



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING
DATE: October 19, 2022

NAME & NUMBER OF
PROJECT: Karanam Subdivision Wastewater Service Extension Request
#5575

NAME OF APPLICANT OR
ORGANIZATION: I.T. Gonzalez, I.T. Gonzalez Engineering

LOCATION: 10802 D K Ranch Rd, Austin, TX 78759

COUNCIL DISTRICT: Limited Purpose Jurisdiction (Council District 10)

PROJECT FILING DATE: August 12, 2022

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

WATERSHED: Bull Creek, Water Supply Suburban, Northern Edwards Aquifer
Recharge Zone, Drinking Water Protection Zone

REQUEST: Wastewater Service Extension

STAFF

DETERMINATION: Staff recommends approval of this service extension request.



MEMORANDUM

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

FROM: Kaela Champlin, Environmental Program Coordinator
Watershed Protection Department

DATE: October 19, 2022

SUBJECT: Karanam Subdivision Wastewater Service Extension Request #5575

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 Karanam Subdivision Wastewater Service Extension Request (SER) #5575 and recommend approval of the request.

Site Overview

The site consists of a tract of approximately 0.62 acres, located at 10802 D-K Ranch Road. The property is in the City of Austin Limited Purpose Jurisdiction and Council District 10. The site is in the Bull Creek Watershed, Water Supply Suburban, the Drinking Water Protection Zone, and the Northern Edwards Aquifer Recharge Zone.

The applicant is proposing to redevelop a single-family home into two single-family homes on two separate lots. A site plan has not yet been submitted to the City of Austin at the time that staff reviewed this SER. The site is currently utilizing an On-Site Sewage Facility (OSSF) and is proposing a wastewater SER with two Living Unit Equivalents (LUEs).

An SER was previously approved for this site in 2021 and has since expired. Therefore, the applicant is required to take the SER through the Council and boards and commissions process again. The requested number of LUEs and proposed wastewater infrastructure has not changed. A copy of the August 4, 2021 staff memo (Attachment A) to the Environmental Commission and the Environmental Commission's recommendation (Attachment B) is included for reference with this memo.

Development Impacts

Water:

The site is located in the Austin Water Service Area.

Wastewater:

The SER proposes that the applicant construct approximately 400 feet of appropriately sized low pressure force main from the existing 8-inch gravity wastewater main located in Nashfara Cove, and extend west along Nashfara Cove, and then south along D-K Ranch Road to the subject tract, as approximately shown on the attached map (Attachment C).

Alternative Wastewater Service: Under Travis County Chapter 448.032(c)(1), each residential unit served by an OSSF is considered a separate structure. Multiple residential units may be on a single lot or site only if the lot or site contains at least one acre of land for each residential unit.

A property owner cannot subdivide a single-family lot under one acre unless they have service extended to the site. If service is not extended to the site, the applicant will not be able to subdivide the property and the applicant would not be able to develop with a similar density with decentralized service.

Environmental Impacts

The property is in the Bull Creek Watershed and is classified as Water Supply Suburban. The site is in the Drinking Water Protection Zone and the Northern Edwards Aquifer Recharge Zone and drains to known Jollyville Plateau salamander (*Eurycea sosorum*) habitat. The site does not contain critical water quality zone, water quality transition zone, and there are no known critical environmental features on this site. An Environmental Resource Inventory (ERI) was not conducted for this SER.

Recommendation

Staff review determined that there are no significant environmental risks to extending service to the site. Therefore, the Watershed Protection Department staff recommends support for Wastewater SER #5575.

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

Attachment A



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING
DATE: August 4, 2021

NAME & NUMBER OF
PROJECT: Karanam Subdivision Wastewater Service Extension Request
#5067

NAME OF APPLICANT OR
ORGANIZATION: I.T. Gonzalez, I.T. Gonzalez Engineering

LOCATION: 10802 D K Ranch Rd, Austin, TX 78759

COUNCIL DISTRICT: Limited Purpose Jurisdiction (Council District 10)

PROJECT FILING DATE: June 17, 2021

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

WATERSHED: Bull Creek, Water Supply Suburban, Northern Edwards Aquifer
Recharge Zone, Drinking Water Protection Zone

REQUEST: Wastewater Service Extension

STAFF

DETERMINATION: Staff recommend approval of this service extension request.



MEMORANDUM

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

FROM: Kaela Champlin, Environmental Program Coordinator
Watershed Protection Department

DATE: July 28, 2021

SUBJECT: Karanam Subdivision Wastewater Service Extension Request #5067

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 Karanam Subdivision Wastewater Service Extension Request (SER) #5067 and recommend approval of the request.

Site Overview

The site consists of a tract of approximately 0.62 acres, located at 10802 D-K Ranch Road. The property is located in the City of Austin Limited Purpose Jurisdiction and Council District 10. The site is in the Bull Creek Watershed, Water Supply Suburban, the Drinking Water Protection Zone, and the Northern Edwards Aquifer Recharge Zone.

The applicant is proposing to redevelop a single-family home into two single family homes on two separate lots. A site plan has not yet been submitted to the City of Austin at the time that staff reviewed this SER. The site is currently utilizing an On-Site Sewage Facility (OSSF) and is proposing a wastewater SER with two Living Unit Equivalents (LUEs).

Development Impacts

Water:

The site is located in the Austin Water Service Area.

Wastewater:

The SER proposes that the applicant construct approximately 400 feet of appropriately sized low pressure force main from the existing 8-inch gravity wastewater main located in Nashfara Cove, and extend west along Nashfara Cove, and then south along D K Ranch Road to the subject tract, as approximately shown on the attached map.

Alternative Wastewater Service: Under Travis County Chapter 448.032(c)(1), each residential unit served by an OSSF is considered a separate structure. Multiple residential units may be on a single lot or site only if the lot or site contains at least one acre of land for each residential unit.

A property owner cannot subdivide a single-family lot under one acre unless they have service extended to the site. If service is not extended to the site, the applicant will not be able to subdivide the property and the applicant would not be able to develop with a similar density with decentralized service.

Environmental Impacts

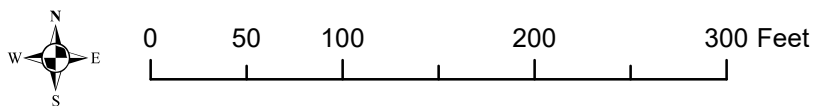
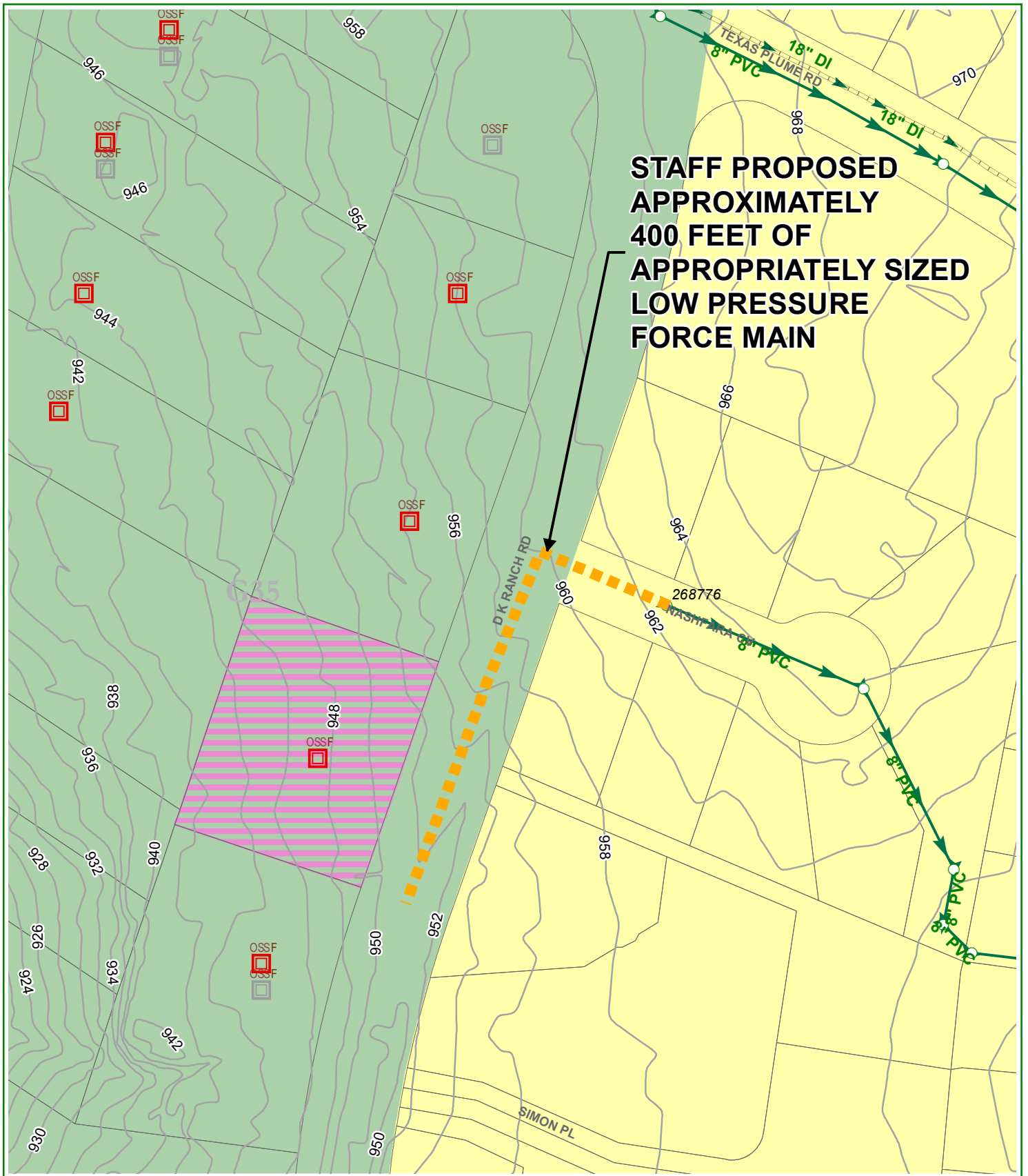
The property is in the Bull Creek Watershed and is classified as Water Supply Suburban. The site is in the Drinking Water Protection Zone and the Northern Edwards Aquifer Recharge Zone and drains to known Jollyville Plateau salamander (*Eurycea sosorum*) habitat. The site does not contain critical water quality zone, water quality transition zone, and there are no known critical environmental features on this site. An Environmental Resource Inventory (ERI) was not conducted for this SER.

Recommendation

Staff review determined that there are no significant environmental risks to extend service to the site. Therefore, the Watershed Protection Department staff recommend support for Wastewater SER #5067.

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
Brett Ueno, P.E., Austin Water
Liz Johnston, Watershed Protection Department







W.W. S.E.R. Name: Karanam Subdivision

W.W. S.E.R. Number: 5067

Utility Development Services Plotted 6/8/2021

DRAFT

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

Attachment B



ENVIRONMENTAL COMMISSION MOTION 20210804 004a

Date: August 4, 2021

Subject: Karanam Subdivision Wastewater Service Extension Request #5067

Motion by: Kevin Ramberg

Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the Service Extension Request (SER) is located in the Bull Creek, Water Supply Suburban, Northern Edwards Aquifer Recharge Zone, Drinking Water Protection Zone and limited purpose jurisdiction.

WHEREAS, the Environmental Commission recognizes that Watershed Protection Department staff have completed the review for Karanam Subdivision Wastewater Service Extension Request #5067 and recommend approval of the request.

THEREFORE, Environmental Commission recommends approval of the above noted wastewater service extension request.

VOTE 6-0

For: Bedford, Brimer, Ramberg, Bristol, Coyne, and Guerrero

Against: None

Abstain: None

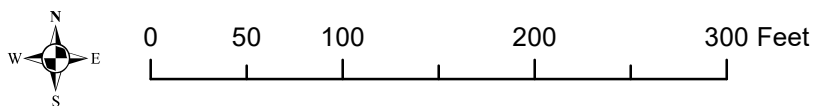
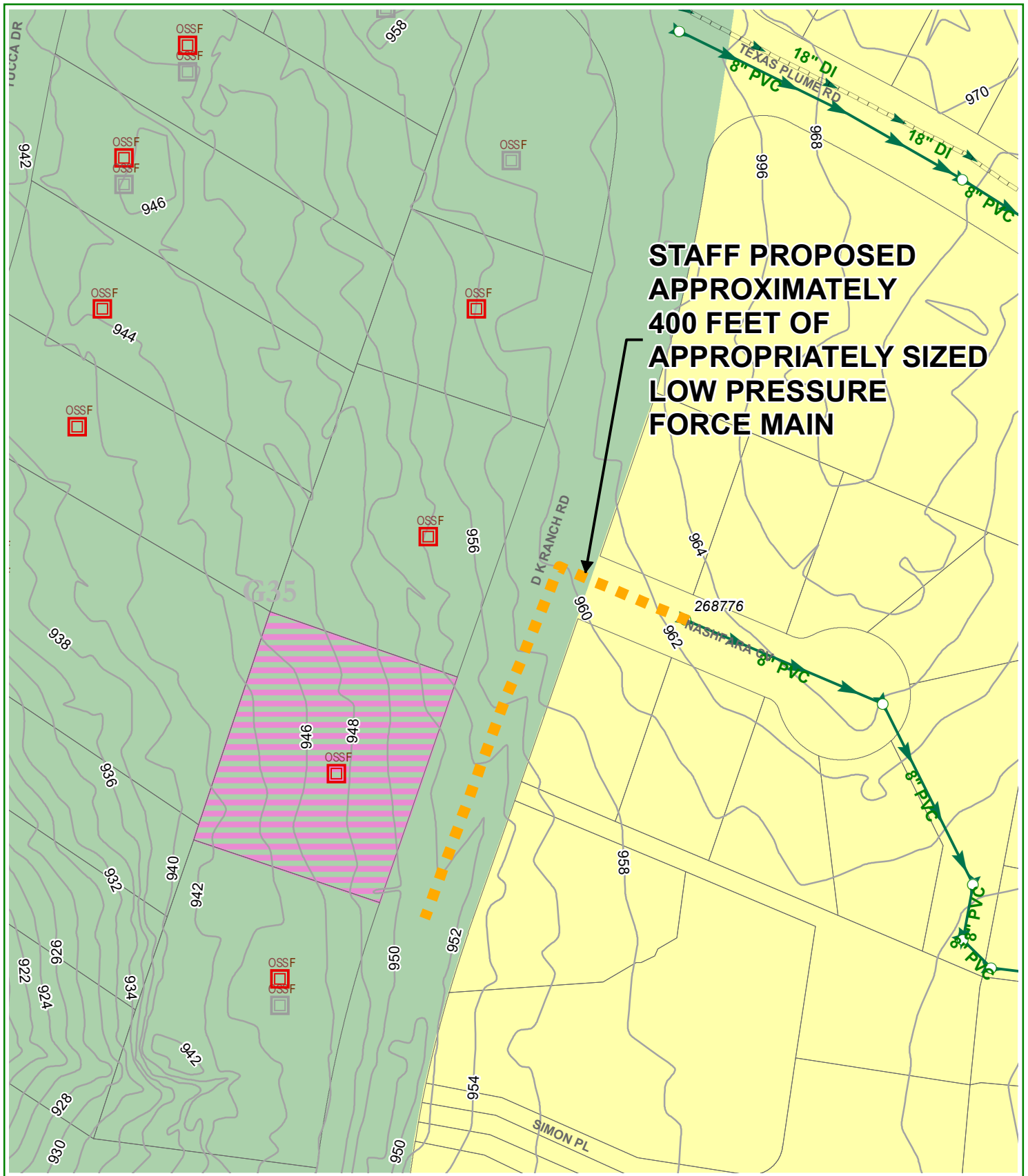
Recuse: None

Absent: Scott, Thompson, Barrett Bixler

Approved By:

Linda Guerrero, Environmental Commission Chair

Attachment C



- Subject Tract
- Full-Purpose City Limit
- Limited-Purpose City Limit

W.W. S.E.R. Name: Karanam Subdivision

W.W. S.E.R. Number: 5575

Utility Development Services Plotted 08/08/2022

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.