

Posting Language

Recommend approval of Service Extension Request No. 5313 for wastewater service to a 4.44-acre tract located at 8738 W US 290 Hwy within the Drinking Water Protection Zone, the City's 2-mile Extra-Territorial Jurisdiction and Austin Water's service area.

Lead Department

Austin Water.

Client Department

Austin Water Assistant Director of Environmental, Planning and Development Services, Kevin Critendon

Fiscal Note

There is no anticipated fiscal impact.

Council Committee, Boards and Commission Action:

July 20, 2022 - To be reviewed by the Water & Wastewater Commission

June 1, 2022 – Recommended by the Environmental Commission

Additional Backup Information:

The Austin Ready Mix project consists of approximately 4.44 acres of land located at 8738 W US 290 Hwy (the "Property"). The Property is located entirely within the City of Austin's (the "City") 2-mile Extra-Territorial Jurisdiction, Impact Fee Boundary, Austin Water's service area for wastewater, the Drinking Water Protection Zone, and the Slaughter Creek Watershed. A map of the property location is attached.

Applicant:

Brett Denton (the "Applicant") is proposing to develop 82,000 sq. ft. of office warehouse. The Applicant requested that the City provide wastewater utility service to the Property and Austin Water has determined the service requirements as proposed in Service Extension Request (SER) No. 5313. Austin Water will provide retail water service to the Property.

City Code § 25-9-35 requires City Council approval for this SER because the Property is located within the Drinking Water Protection Zone and outside the City's full-purpose corporate limits. The City will not cost participate on this project.

Infrastructure Improvements:

To serve the Property, the Applicant will be required to construct approximately 810 feet of appropriately sized force main from the existing 8-inch gravity wastewater main (Project No. 2009-0588; MH# 240183) located in Circle Dr. near South Bend Ave. west along Circle Dr. then south and west along South Bend Ave. to the Property.

The proposed wastewater improvements are sized to serve the needs of the Property and will conform to all City Code requirements. These improvements will be designed in accordance with City's Environmental Criteria Manual and Utilities Criteria Manual and will be inspected by the City's Development Services Department. The Applicant will construct all required improvements at



their cost and dedicate the facilities to the City for ownership, operation and maintenance. All City fees are applicable to the provision of wastewater service including capital recovery fees.

City Staff Recommendation:

Austin Water has evaluated the Applicant's request for City wastewater service and can provide centralized wastewater service as proposed in SER-5313. Attached is a report from Austin Water staff outlining additional technical information related to providing service to this tract.

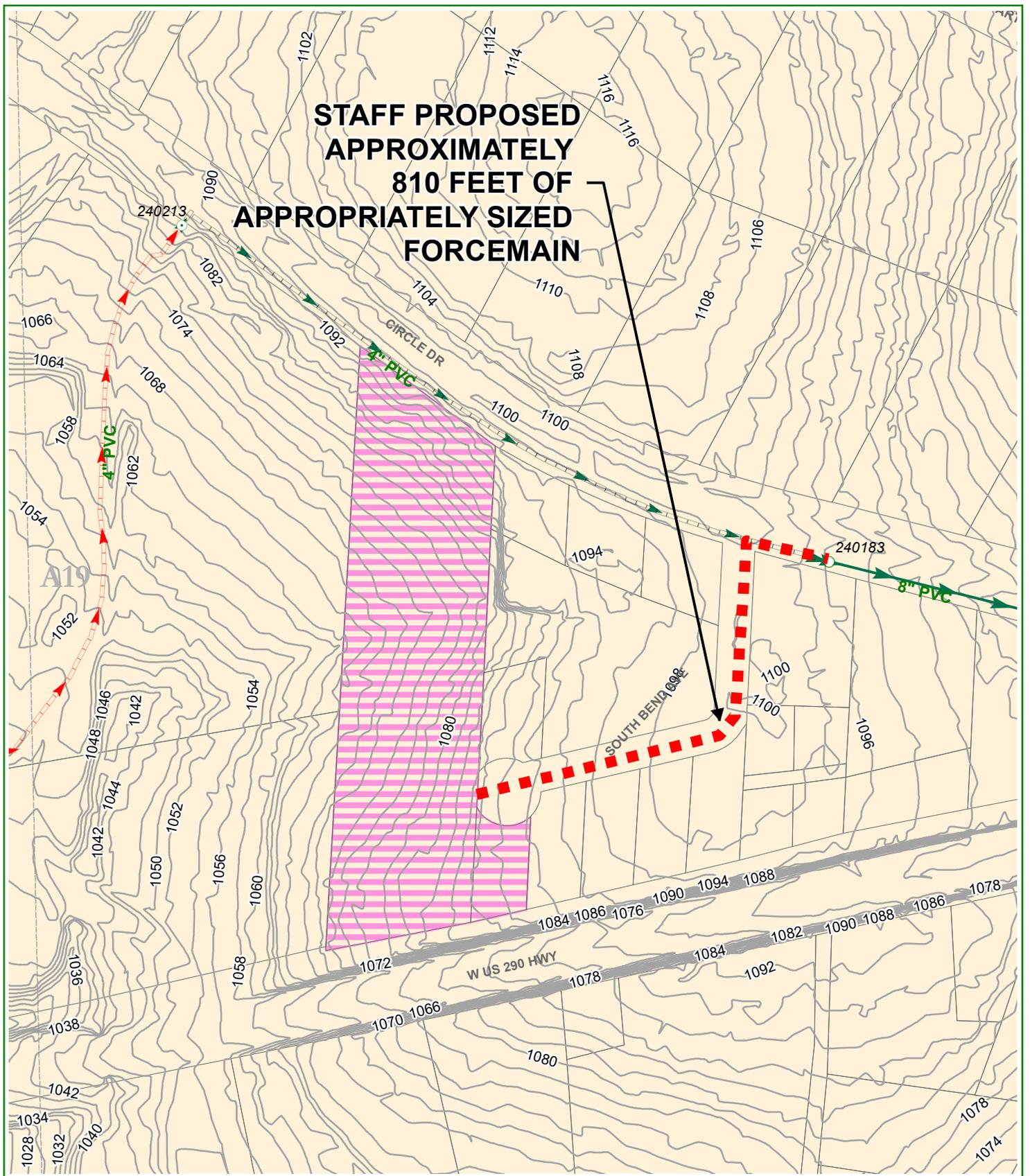
Additionally, a report provided by Watershed Protection Department staff that finds no significant environmental concerns with providing centralized wastewater service as proposed in SER-5313 is also attached.

Contingent upon approval of SER-5313 for wastewater service to the Property, approval of any related development applications for the Property is subject to current City Code, including the Save our Springs Ordinance.

The proposed project is located in zip code 78736 and is near City Council District 8.

Strategic Outcome(s):

Government That Works for All.



**STAFF PROPOSED
APPROXIMATELY
810 FEET OF
APPROPRIATELY SIZED
FORCEMAIN**



-  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

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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.



MEMORANDUM

To: Water and Wastewater Commissioners
From: Christine Perez, P.E., Utility Development Services
Date: June 09, 2022
Subject: Austin Ready Mix (Wastewater SER-5313)

Enclosed is additional technical information related to Wastewater SER-5313 and the associated Request for Council Action.

Other SERs:

- There are 3 water SERs located within one-half of a mile of the subject tract. Of these SERs, 2 were approved by City Council and 1 was administratively approved.
- There are 12 wastewater SERs located within one-half of a mile of the subject tract. Of these SERs, 7 were approved by City Council, 4 were administratively approved, and 1 was withdrawn prior to City Council consideration.

Water Utility Service:

- The City's existing water distribution system is located at the subject tract.

Wastewater Utility Service:

- The City's existing wastewater collection system is located approximately 810 feet from the subject tract.
- Decentralized wastewater service (e.g. on-site sewage facility (OSSF)) is currently utilized at the property but proposed to be abandoned by the Applicant.

SER Improvements:

- The SER improvements will not cross known environmental features.
- The SER improvements will conform to all City Code requirements, be designed in accordance with City's Environmental Criteria Manual and Utilities Criteria Manual, and be inspected by the City's Development Services Department.

If you need additional information, please let me know. Thank you.

cc: Colleen Kirk, P.E., SER Program Supervising Engineer
Shwetha Pandurangi, P.E., Utility Development Services Division Manager
Kevin Critendon, P.E., Assistant Director
Robert Goode, Interim Director





MEMORANDUM

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

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

DATE: June 1, 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:

If service is not extended to the site and wastewater disposal is required, an On-Site Sewage Facility (OSSF) would not 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