

Estates at Juniper Summit Water Service Extension Request #5522

**Environmental Commission Meeting
January 18, 2023**

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 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





- 7.4-acre tract at 4700 City Park Road
- Limited Purpose Jurisdiction, Council District #10
- Turkey Creek and Coldwater Creek, Water Supply Rural
- Drinking Water Protection Zone (DWPZ)

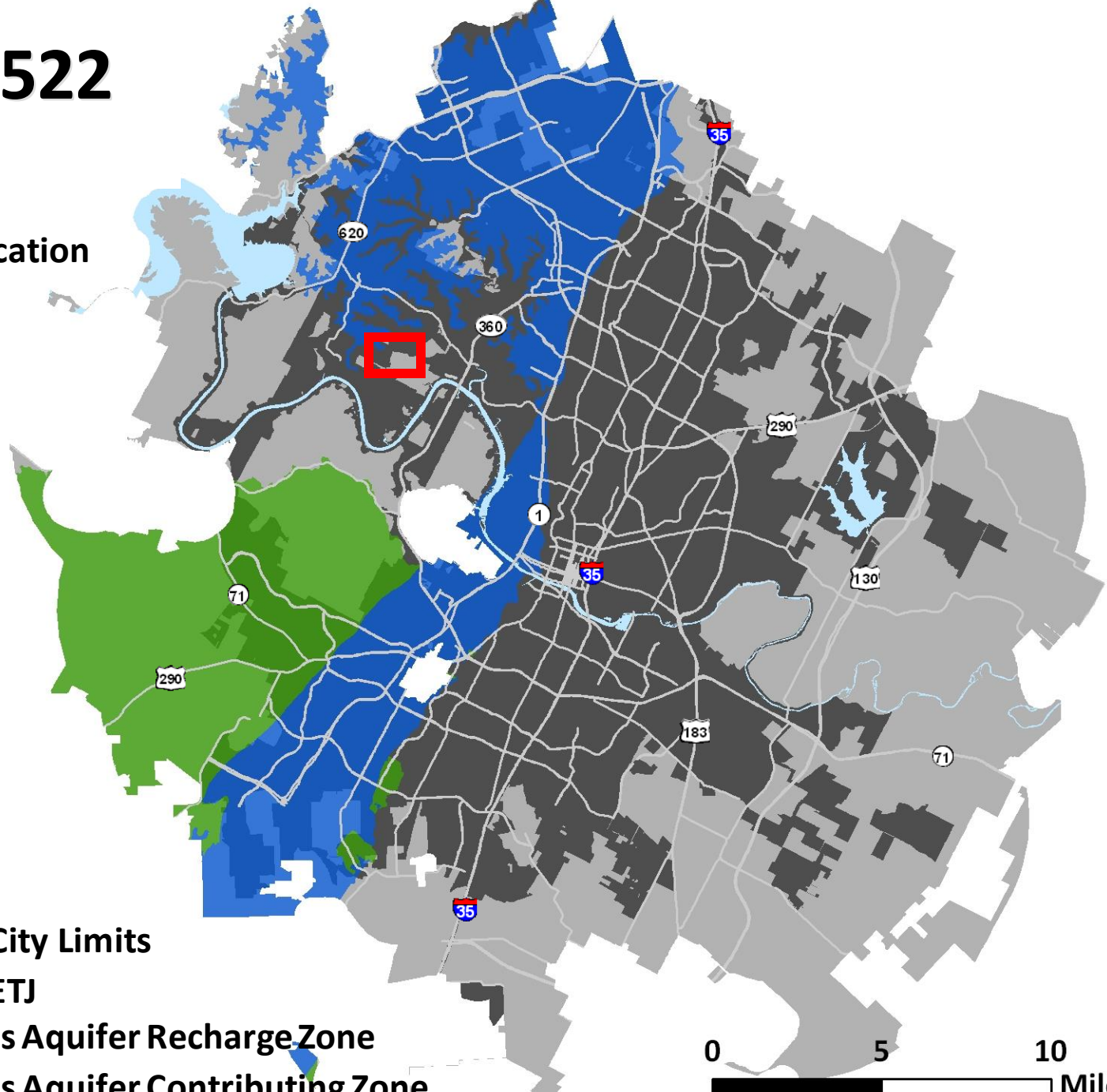
Request Summary

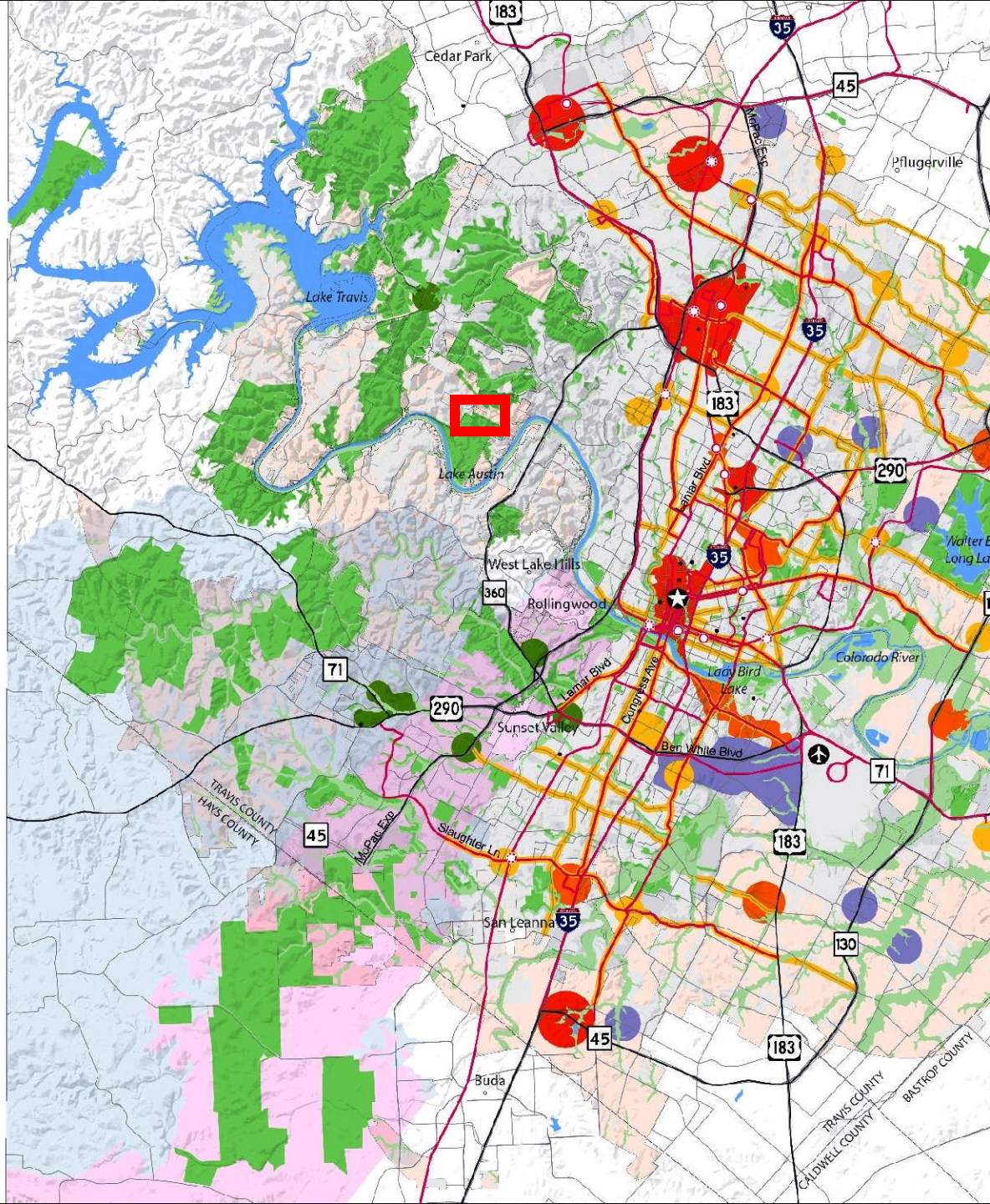
- Applicant is proposing to develop and subdivide the property into six lots
- Five single-family lots
- The sixth lot will be used for onsite detention
- Requesting a water SER for five living unit equivalents (LUEs) to serve the single-family homes.

SER #5522

 Site Location

-  Austin City Limits
-  Austin ETJ
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone





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

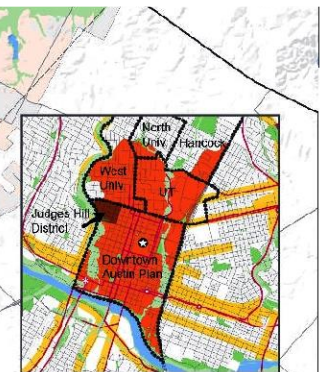
Transportation

- High Capacity Transit Stop
- ✦ Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

Boundaries

- City Limits
- ETJ
- County Boundaries

■ Site Location

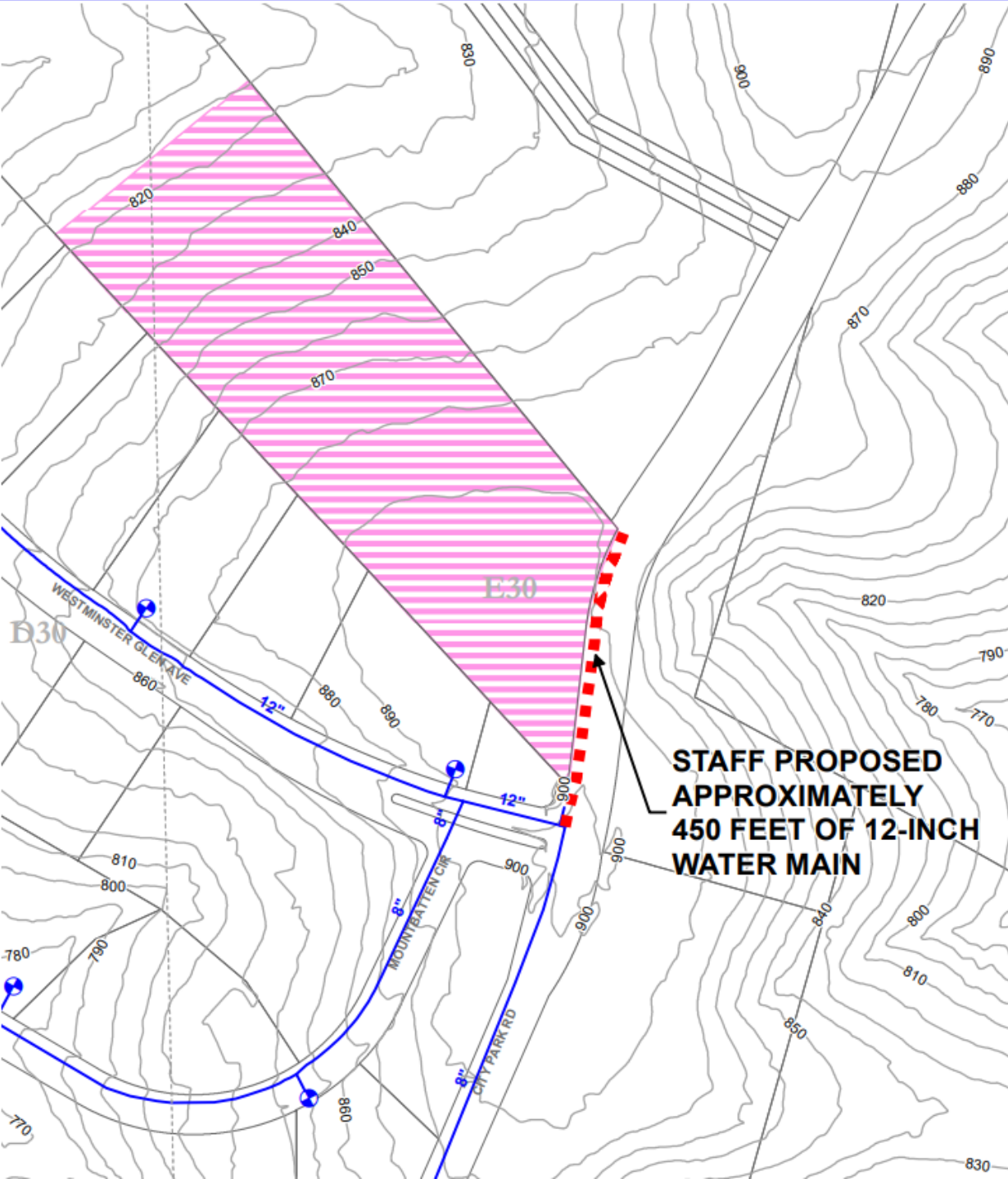



Downtown Regional Center and Neighborhood Planning Areas



SER #5522

Proposed Water Extension



 Subject Tract

SER #5522

Description of proposed extension:

- Construct 450 ft of 12" water main from the existing 12" water main in City Park Road at Westminster Glen Ave
- Extend north along City Park Road to subject tract
- Property is proposing to utilize an onsite septic facility (OSSF) for wastewater service and will be subject to Travis County Code and rules for OSSFs.



Turkey Creek Watershed

Coldwater Creek Watershed

SER Review & Evaluation

- Turkey Creek and Coldwater Creek Watershed, Water Supply Rural, Drinking Water Protection Zone
- One spring CEF within 150 feet of the property boundary along an unnamed tributary to Turkey Creek Watershed
- No critical water quality zone or water quality transition zone

Staff Recommendation

Staff recommends approval.

There are no significant environmental risks to extend water service to the site.

Contact Information

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