



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING
DATE: November 3, 2021

NAME & NUMBER OF
PROJECT: 4315 City Park Water Service Extension Request #5216

NAME OF APPLICANT OR
ORGANIZATION: Eddy Salazar, A New Hope Investments, LLC (applicant)
Mauricio Quintero-Rangel, PE, Servant Engineering & Consulting,
PLLC (engineer)

LOCATION: 4315 City Park Road, Austin, Texas 78730

COUNCIL DISTRICT: Limited Purpose Jurisdiction (Adjacent to Council District 10)

PROJECT FILING DATE: August 31, 2021

WPD/ENVIRONMENTAL
STAFF: Kaela Champlin, Environmental Program Coordinator
(512) 974-3443, kaela.champlin@austintexas.gov

WATERSHED: Coldwater Creek Watershed, Water Supply Rural, Drinking Water
Protection Zone

REQUEST: Water Service Extension

STAFF

DETERMINATION: Staff recommend approval of this water service extension request.



MEMORANDUM

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

FROM: Kaela Champlin, Environmental Program Coordinator
Watershed Protection Department

DATE: October 25, 2021

SUBJECT: 4315 City Park Water Service Extension Request #5216

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 4315 City Park Water Service Extension Request (SER) #5216 and recommend approval of the request.

Site Overview

The site consists of a tract of approximately 8.10 acres, located at 4315 City Park Road, north of Emma Long Metro Park. The property is in the City of Austin Limited Purpose Jurisdiction and Council District 10. The site is in the Coldwater Creek Watershed and classified as Water Supply Rural.

The applicant is proposing to develop a single-family home. The lot was subdivided in in 2018 (JN & H Subdivision C8J-2016-0066.0A). The applicant is requesting a water SER with one Living Unit Equivalent (LUE) to serve the proposed single-family home.

Development Impacts

Water:

The applicant is proposing to construct approximately 350 feet of 8-inch water main from the existing 8-inch water main in City Park Road and extend south along City Park Road to the subject tract, as shown on the attached map.

Wastewater:

The property is proposing to utilize an onsite septic facility for wastewater service and will be subject to Travis County Code and rules for on-site sewage facilities.

Environmental Impacts

The property is in the Coldwater Creek Watershed and is classified as Water Supply Rural and is in the Drinking Water Protection Zone. The property has three critical environmental feature seeps (CEFs) and contains buffers for four additional CEF seeps on the adjacent property to the south. 7.26 acres of the property have a conservation easement agreement, preventing development of the area. Only 0.84 acres of the property can be developed on the western portion of the property adjacent to City Park Road.

The property has received an administrative variance associated with the final plat from LDC 25-8-281(B)/ City Code 30-5-281(B) for a residential lot to be located within 50 feet of a CEF. According to the approved administrative variance, the applicant will prevent loss of recharge to the seeps because the septic drain fields will be installed outside of the CEF buffer setbacks. No excavation shall occur within the buffer zones. No underground utility lines will be installed within either of the setback areas. Drainage from the proposed residences and driveway will be directed to the south/southeast, away from the seep point of the two closest CEFs. Drainage from this site will follow the existing topography. This should assure that the quality of drainage runoff is equal to what currently exists.

Recommendation

Staff review determined that due to the protections placed on the conservation easement, there are no significant environmental risks to extend service to the site. Therefore, the Watershed Protection Department staff recommend support for Water SER #5216.

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: Colleen Kirk, P.E., Austin Water
Katie Frazier, P.E., Austin Water
Liz Johnston, Deputy Environmental Officer, Watershed Protection Department

**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: 4315 City Park

Service Requested: **Water**

SER-5216

Hansen Service Request Number: 923955

Date Received: 06/03/2021

Location: 4315 CITY PARK RD AUSTIN TX 78730

Acres: 8.10

Land Use: SINGLE FAMILY

LUE: 1

Alt. Utility Service or S.E.R. Number: Proposed OSSF

Quad(s): E29 E30

Reclaimed Pressure Zone: N/A

DDZ: NO

Drainage Basin: LAKE AUSTIN

Pressure Zone: GLENLAKE (GL3)

DWPZ: YES

Demand (Estimated Peak Hour): 2 GPM

FIRE FLOW: 1,250 GPM

Cost Participation: \$0

% Within City Limits: 0

% Within Limited Purpose: 100

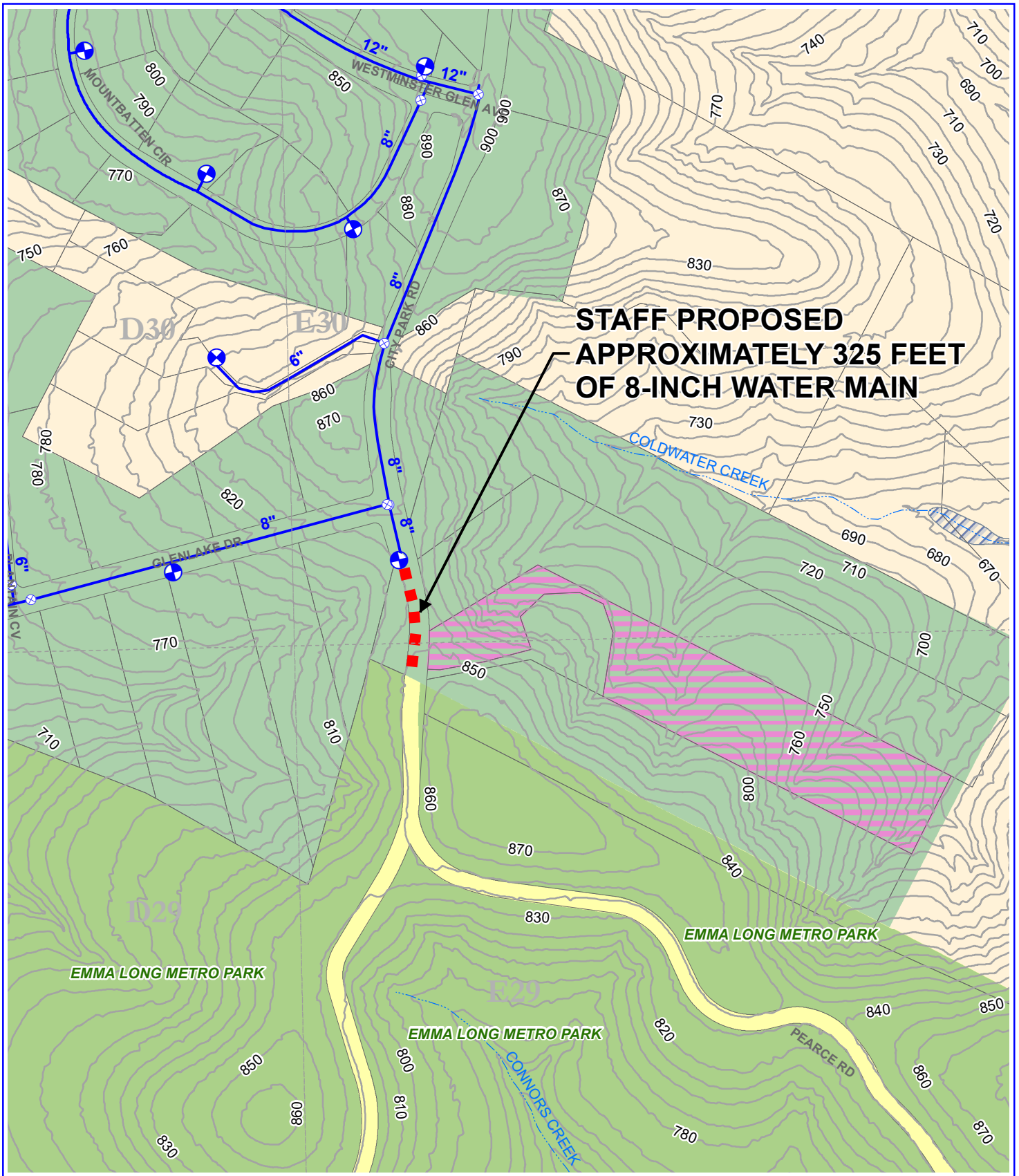
Description of Improvements:

Applicant shall construct approximately 350 feet of 8-inch water main from the existing 8-inch water main (Project No. 2019-0010) in City Park Rd and extend south along City Park Rd to the subject tract, as approximately shown on the attached map.

NOTE: Water demand and sprinkled fire flow requirement based on engineering calculations received from Mauricio Quintero-Rangel, P.E. of Servant Engineering & Consulting, PLLC on 8/13/2021.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Engineering Review.
- 6) Approval of a building plan, sprinkler system design and installation drawings that meets the Fire Department requirements for fire control.
- 7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
- 9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.








0 200 400 800 1,200 Feet

W. S.E.R. Name: 4315 City Park

W. S.E.R. Number: 5216

Utility Development Services Plotted 8/31/2021

DRAFT

-  Subject Tract
-  100-yr FEMA Floodplain
-  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.