



## Water & Wastewater Commission Review and Recommendation

<b>Commission Meeting Date:</b>	April 11, 2018
<b>Council Meeting Date:</b>	April 26, 2018
<b>Department:</b>	Austin Water
<b>Client:</b>	Bart Jennings and Kevin Critendon
<b>Agenda Item</b>	
Approve Service Extension Request No. 4125 for wastewater service to 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 located within the Drinking Water Protection Zone, the City's 2-mile Extra-Territorial Jurisdiction and Austin Water's wastewater service area.	
<b>Amount and Source of Funding</b>	
N/A	
<b>Purchasing Language:</b>	N/A
<b>Prior Council Action:</b>	N/A
<b>Boards and Commission Action:</b>	April 4, 2018- To be reviewed by the Environmental Commission. April 11, 2018- To be reviewed by the Water and Wastewater Commission.
<b>MBE/WBE:</b>	N/A

The Rolling Hills West Sewer LLC project consists of approximately 11.4 acres of land within the Rolling Hills West subdivision and includes 30 existing single-family homes located at various addresses on Silver Hill Drive, Silver Hill Circle, Moon River Road, Pasaguarda Drive, and Constant Springs Drive (the “Properties”). The Properties are individually owned and 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 Eanes Watershed. A map of the project location is attached.

**Applicant:**

The property owners have joined together to form the Rolling Hills West Sewer LLC (the “Applicant”). The Applicant is proposing to abandon the 30 existing individual on-site sewage facilities currently serving the existing single-family homes. The Applicant is requesting that the City provide retail wastewater utility service to the Properties as proposed in Service Extension Request No. 4125. Travis County Water Control and Improvement District No. 10 currently provides retail water service to the Properties.

City Code § 25-9-35 requires City Council approval for this SER because the Properties are 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.

**Infrastructure Improvements:**

To serve the Properties, the Applicant will be required to construct:

- approximately 70 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main in Constant Springs Drive and extend north along Constant Springs Drive,
- approximately 620 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main in Ripple Creek Drive and extend north along Pasaguarda Drive to Moon River Road,
- approximately 1,120 feet of appropriately sized force main from the proposed 8-inch gravity wastewater main at Moon River Road and extend west along Moon River Road, north along Silver Hill Drive, and east and south along Silver Hill Circle, and
- approximately 400 feet of appropriately sized force main from the existing 2-inch force main in Silver Hill Drive and extend north along Silver Hill Drive.

The proposed wastewater improvements are sized to serve the needs of the Properties 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.

**City Staff Recommendation:**

Austin Water has evaluated the Applicant’s request for City wastewater service and can provide centralized wastewater service as proposed in SER-4125. Attached is a report by Austin Water staff that provides additional SER-related information to the Water and Wastewater Commission. Attached is also a report provided by the Watershed Protection Department that finds no significant environmental concerns with providing

centralized wastewater service as proposed in SER-4125.

Contingent upon approval of SER-4125 for wastewater service to the Properties, approval of any related development applications for the Properties is subject to current City Code, including the Comprehensive Watersheds Ordinance.

**In summary, City staff recommends the approval of SER-4125.**

The proposed project is located in zip code 78746 and is near the boundary of City Council District 8.



# MEMORANDUM

**To:** Water and Wastewater Commissioners  
**From:** Bart Jennings, Division Manager, Utility Development Services  
**Date:** April 2, 2018  
**Subject:** Rolling Hills West Sewer LLC (Wastewater SER-4125)

Enclosed is additional technical information related to Wastewater SER-4125 and the Request for Council Action.

## Other SERs:

- There are 35 wastewater SER applications located within one-half of a mile of SER-4125. Of these SERs, 27 were approved by City Council, six were administratively approved by Austin Water, and two were withdrawn. None of these SERs were denied by City Council.
- There are two water SER applications located within one-half of a mile of the Property. Of these SERs, one was approved by City Council and one was withdrawn.

## Water Utility Service:

- Water service is currently provided by Travis County Water Control and Improvement District No. 10.
- On-site water service (e.g. water well) is not utilized.

## Wastewater Utility Service

- Wastewater service from the City is located approximately 100 feet from the properties in SER-4125.
- Decentralized wastewater service (e.g. on-site sewage facility (OSSF)) is currently utilized at the properties but proposed to be abandoned by the Applicant.
- The combined septic tank capacity and drainfield footprint of the existing 30 OSSFs is unknown. It is assumed that these systems were originally installed in the 1960's and 1970's when the subdivision was developed.

## SER Improvements:

- The SER improvements will cross a known environmental feature, Eanes Creek. The improvements will be located within the Silver Hill Drive right-of-way at this creek crossing.
- The SER improvements will conform to all City Code requirements, be designed in accordance with City's Environmental Criteria Manual and Utilities Criteria Manual, and be inspected by the City's Development Services Department.

If you need additional information, please let me know. Thank you.

cc: Kevin Critendon, P.E., Assistant Director  
Greg Meszaros, Director





## 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.

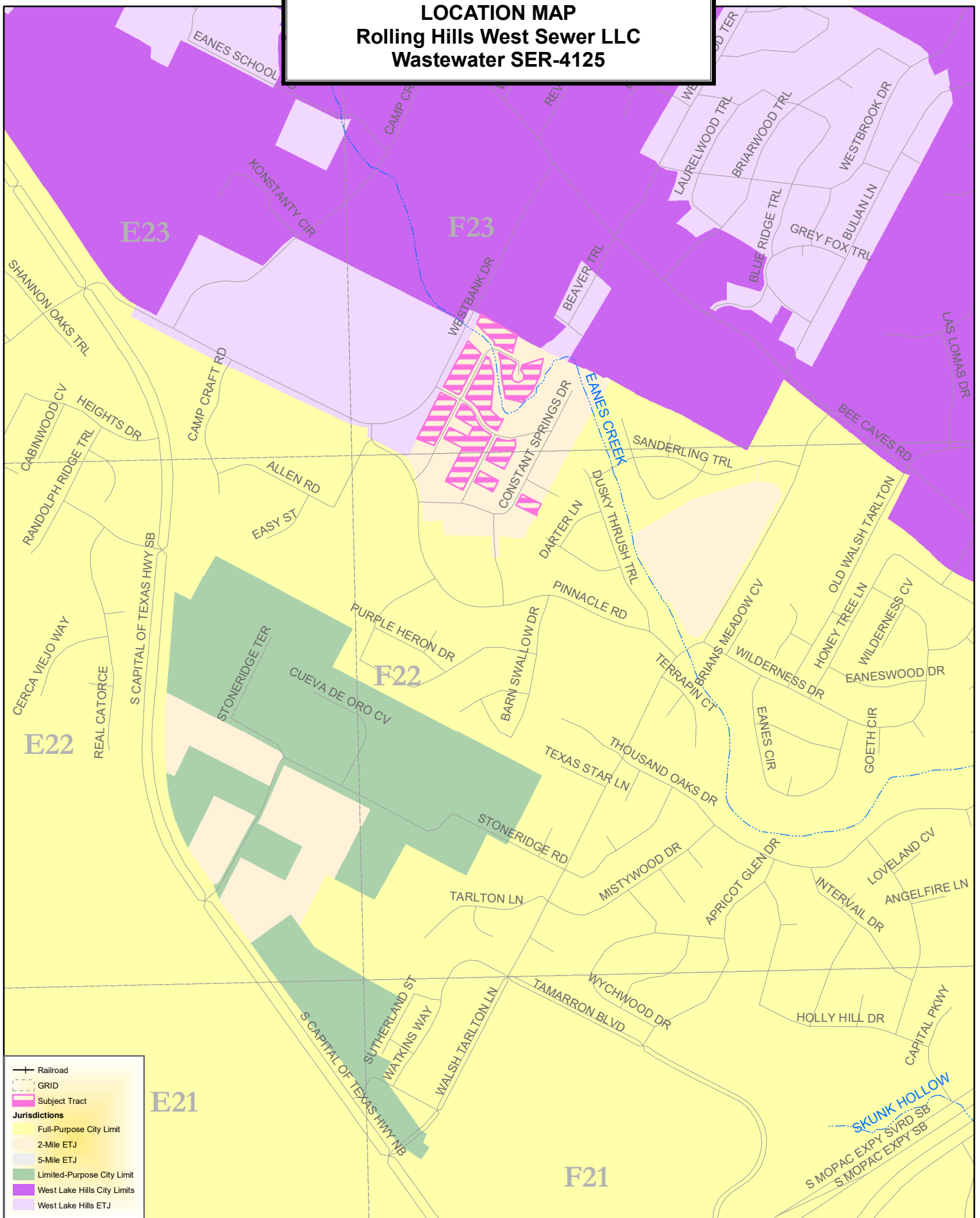
The attached information provides further detail on the applicant's request. Please contact Andrea Bates at (512) 974-2291 or [andrea.bates@austintexas.gov](mailto:andrea.bates@austintexas.gov) if you have any questions or comments about the proposed SER.

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

# LOCATION MAP

## Rolling Hills West Sewer LLC

### Wastewater SER-4125



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 City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

03/06/2018



