



Water & Wastewater Commission Review and Recommendation

Commission Meeting Date:	September 12, 2018
Council Meeting Date:	October 4, 2018
Department:	Austin Water
Client:	Cole Huggins and Kevin Critendon
Agenda Item	
Approve staff recommendation regarding Service Extension Request No. 4030 for wastewater service to 6315 Spicewood Springs Road, located within the Drinking Water Protection Zone, the City's 2-mile Extra-Territorial Jurisdiction, and Austin Water's wastewater service area (District 10).	
Amount and Source of Funding	
Purchasing Language:	N/A
Prior Council Action:	N/A
Boards and Commission Action:	September 5, 2018- To be reviewed by the Environmental Commission. September 12, 2018- To be reviewed by the Water and Wastewater Commission.
MBE/WBE:	N/A

The Spicewood project consists of approximately 11.39 acres of land located at 6315 Spicewood Springs Road (the "Property"). The Property is 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 Bull Creek Watershed. A map of the project location is attached.

Applicant:

6315 Spicewood, LP (the "Applicant") is proposing to construct a 131-room hotel on the Property. The Applicant is requesting that the City provide wastewater utility service to the Property as proposed in Service Extension Request No. 4030. Austin Water currently provides retail wastewater service to some of the surrounding properties. The Property is currently served by a private on-site sewage facility for a single-family residence.

City Code § 25-9-35 requires City Council approval for this SER because the Property is located within the Drinking Water Protection Zone and outside the City's full-purpose corporate limits. The City will not cost participate in the construction of the required wastewater improvements for this project.

Infrastructure Improvements:

To serve the Property, the Applicant would be required to construct:

- approximately 1,200 feet of appropriately-sized force main from the existing 8-inch gravity wastewater main located at the intersection of Yaupon Drive and Greyfeather Drive, south along Yaupon Drive to the Property,
- approximately 280 feet of 15-inch gravity wastewater main to replace the existing 12-inch gravity wastewater main from the Great Hills Lift Station east to existing manhole no. 40800.

The proposed wastewater improvements are sized to serve the needs of the Property and would conform to all City Code requirements. These improvements would be designed in accordance with City's Environmental Criteria Manual and Utilities Criteria Manual, and would be inspected by the City's Development Services Department. The Applicant would 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 could provide centralized wastewater service as proposed in SER-4030. However, attached is a report provided by the Watershed Protection Department that finds significant environmental concerns with providing centralized wastewater service as proposed in SER-4030.

Contingent upon approval of SER-4030 for wastewater service to the Property, approval of any related development applications for the Property would be subject to current City Code, including the Watershed Protection Ordinance.

In summary, because of significant environmental issues City staff does not recommend the approval of SER-4030.

The proposed project is located in zip code 78750 and is near the boundary of City Council District 10.



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

MEMORANDUM

To: Water and Wastewater Commissioners
From: Cole Huggins, P.E., Utility Development Services
Date: August 21, 2018
Subject: The Spicewood Service Extension Requests (SERs)
(Water SER-4029 and Wastewater SER-4030)

Enclosed is additional technical information related to Water SER-4029 and Wastewater SER-4030 and the Request for Council Action.

Other SERs:

- There are two previous water SER applications located within one-half of a mile of the SER-4029. One of those SERs was administratively approved by Austin Water and one was issued as a suitable and sufficient letter (i.e. no water improvements required).
- There are three previous wastewater SER applications located within one-half of a mile of SER-4030. All three of those SERs were administratively approved by Austin Water (these SERs were not required, by City Code, to obtain Water and Wastewater Commission recommendations nor City Council approval because they were located in the City's full-purpose corporate limits).

Water Utility Service:

- An on-site water well is currently utilized for water service to the existing single-family home located on the subject tract.

Wastewater Utility Service

- Decentralized wastewater service (e.g. on-site sewage facility (OSSF)) is currently utilized at the subject tract, but is proposed to be abandoned by the Applicant.
- The combined septic tank capacity and drainfield footprint of the existing OSSF is unknown. It is assumed that this system was originally installed in the late 1950s when the existing single-family home was constructed.

SER Issues:

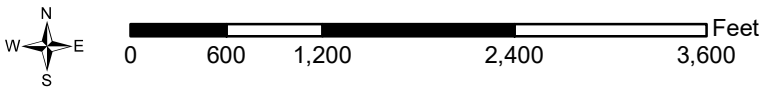
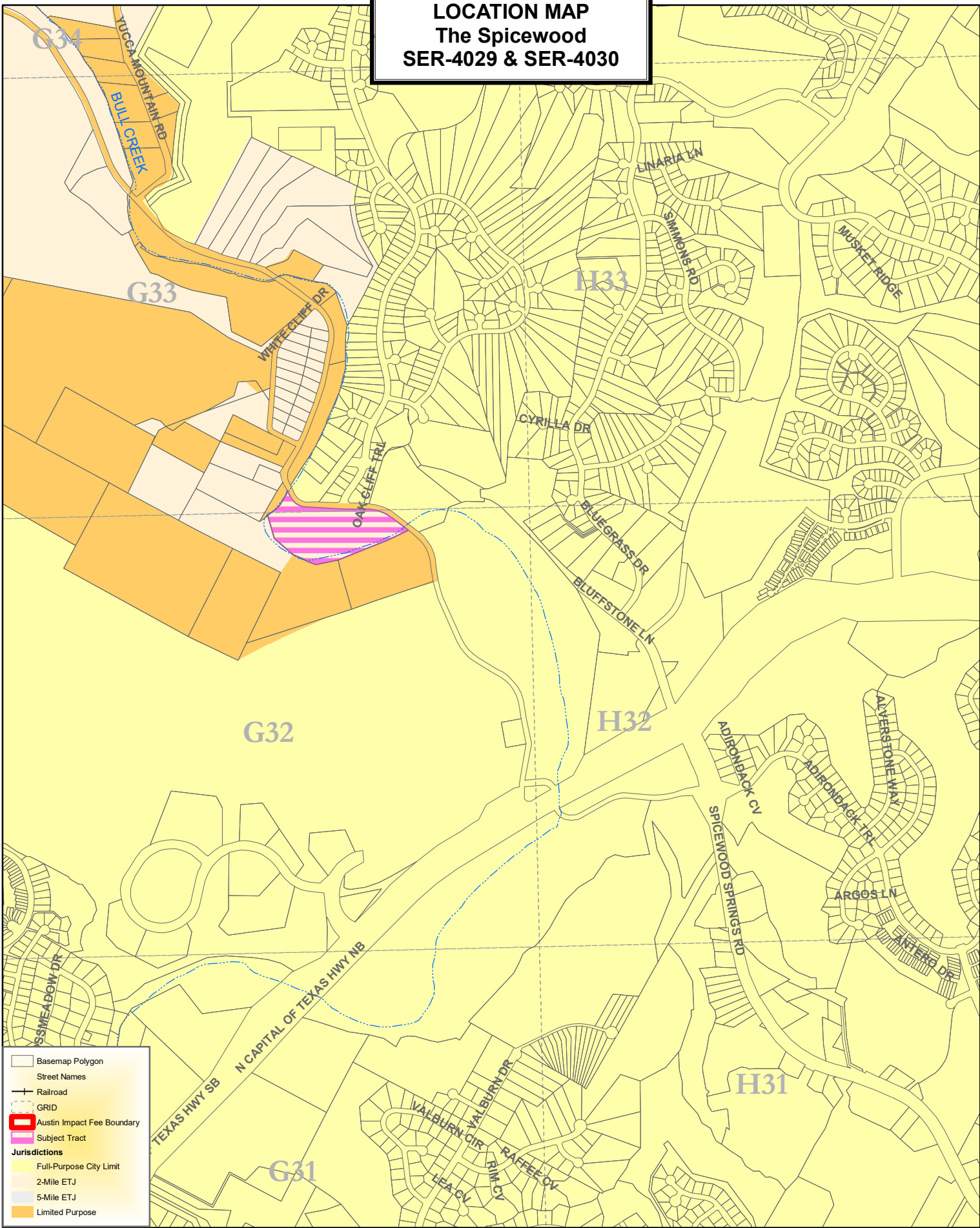
- The proposed water and wastewater improvements would be located slightly north of Bull Creek, a known environmental feature, but will not cross any tributaries or creeks.
- If these SERs are approved by City Council, the proposed water and wastewater improvements will be required to conform to all City Code requirements, be designed in accordance with the 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 do not hesitate to contact me.

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



LOCATION MAP **The Spicewood** **SER-4029 & SER-4030**



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7/11/2018