



MEMORANDUM

TO: Linda Guerrero, Chair, and Members of the Environmental Commission

FROM: Chris Herrington, Environmental Officer
Watershed Protection Department

DATE: August 1, 2018

SUBJECT: The Spicewood Water and Wastewater SER #4029 and 4030

Service Extension Requests (SER) located in the Drinking Water Protection Zone and outside of the City of Austin's full purpose jurisdiction require Council approval and review by the Environmental Commission. Watershed Protection Department staff has completed the review for The Spicewood water and wastewater SER and do not recommend approval of the item.

Site Overview

The site consists of one tract of approximately 11.39 acres, located at 6315 Spicewood Springs Road in the City of Austin's 2-mile extraterritorial jurisdiction. The tract currently has a single family residence that was constructed in 1957. The site is located in the Bull Creek Watershed which is classified as Water Supply Suburban. The critical water quality zone for Bull Creek extends approximately 200 feet into the site and the water quality transition zone extends across the remainder of the property. The 25-, 100-, and 500-year floodplains encroach into the southern portion of the site. An Environmental Resource Inventory submitted by the applicant identified a wetland along the entire length of the creek within the property and a bluff located on the southern bank of Bull Creek adjacent to the southern boundary of the site. There is also one water well located on the northern portion of the site.

The applicant is proposing to develop the site with a 131 room, multi-story hotel building totaling 132,500 sf. In 2016 a site plan was submitted but was later withdrawn and there is no current application for development. Proposed development on the site is subject to current City of Austin development regulations.

Development Impacts

The SERs would provide water and wastewater service for a proposed 131 room, multi-story hotel.

Water:

The applicant would construct approximately 450 feet of 12-inch water main extending from the existing main at Sesquicentennial Blvd and Oakcliff Trail into the subject tract, as shown on the attached map. The applicant would also construct an appropriately-sized dual Pressure Reducing Valve (PRV) station (minimum 4-inch and 12-inch) at Spicewood Springs Road. The applicant would also construct approximately 110 feet of 12-inch water main from the proposed PRV station on Spicewood Springs Road and install a boundary valve then connect to the existing 8-inch water main (North Pressure Zone) on Spicewood Springs Road.

Alternative Water Source:

The applicant has met with a contractor who stated that the proposed development would likely need two wells to provide the amount of water needed to sustain the proposed development and the on-site water storage for fire flows.

Wastewater:

The applicant would construct approximately 1,200 feet of appropriately-sized wastewater force main from the existing 8-inch gravity wastewater main on Yaupon Drive at Greyfeather Drive as shown on the attached map. The applicant would also construct approximately 280 feet of 15-inch gravity wastewater main to replace the existing 12-inch gravity wastewater main at Great Hills Lift Station east to the existing manhole. All existing services would be reconnected to the proposed 15-inch gravity wastewater main.

Alternative Wastewater Service:

The site would need to construct a wastewater treatment plant after obtaining either a wastewater land application permit or a wastewater discharge permit from the Texas Commission on Environmental Quality. While permits are being finalized TCEQ may allow the temporary storage, transportation, and disposal of effluent at an approved location. A wastewater land application permit would require substantial area to be dedicated for disposal fields in addition to potential buffer requirements from wells and surface water resources.

Existing Well:

One existing water well is located on property. The existing well is not sized to support the proposed development. According to the Texas Water Development Board database, groundwater is available from the Trinity Aquifer between 485 and 1,000 feet below the site. If the SER is denied, the applicant would need to install a larger capacity well(s) to provide water for development.

Environmental Impacts

The site is located in an environmentally sensitive area where the City discourages increased development intensity. The entire site is located in the Drinking Water Protection Zone within the Bull Creek Watershed which contains protected surface water resources including a creek and wetland. Although this portion of the creek has not been explored, habitat for the threatened Jollyville Plateau Salamander is located at spring outlets within the watershed. Bull Creek consistently scores among the highest quality of Austin streams. Centralized water and wastewater 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.

Recommendation

WPD staff concludes that providing centralized water and wastewater 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 a highly environmentally sensitive area outside of the City's full purpose jurisdiction. Staff therefore recommends against approval of Service Extension Requests #4029 and #4030.

The attached information provides further detail on the applicant's request. Please feel free to contact Atha Phillips at (512) 974-2132 or atha.phillips@austintexas.gov if you have any questions or comments about the proposed SERs.

cc: Kevin Critendon, P.E., Austin Water
Cole Huggins, P.E., Austin Water
Atha Phillips, Watershed Protection Department

**The Spicewood
Water and Wastewater Service Extension
Request**

#4029 & 4030

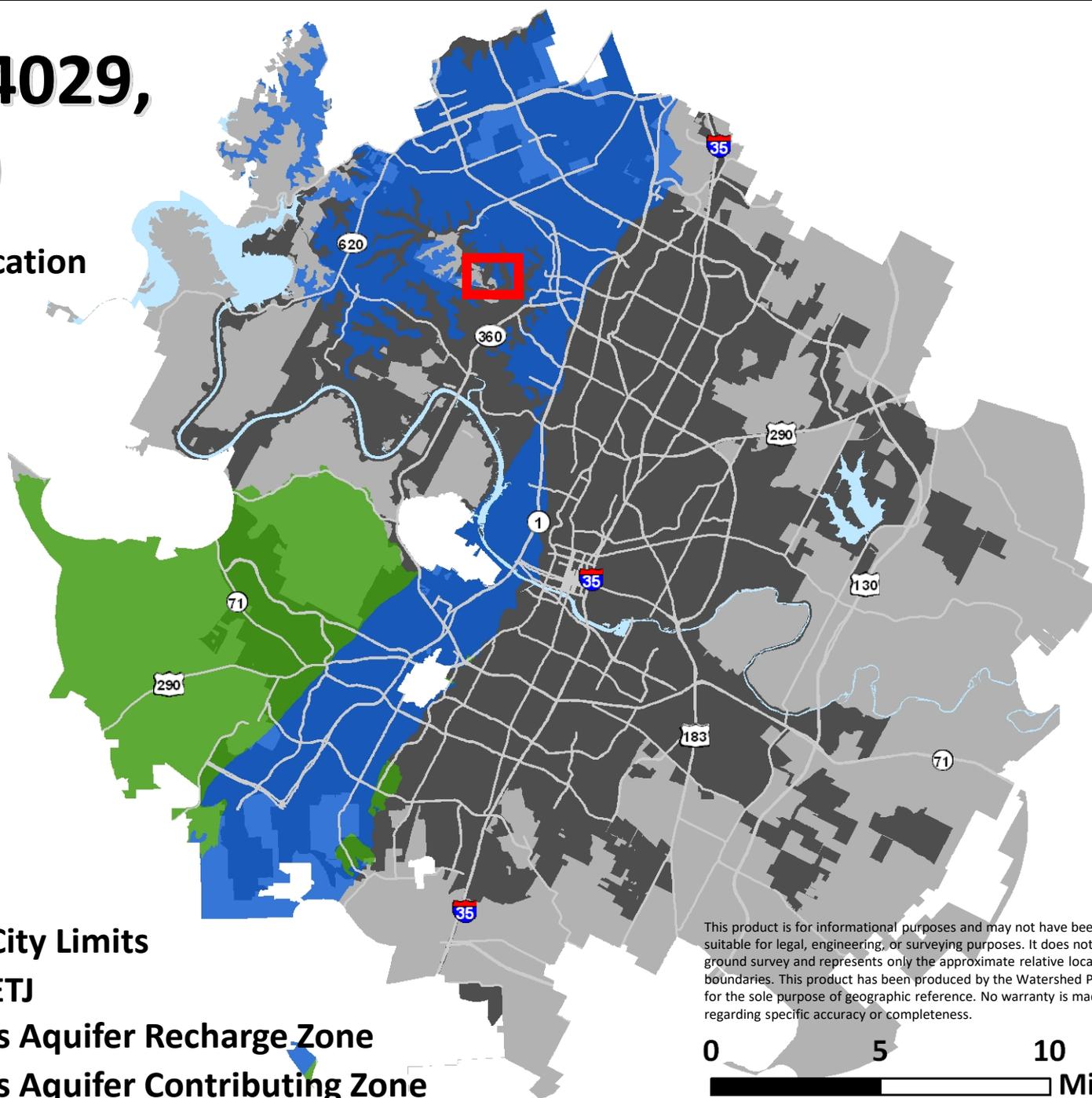
**Environmental Commission Meeting
September 5, 2018**

Request Summary

- 11.39 acres
- Request for water & wastewater service
- 131 Room hotel-65.5 LUEs
- Located in Austin 2-mile ETJ
- Bull Creek Watershed
- Drinking Water Protection Zone (DWPZ)
- Not located in the Edwards Aquifer Recharge Zone
- Adjacent to Council District #10

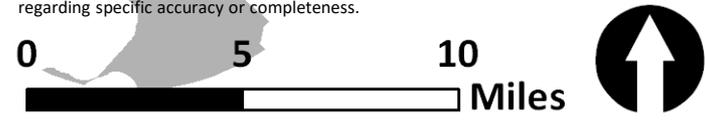
SER #4029, #4030

 Site Location



Austin City Limits
Austin ETJ
Edwards Aquifer Recharge Zone
Edwards Aquifer Contributing Zone

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SER #4029, 4030

 Site Location

Growth Concept Map

Legend

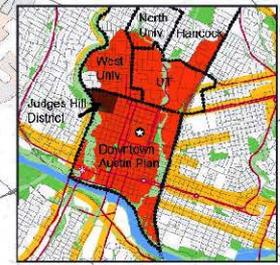
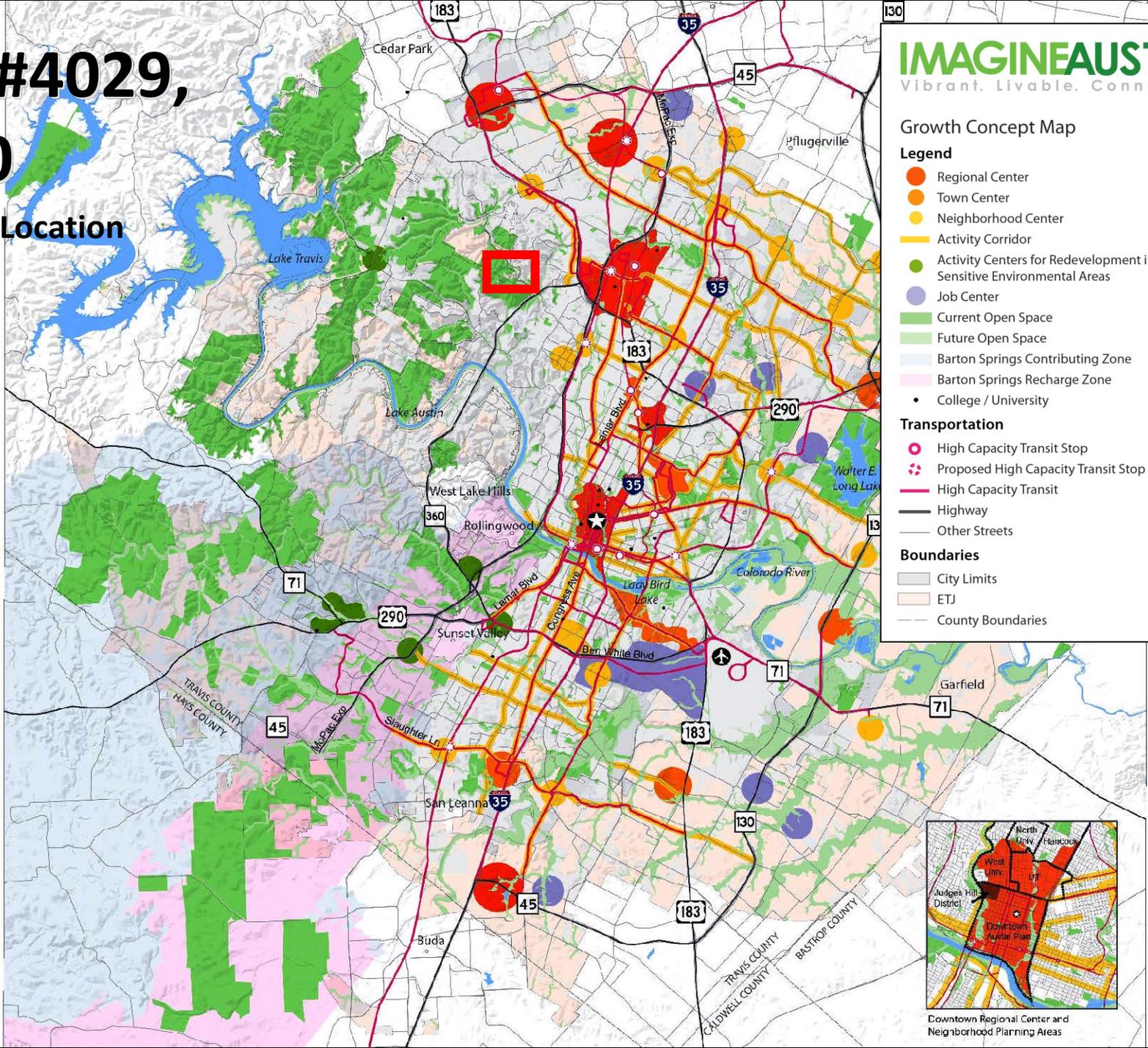
-  Regional Center
-  Town Center
-  Neighborhood Center
-  Activity Corridor
-  Activity Centers for Redevelopment in Sensitive Environmental Areas
-  Job Center
-  Current Open Space
-  Future Open Space
-  Barton Springs Contributing Zone
-  Barton Springs Recharge Zone
-  College / University

Transportation

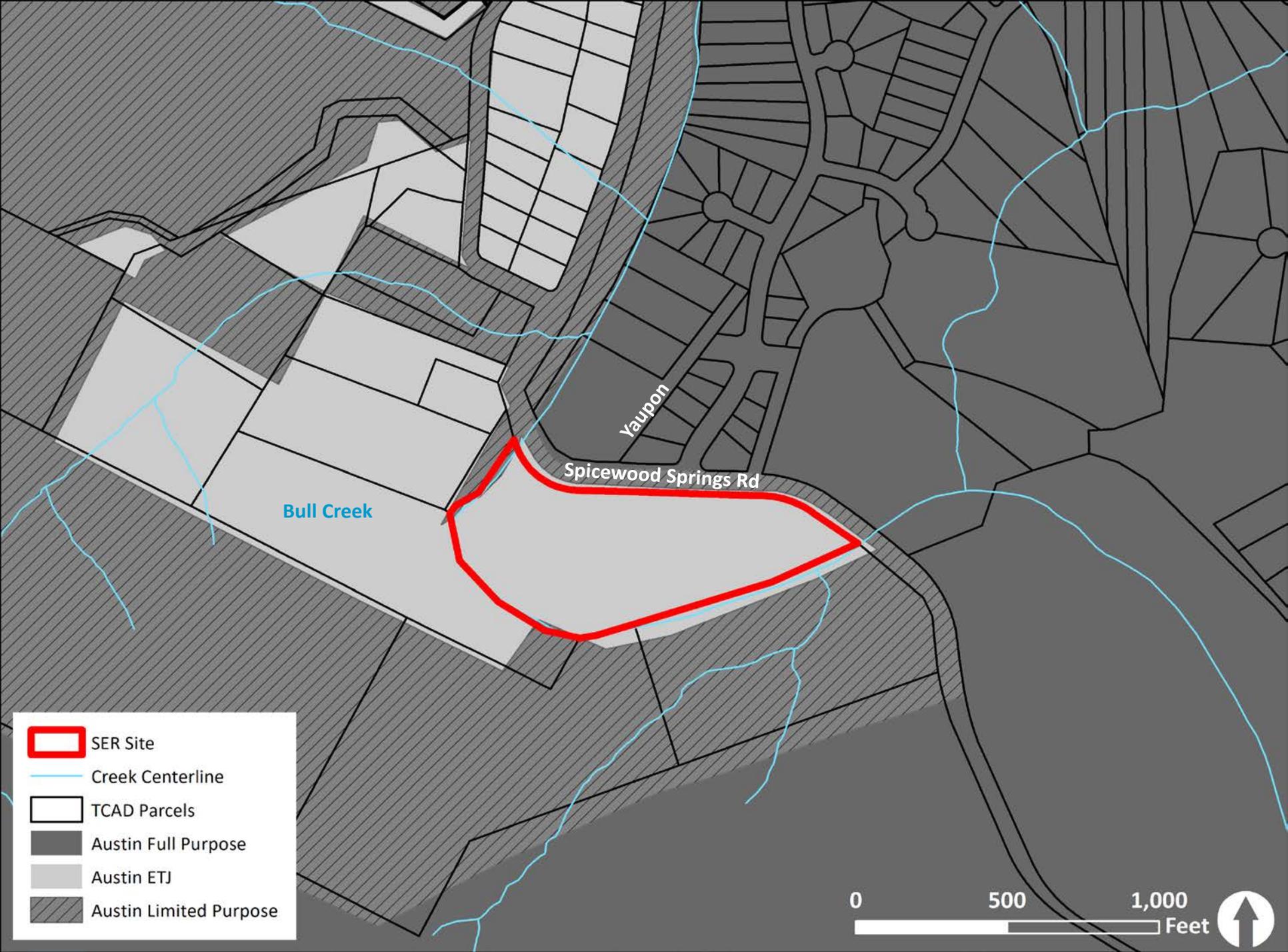
-  High Capacity Transit Stop
-  Proposed High Capacity Transit Stop
-  High Capacity Transit
-  Highway
-  Other Streets

Boundaries

-  City Limits
-  ETJ
-  County Boundaries



Downtown Regional Center and Neighborhood Planning Areas



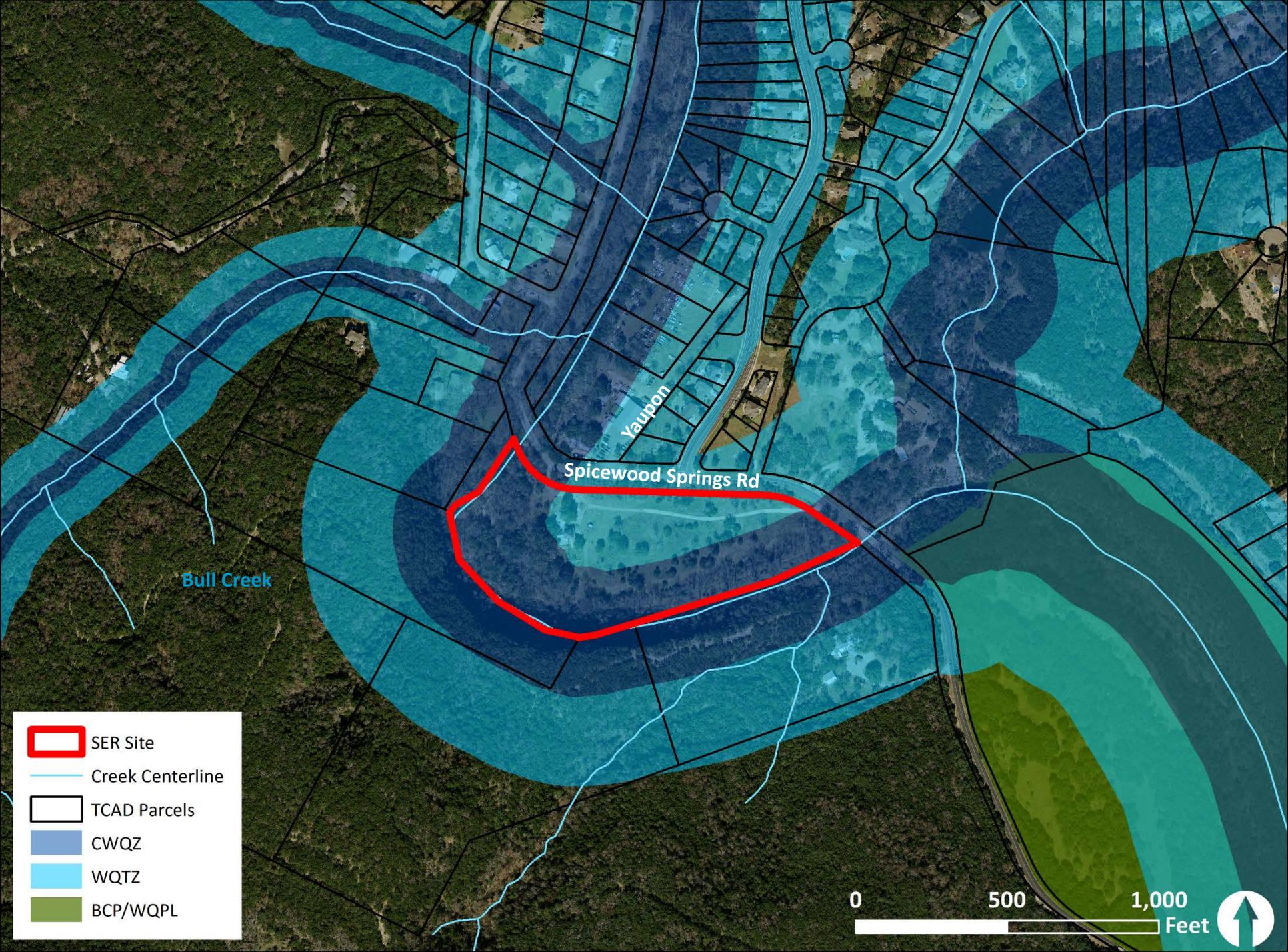
Bull Creek

Yaupon

Spicewood Springs Rd

-  SER Site
-  Creek Centerline
-  TCAD Parcels
-  Austin Full Purpose
-  Austin ETJ
-  Austin Limited Purpose





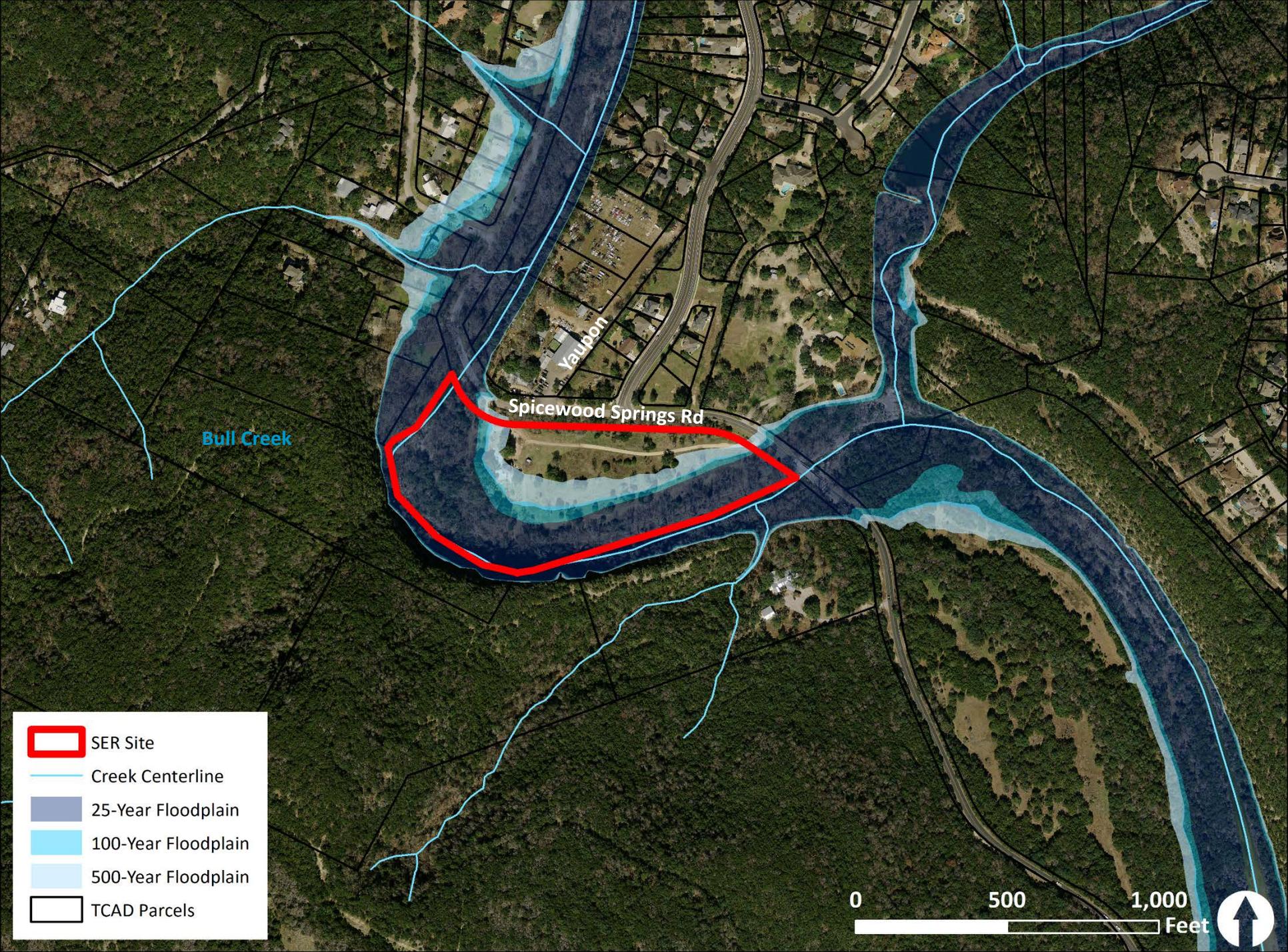
Bull Creek

Yaupon

Spicewood Springs Rd

-  SER Site
-  Creek Centerline
-  TCAD Parcels
-  CWQZ
-  WQTZ
-  BCP/WQPL

0 500 1,000 Feet 



Bull Creek

Yaubon

Spicewood Springs Rd

-  SER Site
-  Creek Centerline
-  25-Year Floodplain
-  100-Year Floodplain
-  500-Year Floodplain
-  TCAD Parcels

0 500 1,000 Feet 

SER #4029 Summary

Description of proposed extension:

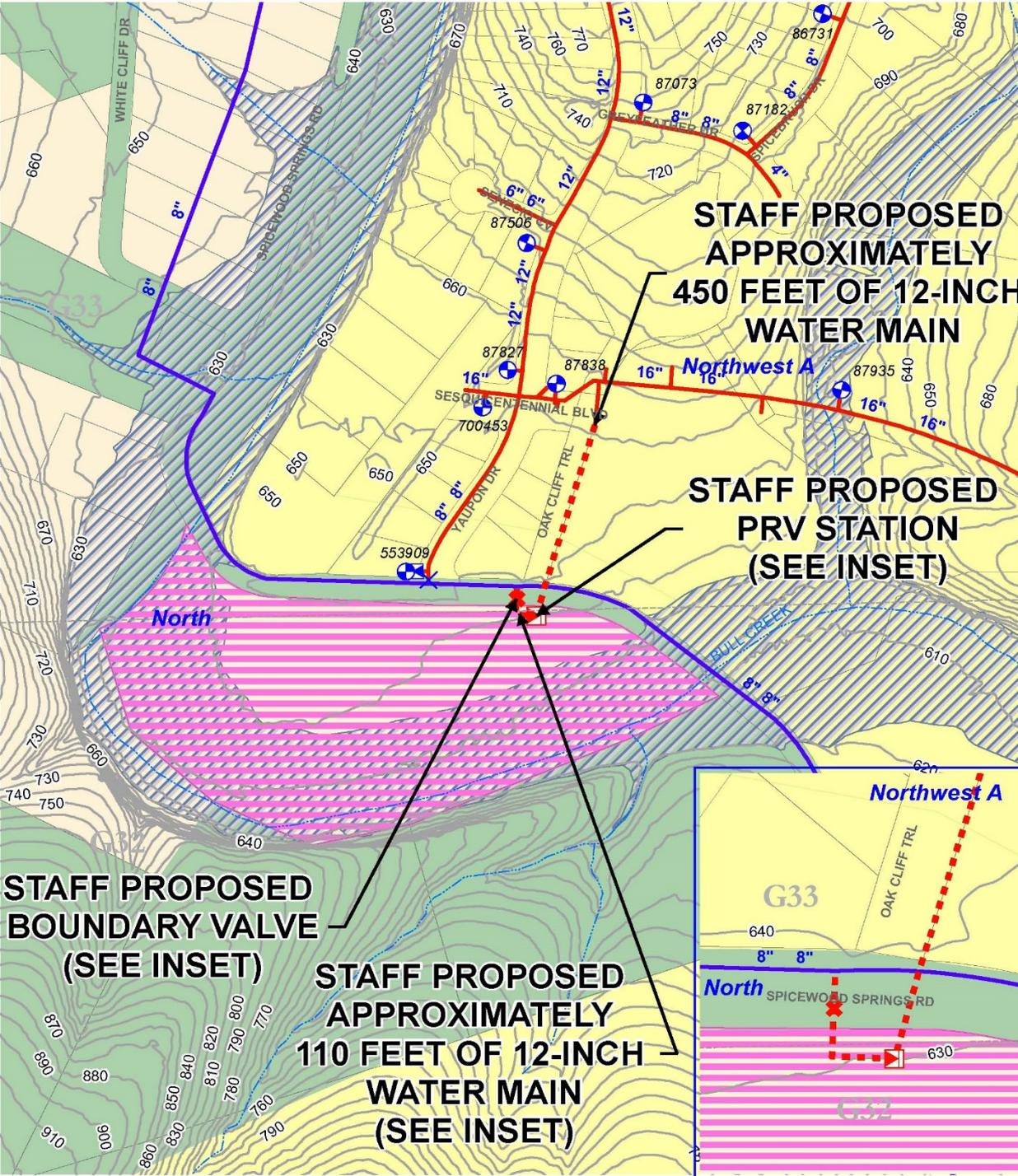
- Approximately **450 feet of 12-inch water main** from the existing main at Sesquicentennial Blvd and Oak Cliff Trail into the subject tract.
- Approximately **110 feet of 12-inch water main** from the proposed PRV station on Spicewood Springs Road and install a boundary valve then connect to the existing 8-inch water main (North Pressure Zone) on Spicewood Springs Road.

Alternative Water

The applicant has met with a contractor who stated that the proposed development would likely need two wells to provide the amount of water needed to sustain the proposed development and the on-site water storage for fire flows.

SER #4029 Proposed Extension

Map provided by AW



**STAFF PROPOSED
APPROXIMATELY
450 FEET OF 12-INCH
WATER MAIN**

**STAFF PROPOSED
PRV STATION
(SEE INSET)**

**STAFF PROPOSED
BOUNDARY VALVE
(SEE INSET)**

**STAFF PROPOSED
APPROXIMATELY
110 FEET OF 12-INCH
WATER MAIN
(SEE INSET)**

-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit



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SER #4030 Summary

Description of proposed extension:

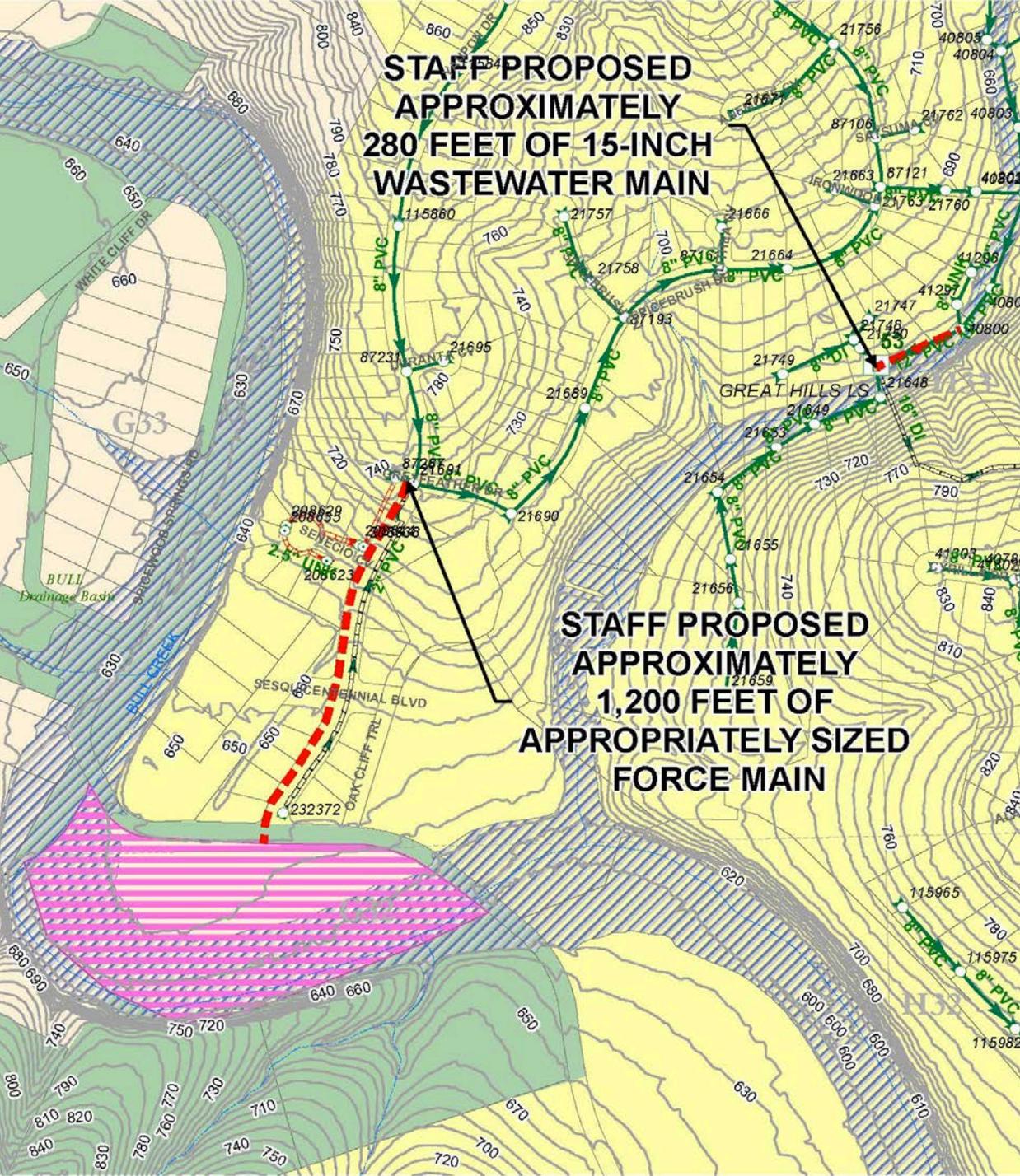
- Approximately **1,200 feet of appropriately-sized wastewater force main** from the existing 8-inch gravity wastewater main on Yaupon Drive at Greyfeather Drive.
- The applicant would also construct approximately **280 feet of 15-inch gravity wastewater** main to replace the existing 12-inch gravity wastewater main at Great Hills Lift Station east to the existing manhole. All existing services would be reconnected to the proposed 15-inch gravity wastewater main.

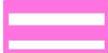
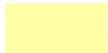
Alternative Wastewater

The site would need to construct a wastewater treatment plant after obtaining either a wastewater land application permit or a wastewater discharge permit from the Texas Commission on Environmental Quality. A wastewater land application permit would require substantial area to be dedicated for disposal fields in addition to potential buffer requirements from wells and surface water resources.

SER #4030 Proposed Extension

Map provided by AW



-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

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Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Yes, the proposed hotel would comply with current code.

Review Criteria: DEVELOPMENT IMPACTS

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

Yes, if the proposed hotel does not receive the SER, the intensity of project may not be feasible because it would require the site to construct a wastewater treatment plant.

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

No, the site is in the Drinking Water Protection Zone and if this site were to be annexed it would likely receive residential zoning given the neighboring uses. The site is bounded on 3 sides by Bull Creek and is entirely comprised of Critical Water Quality Zone and Water Quality Transition Zone.

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

No, there are no known problems with the existing well or septic system located on the property. The proposed increased development intensity could create negative environmental impacts.

Has an Environmental Resource Inventory (ERI) been conducted?

Yes, the applicant prepared an ERI in conjunction with the prior site plan application. The ERI identified a wetland along the banks of Bull Creek and a bluff on a south side of Bull Creek.

Review Criteria: LONG-TERM PLANNING

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

The property is across the street from the City's full purpose jurisdiction and is adjacent to properties within the limited purpose jurisdiction. Beginning December 1, 2017 a new state law prohibits annexation of any sort without the owner's request.

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

Yes, the lot is bounded on 3 sides by Bull Creek and habitat for the threatened Jollyville Plateau Salamander is located at spring outlets within the watershed and downstream of this proposed development.

Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

No, although SERs have been granted nearby, those were located within the City's jurisdiction where service extensions are routinely granted.

Staff Recommendation

Staff does not recommend approval.

Basis for recommendation:

- Centralized water and wastewater service to the site would not solve known or potential environmental problems.
- Providing centralized service would likely facilitate increased development intensity and the associated negative environmental impacts in a highly environmentally sensitive area outside of the City's full purpose jurisdiction.

Contact Information

Atha Phillips

Watershed Protection Department

City of Austin

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atha.phillips@austintexas.gov