

The Preserve at Oak Hill Subdivision Water Service Extension Request #3953

**Environmental Commission Meeting
August 16, 2017**

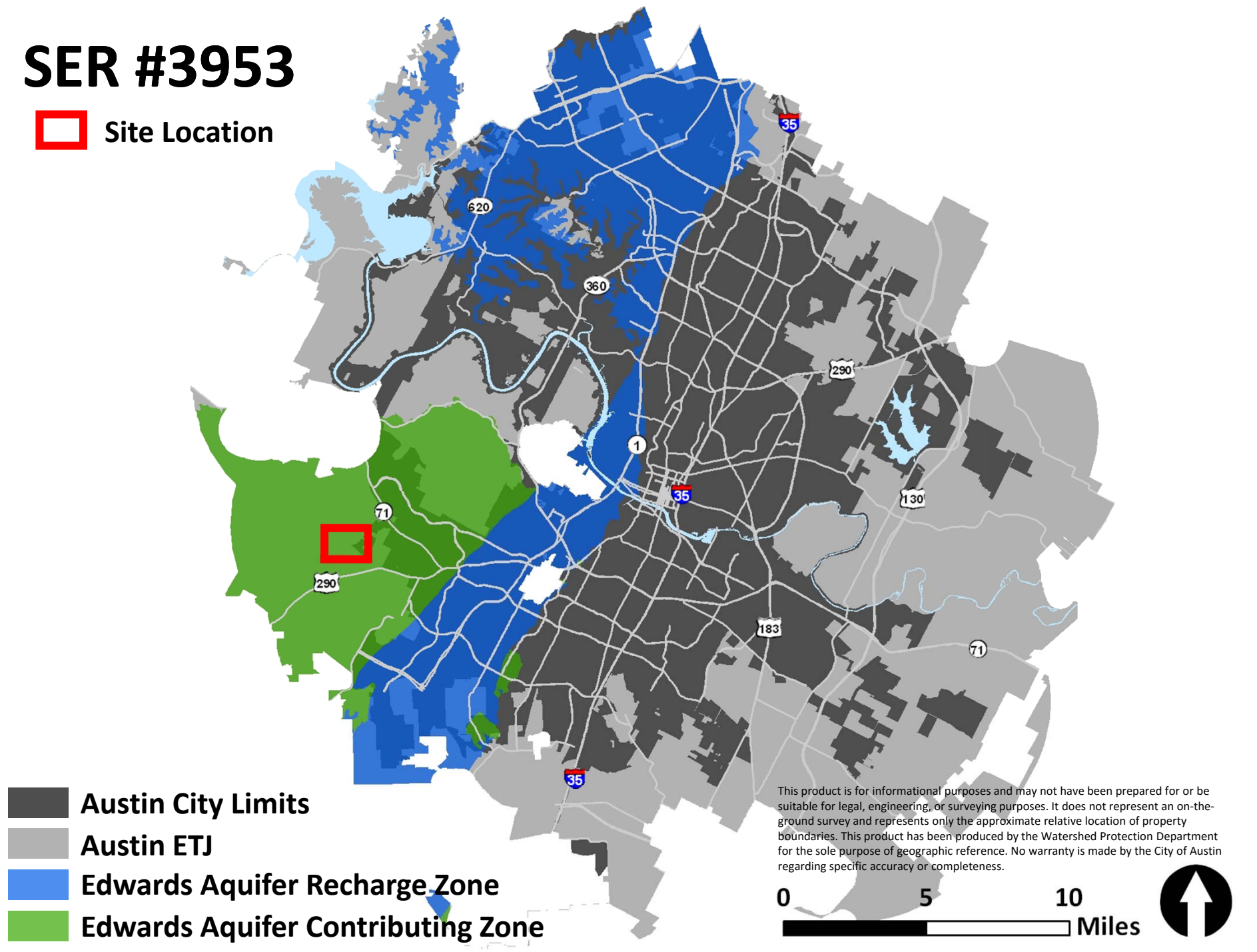


Request Summary

- Request for water service
- 32-acre site (existing single-family residence)
- Proposed 19-lot residential subdivision
- Located in Austin 2-Mile ETJ
- Drinking Water Protection Zone (DWPZ)
- Barton Creek watershed, Barton Springs Zone
- Edwards Aquifer contributing zone
- Contains creek and wetland
- Adjacent to COA Water Quality Protection Land

SER #3953

 Site Location



SER #3953

 Site Location

IMAGINEAUSTON
Vibrant. Livable. Connected.

Growth Concept Map

Legend

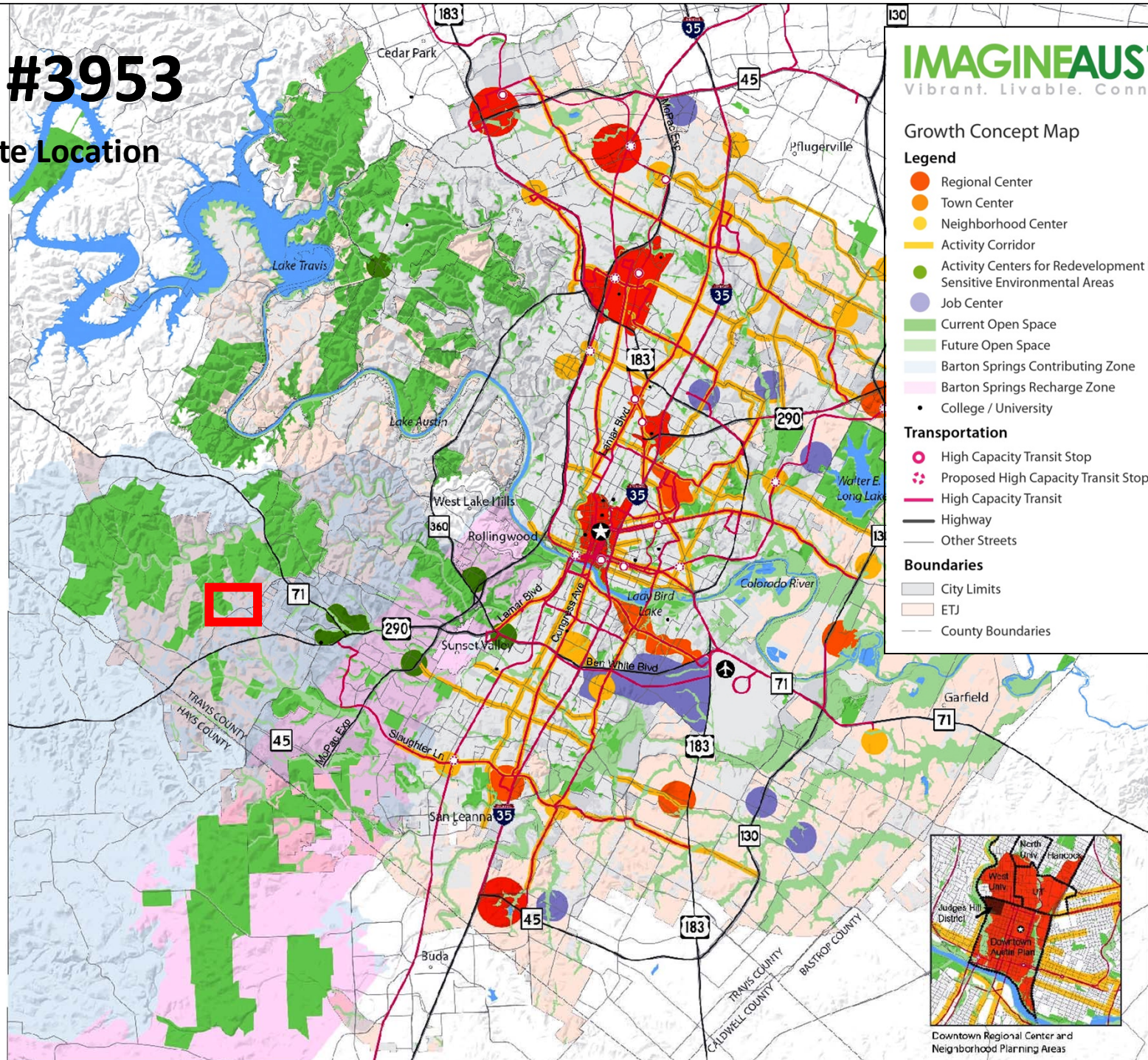
- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College / University

Transportation

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

Boundaries

- City Limits
- ETJ
- County Boundaries







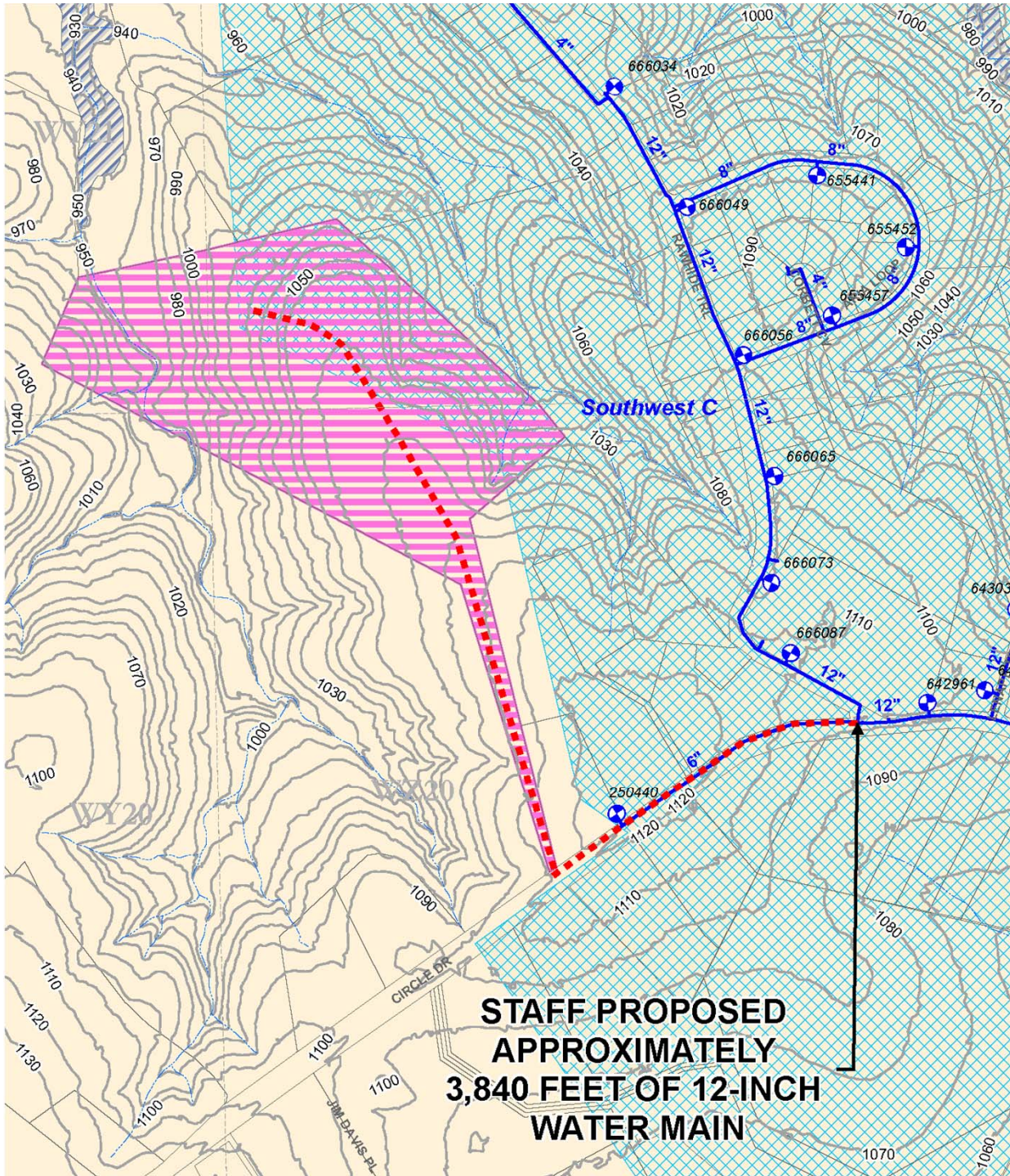
SER #3953 Summary






Description of proposed extension:

- Approximately **3,840 feet of 12-inch water main** extending from existing 12-inch main in Circle Road right-of-way to the subject tract
- Wastewater service not requested; OSSF proposed for each lot

SER #3953

Proposed Extension



-  Subject Tract
-  100-yr FEMA Floodplain
-  AWU CCN water
-  Full-Purpose City Limit
-  2-Mile 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?

Yes. Any proposed development would be subject to current code, including the Save Our Springs Ordinance.

Review Criteria: DEVELOPMENT IMPACTS

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

Yes. The proposed number of residential units would not be feasible with the alternative water source, which is a 4" line from the West Travis County Public Utility Agency.

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

No. The site is located in the DWPZ, BSZ, and Edwards Aquifer contributing zone. It includes a CWQZ and WQTZ for a headwaters creek, as well as a wetland along the length of the creek.

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

No. There are no known problems with the well or septic system for the existing house. The SER is only for water service. Increasing the number of septic systems on the site could create an environmental problem rather than solve one.

Has an Environmental Resource Inventory (ERI) been conducted?

Yes. An ERI was submitted with a subdivision application currently under review. It identified a wetland along the length of the creek.

Review Criteria: LONG-TERM PLANNING

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

There are no plans to annex the area in the near future; it is relatively far from the full purpose jurisdiction where the City currently provides full city services.

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

Yes. The service extension would facilitate development adjacent to Water Quality Protection Land, in an environmentally sensitive area outside the City's full purpose jurisdiction and outside of the Imagine Austin Centers & Corridors.

Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

No. The closest approved SERs are within the City's CCN and adjacent to the full or limited purpose jurisdiction.

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

Not applicable.

Staff Recommendation

Staff recommends against approval.

Basis for recommendation:

- Centralized water service would facilitate increased development intensity and associated negative environmental impacts on a site located in an environmentally sensitive area outside of the City of Austin's full purpose jurisdiction.
- Providing centralized water service would not solve any known or potential environmental problems associated with alternative service options.

Contact Information

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