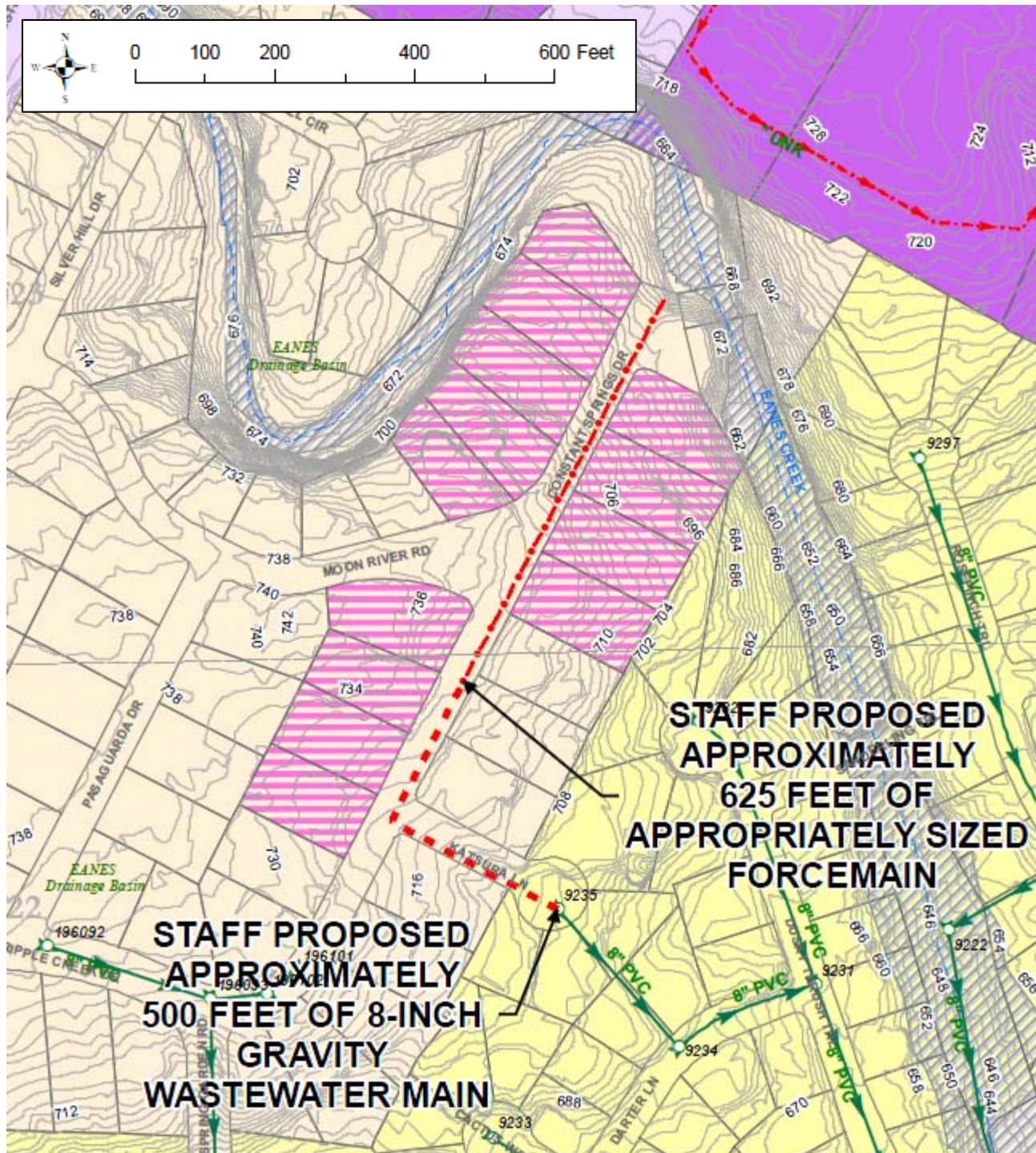




# SER #3683 Summary

## Description of proposed extension:

- Approximately **500 feet of 8-inch gravity wastewater main** from the existing 8-inch gravity wastewater main in Katsura Ln, west along Katsura Ln then northeast along Constant Springs Dr.
- Approximately **625 feet of force main** (size to be determined) from the proposed 8-inch gravity wastewater main in Constant Springs Dr, northeast along Constant Springs Dr.



# SER #3683

## Proposed Extension

- Subject Tract
- 100-yr FEMA Floodplain
- Full-Purpose City Limit
- 2-Mile ETJ
- Other City Limits
- Other ETJ

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.



## **Review Criteria: CODE COMPLIANCE**

**Will future development be required to comply with current code?**

**N/A. The proposed extension would serve existing single-family homes with on-site wastewater systems.**

## **Review Criteria: DEVELOPMENT IMPACTS**

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

**No. The extension would serve existing single-family homes.**

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

**No. The sites are located in the Drinking Water Protection Zone, the Edwards Aquifer Recharge Zone, and Barton Springs Zone.**

**However, the area is already fully-developed with single-family residences. No additional development intensity is anticipated as a result of this service extension.**

## **Review Criteria: ENVIRONMENTAL IMPACTS**

### **Would centralized service solve known or potential environmental problems?**

**Yes.** Lots are located in the Critical Water Quality Zone, Water Quality Transition Zone, Edwards Aquifer Recharge Zone, and Barton Springs Zone. Replacing existing septic with centralized service may reduce potential wastewater impacts to surface water and groundwater.

### **Has an Environmental Resource Inventory (ERI) been conducted?**

**No.** The extension would serve existing development.

**An ERI is not requested by WPD staff at this time.**

## **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 subdivision is adjacent to full purpose jurisdiction and may be considered for future annexation.**

**Are other City concerns affected by the service provision (e.g. Conservation)?**

**No. While the site is located in the DWPZ, much of the area around it is developed and utilizing City wastewater service.**

## **Review Criteria: NEARBY EXTENSION REQUESTS**

### **Have similar SERs been granted in the vicinity?**

**Yes. Individual wastewater (WW) SERs were approved by Council for 12 of the 13 lots in 2012, but expired before the improvements were constructed.**

**WW SERs were approved and constructed immediately south of the current SER site along Constant Spring Dr.**

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

**No. There are no identified additional potential environmental issues on this site.**










# Council-Approved Wastewater SERs in Immediate Vicinity

Westbank Dr

Constant Springs Dr

Spring Garden Rd

-  SER #3683 Site
-  Expired WW SERs
-  Constructed WW SERs
-  TCAD Parcels
-  Austin Full Purpose
-  Austin ETJ
-  Outside Austin Juris

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0 250 500 Feet



# Staff Recommendation

## Staff recommends approval.

### Basis for recommendation:

- Centralized wastewater service could reduce potential negative wastewater impacts from existing OSSF to nearby surface water and groundwater resources.
- Wastewater SERs were approved by Council in 2012 for 12 out of the 13 lots included in this SER, but the approved SERs expired before the extension was constructed.

## Contact Information

**Kelly Gagnon**

Watershed Protection Department

City of Austin

(512) 974-9368

[kelly.gagnon@austintexas.gov](mailto:kelly.gagnon@austintexas.gov)