



MEMORANDUM

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

FROM: Kaela Champlin, Environmental Officer's Office
Watershed Protection Department

DATE: May 21, 2020

SUBJECT: Ledgestone Wastewater SER #4622

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 have completed the review for Ledgestone Wastewater SER #4622 and recommend approval of the request.

Site Overview

The site consists of one tract of approximately 77.78 acres, located at 9021 W US 290 Hwy. The site is in the City of Austin's Limited Purpose Jurisdiction, the Slaughter Creek Watershed, the Barton Springs Zone, and the Drinking Water Protection Zone. The site is also within the Edwards Aquifer Contributing Zone and is subject to the Save Our Springs (SOS) Ordinance. An Environmental Resource Inventory submitted by the applicant identified no critical environmental features within the property.

The applicant is proposing to develop a 550-unit multi-family development. A site plan has not yet been submitted to the City of Austin.

Development Impacts

Water:

The site is located in the water service area of the West Travis County Public Utility Agency (PUA).

Wastewater:

The applicant shall construct approximately 1,000 feet of 8-inch gravity wastewater main in Circle Dr and extend south along Circle Dr and then west along US 290 to the highest point that can be served by the proposed gravity wastewater main, as approximately shown on the attached map. Applicant shall also construct an appropriately sized public lift station at the approximate location shown on the attached map. Applicant shall construct approximately 6,150 feet of

appropriately sized force main from the proposed lift station and extend north through the subject tract and northeast along US 290 Hwy to the proposed 8-inch gravity wastewater main in US 290 Hwy. Applicant shall dedicate appropriately sized wastewater easements from the proposed lift station west to Ledgestone Terrace and north to W US 290 Hwy.

Applicant shall construct approximately 1,800 feet of 15-inch gravity wastewater main (minimum 0.4% slope) from the existing 15-inch gravity wastewater main along Williamson Creek, and extend west to the existing 12-inch gravity wastewater main located west of Covered Bridge Dr, as approximately shown on the attached map. The proposed 15-inch gravity wastewater main shall replace the existing 12-inch gravity wastewater main in its path. Applicant shall reconnect all existing wastewater services from the existing 12-inch gravity wastewater main to the proposed 15-inch gravity wastewater main.

Applicant shall construct approximately 2,250 feet of 12-inch gravity wastewater main (minimum 1.0% slope) from the existing 8-inch gravity wastewater main located north of Towana Trl, and extend south towards Towana Trl, west along Towana Trl, and then south along Mowinkle Dr to the existing 8-inch gravity wastewater main in Mowinkle Dr, as approximately shown on the attached map. The proposed 12-inch gravity wastewater main shall replace the existing 8-inch gravity wastewater main along its path. Applicant shall reconnect all existing wastewater services from the existing 8-inch gravity wastewater main to the proposed 12-inch gravity wastewater main.

Alternative Wastewater Service:

The applicant has stated that the site could develop with a similar density with decentralized service approved by a Texas Land Application Permit (TLAP) issued by the Texas Commission on Environmental Quality.

Environmental Impacts

The property is in the Slaughter Creek Watershed and classified as the Barton Springs Zone. The site is in the Drinking Water Protection Zone, the Edwards Aquifer Contributing Zone, and is subject to the Save Our Springs (SOS) Ordinance. The southwestern and eastern corners of the site are within the Devils Pen Creek critical water quality zone and water quality transition zone. An Environmental Resource Inventory was conducted by the applicant, and no known recharge environmental features or critical environmental features were found onsite. The site does not drain to occupied salamander habitat.

Based on the information provided by the applicant, the site contains 74.88 of net site area. Therefore, the site contains 18.72 acres of allowable impervious cover. If service is not extended to the site and wastewater disposal is required under a Texas Land Application Permit with the Texas Commission on Environmental Quality, the allowable impervious cover would likely reduce to 15.1 acres based on staff's estimation of the irrigation area. By staff's estimation, the site could develop without any required Land Use Commission variances to the City of Austin Land Development Code.

Recommendation

Staff review determined that there are no significant environmental risks to extend service to the site and therefore recommends approval of Service Extension Request #4622.

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

cc: Kevin Critendon, P.E., Austin Water
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