



**Recommendation for
Water & Wastewater Commission**

Commission Meeting Date:	December 14, 2016
Council Meeting Date:	January 26, 2017
Department:	Austin Water
SUBJECT	
Approve Service Extension Request No. 3880 for wastewater service to a 25 acre tract located at 11205 N. F.M. 620 within the Drinking Water Protection Zone, the City's 2-mile Extra-Territorial Jurisdiction and Austin Water's service area. (District 6)	
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:	November 16, 2016- Not recommended by the Environmental Board on a 7-2-1 vote with Commissioners Grayum and H. Smith voting against and Commissioner Moya absent. December 14, 2016- To be reviewed by the Water and Wastewater Commission.
MBE/WBE:	N/A

The “Broadstone 620/Birden Multi-Family” project consists of approximately 25 acres of land located at 11205 N. F.M. 620 (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 wastewater, the Drinking Water Protection Zone, and the Bull Creek Watershed. A map of the property location is attached.

Alliance Residential (“Applicant”) is proposing to develop approximately 336 multi-family units. “Applicant” requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request (SER) No. 3880. Austin Water will provide retail water service to the Property.

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 “Applicant” will be required to construct:

- approximately 95 feet of appropriately-sized wastewater force main from the Property to the existing 8-inch gravity wastewater main located near the northwest corner of the Property,
- approximately 1,915 feet of appropriately-sized wastewater force main from the existing 8-inch gravity wastewater main located at the intersection of N. FM 620 and Anderson Mill Road, south along the N. FM 620 right-of-way, and then east to the existing Volente Lift Station, and
- improvements to upgrade the pumping capacity of the existing Volente Lift Station (these improvements may include, but are not limited to, replacement of the existing pumps, generator, starters, and wet well)

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 “Applicant” will construct all required improvements at their 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 “Applicant’s” request for City wastewater service and can provide centralized wastewater service as proposed in SER-3880. Attached however, is a report provided by the Watershed Protection Department that addresses their environmental concerns with providing centralized wastewater service as proposed in SER-3880 and recommends against approval of the SER.

Contingent upon approval of SER-3880 for wastewater service to the Property, approval of any related development applications for the Property is subject to current City Code, including the Watershed Protection Ordinance.

The proposed project is located in zip code 78726 and is adjacent to the boundary of City Council District 6.



MEMORANDUM

TO: Marisa Perales, Chair, and Environmental Commission Members

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: November 9, 2016

SUBJECT: Broadstone 620/ Birden Multi-Family Wastewater SER #3880

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 Broadstone 620 / Birden Multi-Family wastewater SER and recommends against approval of the item.

Site Overview

The site consists of 25 acres and two undeveloped lots (approximately 20 acres total) and two single-family lots (approximately 5 acres total). The site is located in the City of Austin's 2-mile Extraterritorial Jurisdiction in the Bull Creek watershed. The site is located in the DWPZ, the Northern Edwards Aquifer Recharge Zone (NEARZ), and the Water Supply Suburban watershed regulation area that contributes to the Lake Austin drinking water supply. There are identified critical environmental features located on and immediately downstream of the site, and the entire site drains to known Jollyville Plateau Salamander habitat and the headwaters of Bull Creek.

The applicant is proposing to develop the site with a multi-family development, consisting of 336 units. A site plan has not been submitted, although the applicant has provided a concept plan. Proposed development on site would be subject to the Watershed Protection Ordinance, including a limit of 40% impervious cover and Sedimentation/Filtration (or equivalent) water quality controls.

Development Impacts

The extension request would include upgrades to an existing wastewater lift station and construction of an on-site private lift station and force main to accommodate the capacity of the proposed development. Centralized service would eliminate the need for on-site wastewater treatment area, and based on the site configuration, would likely increase the overall impervious cover in order to accommodate the proposed multi-family development. Therefore, providing

centralized service would allow increased development intensity in terms of both density (residential units and associated wastewater capacity) and impervious cover on a site located outside of the City of Austin zoning jurisdiction, where more protective zoning requirements (including tree protection and the Hill Country Roadway overlay) would not apply. Without these regulatory requirements, the site is able to develop to a higher intensity than would be allowable in the zoning jurisdiction.

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, NEARZ, and drains to known Jollyville Plateau Salamander habitat, critical environmental features, and the headwaters of Bull Creek.

Centralized wastewater treatment may reduce potential negative water quality impacts associated with on-site septic treatment to the nearby surface water resources. However, staff has concluded that the negative potential environmental impacts associated with the increased development intensity on this site (including increased “non-point source” stormwater pollutant loading) may outweigh those of a decentralized system (increased “point-source” nutrient pollutant loading).

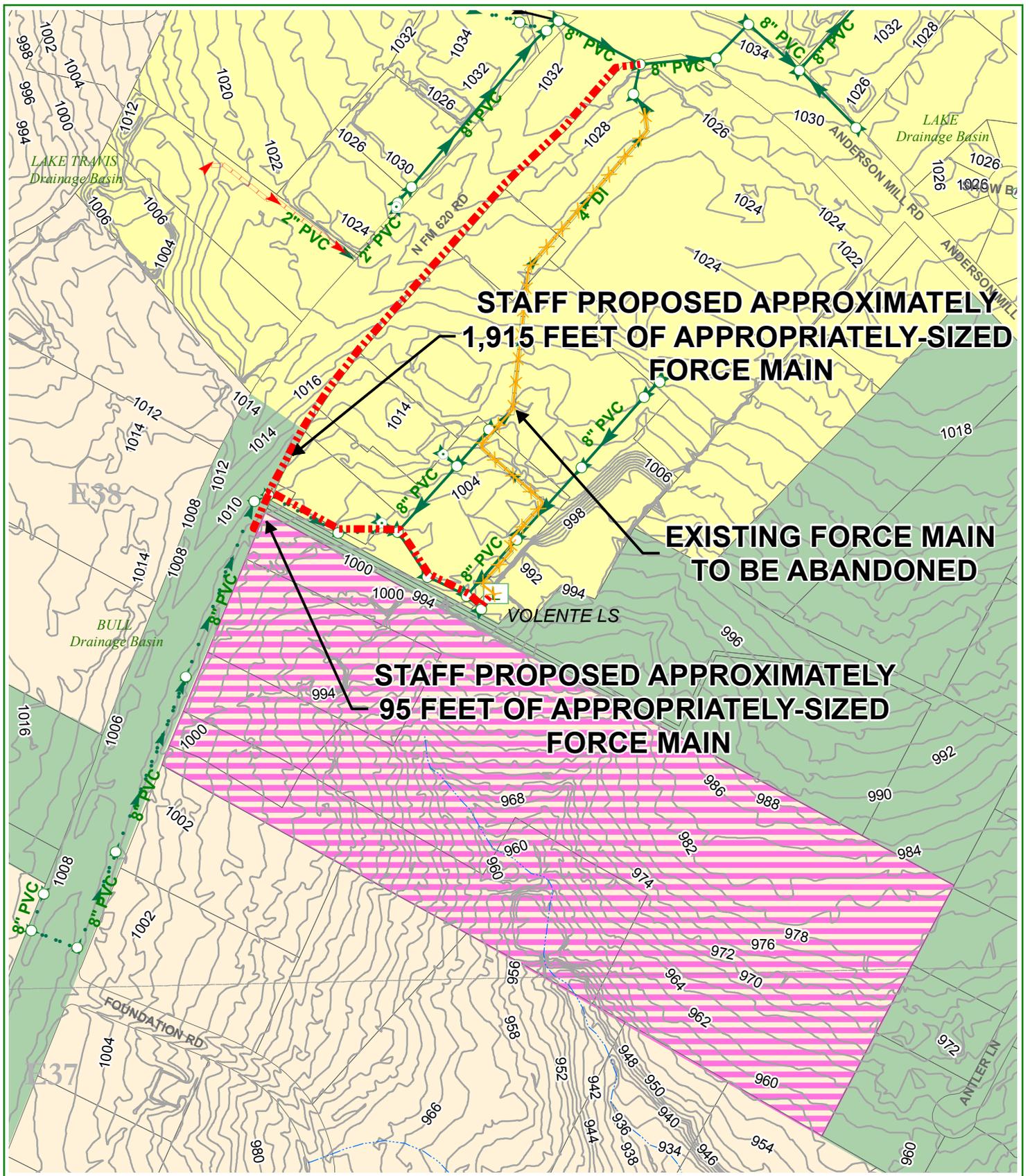
Staff acknowledges that the applicant has coordinated thoughtfully with review staff to develop a concept plan that considers sensitive environmental features on the site. However, without an approved site development plan associated with the SER, there is no ability for the City to require that the applicant develop the site as proposed at this time. In this evaluation, we must assume that the site may develop to the maximum extent possible under the existing regulatory requirements.

Recommendation

Staff concludes that providing centralized service to the site would facilitate increased development intensity and associated negative environmental impacts in a sensitive environmental area outside of the City’s Full Purpose jurisdiction. Staff concludes that the negative impacts associated with the increased development intensity outweigh those associated with on-site wastewater treatment on this site. Staff therefore recommends against Service Extension Request #3880 at this time.

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
1,915 FEET OF APPROPRIATELY-SIZED
FORCE MAIN**

**EXISTING FORCE MAIN
TO BE ABANDONED**

**STAFF PROPOSED APPROXIMATELY
95 FEET OF APPROPRIATELY-SIZED
FORCE MAIN**



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

W.W. S.E.R. Name: Broadstone 620/Birden Multi-Family

W.W. S.E.R. Number: 3880

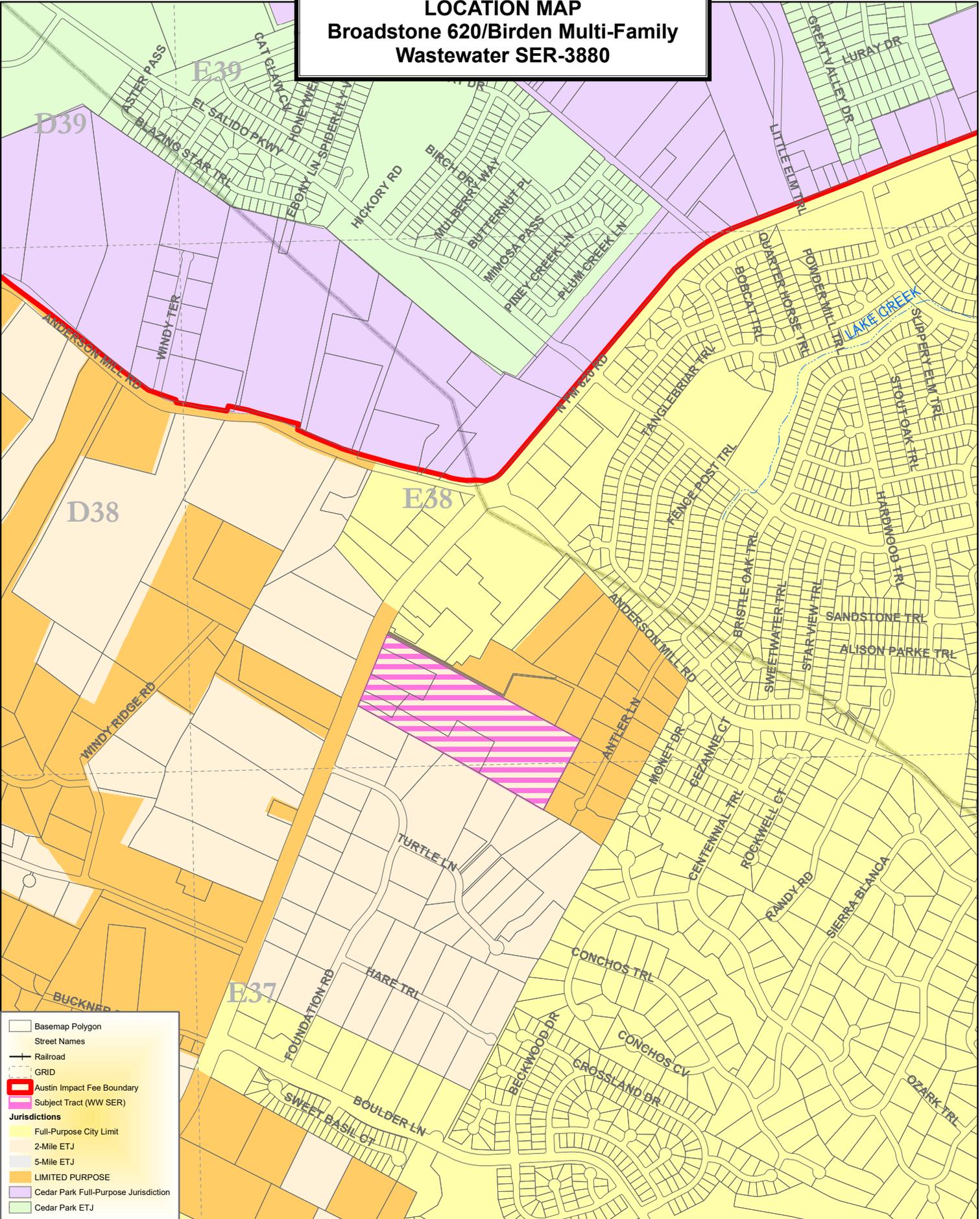
Utility Development Services Plotted 9/14/2016

DRAFT

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

Broadstone 620/Birden Multi-Family Wastewater SER-3880



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10/11/2016