



MEMORANDUM

TO: Marisa Perales, Chair, and Environmental Commission Members

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: June 8, 2016

SUBJECT: Austin Waldorf School SER #3800

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 Austin Waldorf School wastewater SER and recommends approval of the item.

Site Overview

The site consists of an existing school on an 18.5 acre lot, located in the City of Austin's 2-mile Extraterritorial Jurisdiction in the Slaughter Creek watershed. The site is located in the DWPZ, the Edwards Aquifer Contributing Zone (EACZ), and the Barton Springs Zone (BSZ) watershed regulation area. The school development currently uses a privately-maintained septic system for on-site wastewater treatment.

The site was originally developed under the S.O.S. Ordinance. Any future proposed development on site would be subject to S.O.S., including a limit of 25% impervious cover and S.O.S. compliant water quality controls.

Development Impacts

The extension would serve an existing school in an area that is developed with single-family residences and commercial uses along W US 290 Hwy. The existing on-site septic system does not count against the net site area (NSA) calculation, so extension of centralized wastewater service would not facilitate increased impervious cover on the site. Further, there is City service to existing nearby development and so WPD does not anticipate increased development intensity as a result of this SER.

Environmental Impacts

The site is located in an environmentally-sensitive area where the City does not encourage increased development intensity. The entire site is located within the DWPZ, EACZ, and BSZ and drains to the headwaters of a tributary of Slaughter Creek.

Replacing the existing septic system with centralized wastewater service may reduce potential negative water quality impacts associated with on-site septic treatment to the nearby surface water resources.

Recommendation

Staff concludes that providing centralized service could solve potential environmental problems associated with the existing on-site septic system and would not facilitate increased development intensity on-site or in the surrounding area. We recommend approval for Service Extension Request #3800.

The attached information provides further detail on the applicant's request. Please feel free to contact me at 512-974-2699, or Kelly Gagnon at 512-974-9368 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),
and
 - Outside Austin's Full Purpose Jurisdiction
- The Water and Wastewater (W&WW) Commission and Environmental Commission make recommendations to Council for SERs requiring their approval.
- Staff reviews SERs requiring Council approval and briefs the Environmental Commission about:
 - Proposed or existing development, and
 - How service might affect that development and water quality.

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: Austin Waldorf School

Service Requested: **Wastewater**

SER-3800

Hansen Service Request Number 592461

Date Received: 02/25/2016

Location: 8702 SOUTH VIEW RD AUSTIN TX 78737- AUSTIN WALDORF SCHOOL

Acres: 18.5

Land Use: SCHOOL

Alt. Utility Service or S.E.R. Number: City of Austin Water Service Available

Quad(s): A19

Reclaimed Pressure Zone: N/A

DDZ: NO

Drainage Basin: SLAUGHTER

Pressure Zone: SOUTHWEST
C

DWPZ: YES

Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 27 GPM

% Within City Limits: 0

Cost Participation: \$0.00

% Within Limited Purpose: 0

Description of Improvements:

Applicant shall construct approximately 155 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 2011-0711; MH ID No. 249888) in WHISPERING TRAIL west along WHISPERING TRAIL across SOUTH VIEW RD to the subject tract as shown on the attached map.

NOTE: Wastewater flow based on engineering calculations received from Candace Craig, P.E. on 2/25/2016.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

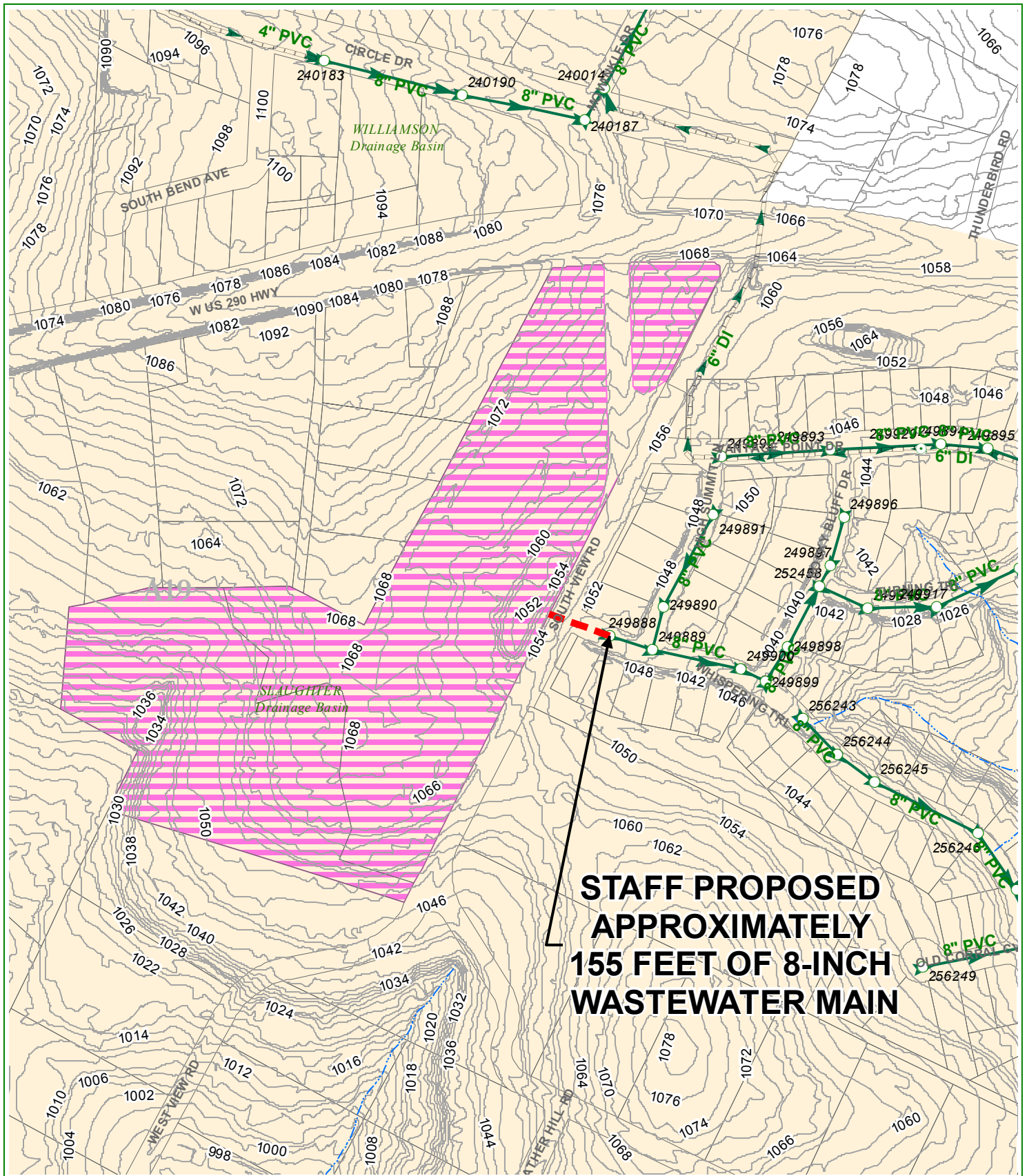
- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) The level of service approved by this document does not imply commitment for land use.
- 4) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.
- 5) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 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.
- 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.
- 8) Approval by the City Council will be required based on City of Austin Ordinance § 25-9-34.

Prepared By Utility Development Services Date

Supervisor, Utility Development Services Date

Division Manager, Utility Development Services Date

Director, Austin Water Date



**STAFF PROPOSED
APPROXIMATELY
155 FEET OF 8-INCH
WASTEWATER MAIN**







0 150 300 600 900 Feet

W.W. S.E.R. Name: Austin Waldorf School
W.W. S.E.R. Number: 3800

Utility Development Services Plotted 03/01/2016

DRAFT

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

Austin Waldorf School Wastewater Service Extension Request #3800

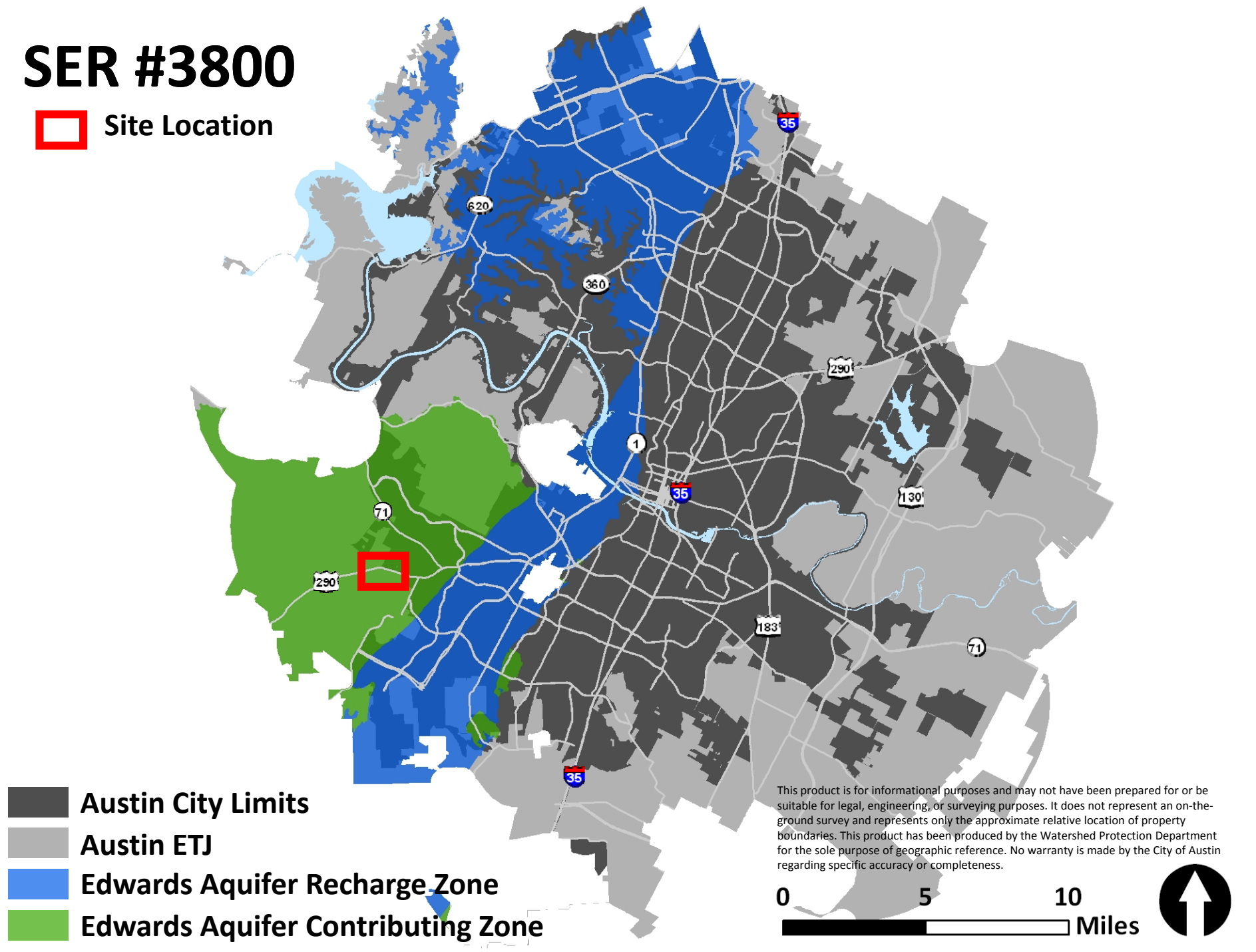
**Briefing to the Environmental Commission
June 15, 2016**

Request Summary

- Request for wastewater service
- Existing school on 18.5 acre lot, currently served by an on-site sewage facility (septic system)
- Located in Austin 2-Mile ETJ
- Drinking Water Protection Zone
- Slaughter Creek Watershed, Barton Springs Zone
- Edwards Aquifer Contributing Zone
- Subject to the S.O.S. Ordinance

SER #3800

 Site Location



SER #3800

 Site Location

IMAGINEAUSTON
Vibrant. Livable. Connected.

Growth Concept Map

Legend

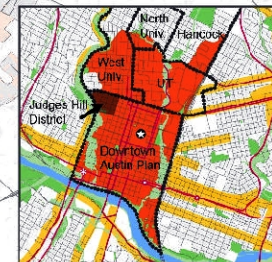
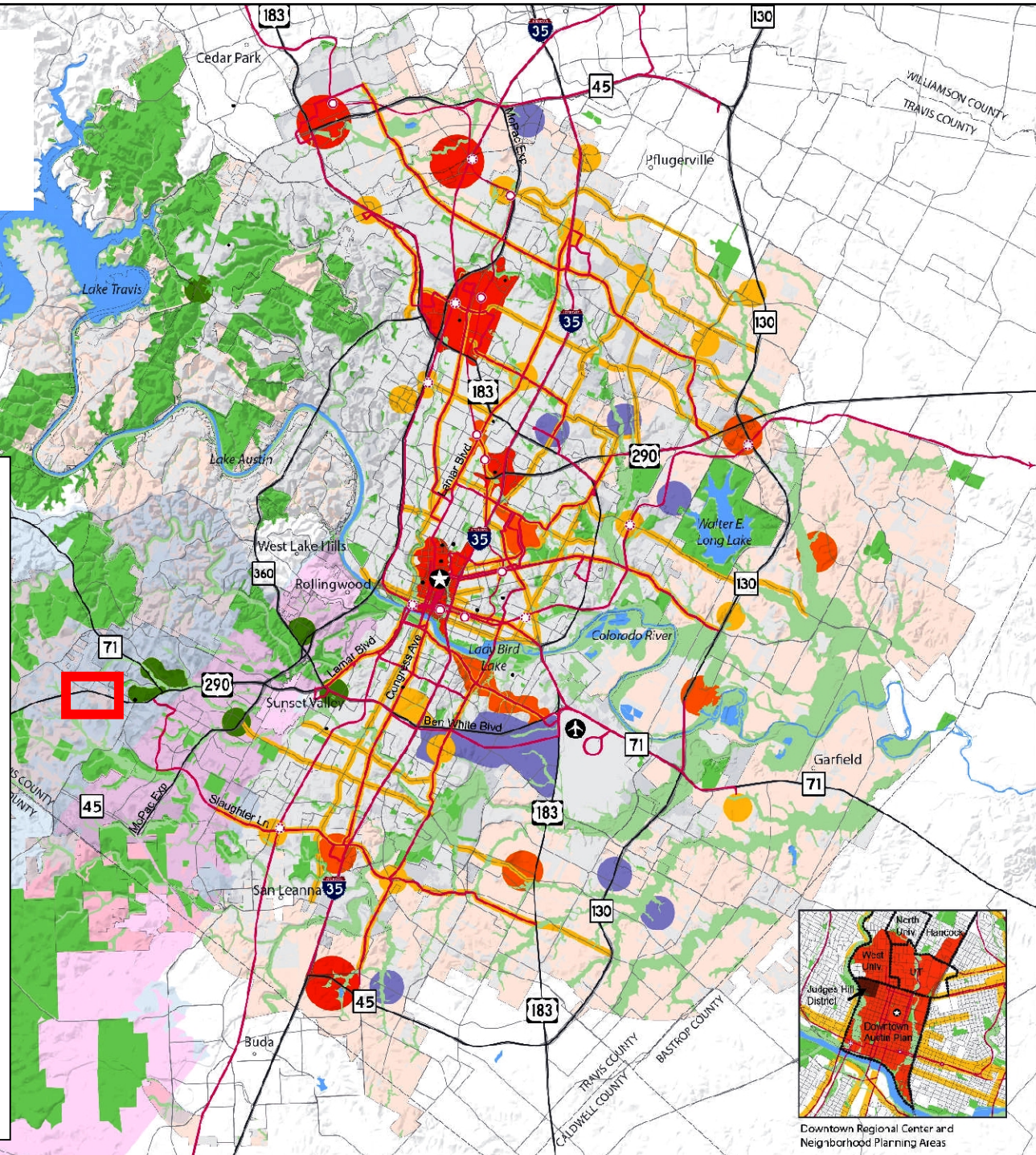
-  Regional Center
-  Town Center
-  Neighborhood Center
-  Activity Corridor
-  Activity Centers for Redevelopment in Sensitive Environmental Areas
-  Job Center
-  Current Open Space
-  Future Open Space
-  Barton Springs Contributing Zone
-  Barton Springs Recharge Zone
-  College / University

Transportation

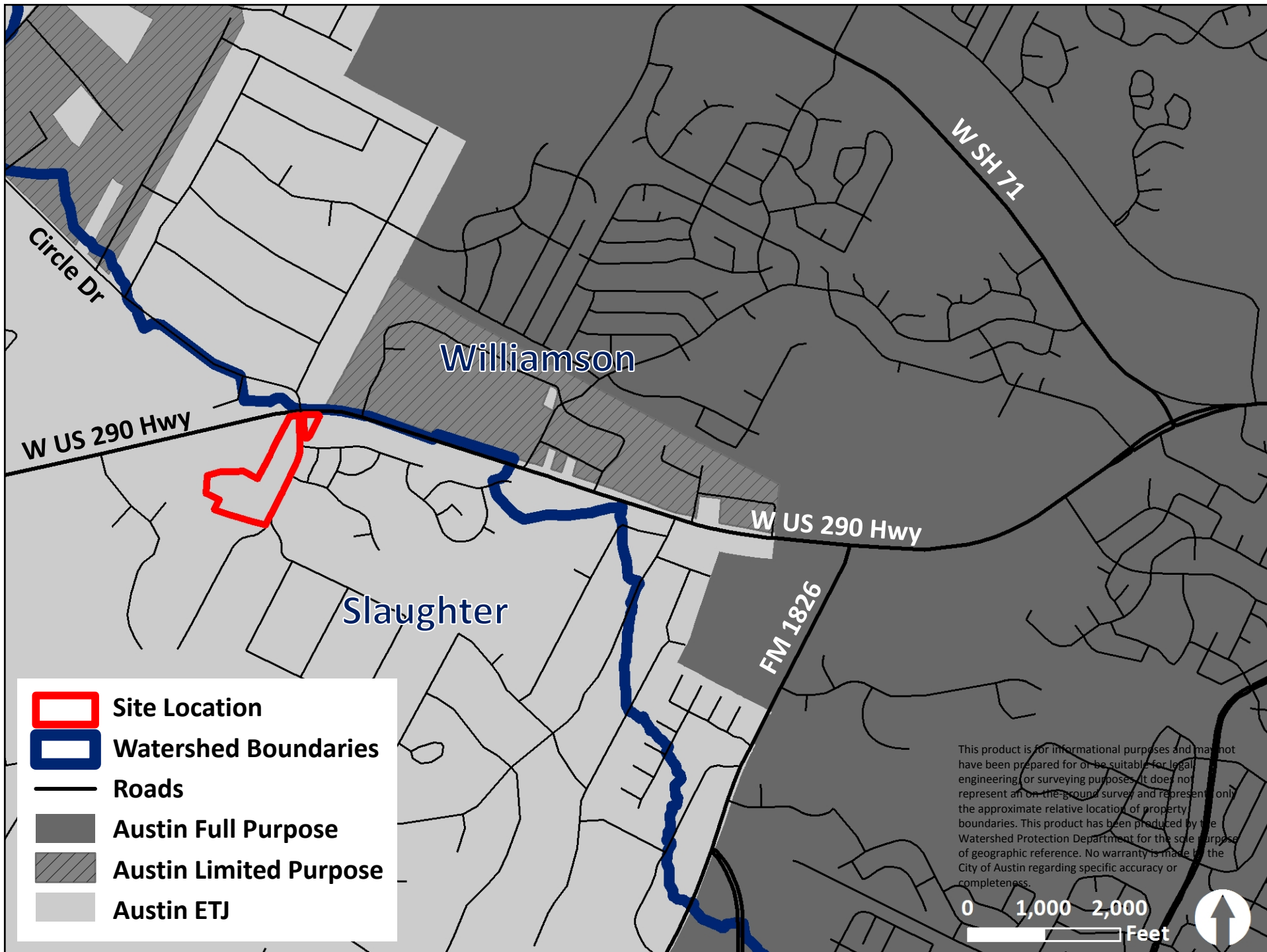
-  High Capacity Transit Stop
-  Proposed High Capacity Transit Stop
-  High Capacity Transit
-  Highway
-  Other Streets

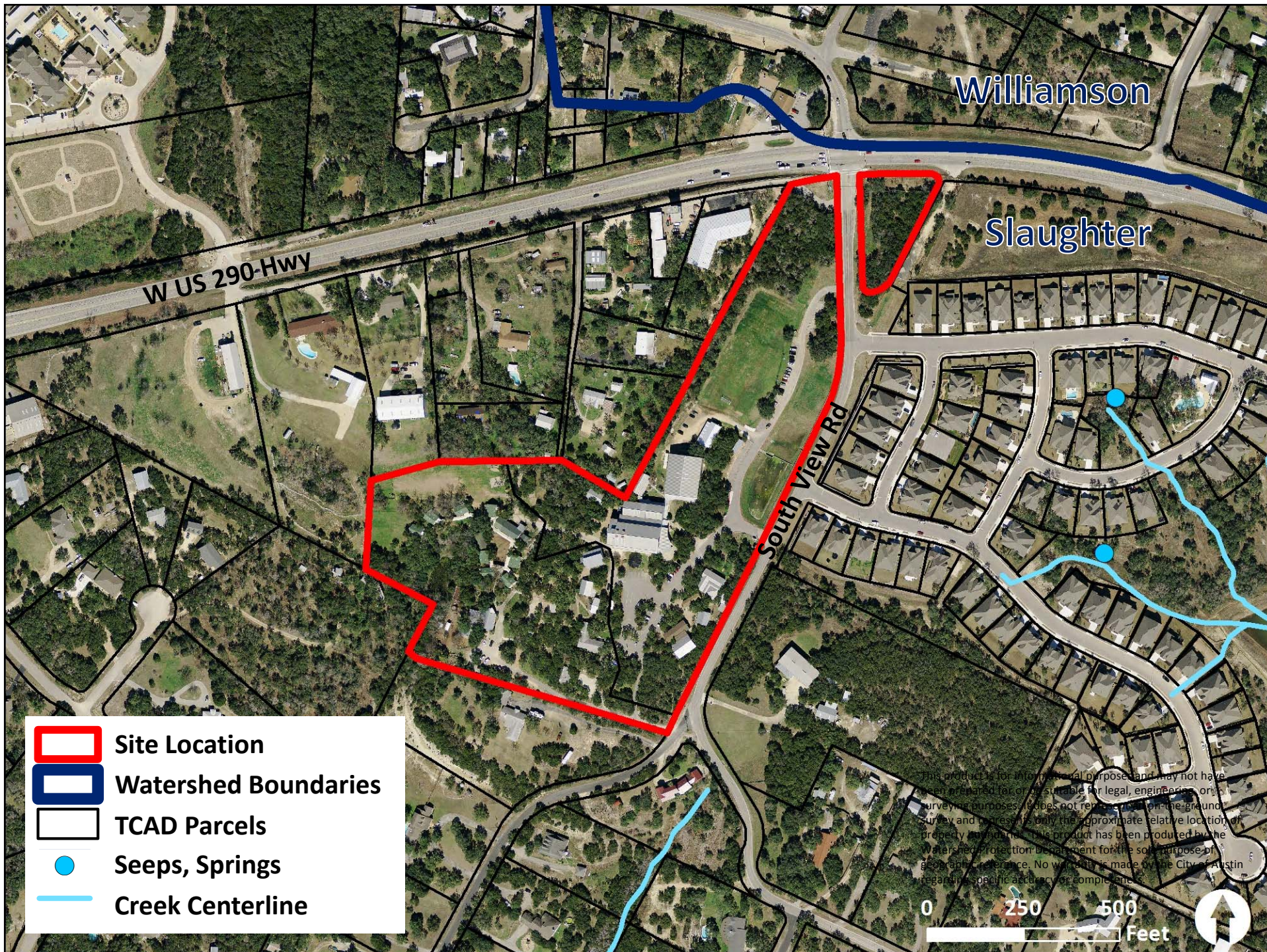
Boundaries

-  City Limits
-  ETJ
-  County Boundaries



Downtown Regional Center and Neighborhood Planning Areas





SER #3800 Summary

Description of proposed extension:

- Approximately **155 feet of 8-inch gravity wastewater main** extending west across South View Rd from the existing 8-inch gravity wastewater main in Whispering Trail to the subject tract.

Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Yes. While the school is not proposing new development at this time, any future development would be subject to the S.O.S. Ordinance.

Review Criteria: DEVELOPMENT IMPACTS

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

No. The existing on-site septic system does not count against net site area (NSA).

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 (DWPZ), the Barton Springs Zone (BSZ), and the Edwards Aquifer Contributing Zone (EACZ).

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

Yes. Replacing the existing septic system with centralized service may reduce negative potential wastewater impacts to surface water resources.

Has an Environmental Resource Inventory (ERI) been conducted?

A wetland CEF was identified on site at the time of site permitting in 1999, and protected per applicable City of Austin code and criteria. No digital copy of the Environmental Assessment is accessible, however, WPD staff does not request an ERI as part of this SER review.

Review Criteria: LONG-TERM PLANNING

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

No. The area is not currently scheduled for annexation.

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

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

Review Criteria: NEARBY EXTENSION REQUESTS

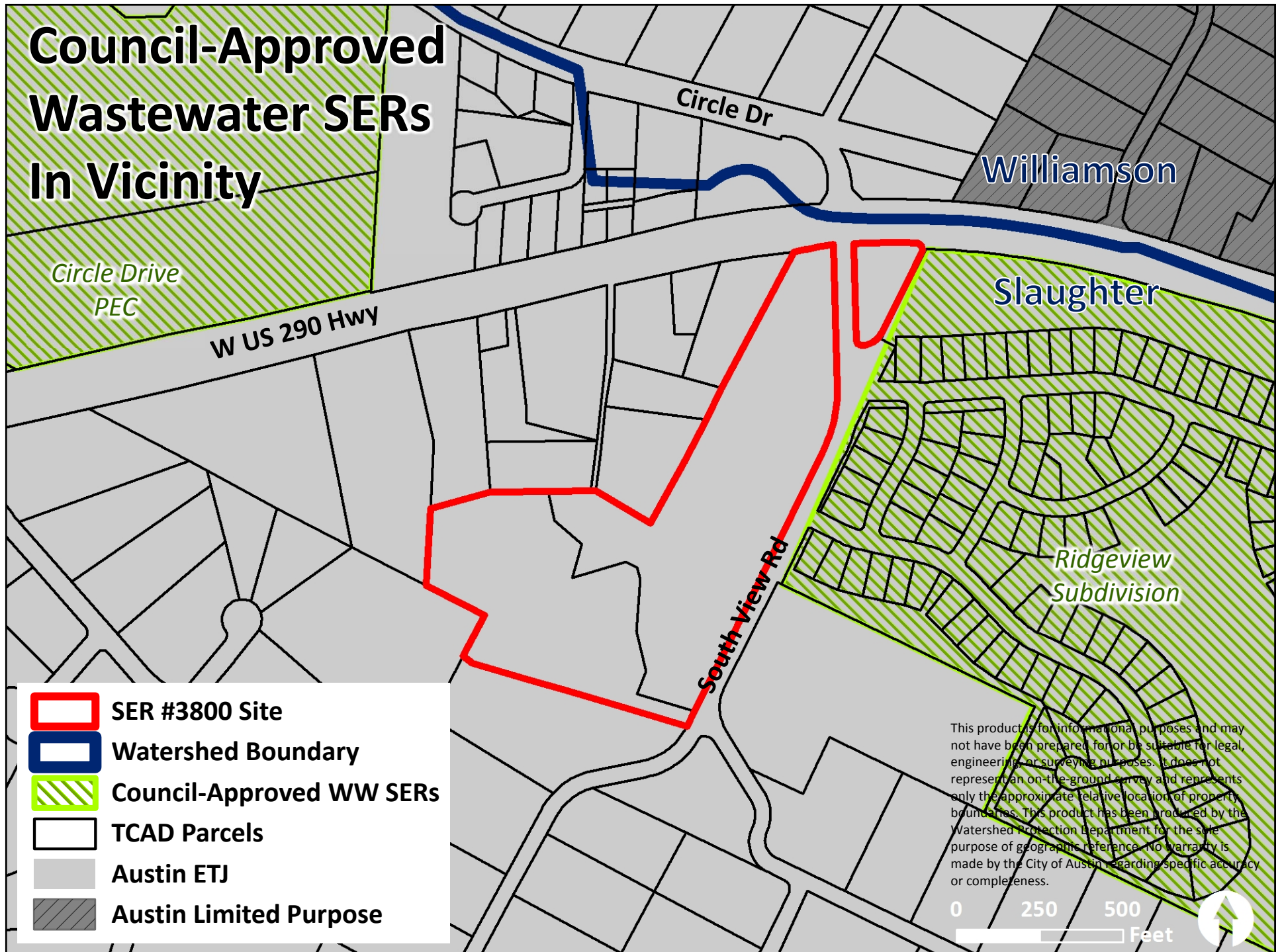
Have similar SERs been granted in the vicinity?

Yes. Council approved a wastewater SER directly to the east of the site (recommended by WPD).

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 Vicinity



Staff Recommendation

Staff recommends approval.

Basis for recommendation:

- Centralized wastewater service could reduce potential negative wastewater impacts from the existing septic system to nearby surface water resources.
- Extending centralized service would not increase allowable development intensity on the site. Any future increases in impervious cover would be subject to current code (S.O.S.).
- The surrounding area is largely developed and Austin Water provides wastewater service to nearby developments.

Contact Information

Kelly Gagnon

Watershed Protection Department

City of Austin

(512) 974-9368

kelly.gagnon@austintexas.gov