



## Water & Wastewater Commission Review and Recommendation

<b>Commission Meeting Date:</b>	August 14, 2019
<b>Council Meeting Date:</b>	August 22, 2019
<b>Department:</b>	Austin Water
<b>Client:</b>	Colleen Kirk and Kevin Critendon
<b>Agenda Item</b>	
<p>Approve Service Extension Request No. 4516 for wastewater service to 1100, 1101, 1102, 1200, 1201, 1205, 1206, 1208, 1209 and 1300 Silver Hill Drive, 3600, 3601, 3603, 3605, 3608 and 3610 Silver Hill Circle, 3608, 3609, 3610, 3612, 3614, 3700 and 3701 Moon River Road, 1201, 1202, 1300, 1302, 1303 and 1304 Pasaguarda Drive, and 1303 Constant Springs Drive located within the Drinking Water Protection Zone, the City's 2-mile Extra-Territorial Jurisdiction and Austin Water's wastewater service area.</p>	
<b>Amount and Source of Funding</b>	
This item has no fiscal impact.	
<b>Purchasing Language:</b>	
<b>Prior Council Action:</b>	April 26, 2018 – Council approved Service Extension Request No. 4125 for wastewater service.
<b>Boards and Commission Action:</b>	<p>July 17, 2019 – Recommended by the Environmental Commission on a 6-0 vote.</p> <p>August 14, 2019 – To be reviewed by the Water and Wastewater Commission</p>
<b>MBE/WBE:</b>	

The Rolling Hills West Sewer LLC project consists of approximately 11.4 acres of land within the Rolling Hills West subdivision and includes 30 existing single-family homes located at 1100, 1101, 1102, 1200, 1201, 1205, 1206, 1208, 1209 and 1300 Silver Hill Drive, 3600, 3601, 3603, 3605, 3608 and 3610 Silver Hill Circle, 3608, 3609, 3610, 3612, 3614, 3700 and 3701 Moon River Road, 1201, 1202, 1300, 1302, 1303 and 1304 Pasaguarda Drive, and 1303 Constant Springs Drive (the “Properties”). The Properties are 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 Eanes Watershed. A map of the project location is attached.

**Applicant:**

The Rolling Hills West Sewer LLC (the “Applicant”) consists of the 30 individual owners of the Properties. The Applicant is proposing to abandon the 30 individual on-site sewage facilities currently serving the existing single-family homes. The Applicant is requesting that the City provide wastewater utility service to the Properties as proposed in Service Extension Request No. 4516 (SER-4516). Travis County Water Control and Improvement District No. 10 currently provides retail water service to the Properties.

City Code § 25-9-35 requires City Council approval for this SER because the Properties are 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.

The Applicant previously requested that the City provide wastewater utility service to the Properties under SER-4125. City Council approved that request on 04/26/2018; however, SER-4125 automatically expired on 10/26/2018 since a development application for the design and construction of the wastewater improvements was not submitted within 180 days of SER approval.

**Infrastructure Improvements:**

To serve the Properties, the Applicant will be required to construct:

- approximately 70 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main in Constant Springs Drive and extend north along Constant Springs Drive,
- approximately 620 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main in Ripple Creek Drive and extend north along Pasaguarda Drive to Moon River Road,
- approximately 1,120 feet of appropriately sized force main from the proposed 8-inch gravity wastewater main at Moon River Road and extend west along Moon River Road, north along Silver Hill Drive, and east and south along Silver Hill Circle, and
- approximately 400 feet of appropriately sized force main from the existing 2-inch force main in Silver Hill Drive and extend north along Silver Hill Drive.

The proposed wastewater improvements are sized to serve the needs of the Properties 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 Applicant 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 wastewater service including capital recovery fees.

**City Staff Recommendation:**

Austin Water has evaluated the Applicant's request for City wastewater service and can provide centralized wastewater service as proposed in SER-4516. Attached is a report provided by the Watershed Protection Department that finds no significant environmental concerns with providing centralized wastewater service as proposed in SER-4516.

Contingent upon approval of SER-4516 for wastewater service to the Properties, approval of any related development applications for the Properties is subject to current City Code, including the Comprehensive Watersheds Ordinance.

**In summary, City staff recommends the approval of SER-4516.**

The proposed project is located in zip code 78746 and is near the boundary of City Council District 8.



## MEMORANDUM

**To:** Water and Wastewater Commissioners  
**From:** Colleen Kirk, P.E., Utility Development Services  
**Date:** July 8, 2019  
**Subject:** Rolling Hills West Sewer LLC (Wastewater SER-4516)

Enclosed is additional technical information related to Wastewater SER-4516 and the Request for Council Action.

### Other SERs:

- Wastewater service to the properties was previously approved by City Council on 04/26/2018 under SER-4125. That SER has subsequently expired.
- There are 36 wastewater SER applications located within one-half of a mile of SER-4516. Of these SERs, 28 were approved by City Council, six were administratively approved by Austin Water, and two were withdrawn. None of these SERs were denied by City Council.
- There are two water SER applications located within one-half of a mile of the Property. Of these SERs, one was approved by City Council and one was withdrawn.

### Water Utility Service:

- Water service is currently provided by Travis County Water Control and Improvement District No. 10.
- On-site water service (e.g. water well) is not utilized.

### Wastewater Utility Service

- Wastewater service from the City is located approximately 100 feet from the properties in SER-4516.
- Decentralized wastewater service (e.g. on-site sewage facility (OSSF)) is currently utilized at the properties but proposed to be abandoned by the Applicant.
- The combined septic tank capacity and drainfield footprint of the existing 30 OSSFs is unknown. It is assumed that these systems were originally installed in the 1960's and 1970's when the subdivision was developed.

### SER Improvements:

- The SER improvements will cross a known environmental feature, Eanes Creek. The improvements will be located within the Silver Hill Drive right-of-way at this creek crossing.
- 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:** Kaela Champlin, Program Coordinator  
Watershed Protection Department

**DATE:** July 9, 2019

**SUBJECT:** Rolling Hills West Sewer LLC Wastewater SER #4516

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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

This SER application (SER #4516) is identical to expired SER #4125. The Environmental Commission recommended approval of SER #4125 on April 4, 2018, and the Water and Wastewater Commission recommended approval on April 11, 2018. The SER was approved by Council on April 26, 2018.

The site is 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**

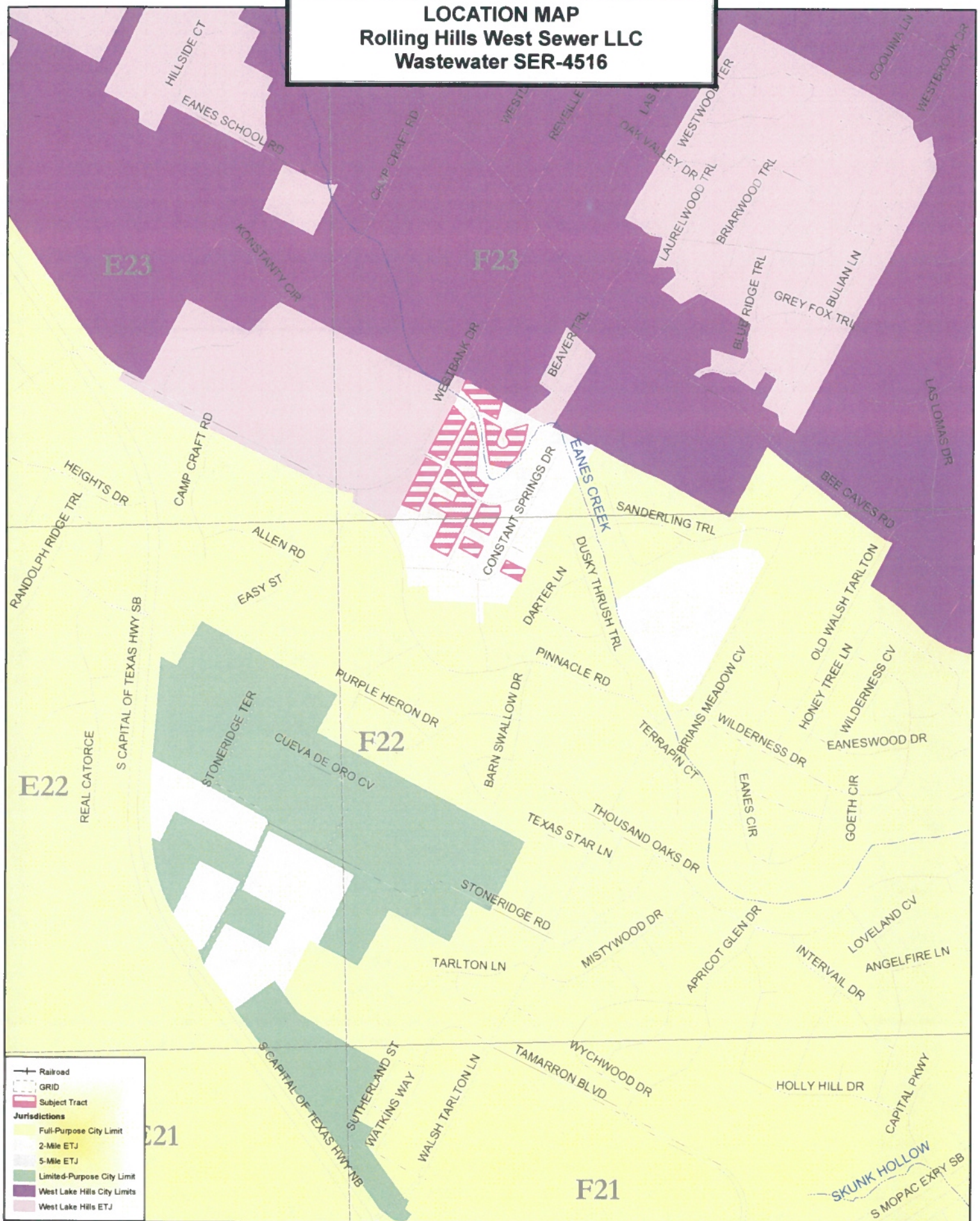
WPD staff concludes that providing centralized wastewater service could solve potential environmental problems associated with the existing, aging OSSFs and would not facilitate increased development intensity in this environmentally sensitive area. Staff therefore recommends approval of SER #4516.

The attached information provides further detail on the applicant's request. Please contact Kaela Champlin at (512) 974-3443 or [kaela.champlin@austintexas.gov](mailto:kaela.champlin@austintexas.gov) if you have any questions or comments about the proposed SER.

cc: Kevin Critendon, P.E., Austin Water  
Colleen Kirk, P.E., Austin Water  
Chris Herrington, P.E., Watershed Protection Department



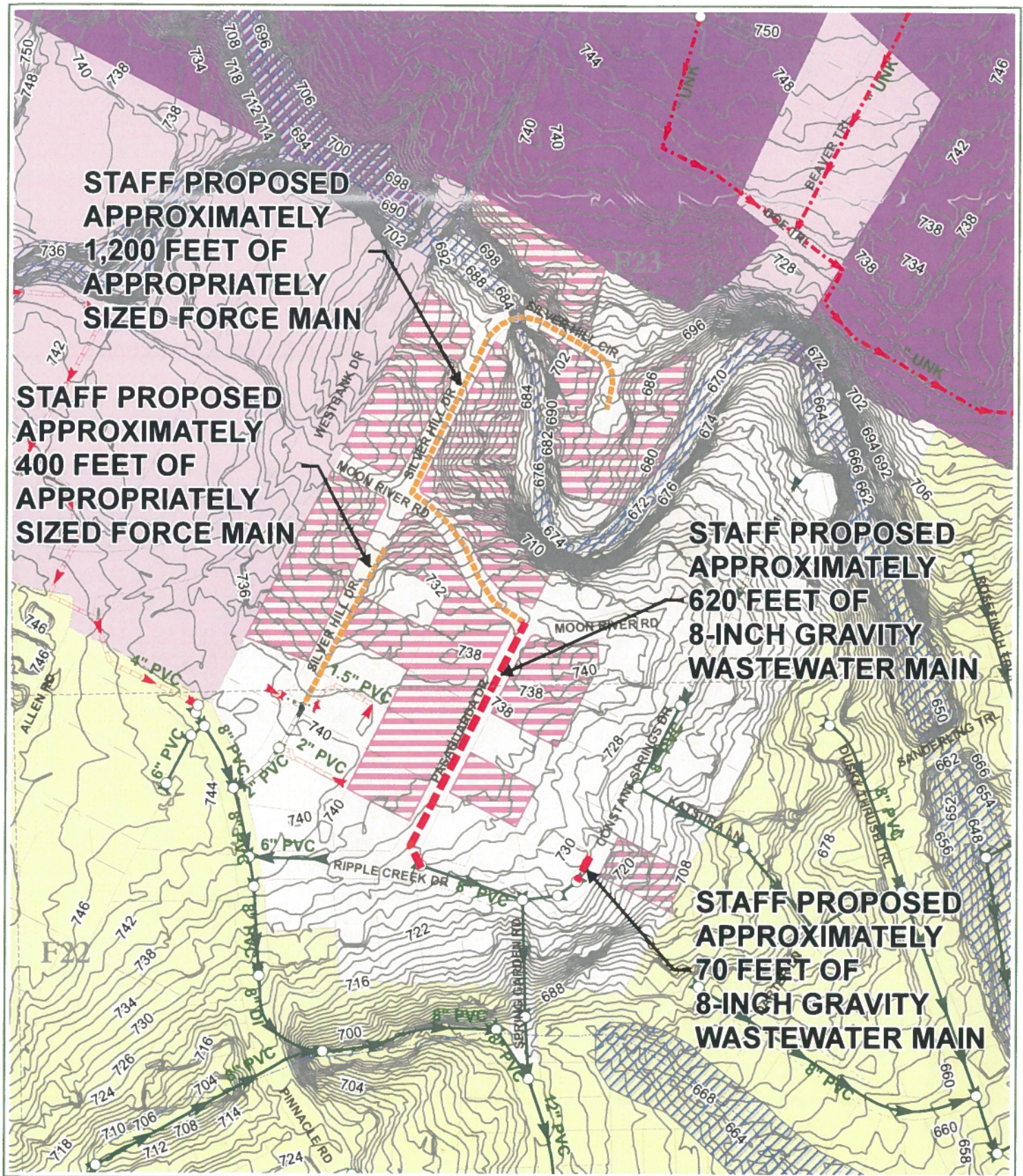
# **LOCATION MAP** **Rolling Hills West Sewer LLC** **Wastewater SER-4516**



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 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.

07/08/2019





0 150 300 600 900 Feet

**W.W. S.E.R. Name: Rolling Hills West Sewer LLC**

**W.W. S.E.R. Number: 4516**

Utility Development Services Plotted 05/29/2019

**DRAFT**

- Subject Tract
- 100-yr FEMA Floodplain
- Full-Purpose City Limit
- 2-Mile ETJ
- West Lake Hills City Limits
- West Lake Hills ETJ

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## **ENVIRONMENTAL COMMISSION MOTION 20190717 008a**

**Date:** July 17, 2019

**Subject:** Rolling Hills West Sewer LLC Wastewater Service Extension Request #4516

**Motion by:** Linda Guerrero

**Seconded by:** Katie Coyne

### **RATIONALE:**

**WHEREAS**, the area covered by this Service Extension Request (SER) is fully developed and the single family homes are currently served by on-site septic facilities, and the SER area is within the Robert E. Lee Road Relief Interceptor Study and within the areas designated for centralized wastewater service in the Report of the Consensus Building Group;

**WHEREAS**, no additional development intensity is anticipated as a result of this SER; and

**WHEREAS**, all of the existing septic fields are located in the Edwards Aquifer Recharge Zone and 24 of the 30 lots are located in the Critical Water Quality Zone or the Water Quality Transition Zone of Eanes Creek and providing centralized wastewater service may eliminate potential negative water quality impacts associated with on-site septic treatment.

**THEREFORE**, the Environmental Commission recommends support of the staff recommendation and approval of the SER with the following:

### **Environmental Commission Conditions**

Upon connection of each house to the centralized wastewater system, the existing septic systems will be properly closed and removed in accordance with a plan agreed to by Austin Water Utility.

### **VOTE 6-0**

For: C. Smith, Thompson, Guerrero, Gordon, Coyne, and Maceo

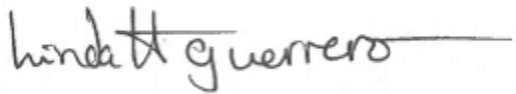
Against: None

Abstain: None

Recuse: None

Absent: B. Smith, Creel, Neely, and Ramberg

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Linda Guerrero, Environmental Commission Chair