Austin Ready Mix
Wastewater Service Extension Request
#5313

Environmental Commission Meeting

June 1, 2022

City of Austin
WATERSHED PROTECTION

What is an SER?

- A service extension request, or SER, is an application for City water or wastewater service from a property owner or developer.
- SERs are required when a property is located more than 100 feet from an accessible water or wastewater system, or when existing infrastructure isn't adequate for the proposed project demands.
- Service may involve the construction of a new line or an associated facility or upgrades to existing lines or facilities.
- The applicant pays for the associated infrastructure, as outlined in the SER.

SER Process

- Per the Land Development Code, SERs require Council approval if the property is in the Drinking Water Protection Zone and outside of the City's full purpose jurisdiction.
- Environmental Commission and Water & Wastewater Commission review and make recommendations on SERs that require Council approval.
- No conditions can be put on approval of SERs.

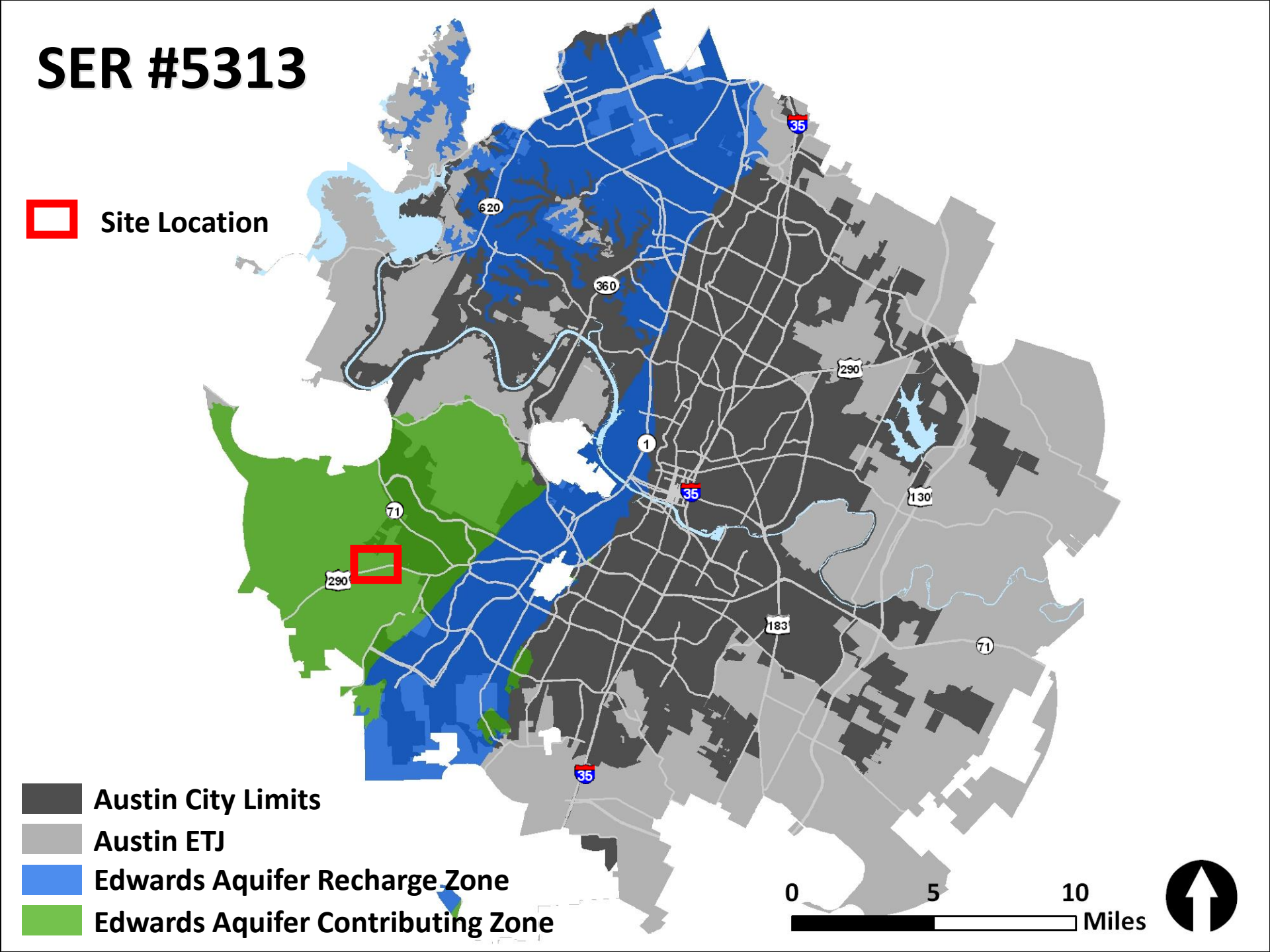
Request Summary

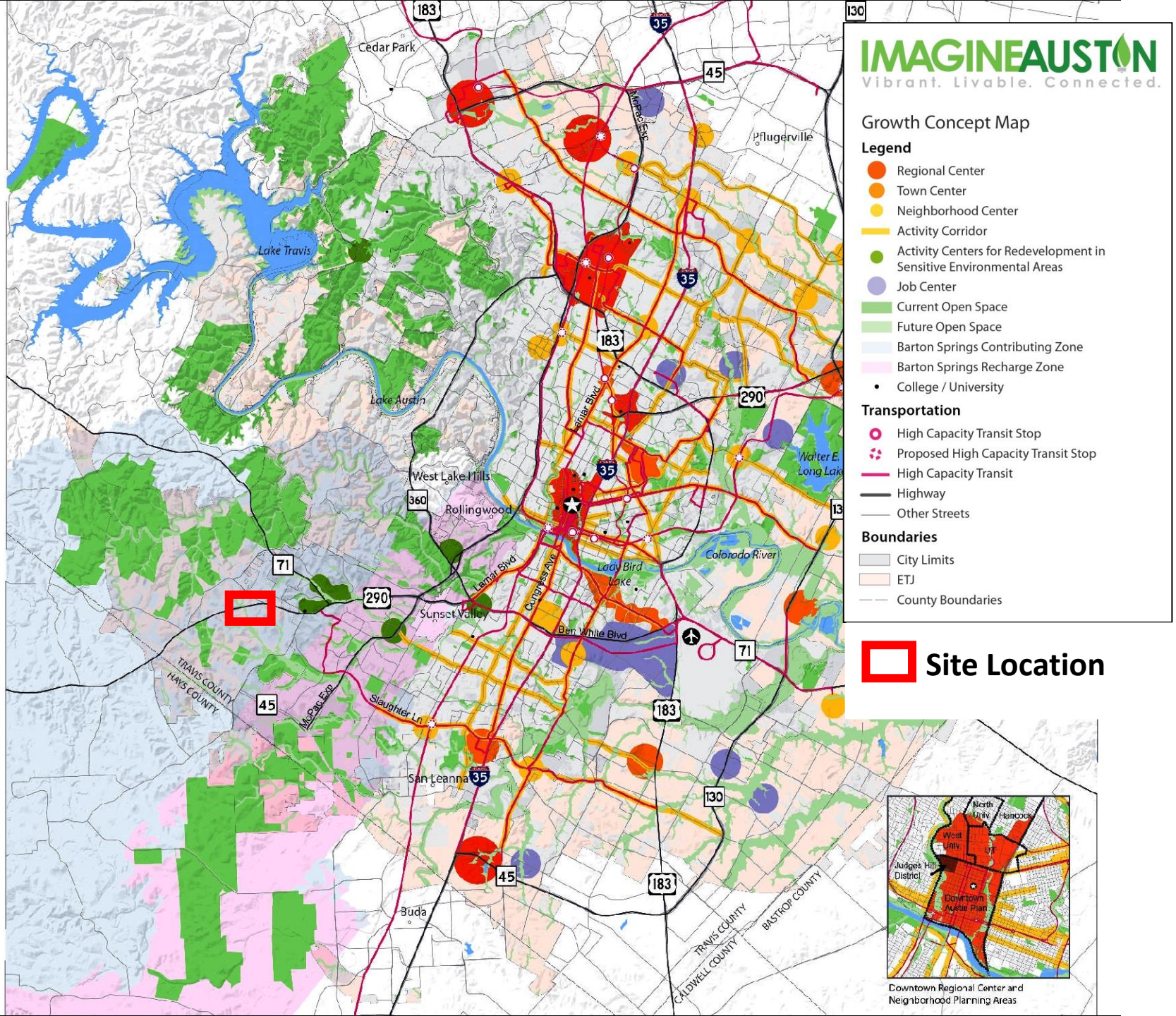
- 4.44 acres
- 2-Mile ETJ
- Slaughter Creek Watershed, Barton Springs Zone
- Located in the Edwards Aquifer Contributing Zone
- Drinking Water Protection Zone (DWPZ)
- Subject to Save Our Springs (SOS) Ordinance

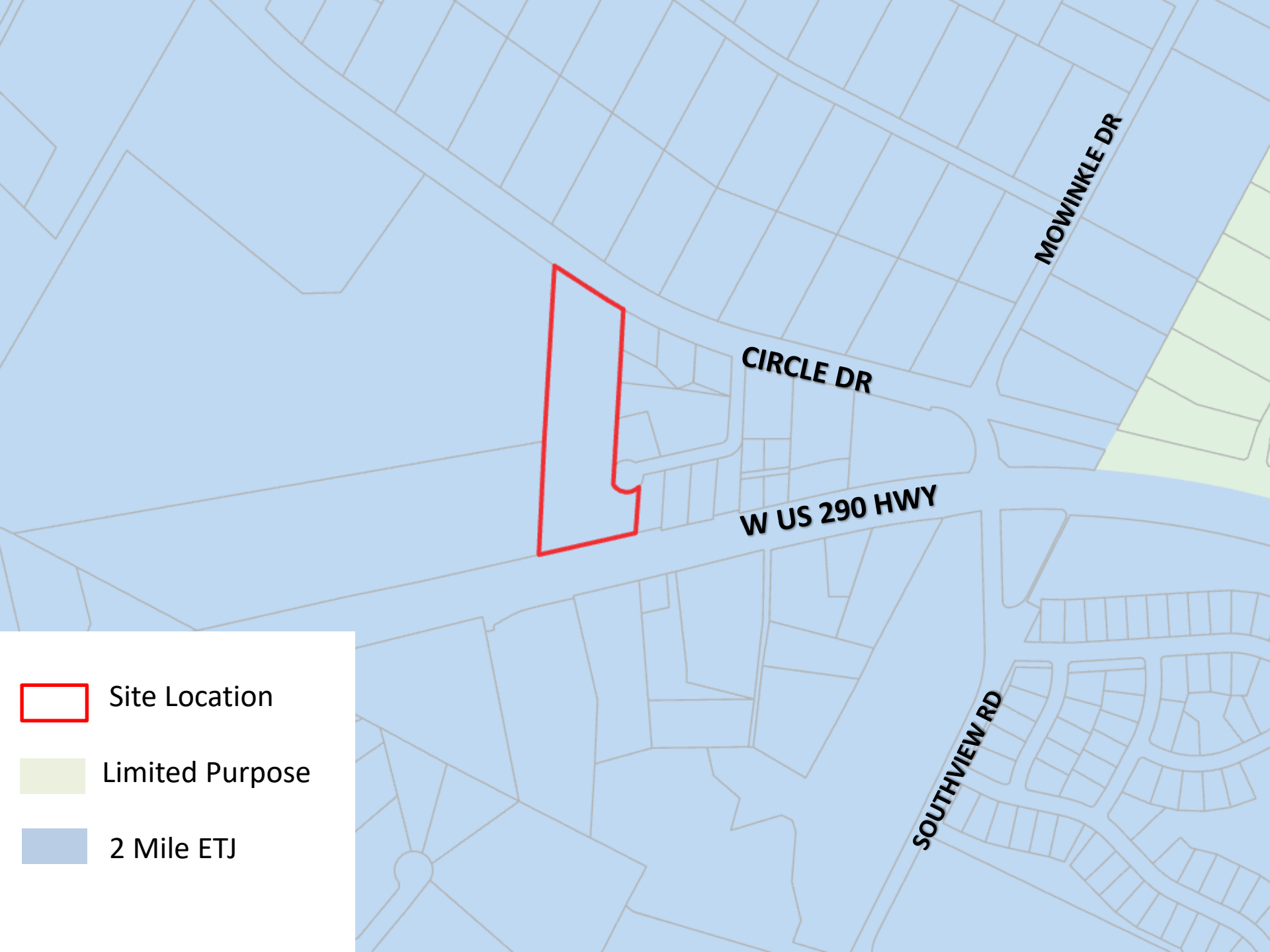
Request Summary

- **Living Unit Equivalent** (LUE) is the typical flow that would be produced by a single-family residence located in a typical subdivision. Standard conversions are applied depending on the proposed use to determine the number of LUEs a project will generate.
- 82,000² ft warehouse building with 21 LUEs

SER #5313


Site Location
Austin City Limits
Austin ETJ
Edwards Aquifer Recharge Zone
Edwards Aquifer Contributing Zone
0
5
10
Miles
620
360
290
1
35
71
130
183


IMAGINEAUSTIN
Vibrant. Livable. Connected.
Growth Concept Map
Legend
Regional Center
Town Center
Neighborhood Center
Activity Corridor
Activity Centers for Redevelopment in Sensitive Environmental Areas
Job Center
Current Open Space
Future Open Space
Barton Springs Contributing Zone
Barton Springs Recharge Zone
College / University
Transportation
High Capacity Transit Stop
Proposed High Capacity Transit Stop
High Capacity Transit
Highway
Other Streets
Boundaries
City Limits
ETJ
County Boundaries
Site Location
Cedar Park
Lake Travis
Lake Austin
Pflugerville
West Lake Hills
Rolling Wood
Sunset Valley
San Leanna
Buda
Lady Bird Lake
Colorado River
Walter E. Long Lake
Lamar Blvd
Congress Ave
Ben White Blvd
Slaughter Ln
MoPac Exp
TRAVIS COUNTY
HAYS COUNTY
CALDWELL COUNTY
BASTROP COUNTY
Downtown Regional Center and Neighborhood Planning Areas

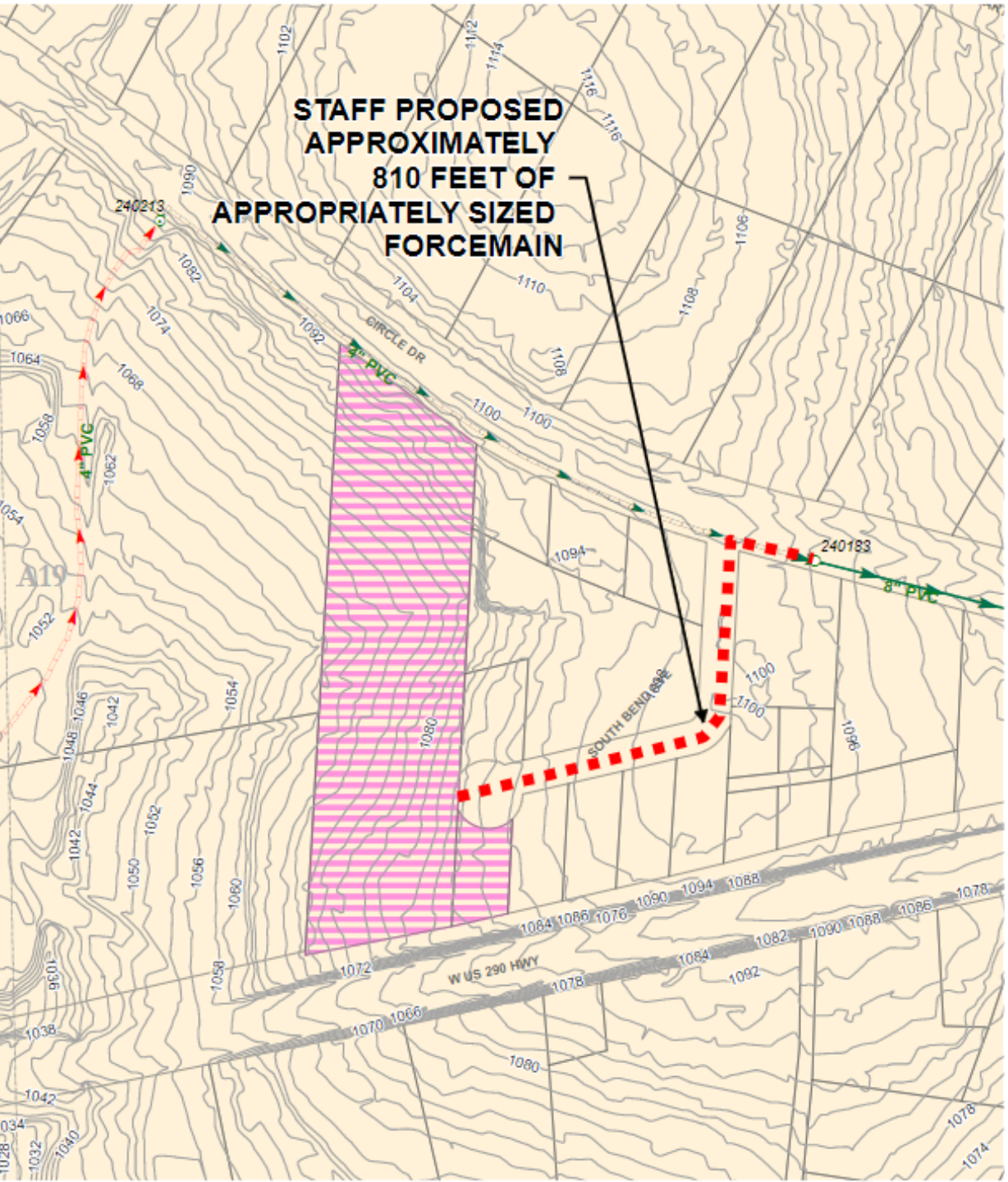

MOWINKLE DR
CIRCLE DR
W US 290 HWY
SOUTHVIEW RD
Site Location
Limited Purpose
2 Mile ETJ


CIRCLE DR
W US 290 HWY
SOUTHVIEW RD

SER #5313 Environmental Impacts

- No known Critical Environmental Features
- No Critical Water Quality Zone or Water Quality Transition Zones onsite
- Does not drain to occupied salamander habitat

SER #5313 Proposed Wastewater Extension



Subject Tract

Full-Purpose City Limit

2-Mile ETJ

Map provided by Austin Water

Water Service

- This SER does not require water service.
- There is a 12-inch water main on site to connect to in Circle Drive that would meet the fire and domestic needs for the proposed development.

SER #5313 Alternative Wastewater Service

If service is not extended:

1. On-Site Sewage Facility (OSSF) would not be a feasible alternative for the estimated amount of flow.
2. Apply for a Subsurface Area Drip Dispersal System (SADDS) issued by TCEQ. This would require 1.91 acres for a subsurface dispersal field, on-site storage, and on-site treatment plant, which would be deducted from the net site area calculations associated with impervious cover limits.*

*Impervious Cover = 25% Net Site Area (NSA)

Staff Recommendation

Staff recommends approval

- Of the options provided, alternative wastewater service through a Subsurface Area Drip Dispersal System issued by the TCEQ is not a preferred option by staff.
- There are no significant environmental risks to extending service.
- Providing centralized wastewater service to the site is not likely to facilitate increased development intensity in the area.

Contact Information

Kaela Champlin

Watershed Protection Department
City of Austin
(512) 974-3443
kaela.champlin@austintexas.gov