



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	June 1, 2022
NAME & NUMBER OF PROJECT:	Austin Ready Mix Wastewater Service Extension Request #5313
NAME OF APPLICANT OR ORGANIZATION:	Danny Miller, P.E., LJA Engineering, Inc.
LOCATION:	8738 W US 290 Hwy, Austin, Texas 78736
COUNCIL DISTRICT:	Austin 2-Mile Extraterritorial Jurisdiction
PROJECT FILING DATE:	March 29, 2022
WPD/ENVIRONMENTAL STAFF:	Kaela Champlin, Environmental Program Coordinator, Watershed Protection Department (512) 974-3443, kaela.champlin@austintexas.gov
WATERSHED:	Slaughter Creek Watershed, Barton Springs Zone, Edwards Aquifer Contributing Zone, Drinking Water Protection Zone
REQUEST:	Wastewater Service Extension
STAFF DETERMINATION:	Staff recommends the wastewater service extension



MEMORANDUM

TO: Kevin Ramberg, Chair, and Members of the Environmental Commission

FROM: Kaela Champlin, Environmental Program Coordinator, Watershed Protection Department

DATE: May 25, 2022

SUBJECT: Austin Ready Mix Wastewater Service Extension Request #5313

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 (WPD) staff have completed the review for 8738 US Hwy 290 West wastewater SER #5313 and recommend the request.

Site Overview

The site consists of one tract of approximately 4.44 acres, located at 8738 W US 290 Highway in the City of Austin's 2-mile Extraterritorial Jurisdiction. The applicant is proposing to build an 82,000 square foot warehouse building with 21 Living Unit Equivalents (LUEs). At the time of this review, a site plan has not yet been submitted to the City of Austin.

Environmental Impacts

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

Development Impacts

Water:

The applicant is not requesting a water SER for this site. There is a 12-inch water main on-site to connect to Circle Drive that would meet the fire and domestic needs for the proposed development.

Wastewater:

The applicant is proposing to construct approximately 810 feet of appropriately size force main from the existing 8-inch gravity wastewater main located in Circle Drive near South Bend Avenue west along Circle Drive then south and west along South Bend Avenue to the subject tract, as shown on the attached map. The existing wastewater main serves the Alister Oak Apartment Complex to the south of the proposed wastewater SER.

Alternative Wastewater Service:

The site is allowed 25% net site area impervious cover. If service is not extended to the site and wastewater disposal is required, the applicant would have a few other wastewater service options:

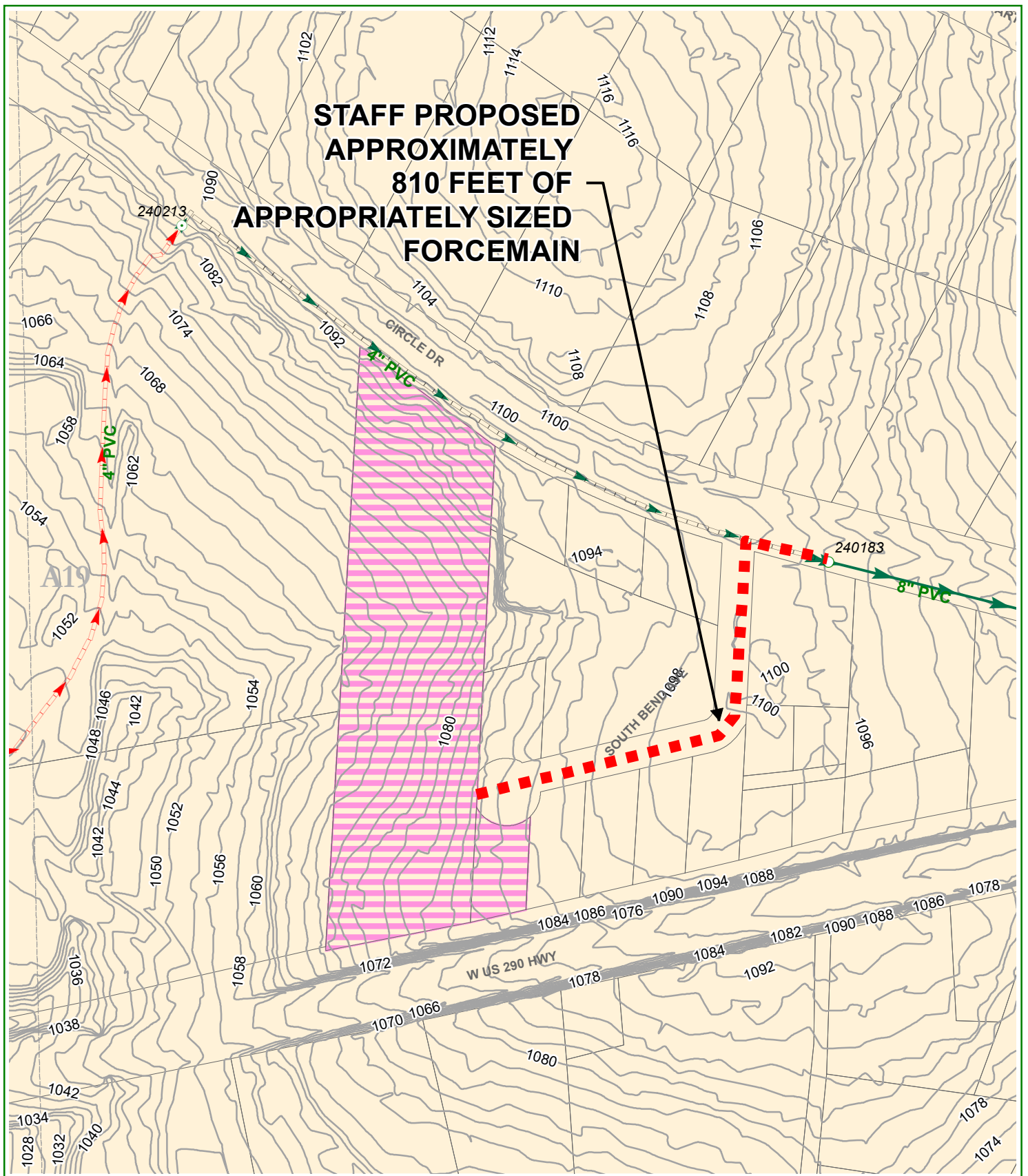
- WPD staff estimate that an On-Site Sewage Facility (OSSF) would be a feasible alternative for the estimated amount of flow.
- Alternatively, the applicant could apply for a Subsurface Area Drip Dispersal System (SADDs) issued by the Texas Commission on Environmental Quality. This would require 1.91 acres for a subsurface dispersal field, on-site storage, and on-site treatment plant, which would need to be deducted from the net site area calculations associated with impervious cover limits. Due to the number of trees and land disturbance that would be required to clear land for the subsurface dispersal field that would not otherwise be required for this development, WPD staff do not recommend this alternative.

Recommendation

WPD staff concludes that there are no significant environmental risks to extending service to the site and providing centralized wastewater service to the site is not likely to facilitate increased development intensity in the area. Therefore, WPD staff recommends the requested wastewater service extension request #5313.

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



0 100 200 400 600 Feet

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

W.W. S.E.R. Name: Austin Ready Mix

W.W. S.E.R. Number: 5313

Utility Development Services Plotted 01/10/2022

DRAFT

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.