



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

MEETING DATE REQUESTED: August 16, 2017

NAME & NUMBER OF PROJECT: The Preserve at Oak Hill Subdivision
Water Service Extension Request #3953

APPLICANT: All Points Construction LLC (Adrian de Leon)

LOCATION: 10304 Circle Drive, Austin, Texas

WPD RECEIVED DATE: March 21, 2017

WPD/ENVIRONMENTAL STAFF: Andrea Bates, 974-2291
andrea.bates@austintexas.gov

AW/SER STAFF: Christine Perez, 972-0187
christine.perez@austintexas.gov

WATERSHED: Barton Creek Watershed (Barton Springs Zone)
Drinking Water Protection Zone

ORDINANCE: Watershed Protection Ordinance (current code)

REQUEST: Review and consider for recommendation Water Service
Extension Request #3953

STAFF RECOMMENDATION: Not recommended for approval

REASONS FOR RECOMMENDATION: The proposed extension would facilitate increased
development intensity in a sensitive environmental area
located outside of the City of Austin's full purpose
jurisdiction.



MEMORANDUM

TO: Marisa Perales, Chair, and Members of the Environmental Commission

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: August 11, 2017

SUBJECT: The Preserve at Oak Hill Subdivision Water SER #3953

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 have completed the review for The Preserve at Oak Hill Subdivision water SER and recommend against approval of the item.

Site Overview

The site consists of two tracts totaling approximately 32 acres, located at 10304 Circle Drive in the City of Austin's 2-mile extraterritorial jurisdiction. The tracts currently contain one single-family residence, a few accessory buildings, and a driveway. The site is located in the Barton Creek watershed, the Edwards Aquifer contributing zone, and the Barton Springs Zone. The site contains a tributary of Grape Creek, which is classified as a minor waterway and is protected by a critical water quality zone and water quality transition zone. An Environmental Resource Inventory submitted with a subdivision application for the site identified a fringe wetland along the entire length of the creek within the property. The site is immediately adjacent to a City of Austin Water Quality Protection Land preserve.

The applicant is proposing to develop the site with a 19-lot residential subdivision. A preliminary plan and final plat for the subdivision have been submitted and are currently under review. Proposed development on the site is subject to current City of Austin development regulations, including the Save Our Springs (SOS) ordinance.

Development Impacts

The SER would provide water service for 19 single-family residences. The applicant would construct approximately 3,840 feet of 12-inch water main extending from the existing main in the Circle Drive right of way into the subject tract, as shown in the attached materials. Wastewater service is not requested; an on-site sewage facility (OSSF), or septic system, is

proposed for each lot. The existing single family residence is served by a well and OSSF that would remain on site.

The alternate water source for the proposed development is a 4-inch water line served by the West Travis County Public Utility Agency. However, the 4-inch line does not have sufficient capacity to provide fire flow necessary to serve the proposed project. The applicant has not provided information to indicate that wells are a feasible alternative for the proposed development. WPD staff do not think that shallow groundwater is readily accessible on the site. According to the Texas Water Development Board Groundwater Database, the Trinity Aquifer wells in the vicinity of the site are between 485 and 1,000 feet deep. Providing centralized water service would therefore likely facilitate increased development intensity on the site.

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 in the DWPZ within the Barton Creek watershed, the Edwards Aquifer contributing zone, and the Barton Springs Zone. It contains protected surface water resources, including a creek and wetland, and is immediately adjacent to City Water Quality Protection Land. Centralized water service would not solve any known or potential environmental impacts associated with alternative water sources on the site. Instead, the increased development intensity could create negative environmental impacts, including increased pollutant loading from the impervious cover and proposed OSSFs on the site.

Recommendation

WPD staff concludes that providing centralized water service to the site would not solve known or potential environmental problems, and would likely facilitate increased development intensity and the associated negative environmental impacts in an environmentally sensitive area outside of the City's full purpose jurisdiction. Staff therefore recommends against approval of Service Extension Request #3953.

The attached information provides further detail on the applicant's request. Please feel free to contact Andrea Bates at (512) 974-2291 or andrea.bates@austintexas.gov if you have any questions or comments about the proposed SER.

cc: Phillip Jaeger, Austin Water
Christine Perez, Austin Water
Andrea Bates, Watershed Protection Department

**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: The Preserve at Oak Hill Subdivision

Service Requested: **Water**

SER-3953

Hansen Service Request Number 626696

Date Received: 01/18/2017

Location: 10304 CIRCLE DR AUSTIN TX 78736- THE PRESERVE AT OAK HILL SUBDIVISION

Acres: 32.2

Land Use: SINGLE FAMILY

LUE: 19

Alt. Utility Service or S.E.R. Number: Development proposes OSSF

Quad(s): WZ20 WZ21 WY20 WY21

Reclaimed Pressure Zone:

DDZ: NO

Drainage Basin: BARTON

Pressure Zone: SOUTHWEST C

DWPZ: YES

Flow: (Estimated Peak Hour Flow, Gallons per Minute) 42 GPM

FIRE FLOW: 1000 GPM

Cost Participation: \$0.00

% Within City Limits: 0

% Within Limited Purpose: 0

Description of Improvements:
The following water improvements are proposed under the assumption that the portion of the subject tract within the Certificate of Convenience and Necessity ("CCN") of West Travis County Public Utility Agency will be released by West Travis County Public Utility Agency (CCN No. 13207).

Applicant shall also construct approximately 3,840 feet of 12-inch water main from the existing 12-inch water main (Project No. 2011-0612; Project No. 2012-0587)) in CIRCLE DR at RAWHIDE TRL southwest along CIRCLE DR through the subject tract as shown on the attached map. The proposed 12-inch water main shall replace the existing 6-inch water main (Project No. 2003-2002) located along this path and all existing services shall be reconnected to the proposed 12-inch water main.

NOTES: 1) Unsprinkled fire flow requirement of 1,000 gpm is based on engineering calculations received from Stephen Jamison, P.E. on 01/18/2017.

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

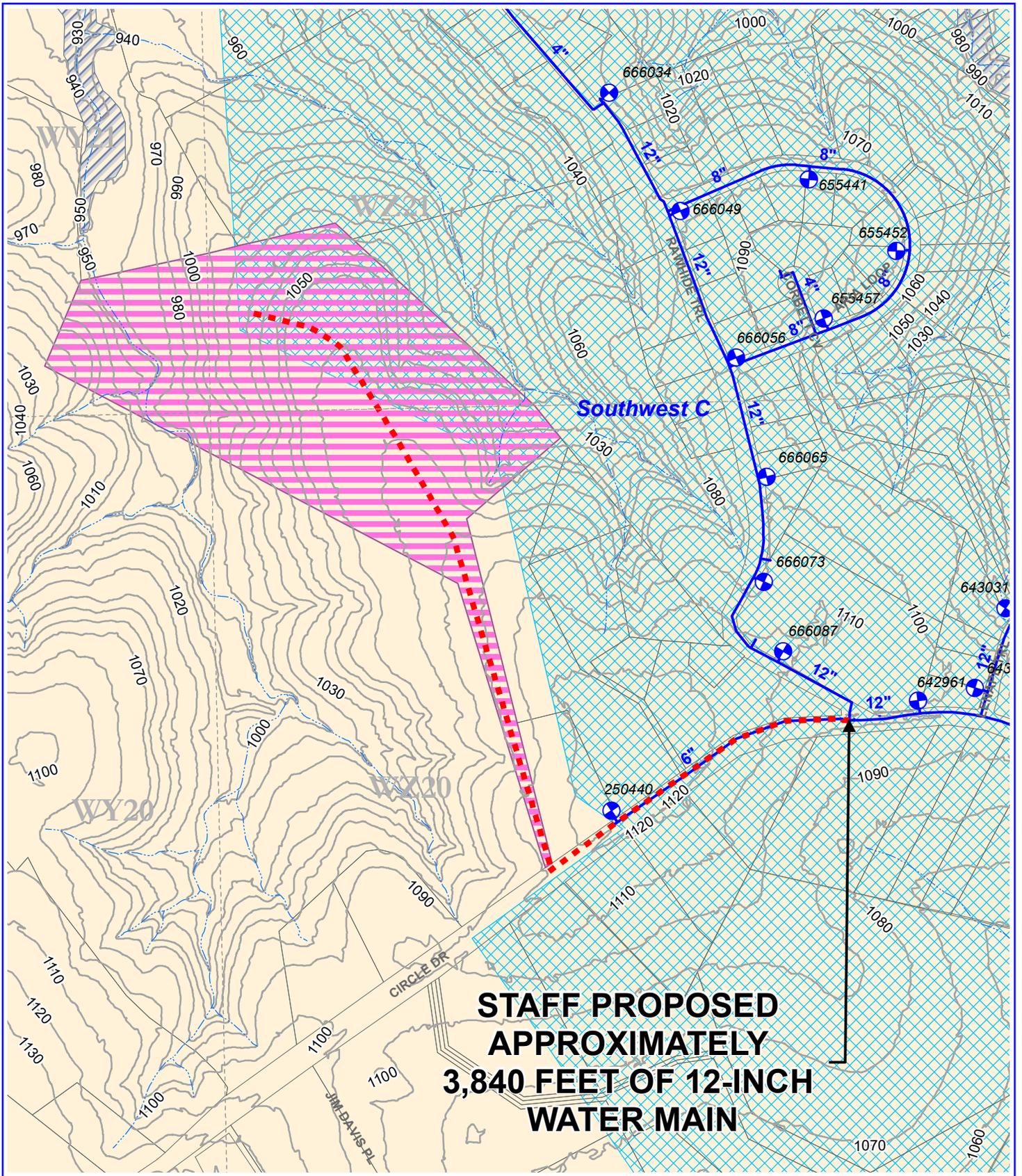
- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.
- 6) Approval of a site plan that meets the Fire Department requirements for fire control.
- 7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be in place prior to construction plan approval.
- 9) 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.

Prepared By Utility Development Services _____ Date

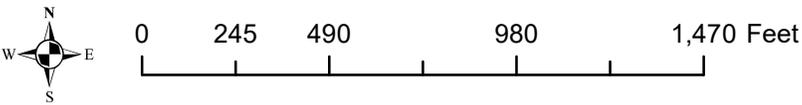
Supervisor, Utility Development Services _____ Date

Division Manager, Utility Development Services _____ Date

Director, Austin Water _____ Date



**STAFF PROPOSED
APPROXIMATELY
3,840 FEET OF 12-INCH
WATER MAIN**



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

W. S.E.R. Name: The Preserve at Oak Hill Subdivision

W. S.E.R. Number: 3953

Utility Development Services Plotted 02/15/2017

DRAFT