



## **ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**MEETING DATE**

**REQUESTED:**

April 4, 2018

**NAME & NUMBER  
OF PROJECT:**

Rolling Hills West Sewer LLC  
Wastewater Service Extension Request #4125

**APPLICANT:**

Rolling Hills West Sewer LLC (Jason Baze, PE)

**LOCATION:**

1100, 1101, 1102, 1200, 1201, 1205, 1206, 1208, 1209, and  
1300 Silver Hill Drive; 3600, 3601, 3603, 3605, 3608, and  
3610 Silver Hill Circle; 3608, 3609, 3610, 3612, 3614,  
3700, and 3701 Moon River Road; 1201, 1202, 1300, 1302,  
1303, and 1304 Pasaguarda Drive; and 1303 Constant  
Springs Drive, Austin, Texas

**WPD RECEIVED DATE:**

March 6, 2018

**WPD/ENVIRONMENTAL  
STAFF:**

Andrea Bates, 974-2291  
andrea.bates@austintexas.gov

**AW/SER STAFF:**

Colleen Kirk, 972-0266  
colleen.kirk@austintexas.gov

**WATERSHED:**

Eanes Creek Watershed (Water Supply Suburban)  
Drinking Water Protection Zone

**ORDINANCE:**

Watershed Protection Ordinance (current code)

**REQUEST:**

Review and consider for recommendation Wastewater  
Service Extension Request #4125

**STAFF RECOMMENDATION:**

Recommended for approval

**REASONS FOR RECOMMENDATION:** The proposed extension could solve potential environmental problems associated with the existing on-site sewage facilities and would not facilitate increased development intensity in the area.



## MEMORANDUM

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

**FROM:** Chuck Lesniak, Environmental Officer  
Watershed Protection Department

**DATE:** March 29, 2018

**SUBJECT:** Rolling Hills West Sewer LLC Wastewater SER #4125

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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 Rolling Hills West Sewer LLC wastewater SER and recommends approval of the item.

### Site Overview

The site is located in the City of Austin's 2-mile extraterritorial jurisdiction (ETJ), adjacent to the City's full purpose jurisdiction. The site is within the Edwards Aquifer recharge zone and the Eanes Creek watershed, which is classified as Water Supply Suburban. Approximately 77 percent of the site is located in the critical water quality zone (CWQZ) or water quality transition zone (WQTZ) of Eanes Creek.

The 11.75-acre site consists of 30 existing single-family residential lots in the Rolling Hills West subdivision, along Silver Hill Drive, Silver Hill Circle, Moon River Road, Pasaguarda Drive, and Constant Springs Drive. The lots were originally developed in the late 1960s and early 1970s. The lots receive water service from the Travis County Water Control and Improvement District No. 10 (WCID #10) and use privately-maintained on-site sewage facilities (OSSFs) for wastewater treatment. The property owners are requesting centralized wastewater service so they can abandon their existing, aging OSSFs.

The SER site is within the area covered by the Robert E. Lee Road Relief Interceptor Study (August 1996), and within the areas designated for centralized wastewater service in the Report of the Consensus Building Group (October 1997). There have been 29 prior SERs to provide wastewater service to approximately 27 existing single-family lots in this neighborhood; 28 of the SERs were approved, and one was withdrawn by the applicant prior to the approval process.

### **Development Impact Analysis**

This SER would provide wastewater service for 30 existing single-family residences in an area that is fully developed with single-family residences. WPD staff does not anticipate that providing centralized wastewater service to these homes would facilitate additional development intensity in the area.

### **Environmental Impact Analysis**

All of the existing septic fields are located within the Edwards Aquifer recharge zone. Twenty-four of the 30 lots are located within the CWQZ or WQTZ of Eanes Creek, and many of the existing septic fields are located on lots that drain directly to Eanes Creek. Providing centralized wastewater service may eliminate potential negative water quality impacts associated with on-site septic treatment to those nearby surface water and groundwater resources.

### **Recommendation**

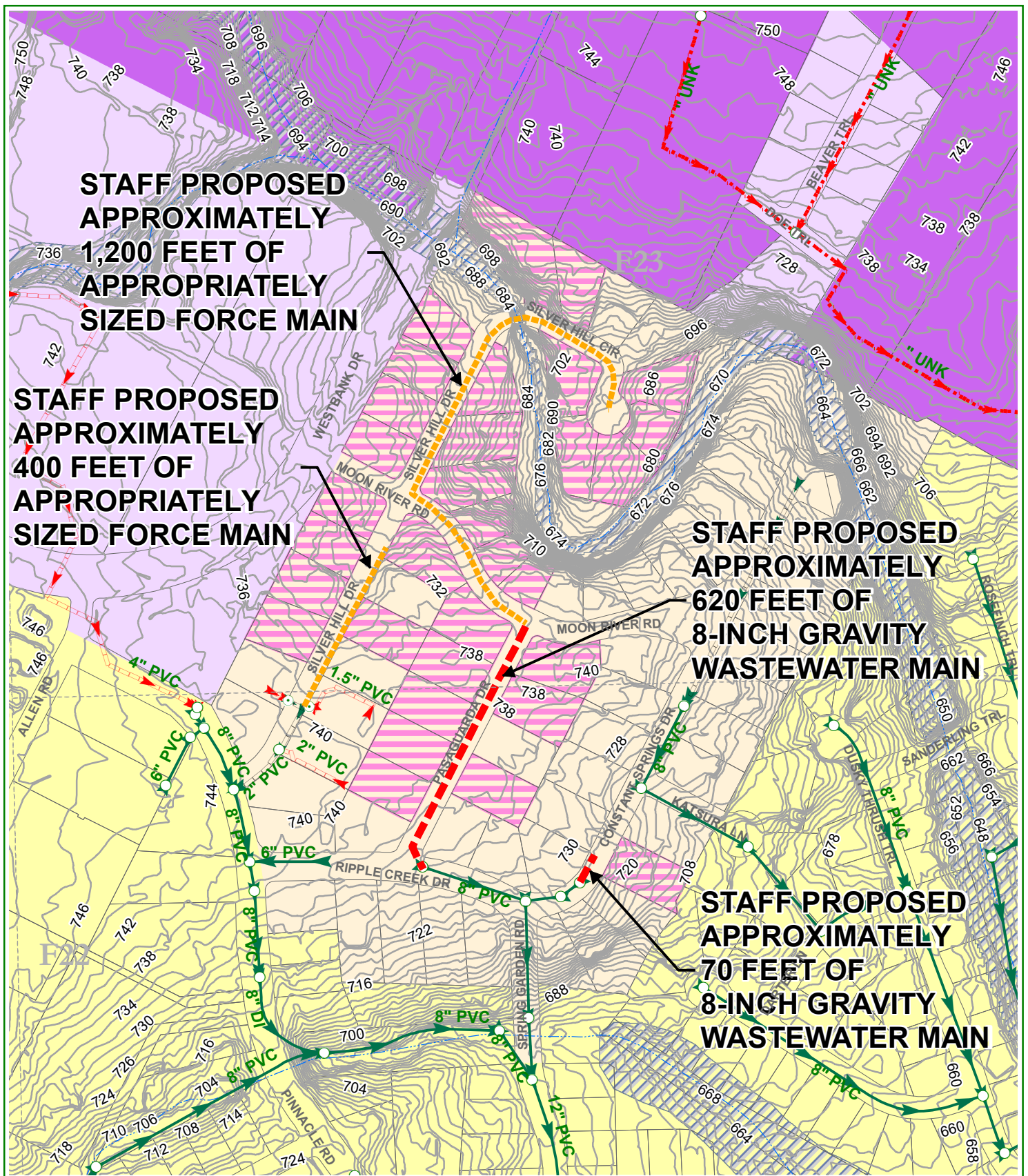
WPD staff concludes that providing centralized wastewater service could solve potential environmental problems associated with the existing, aging OSSFs and would not facilitate increased development intensity in this environmentally sensitive area. Staff therefore recommends approval of SER #4125.

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

cc: Phillip Jaeger, Austin Water  
Colleen Kirk, Austin Water  
Andrea Bates, Watershed Protection Department

WATER AND WASTEWATER  
SERVICE EXTENSION  
REQUEST FOR  
CONSIDERATION

Name: Rolling Hills West Sewer LLC		Service Requested: <b>Wastewater</b>
SER-4125	Hansen Service Request Number 720231	Date Received: 10/30/2017
Location: 3600 SILVER HILL CIR AUSTIN TX 78746 Rolling Hills West Sewer LLC		
Acres: 11.40	Land Use: SINGLE FAMILY	LUE: 30
Alt. Utility Service or S.E.R. Number: Water service provided by WCID #10		
Quad(s): F23 F22	Reclaimed Pressure Zone: N/A	DDZ: NO
Drainage Basin: EANES	Pressure Zone: N/A	DWPZ: YES
Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 28 GPM		
Cost Participation: \$0.00	% Within City Limits: 0	% Within Limited Purpose: 0
<p><b>Description of Improvements:</b></p> <p>Applicant shall construct approximately 70 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 2003-0774, MH Id# 196101) in Constant Springs Dr and extend north along Constant Springs Dr to 1303 Constant Springs Dr.</p> <p>Applicant shall construct approximately 620 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 2003-0774, MH Id# 196092) in Ripple Creek Dr and extend north along Pasaguarda Dr to Moon River Rd. Applicant shall construct approximately 1,120 feet of appropriately sized force main from the proposed 8-inch gravity wastewater main at Moon River Rd and extend west along Moon River Rd, north along Silver Hill Dr, and east and south along Silver Hill Circle.</p> <p>Applicant shall construct approximately 400 feet of appropriately sized force main from the existing 2-inch force main (Project No. 2005-0660) in Silver Hill Dr and extend north along Silver Hill Dr to 3701 Moon River Rd.</p> <p>NOTES: 1) Wastewater flow based on engineering calculations received from Jason Baze, P.E. of Murfee Engineering Company on 10/30/2017. 2) Private pumping system will be required for lots within the subject tract connecting to the proposed force mains. Private pumping system within the subject tract will be privately owned, operated and maintained. 3) For wastewater billing purposes, Travis County WCID #10 must agree to provide winter months (November through February) water readings to the City of Austin within 5 business days of the City's request.</p>		
<p><b>Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:</b></p> <p>1) Construction of all Service Extensions is subject to all environmental and planning ordinances.</p> <p>2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.</p> <p>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.</p> <p>4) The level of service approved by this document does not imply commitment for land use.</p> <p>5) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review.</p> <p>6) All onsite wastewater collection system components will be owned, operated, and maintained by the property owner.</p> <p>7) Engineering Report submitted to Facility Engineering detailing the proposed low pressure wastewater improvements.</p> <p>8) The procedures under City of Austin Code and Texas Commission on Environmental Quality Code for the abandoning of septic tanks must be followed.</p> <p>9) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.</p> <p>10) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.</p> <p>11) 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.</p> <p>12) Approval by the City Council will be required based on Austin City Code § 25-9-35.</p>		



0 150 300 600 900 Feet

**W.W. S.E.R. Name: Rolling Hills West Sewer LLC**

**W.W. S.E.R. Number: 4125**

Utility Development Services Plotted 03/06/2018

**DRAFT**

- Subject Tract
- 100-yr FEMA Floodplain
- Full-Purpose City Limit
- 2-Mile ETJ
- West Lake Hills City Limits
- West Lake Hills 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 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.