



MEMORANDUM

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

FROM: Kaela Champlin, Environmental Officer's Office

DATE: January 27, 2020

SUBJECT: Aspen Heights Multifamily Wastewater Service Extension Request #4629

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 Aspen Heights Multifamily Wastewater SER #4629 and recommend approval of the request.

Site Overview

The site consists of one tract of approximately 14.70 acres, located at 11210 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 site is currently operating as a driving range without water or wastewater service. The applicant is proposing to develop a multifamily development with three four-story buildings with a total of 215 units, with associated leasing and amenity centers.

Development Impacts

Water:

City water will be provided to the site, but a water SER is not required because water is in the front of the property along FM 620.

Wastewater:

The Applicant shall construct approximately 125 feet of appropriately sized gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 2015-0850) on the east side of N FM 620 and extend west across N FM 620 Rd to the subject tract, as approximately shown on the attached map. The applicant shall also construct an appropriately sized upgrade to the existing Volente Lift Station (approximately 220 gpm firm capacity). Upgrades shall include, but are not limited to, replacement of existing pumps, generator, and starters.

Environmental Impacts

The property is split between the Lake Travis watershed, classified as Water Supply Rural, and the Bull Creek watershed, classified as Water Supply Suburban. The site is in the Drinking Water Protection Zone, and the Edwards Aquifer Recharge Zone, and drains to occupied Jollyville Plateau Salamander habitat. An Environmental Resource Inventory was conducted by the applicant, and no known recharge critical environmental features or critical environmental features were found onsite.

Recommendation

Staff recommends approval of Wastewater SER #4629. Staff review determined that there are no significant environmental risks to extend service to the site. The proposed project is consistent with Austin Water's business plan and located within the Council-approved impact fee boundary. Additionally, previous SERs have been approved by Council within a one-mile radius of the site.

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