

Posting Language

Recommend approval for Service Extension Request No. 5575 for wastewater service to a 0.62-acre tract located at 10802 D K Ranch Road within the Drinking Water Protection Zone, the City's Limited Purpose Jurisdiction and Austin Water's service area.

Lead Department

Austin Water

Client Department

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

Fiscal Note

There is no anticipated fiscal impact.

Prior Council Action

October 14, 2021 - Karanam Subdivision (SER-5067) was approved by Council on a 10-0 vote

Council Committee, Boards and Commission Action

October 19, 2022 - Recommended by the Environmental Commission on a 9-0 vote.

November 9, 2022 - To be reviewed by the Water and Wastewater Commission.

Additional Backup Information

The Karanam Subdivision project consists of approximately 0.62 acres of land located at 10802 D K Ranch Road (the "Property"). The Property is located entirely within the City of Austin's (the "City") Limited Purpose Jurisdiction, Impact Fee Boundary, Austin Water's service area for wastewater, the Drinking Water Protection Zone, and the Bull Creek Watershed. A map of the property location is attached.

Applicant:

Guru Prasad Karanam (the "Owner") is proposing to develop approximately two single-family homes. The Owner requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request (SER) No. 5575. The Property is currently developed with an existing single-family home served by an on-site sewage facility (OSSF) and receives City of Austin retail water service. The Owner is proposing to subdivide the Property into two lots and will abandon the existing OSSF. Austin Water will provide retail water service to each proposed single-family home.

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.

City Council on October 14, 2021, approved SER-5067 for wastewater service to the Property; however, the previously approved SER expired since the Owner did not submit a development application within the 180-day expiration window (LDC 25-9-39). The proposed development under this current request is identical to the previous request.

Infrastructure Improvements:

To serve the Property, the Owner will be required to construct approximately 400 feet of low-pressure force main from the existing 8-inch gravity wastewater main and extend west along Nashfara Cove and then south along D. K. Ranch Road 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 Owner 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 Owner's request for City wastewater service and can provide centralized wastewater service as proposed in SER-5575. 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-5575 is also attached.

Contingent upon approval of SER-5575 for wastewater service to the Property, approval of any related development applications for the Property is subject to current City Code.

The proposed project is located in zip code 78759 and is near City Council District 10.

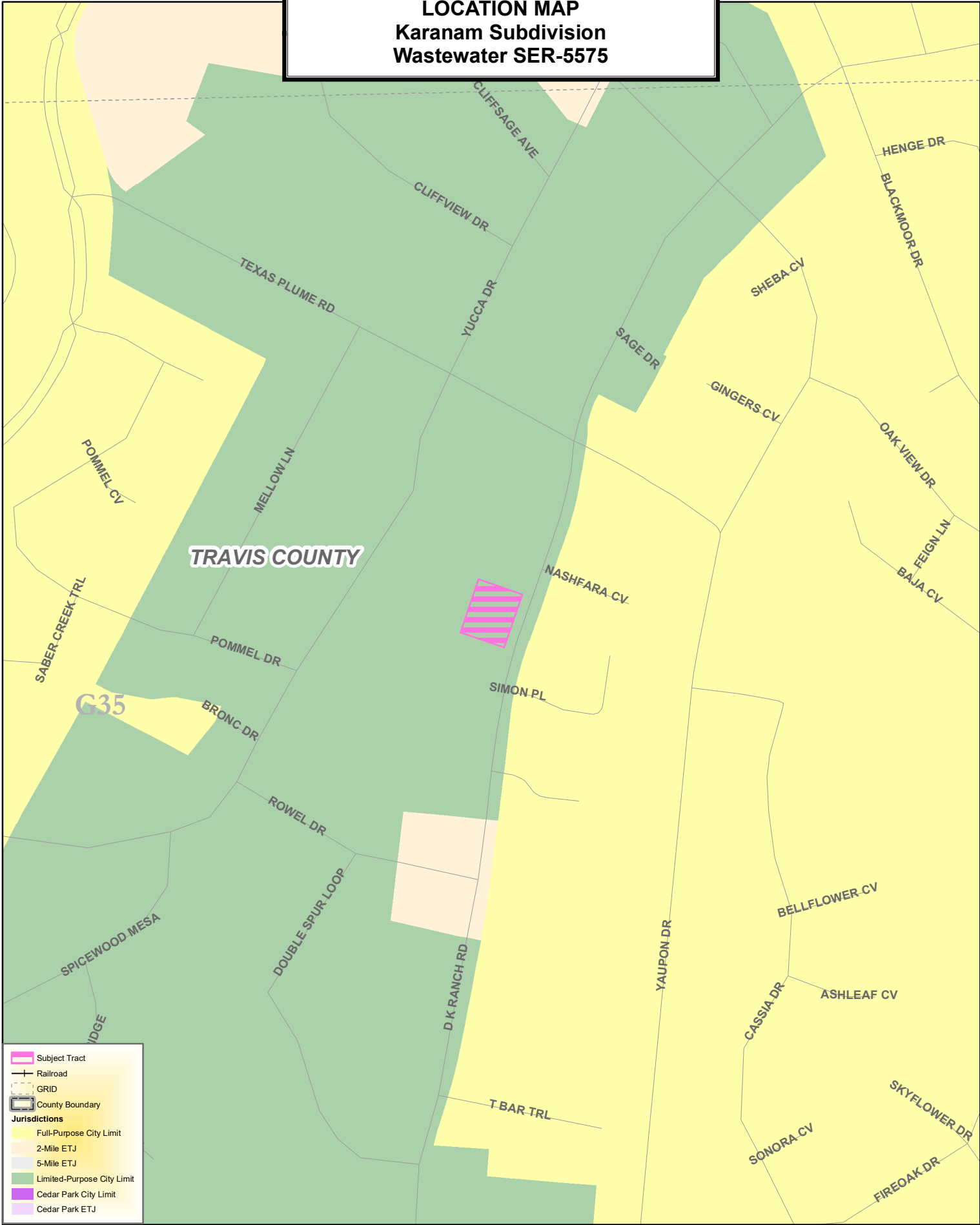
Strategic Outcome(s)

Government that Works for All

LOCATION MAP

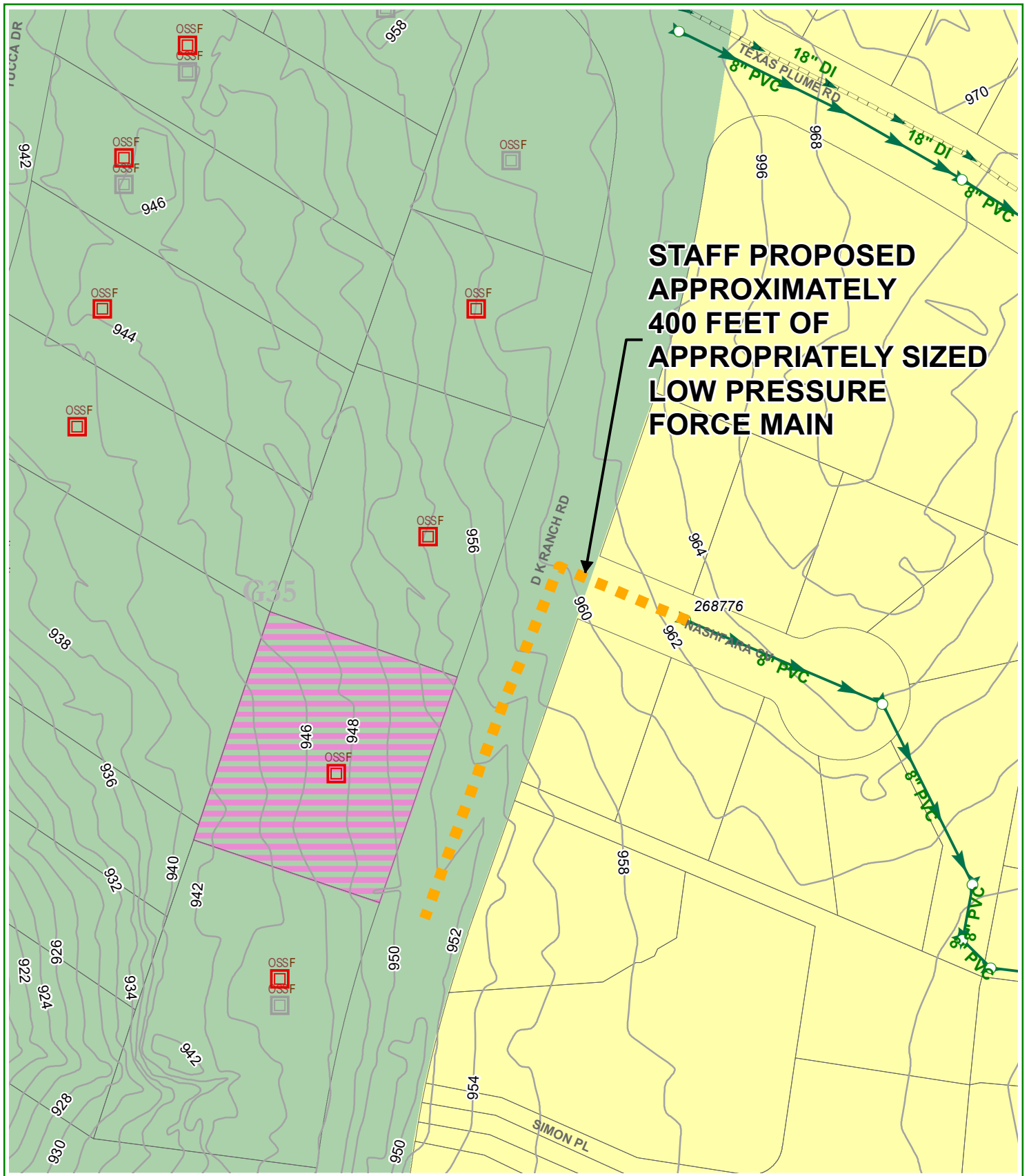
Karanam Subdivision

Wastewater SER-5575



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 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.

8/10/2022



0 50 100 200 300 Feet

- 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

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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

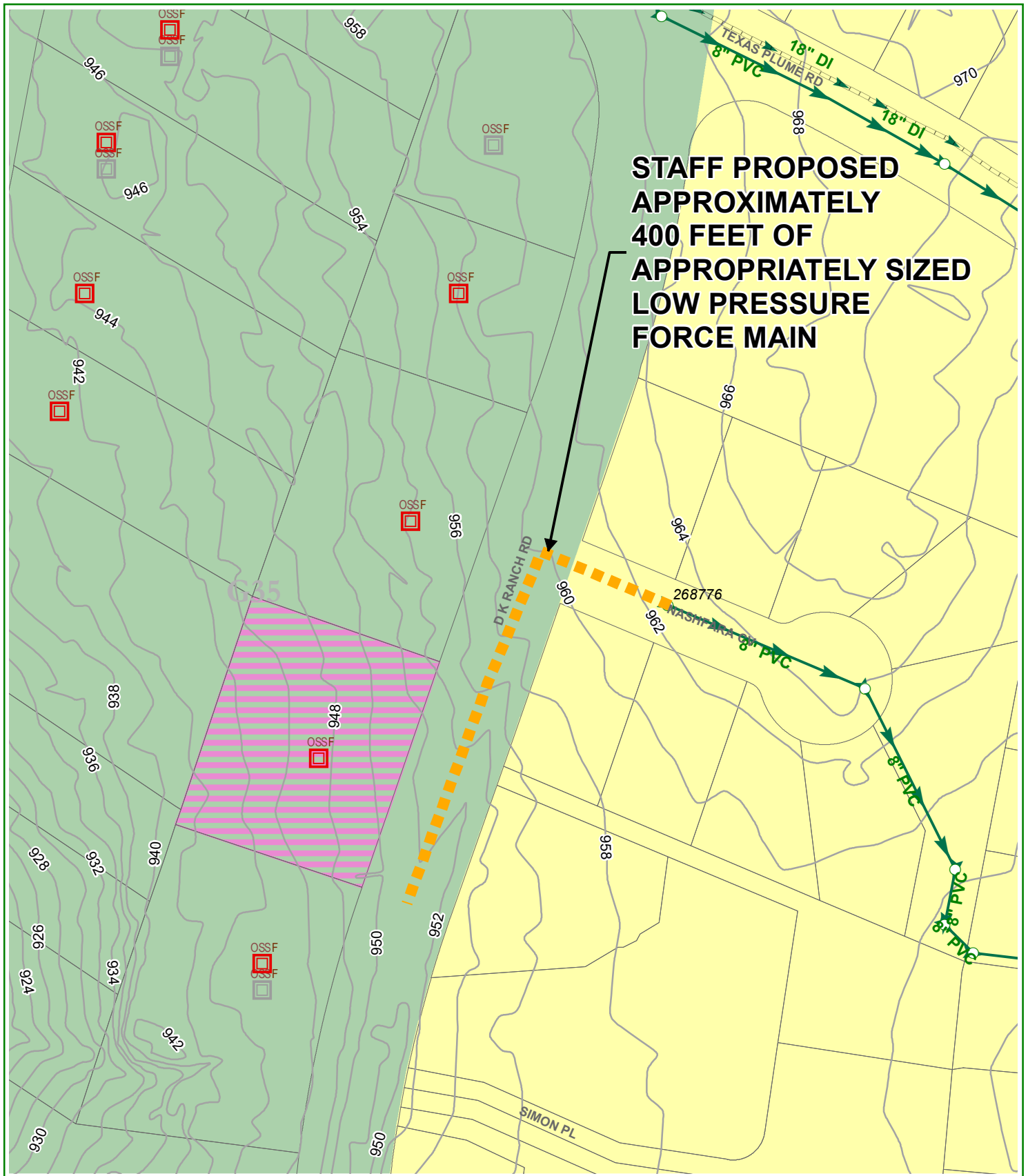
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Recommendation

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







0 50 100 200 300 Feet

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

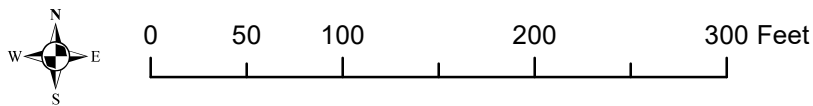
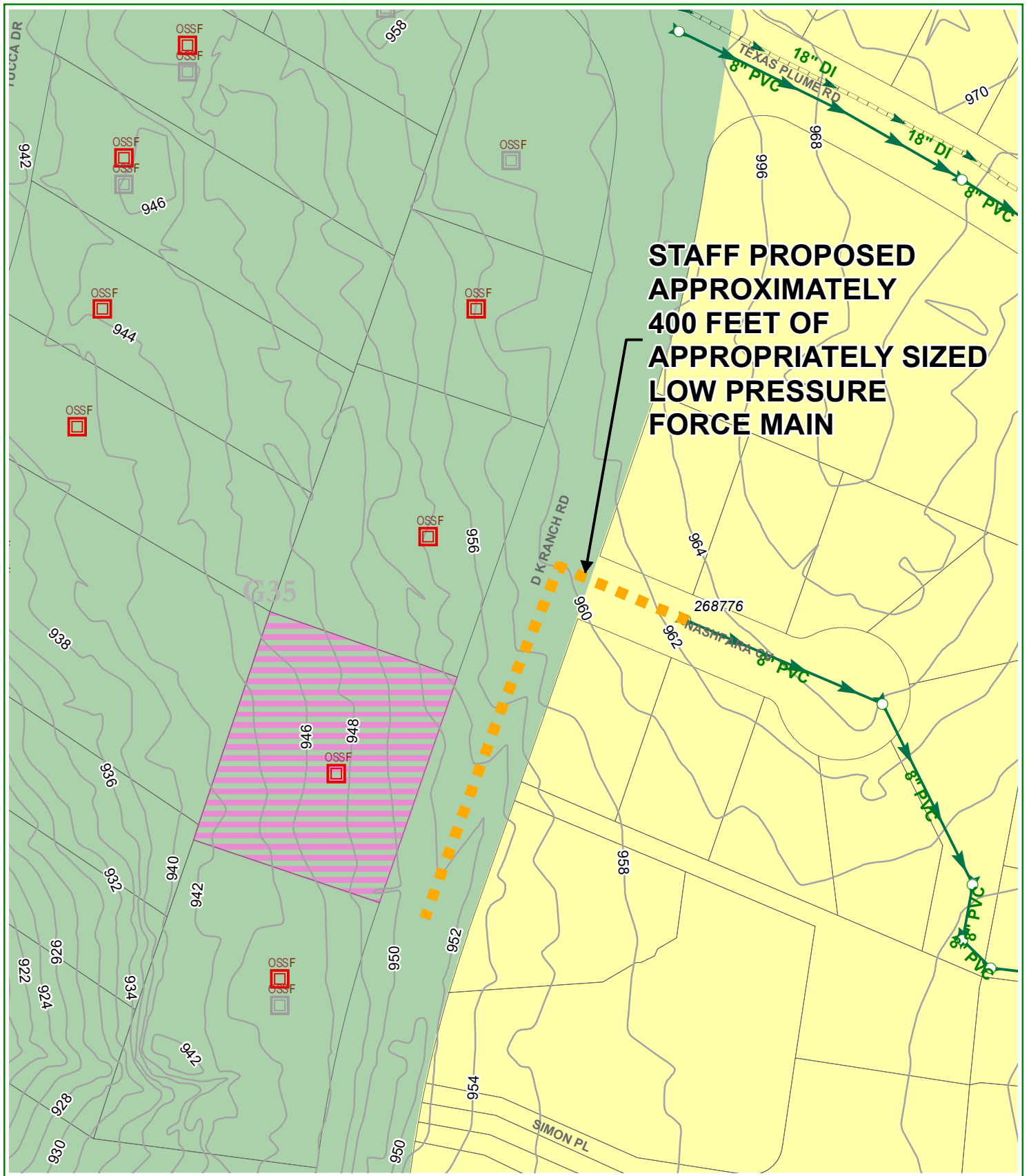
Recuse: None

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

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MEMORANDUM

To: Water and Wastewater Commissioners
From: Brett Ueno, Utility Development Services
Date: September 27, 2022
Subject: Karanam Subdivision (Wastewater SER-5575)

Enclosed is additional technical information related to Wastewater SER-5575, and the associated Request for Council Action.

Other SERs:

- There are 2 water SERs located within one-half of a mile of the subject tract. Both of these SERs were administratively approved.
- There are 15 wastewater SERs located within one-half of a mile of the subject tract. Of these SERs, 9 were approved by City Council and 6 were administratively approved.
 - City Council on October 14, 2021 approved wastewater SER-5067 to the subject tract for an identical proposed development. The prior SER has since expired.

Water Utility Service:

- The City's existing water distribution system is located in D K Ranch Road at the subject tract. A water SER is not applicable due to the availability of water service at the subject tract.
- Water service is currently provided by Austin Water to the existing single family home at the subject tract.

Wastewater Utility Service:

- The City's existing wastewater collection system is located approximately 400 feet from the subject tract.
- Decentralized wastewater service (e.g. on-site sewage facility (OSSF)) is currently utilized for the existing single family home on the subject tract, 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: Brett Ueno, SER Program Engineer
Colleen Kirk, P.E., SER Program Supervising Engineer
Shwetha Pandurangi, P.E., Utility Development Services Division Manager
Kevin Critendon, P.E., Assistant Director

