



**Recommendation for
Water & Wastewater Commission**

Commission Meeting Date:	August 10, 2016
Council Meeting Date:	August 18, 2016
Department:	Austin Water
SUBJECT	
Approve Service Extension Request No. 3800 for wastewater service to an 18.5 acre tract at 8702 South View Rd located within the Drinking Water Protection Zone, the City's 2-mile ETJ jurisdiction and Austin Water's service area.	
AMOUNT AND SOURCE OF FUNDING	
There is no anticipated fiscal impact.	
Purchasing Language:	N/A
Prior Council Action:	N/A
For More Information:	Phillip Jaeger, 512-972-0232; Denise Avery, 512-972-0104
Boards and Commission Action:	June 15, 2016- Recommended by the Environmental Board on a 10-0 vote with Commissioner Smith absent. August 10, 2016- To be reviewed by the Water and Wastewater Commission.
MBE/WBE:	N/A

The Austin Waldorf School project consists of approximately 18.5 acres of land located at 8702 South View Rd. (the "Property"). The Property is located entirely within the City of Austin's (the "City") 2-mile Extra-Territorial Jurisdiction, Impact Fee Boundary, Austin Water's service area for water and wastewater, the Drinking Water Protection Zone, and the Slaughter Watershed. A map of the Property's location is attached.

The Austin Waldorf School, INC (the "Owner") is proposing to include an elementary school, and a high school/middle school that includes a gym and cafeteria. The Owner requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request (SER) No. 3800.

City Code § 25-9-35 requires City Council approval for this SER 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.

To serve the property, the owner will be required to construct approximately 155 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 2011-0711 MH No. 249888) in Whispering Trail west across South View RD to the subject tract. The proposed utility improvements are shown in the attached SER map.

The proposed wastewater improvements are sized to serve the needs of the Property and will conform to all City Code requirements. These improvements will be designed in accordance with City's Environmental Criteria Manual and Utilities Criteria Manual, and will be inspected by the City's Development Services Department. The Owner 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 has evaluated the Owner's request for City wastewater service and can provide centralized wastewater service as proposed in SER-3800. Attached is a report provided by the Watershed Protection Department that finds no significant environmental concerns with providing centralized wastewater service as proposed in SER-3800.

Contingent upon approval of SER-3800 for wastewater service to the Property, approval of any development applications for the Property is subject to current City Code, including the Save our Springs Ordinance.

The proposed project is located in zip code 78737.



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.

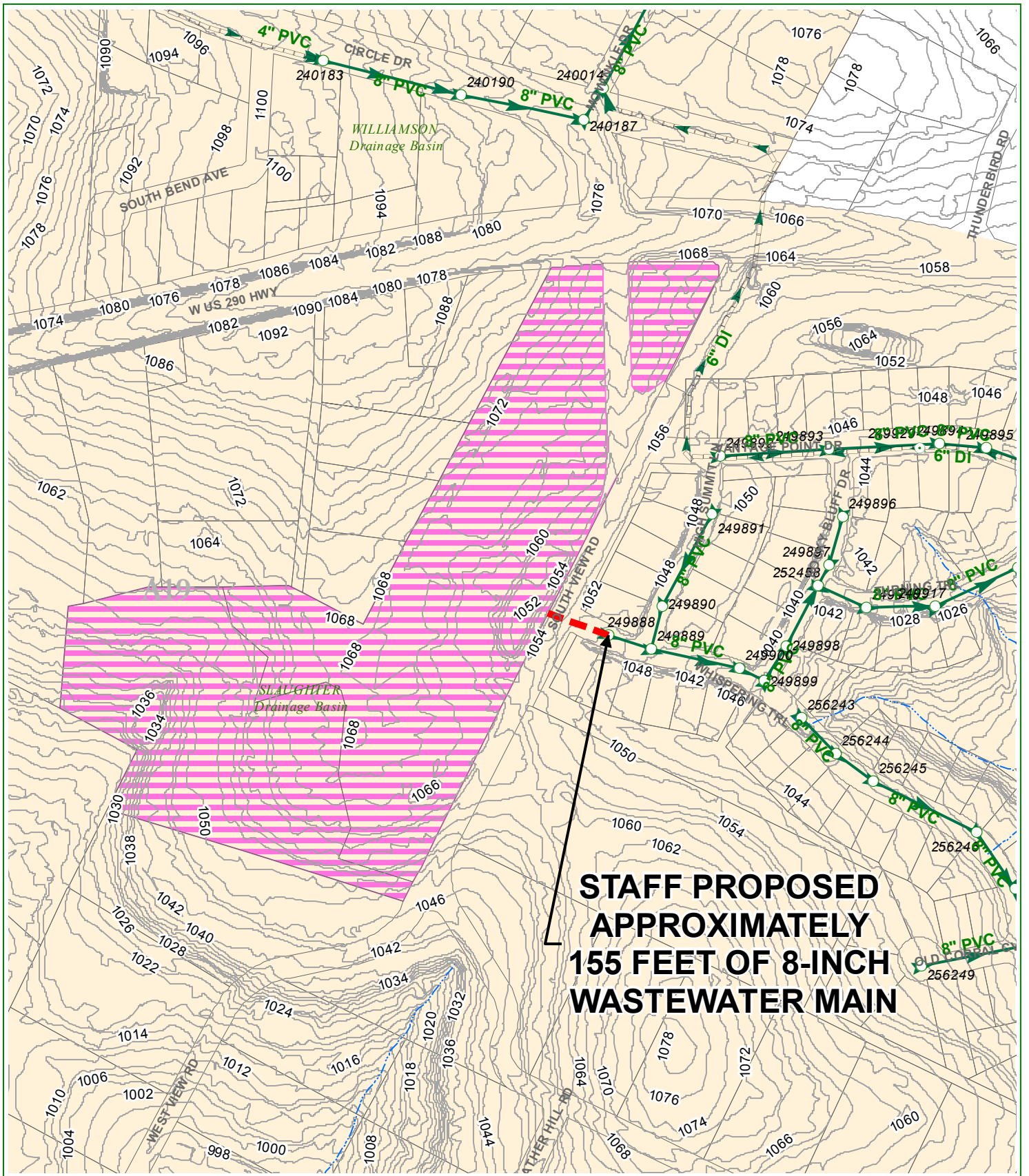
Replacing the existing septic system with centralized wastewater service may reduce potential negative water quality impacts associated with on-site septic treatment to the nearby surface water resources.

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



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



0 150 300 600 900 Feet

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

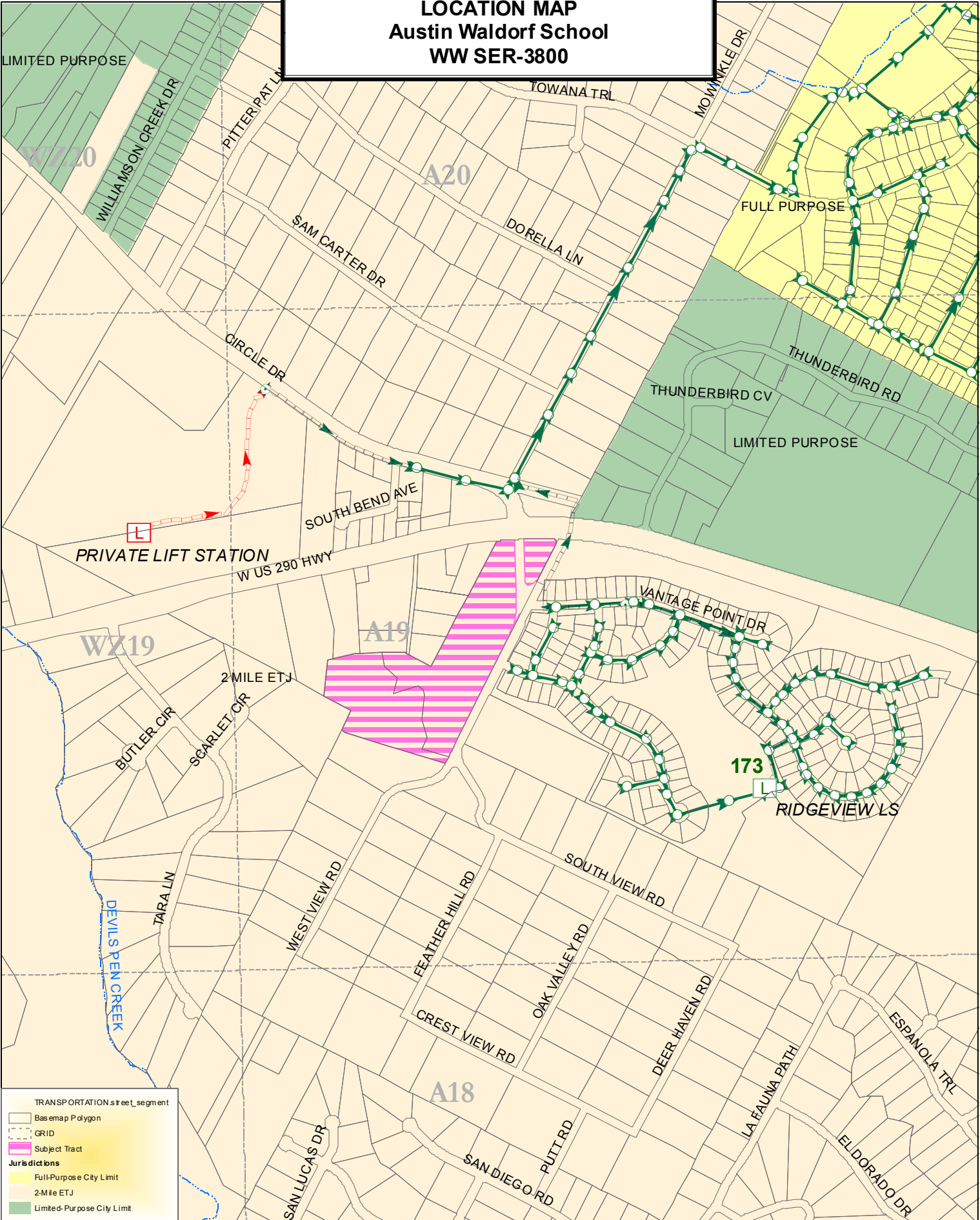
W.W. S.E.R. Name: Austin Waldorf School

W.W. S.E.R. Number: 3800

Utility Development Services Plotted 03/01/2016

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 the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

LOCATION MAP Austin Waldorf School WW SER-3800



TRANSPORTATION street segment

Basemap Polygon

GRID

Subject Tract

Jurisdictions

- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit



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01/27/2016