



Water & Wastewater Commission Review and Recommendation

Commission Meeting Date:	January 9, 2019
Council Meeting Date:	January 31, 2019
Department:	Austin Water
Client:	Colleen Kirk and Kevin Critendon
Agenda Item	
Consider action related to Service Extension Request No. 4272 for water service to a 25.96 acre tract located at 10600 N FM 620 Road within the Drinking Water Protection Zone, the City's Limited Purpose Jurisdiction and Austin Water's service area. (District 6)	
Amount and Source of Funding	
N/A	
Purchasing Language:	N/A
Prior Council Action:	N/A
Boards and Commission Action:	November 7, 2018- No recommendation by the Environmental Commission due to lack of six votes. January 9, 2019-To be reviewed by the Water and Wastewater Commission.
MBE/WBE:	N/A

The 620 Volvo Dealership project consists of approximately 25.96 acres of land located at 10600 N FM 620 Road (the "Property"). The Property is located entirely within the City of Austin's (the "City") Limited Purpose Jurisdiction, Impact Fee Boundary, Austin Water's service area for water, the Drinking Water Protection Zone, and the Lake Travis Watershed. A map of the property location is attached.

Applicant:

Budget Leasing, Inc. (the "Owner") is proposing to develop a car dealership comprised of approximately 7,406 sq. ft. retail space, 4,242 sq. ft. office space, and 16,930 sq. ft. of warehouse space. The Owner requested that the City provide water utility service to the Property as proposed in Service Extension Request (SER) No. 4272.

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 on this project.

Infrastructure Improvements:

To serve the Property, the Owner will be required to construct approximately 925 feet of 12-inch water main from the existing 16-inch water main on the east side of FM 620 Rd to the Property,

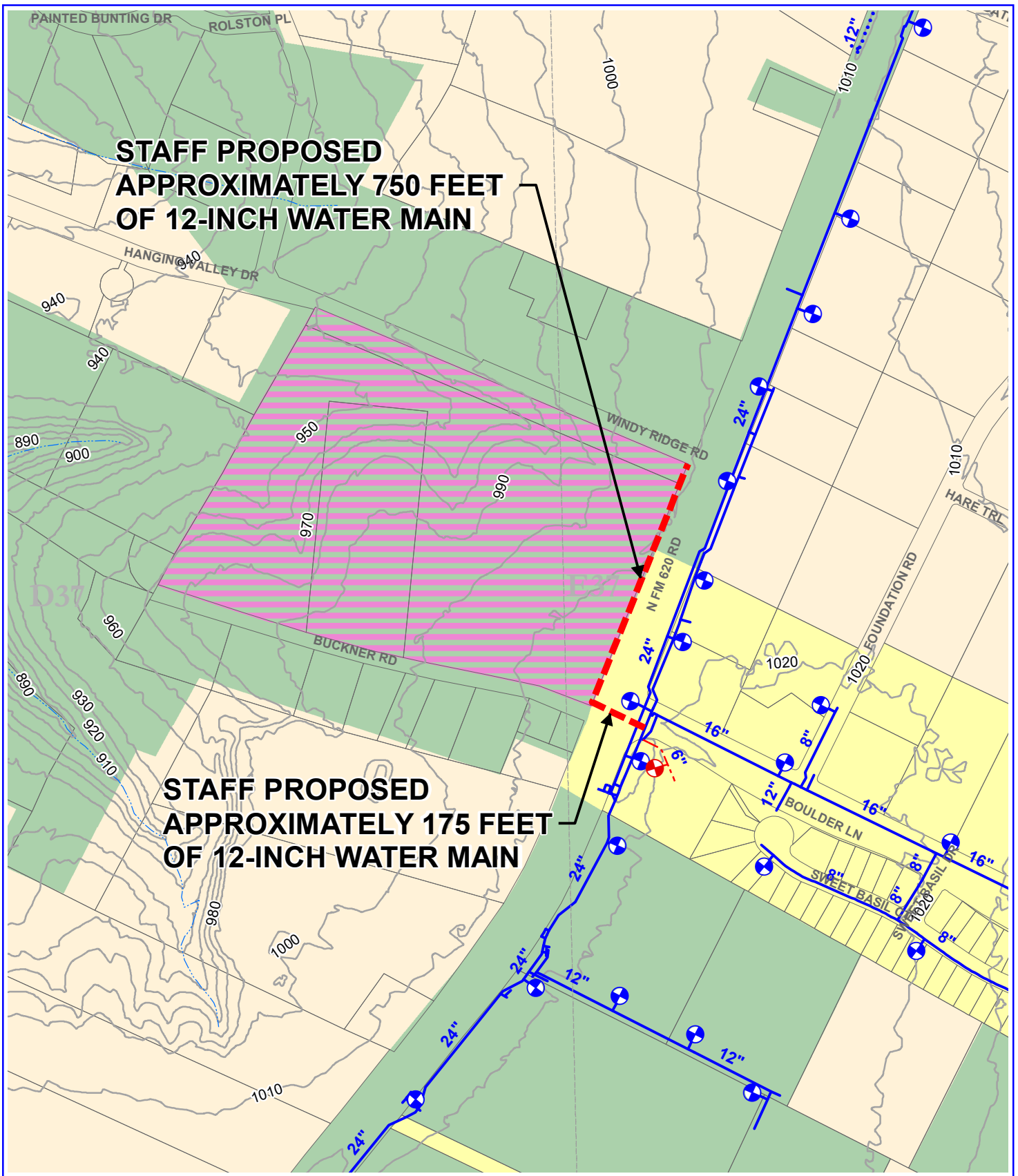
The proposed water improvements are sized to serve the needs of the Property and will conform to all City Code requirements. These improvements will be designed in accordance with City's Environmental Criteria Manual and Utilities Criteria Manual, and will be inspected by the City's Development Services Department. The Owner 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 water service including capital recovery fees.

City Staff Summary:

Austin Water has evaluated the Owner's request for City water service and can provide water service as proposed in SER-4272. Attached is a report by Austin Water staff outlining technical information related to providing water service to this tract. Additionally, a report provided by Watershed Protection Department staff that addresses their environmental concerns with providing water service as proposed in SER-4272 is also attached.

Contingent upon approval of SER-4272 for water service to the Property, approval of any related development applications for the Property is subject to current City Code, including the Watershed Protection Ordinance.

The proposed project is located in zip code 78726 and in City Council District 6.



0 200 400 800 1,200 Feet

W. S.E.R. Name: 620 Volvo Dealership

W. S.E.R. Number: 4272

Utility Development Services Plotted 10/05/2018

DRAFT

- Subject Tract
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit

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 the 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.

MEMORANDUM

To: Water and Wastewater Commissioners
From: Colleen Kirk, P.E., Utility Development Services
Date: January 3, 2019
Subject: 620 Volvo Dealership Service Extension Requests (SERs)
(Water SER-4272 and Wastewater SER-4273)

Enclosed is additional technical information related to Water SER-4272, Wastewater SER-4273, and the associated Requests for Council Action.

Other SERs:

- There are 18 water SER applications located within one-half of a mile of the subject tract. Of these SERs, nine were approved by City Council, four were administratively approved by Austin Water, and five were withdrawn. None of these SERs were denied by City Council.
- There are 12 wastewater SER applications located within one-half of a mile of the subject tract. Of these SERs, eight were approved by City Council, three were administratively approved by Austin Water, and one was withdrawn. None of these SERs were denied by City Council.

Water Utility Service:

- The City's existing water distribution system is located along the east side of FM 620 Rd, approximately 150 feet from the subject tract.
- 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

- Wastewater service from the City is located approximately 365 feet from the subject tract on the east side of FM 620 Rd in Boulder Ln.
- An on-site sewage facility (OSSF) is currently utilized for wastewater service to the existing single-family home located on the subject tract. The septic tank capacity and drainfield footprint is unknown. It is assumed this system was originally installed in the 1970's when the single-family home was constructed.

SER Improvements:

- The SER improvements will not cross any known environmental features. The improvements will be located within and adjacent to the existing right-of-way of FM 620 Rd and Boulder Ln.
- 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: 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