



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

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service to approximately 27 existing single-family lots in this neighborhood; 28 of the SERs were approved, and one was withdrawn by the applicant prior to the approval process.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 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