

**88.2 Acre Gragg Tract & WK 281
Water & Wastewater
Service Extension Requests
#3473, 3474, 3530, & 3531**





**Briefing to the Environmental Commission
February 15, 2017**

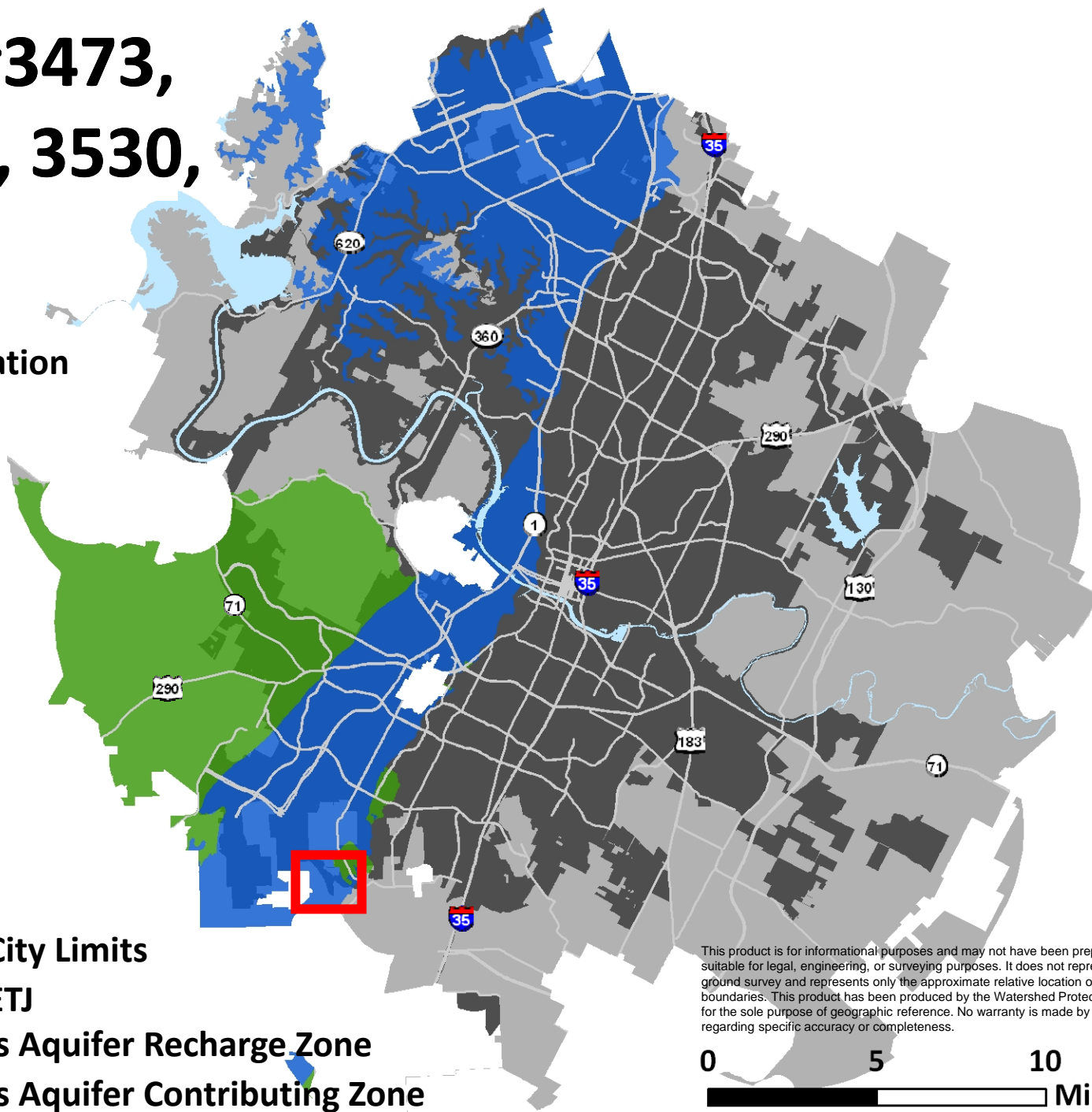
Request Summary

- Request for water & wastewater service
 - Two undeveloped sites: 88.2 Acre Gragg Tract (88.2ac) & WK 281 (156.5ac), totaling approximately 245 acres
 - Located in Austin 2-mile ETJ
 - Drinking Water Protection Zone (DWPZ) / BSZ (232ac, 95%)
Desired Development Zone (DDZ) / Suburban (13ac, 5%)
 - Bear & Little Bear Creek Watersheds
 - DWPZ portion in Edwards Aquifer Recharge Zone
 - DDZ portion in Austin water and wastewater CCNs
 - Adjacent to Council District #8
- CCN = Certificate of Convenience & Necessity

SERs #3473, #3474, 3530, 3531

 Site Location

 Austin City Limits
 Austin ETJ
 Edwards Aquifer Recharge Zone
 Edwards Aquifer Contributing Zone



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0 5 10
Miles



SERs #3473, #3474, 3530, 3531

 Site Location

IMAGINEAUSTON
Vibrant. Livable. Connected.

Growth Concept Map

Legend

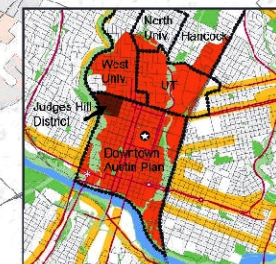
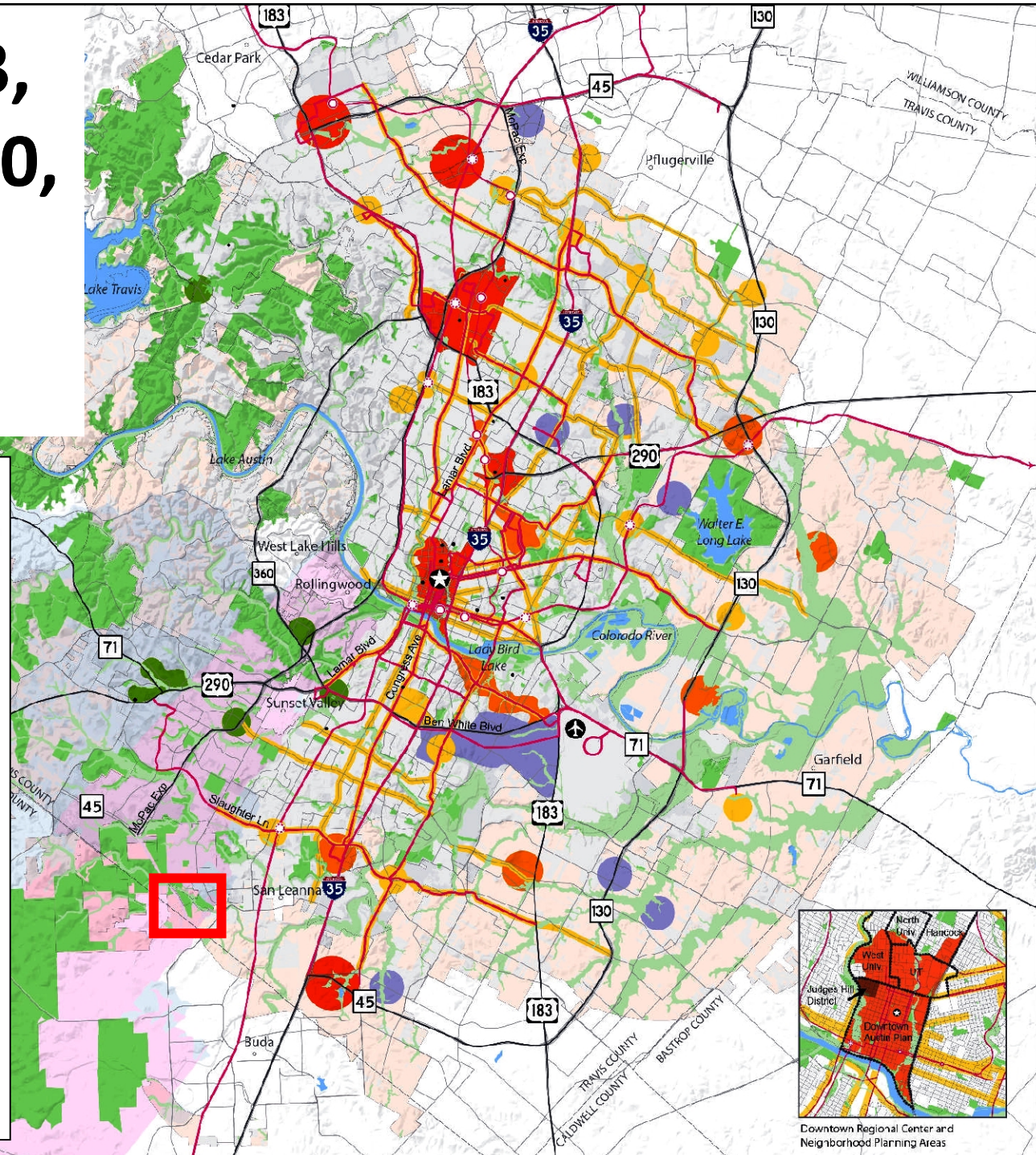
-  Regional Center
-  Town Center
-  Neighborhood Center
-  Activity Corridor
-  Activity Centers for Redevelopment in Sensitive Environmental Areas
-  Job Center
-  Current Open Space
-  Future Open Space
-  Barton Springs Contributing Zone
-  Barton Springs Recharge Zone
-  College / University

Transportation

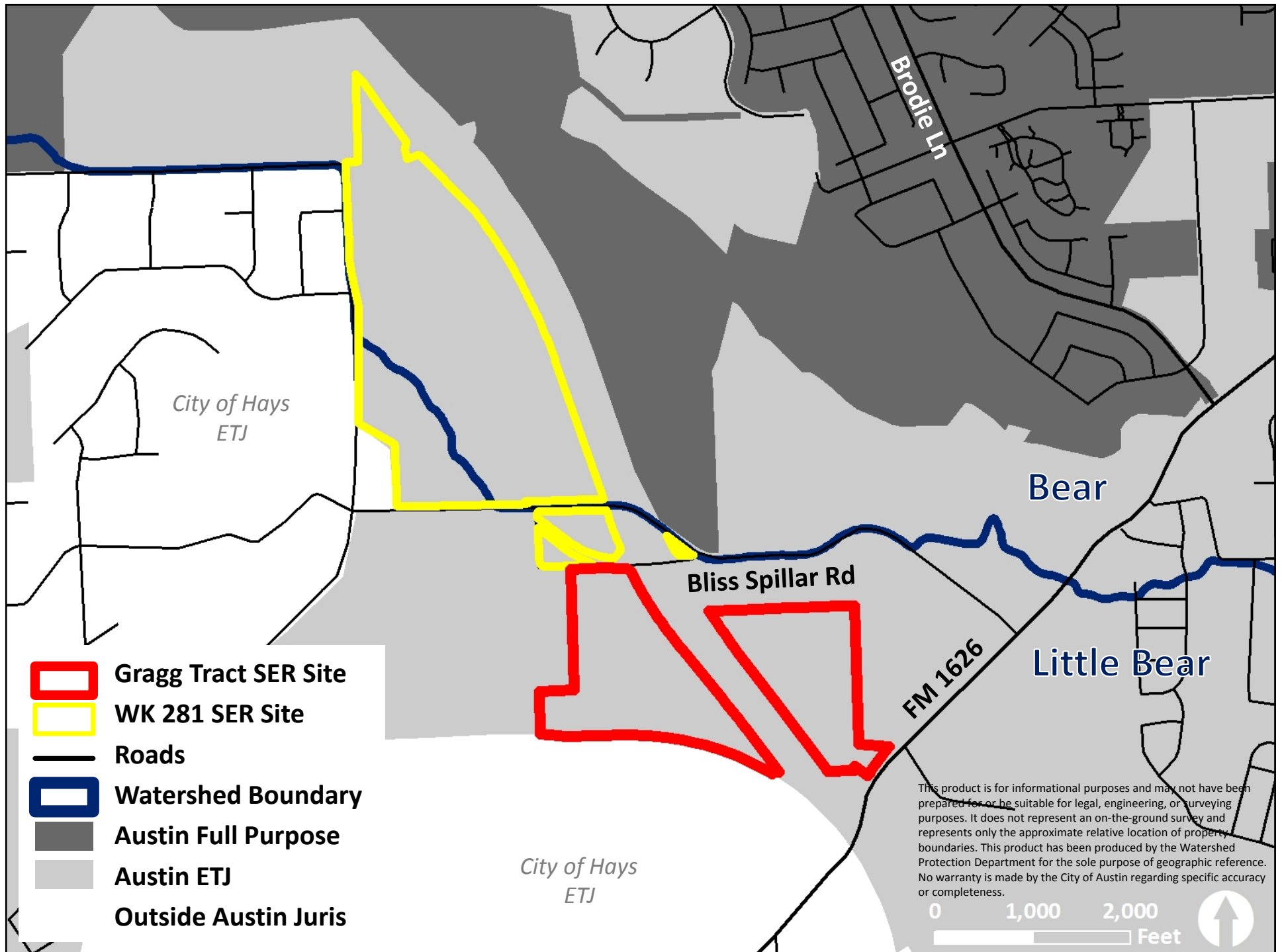
-  High Capacity Transit Stop
-  Proposed High Capacity Transit Stop
-  High Capacity Transit
-  Highway
-  Other Streets

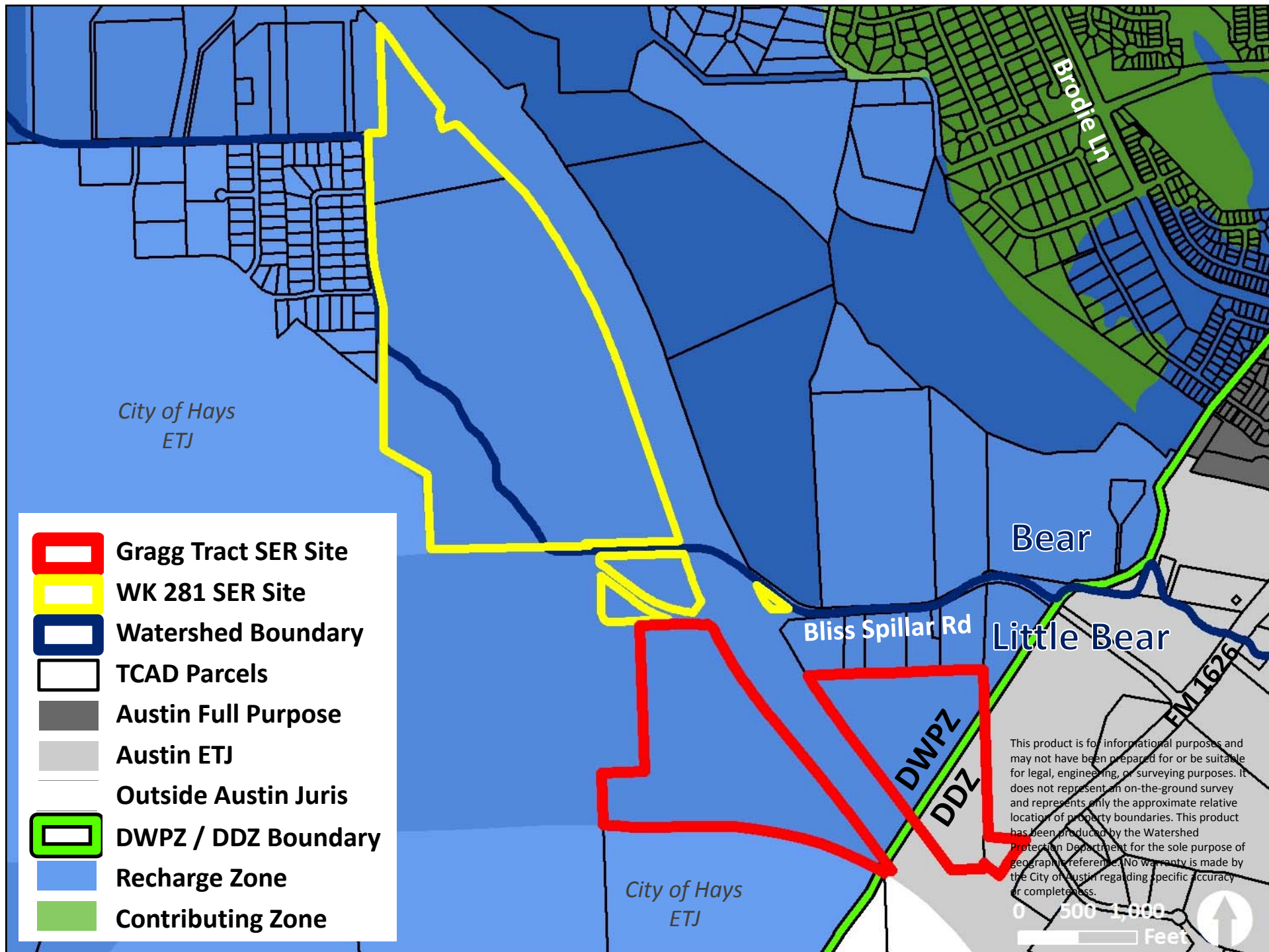
Boundaries

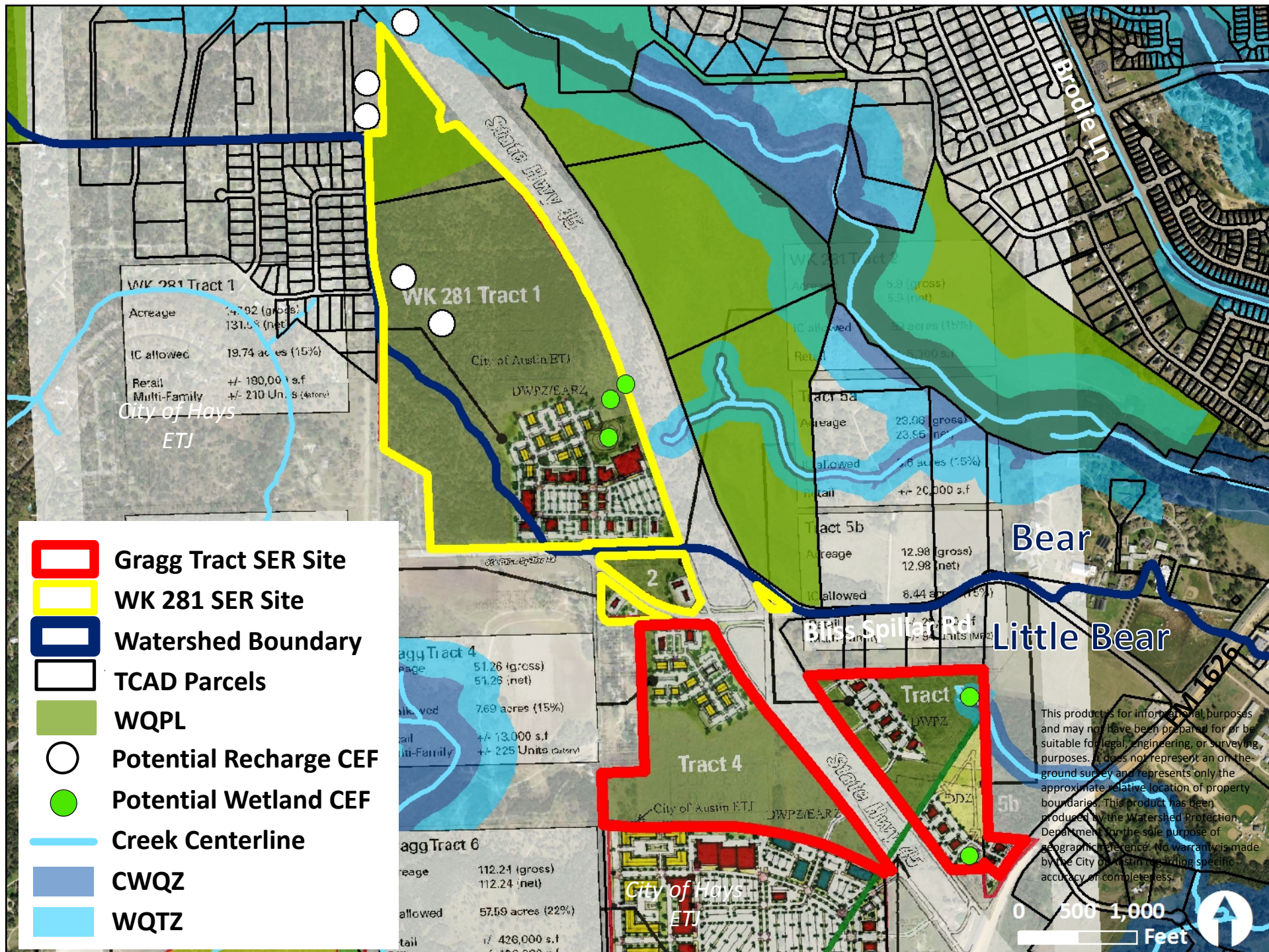
-  City Limits
-  ETJ
-  County Boundaries



Downtown Regional Center and
Neighborhood Planning Areas







SER #3473 Summary (88.2 Acre Gragg Tract)

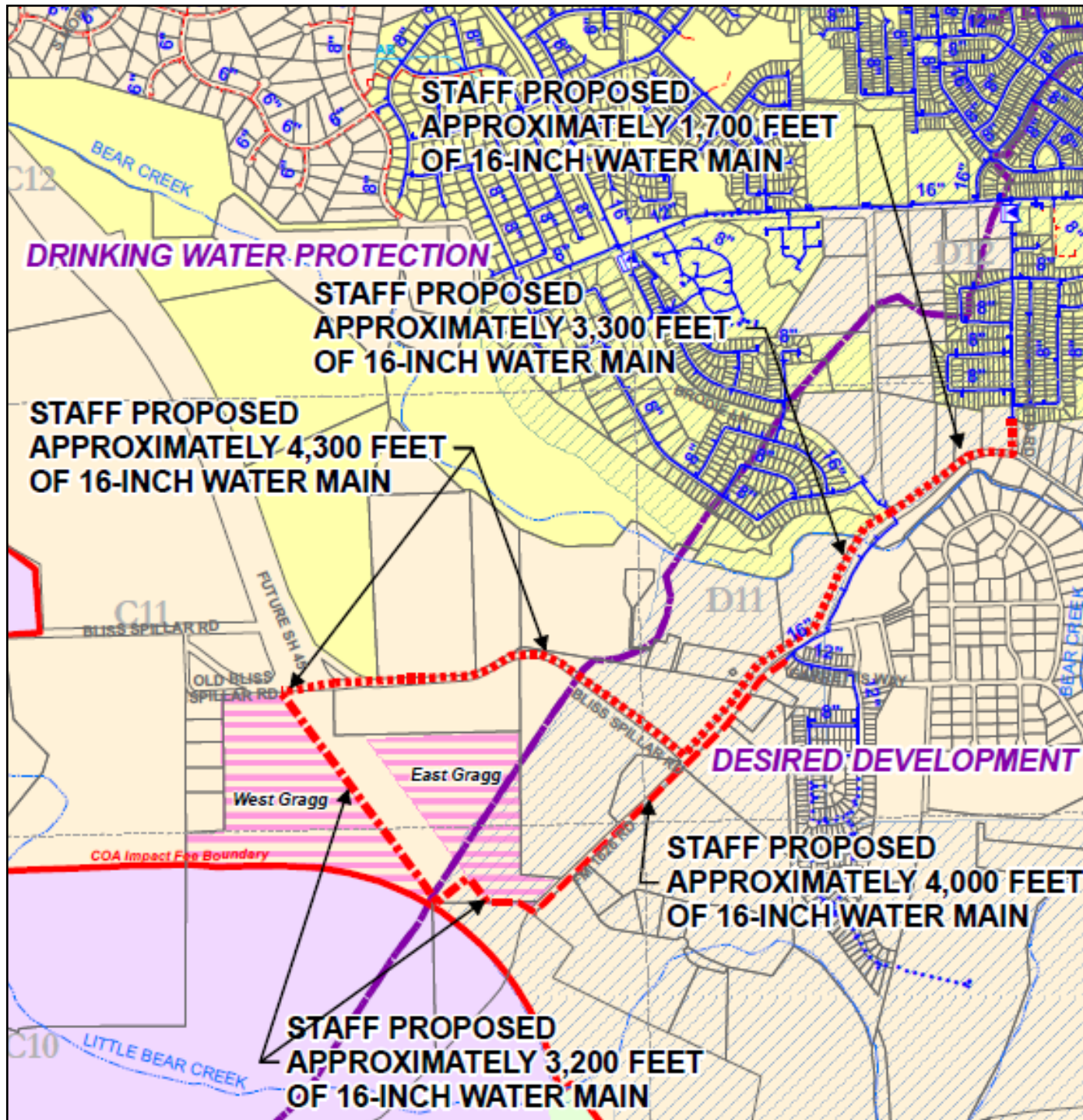
Description of proposed extension:

- A total of approximately **16,500 feet of 16-inch water main** extending from and to existing water mains northeast of the subject tract, establishing a dual feed water system.

SER #3473

Proposed Extension

Map provided by AW



- Grid
- Basemap Polygon
- Subject Tract
- COA Impact Fee Boundary
- Austin Water CCN
- DDZ / DWPZ Boundary

Jurisdictions

- Austin Full Purpose
- Austin 2-Mile ETJ
- Hays City Limits
- Hays ETJ
- Buda City Limits
- Buda ETJ

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SER #3474 Summary (88.2 Acre Gragg Tract)

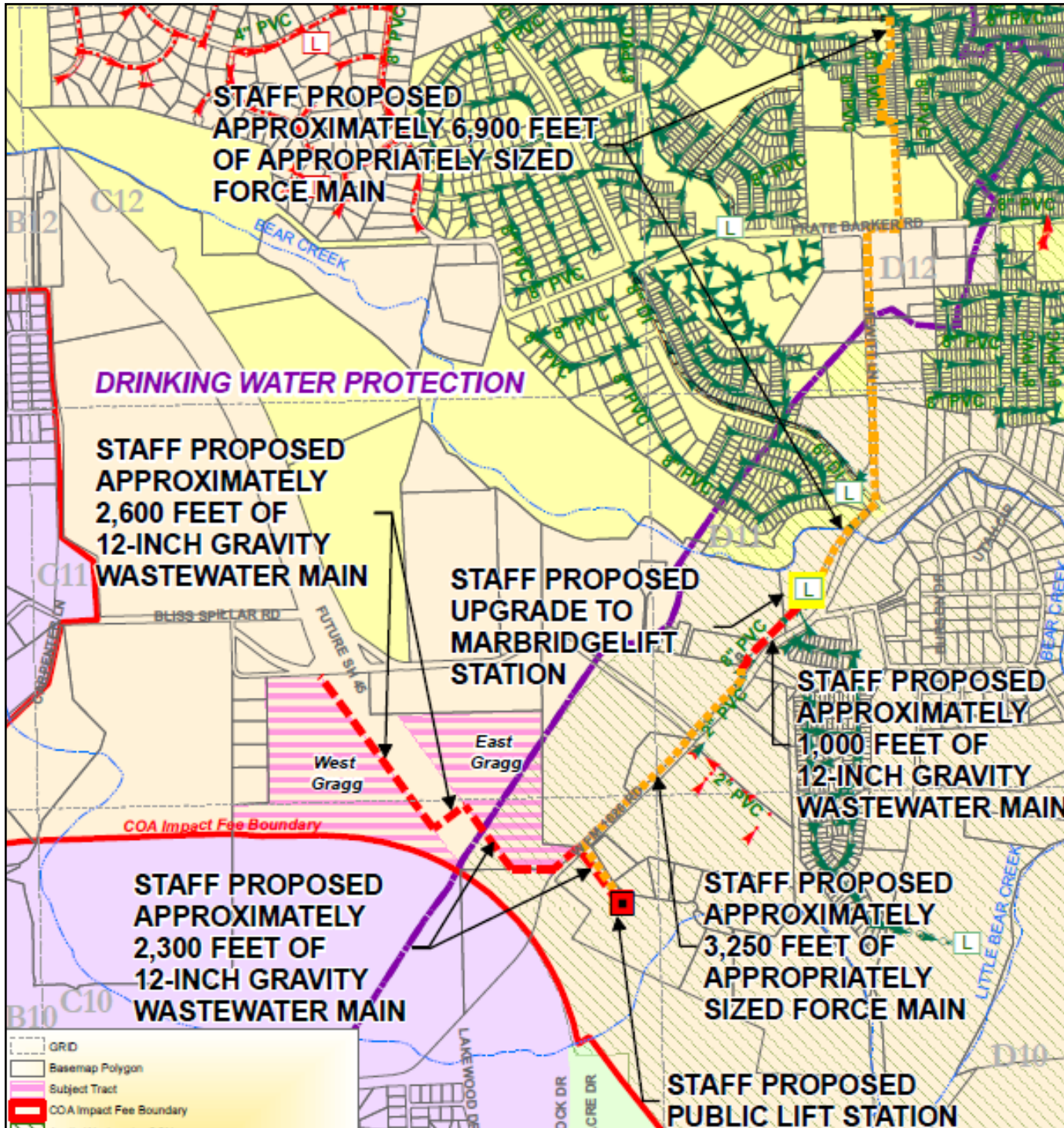
Description of proposed extension:

- A total of approximately **3,600 feet of 12-inch gravity wastewater main.**
- A total of approximately **10,150 feet of appropriately-sized wastewater force main.**
- Construction of a **new public lift station.**
- Upgrades to the **existing Marbridge lift station.**

SER #3474

Proposed Extension

Map provided by AW



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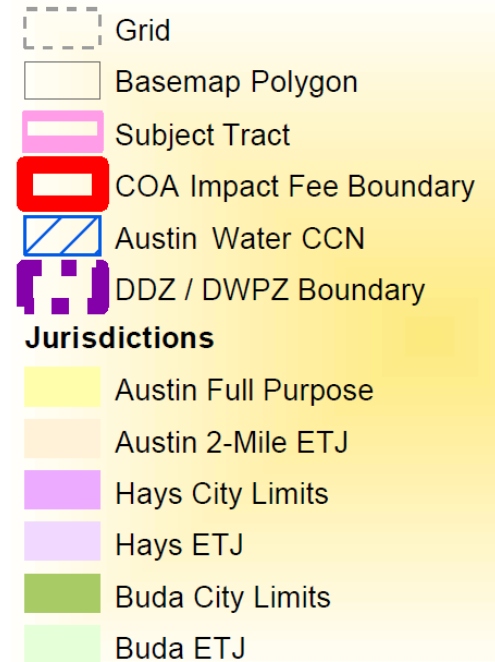
SER #3530 Summary

(WK 281)

Description of proposed extension:

- A total of approximately **18,850 feet of 16-inch water main** extending from and to existing water mains east of the subject tract, establishing a dual fed water system.

Map provided by AW



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SER #3531 Summary

(WK 281)





Description of proposed extension:

- A total of approximately **5,900 feet of 12-inch gravity wastewater main.**
- A total of approximately **10,150 feet of appropriately-sized wastewater force main**
- A total of approximately **1,650 feet of 8-inch gravity wastewater main.**
- Construction of a **new public lift station.**
- Upgrades to the **existing Marbridge lift station.**







SER #3531

Proposed Extension

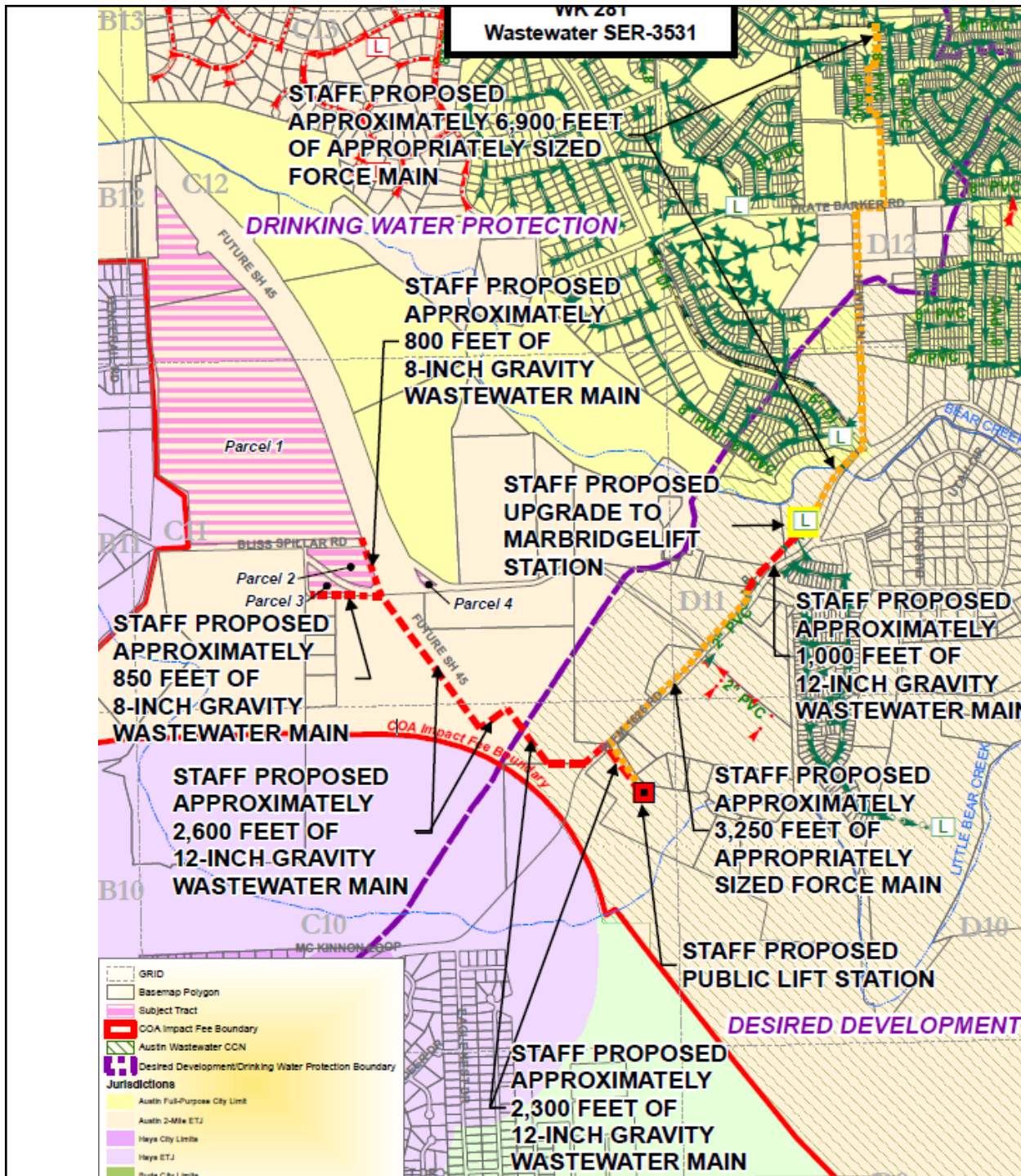
Map provided by AW

-  Grid
-  Basemap Polygon
-  Subject Tract
-  COA Impact Fee Boundary
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-  DDZ / DWPZ Boundary

Jurisdictions

-  Austin Full Purpose
-  Austin 2-Mile ETJ
-  Hays City Limits
-  Hays ETJ
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Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Yes. Future development on the site within the City of Austin's jurisdiction will be subject to current code, including the SOS Ordinance.

Review Criteria: DEVELOPMENT IMPACTS

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

Yes. Without centralized water or wastewater service, WPD staff assumes that proposed development intensity would not be feasible.

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

No. The majority of the sites' area (95%) is located in the Drinking Water Protection Zone, the Barton Springs Zone, and the Edwards Aquifer Recharge Zone. Both sites have identified CEFs, including wetlands and recharge features, and drain to headwaters creeks.

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

No. The negative potential impacts of increased development intensity outweigh the negative potential impacts of the feasible alternative service options on this site.

Has an Environmental Resource Inventory (ERI) been conducted?

Yes. Preliminary ERIs were conducted at the request of WPD. Staff will field-verify the CEF survey and recharge delineation findings at the time of subdivision and site plan permitting.

Review Criteria: LONG-TERM PLANNING

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

The area is not currently scheduled for annexation. However, if development were to proceed, Development Services staff have indicated that it would be an appropriate area to annex.

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

Yes. A portion of the eastern Gragg tract is located in the Austin water and wastewater CCN. If the applicant were to resubmit new SERs to only serve this portion of the site, the SERs could be approved administratively.

Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

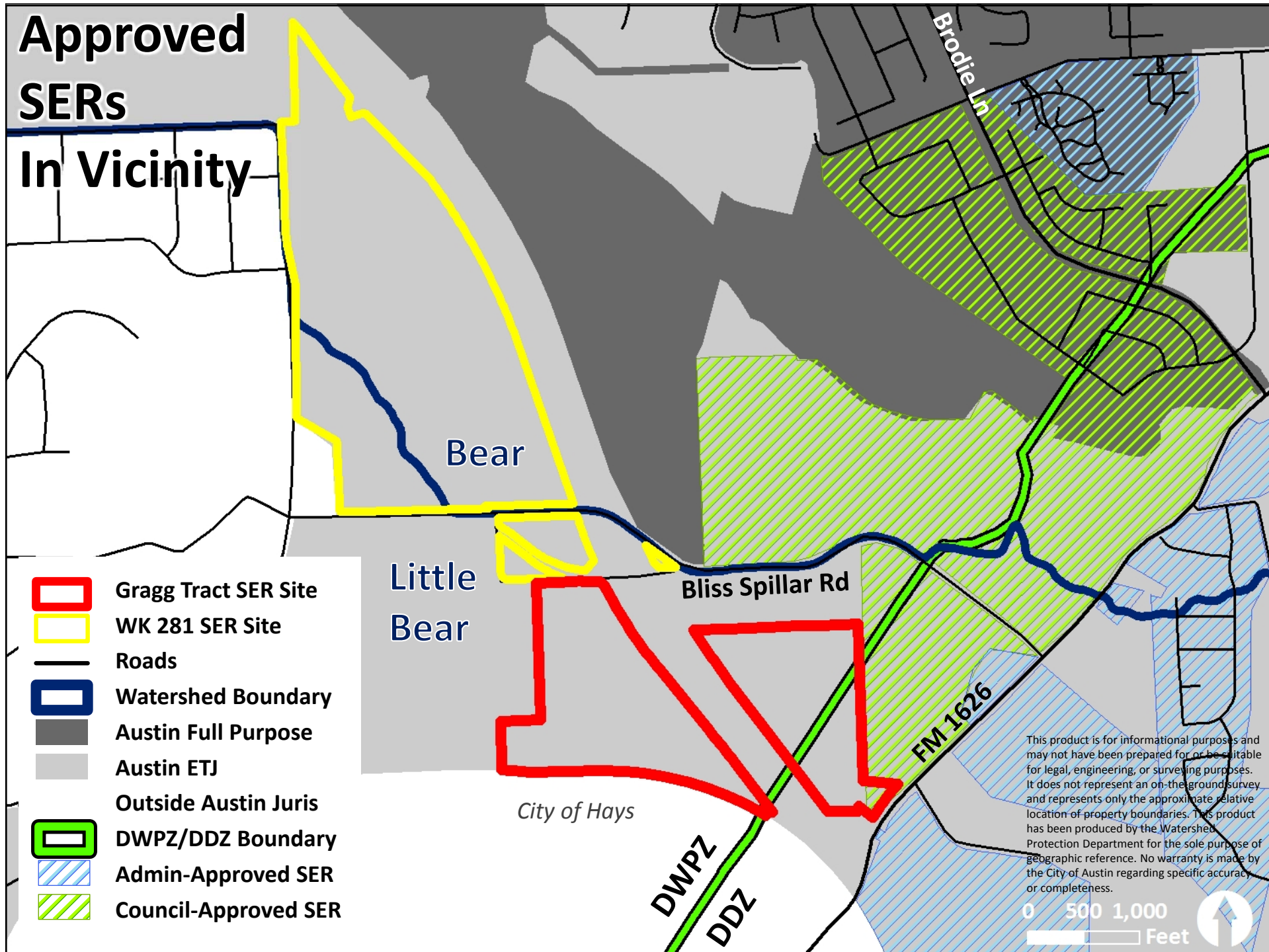
SERs adjacent to the site in the Desired Development Zone (DDZ) have been approved administratively and by Council (for cost participation).

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

Yes. The majority of the site area is located over the Edwards Aquifer Recharge Zone in a sensitive area where significant recharge features are known to occur.

Approved SERs

In Vicinity



Staff Recommendation

Staff recommends against approval of all SERs.

Basis for recommendation:

- SERs would facilitate increased development intensity in a sensitive environmental area located outside the City of Austin's Full Purpose Jurisdiction.
- Providing centralized service would not solve any known or potential environmental problems associated with on-site service options.

Contact Information

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