



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE REQUESTED: November 7, 2018

NAME & NUMBER OF PROJECT: 620 Volvo Dealership Water and Wastewater SERs #4272 and #4273

NAME OF APPLICANT OR ORGANIZATION: Judd Willman
Land Development Consulting

LOCATION: 10600 N. FM 620 Road

COUNCIL DISTRICT: District #6

PROJECT FILING DATE: June 21, 2018

WPD/ENVIRONMENTAL STAFF: Atha Phillips, Environmental Program Coordinator
(512) 974-2132, atha.phillips@austintexas.gov

WATERSHED: Lake Travis

ORDINANCE: Watershed Protection Ordinance

REQUEST: *1. Water and Wastewater Service Extension Request*

STAFF DETERMINATION: Staff does not recommend approval

REASONS FOR DETERMINATION: 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.



MEMORANDUM

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

FROM: Atha Phillips, Environmental Program Coordinator
Watershed Protection Department

DATE: October 29, 2018

SUBJECT: 620 Volvo Dealership Water and Wastewater SER #4272 and 4273

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 620 Volvo Dealership water and wastewater SERs and do not recommend approval of the items.

Site Overview

The site consists of one tract of approximately 24.987 acres, located at 10600 N. FM 620 Road in the City of Austin's 2-mile extraterritorial jurisdiction. The site is in the City of Austin's Limited Purpose Jurisdiction, the Lake Travis watershed classified as Water Supply Rural, as well as the Drinking Water Protection Zone. The site is also within the Northern Edwards Aquifer Recharge Zone and drains to nearby headwater creeks and sensitive environmental receptors, including occupied Jollyville Plateau Salamander habitat known as the MacDonald Well. An Environmental Resource Inventory submitted by the applicant identified three Critical Environmental Features; (1) wetland, (1) spring, and (1) rimrock within the property.

The applicant is proposing to develop a car dealership and there is a site plan (SPC-2018-0307C) that is currently under review with the Development Services Department.

Development Impacts

Water:

Applicant shall construct approximately 175 feet of 12-inch water main from the existing 16-inch water main (Project No. 2006-0602) located east of N FM 620 Road and extend west across N FM 620 Road to the subject tract. Applicant shall also construct approximately 750 feet of 12-inch water main from the proposed 12-inch water main and extend north along N FM 620 Rd.

If the proposed water main along N FM 620 Rd does not extend across the entire subject tract frontage, then Applicant shall dedicate an appropriately sized water easement for the remainder of the subject tract frontage to allow for future water main extension by others.

Alternative Water Source:

There is an existing well on site that serves the existing development.

Wastewater:

Applicant shall construct approximately 365 feet of appropriately sized force main from the existing 8-inch gravity wastewater main (Project No. 85-1088) in Boulder Ln and extend west across N FM 620 Rd to the subject tract, as approximately shown on the attached map. Private pumping system will be required within the subject tract. Private pumping system within the subject tract will be privately owned, operated and maintained.

Alternative Wastewater Service:

The applicant has stated that a septic field would be used if the SER was not approved.

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 Lake Travis Watershed which contains protected surface water resources including a spring, rimrock, and wetland. 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

Watershed Protection 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 #4272 and #4273.

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
Colleen Kirk, P.E., Austin Water
Chris Herrington, P.E., Watershed Protection Department