ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	January 18, 2023
NAME & NUMBER OF PROJECT:	Alexan RR 620 Water and Wastewater Service Extension Requests (SERs) #5532 and #5533
NAME OF APPLICANT OR ORGANIZATION:	Micah King, Husch Blackwell LLP
LOCATION:	9900 N FM 620 Rd, Austin, Texas 78726
COUNCIL DISTRICT:	Extraterritorial Jurisdiction
PROJECT FILING DATE:	November 10, 2022
WPD/ENVIRONMENTAL STAFF:	Kaela Champlin, Environmental Program Coordinator, Watershed Protection Department (512) 974-3443, kaela.champlin@austintexas.gov
WATERSHED:	Lake Travis Watershed, Water Supply Rural, Edwards Aquifer Recharge Zone, Drinking Water Protection Zone
REQUEST:	Water and Wastewater Service Extension
STAFF DETERMINATION:	Staff recommend approval

MEMORANDUM

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

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

DATE: January 13, 2023

SUBJECT: Alexan RR 620 Water and Wastewater Service Extension Requests #5532 and #5533

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 Alexan RR 620 Water and Wastewater Service Extension Requests and recommend approval.

Site Overview

The site consists of a tract of approximately 31.47 acres, located at 9900 N FM 620 Road, within the City of Austin's Extraterritorial Jurisdiction. The applicant is requesting water and wastewater SERs with 316.3 Living Unit Equivalents (LUEs). The applicant is proposing 440 multi-family units with 308 LUEs and 13,800 square feet of retail with 8.3 LUEs. The retail buildings already exist on the site and will convert to centralized water and wastewater.

Development Impacts

Water:
The proposed water improvements include construction of approximately 1,300 feet of 12-inch water main from the existing 12-inch water main located in North FM 620 Road, and extend northeast along N FM 620 Road to the subject tract, as approximately shown on Exhibit A.

Wastewater:
The applicant is proposing two wastewater extension options that are described as follows:

Option 1
The proposed wastewater improvements include the construction of an appropriately sized upgrade to the existing Boulder Lane Lift Station. The applicant is proposing to construct approximately 2,775 feet of 15-inch gravity wastewater main from the existing 12-inch gravity wastewater main located in Boulder Lane and extend west along Boulder Lane to the existing 8-inch gravity wastewater main, as approximately shown on page one of the attached maps. The proposed 15-inch gravity wastewater main will replace the existing 12-inch gravity wastewater main along this path and all existing services shall be reconnected to the proposed 15-inch gravity wastewater main.

The applicant is also proposing to construct 750 feet of 12-inch gravity wastewater main from the proposed 15-inch gravity wastewater main located in Boulder Lane and extend west along Boulder Lane to the existing 8-inch gravity wastewater main as approximately shown on Exhibit B. The proposed 12-inch gravity wastewater main will replace the existing 8-inch gravity wastewater main along this path and all existing services will be reconnected to the proposed 12-inch gravity wastewater main.

The applicant will also construct approximately 4,150 feet of appropriately sized force main from the subject tract and extend east across and south along N FM 620 Road to Boulder Lane and connect to the proposed 12-inch gravity wastewater main described above and shown on Exhibit B.

Option 2
For the second option for a proposed wastewater extension, the applicant is proposing to construct an upgrade to the existing Boulder Lane Lift Station. Applicant is proposing to construct approximately 100 feet of 15-inch gravity wastewater main from the existing Boulder Lane Lift Station and extend northwest to the existing 8-inch gravity wastewater main as shown on Exhibit C. The proposed 15-inch gravity wastewater main will replace the existing 12-inch gravity wastewater main along this path and all existing services will be reconnected to the proposed 15-inch gravity wastewater main.

The applicant is also proposing to construct approximately 1,025 feet of 12-inch gravity wastewater main from the proposed 15-inch gravity wastewater main described above, and extend northeast along Boulder Lane, north towards Comiso Pala Path and then east along Comiso Pala Path to the existing 8-inch gravity wastewater main as shown on Exhibit C. The proposed 12-inch gravity wastewater main will replace the existing 8-inch gravity wastewater mains along this path and all existing services will be reconnected to the proposed 12-inch gravity wastewater main.

The applicant will also construct approximately 200 feet of 12-inch gravity wastewater main from the existing 8-inch gravity wastewater main located in Barbrook Dr., and extend northwest to the existing 8-inch gravity wastewater main as shown on Exhibit C. The proposed 12-inch gravity wastewater main will replace the existing 8-inch gravity wastewater main along this path and all existing services will be reconnected to the proposed 12-inch gravity wastewater main. Applicant will also construct approximately 750 feet of 8-inch gravity wastewater main from the proposed 12-inch gravity wastewater main mentioned above and extend northwest to the highest point that can be served by the proposed gravity wastewater main, as shown on Exhibit C.

The applicant will also construct approximately 1,300 feet of appropriately sized force main from the subject tract and extend north along N. FM 620 Rd. and then southeast to the proposed 8-inch gravity wastewater main described above, as shown on Exhibit C.

Option 2 is the preferred wastewater extension option by both staff and the applicant, but an easement is required. If the applicant is unable to obtain an easement, Option 1 will be utilized.

Alternative Wastewater Service:
WPD staff determined that if the estimated 316 LUEs are permitted, approximately 77,497 gal/day of wastewater would be produced. The site is allowed 20% net site area impervious cover.

The smallest footprint facility to serve this volume of wastewater is a Subsurface Area Drip Dispersal System (SADDS) issued by the Texas Commission on Environmental Quality. An irrigation field and storage tank of about 18 acres would be required, consisting of roughly 60 percent of the tract coverage. This would need to be deducted from the net site area calculations associated with the impervious cover limits.

In addition, a wastewater treatment plant footprint of roughly 1.3 acres would be required to reach secondary treatment levels. Based on the allowable impervious cover and the amount of available irrigation land required, the applicant would not be able to develop with a similar density with a SADDs. Similarly, an on-site sewage facility (OSSF) would not be able to support a multifamily development with a similar density as currently proposed.

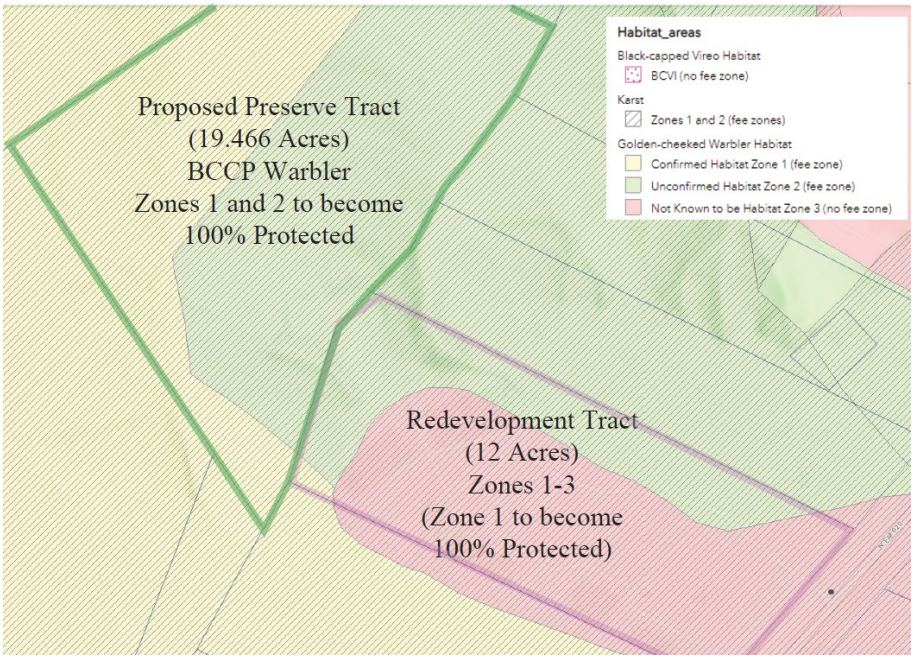
WPD staff conclude that a properly designed and maintained centralized wastewater service operated by the City of Austin is preferable to an OSSF or SADDs.

Environmental Impacts
The property is in the Lake Travis Watershed, Water Supply Rural, the Edwards Aquifer Recharge Zone, and the Drinking Water Protection Zone.

The northwest portion of the property contains a total of five critical environmental features (CEFs), including one spring/seep CEF was located on the northern portion of the site near the headwaters of a creek centerline, three point recharge features, and one canyon rimrock CEF. There are also two spring/seep CEFs located offsite within the 150-foot buffer zone to the northwest of the site along a creek centerline.

The property drains to known Jollyville plateau Salamander habitat in Bull Creek. Surface application of wastewater could increase pollutant loading of the adjacent waterways over time. While pipes carrying larger amounts of wastewater also pose environmental risks should they cause a spill, staff conclude that the less environmentally harmful option is to grant the Service Extension Request.

The map below show that the property contains Confirmed Golden-cheeked Warbler Habitat, primarily on the northwestern tract. The 19.466 acres on the northwest portion of the property containing CEFs and the majority of the Confirmed and Unconfirmed Habitat Zone will be conveyed to Travis County and dedicated as Balcones Canyonlands Preserve (BCP) upon approval of the site plan. The Travis County Commissioners Court voted unanimously to approve the contract to acquire the Preserve Tract on January 10, 2023. Dedication of the tract as BCP land will ensure that this sensitive environmental area containing both CEFs and Golden-cheeked Warbler Habitat is protected in perpetuity.



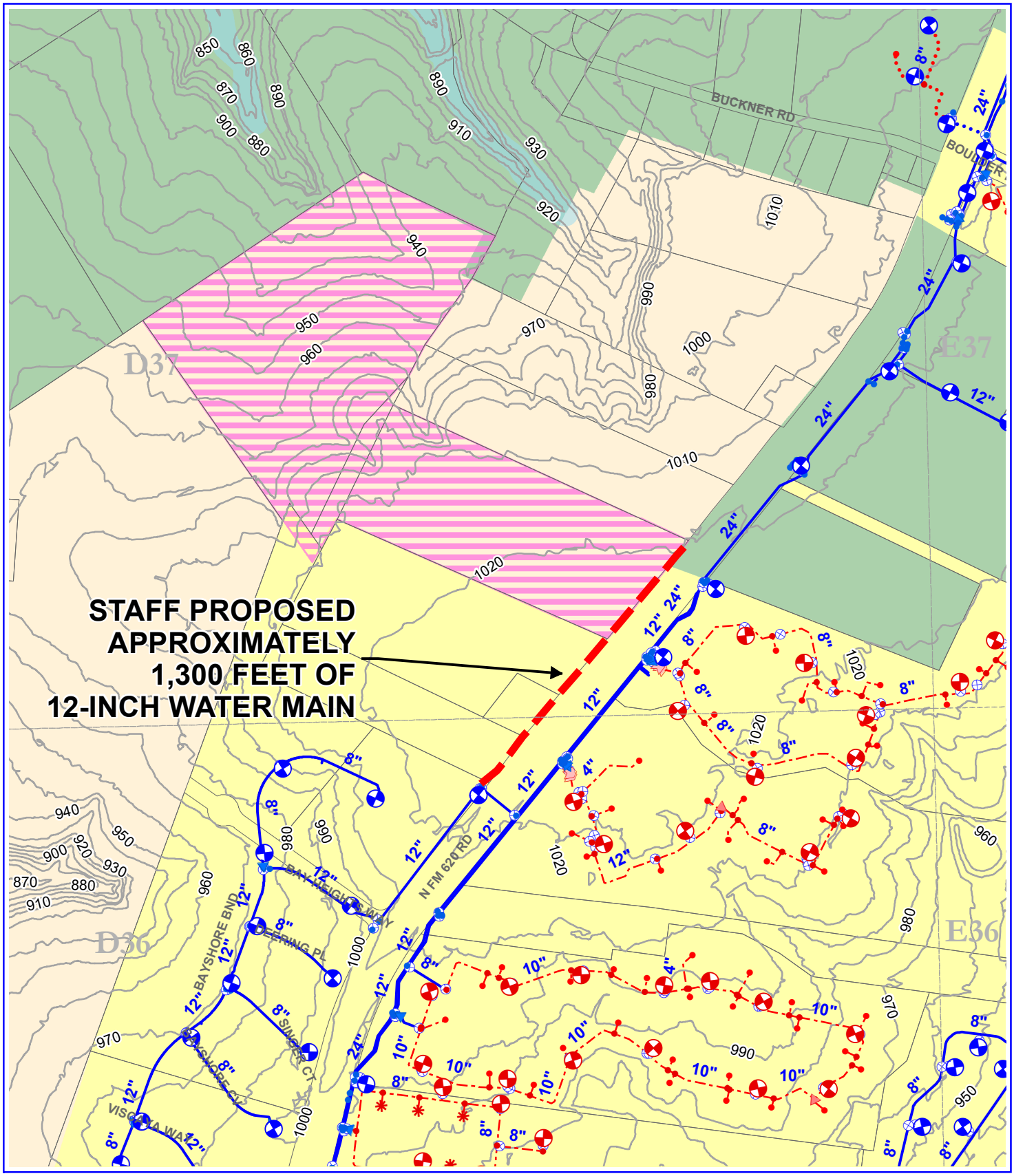
Recommendation

WPD staff determined that there are no significant environmental risks to extend service to the site and therefore recommend approval of Service Extension Requests #5532 and #5533.

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 SERs.

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

Exhibit A



N
W E
S

0 250 500 1,000 1,500 Feet

- Subject Tract
- Critical Water Quality Zone
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit

W. S.E.R. Name: Alexan RR620

W. S.E.R. Number: 5532

Utility Development Services Plotted 9/9/2022

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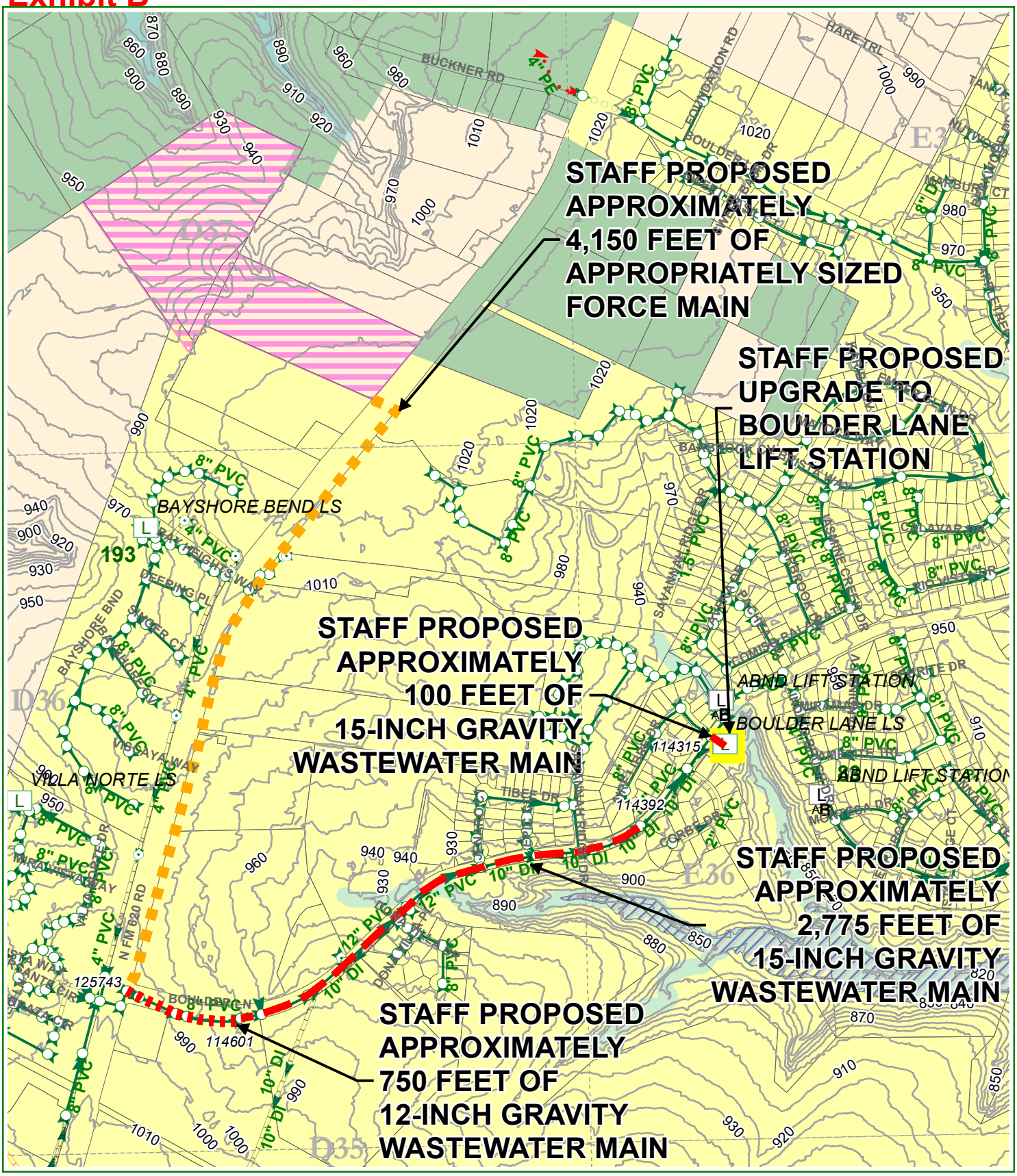
Exhibit B



N W E S

0 400 800 1,600 2,400 Feet

- Subject Tract
- 100-Year COA Floodplain
- Critical Water Quality Zone
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit

W.W. S.E.R. Name: Alexan RR620
W.W. S.E.R. Number: 5533
Wastewater Service Option 1

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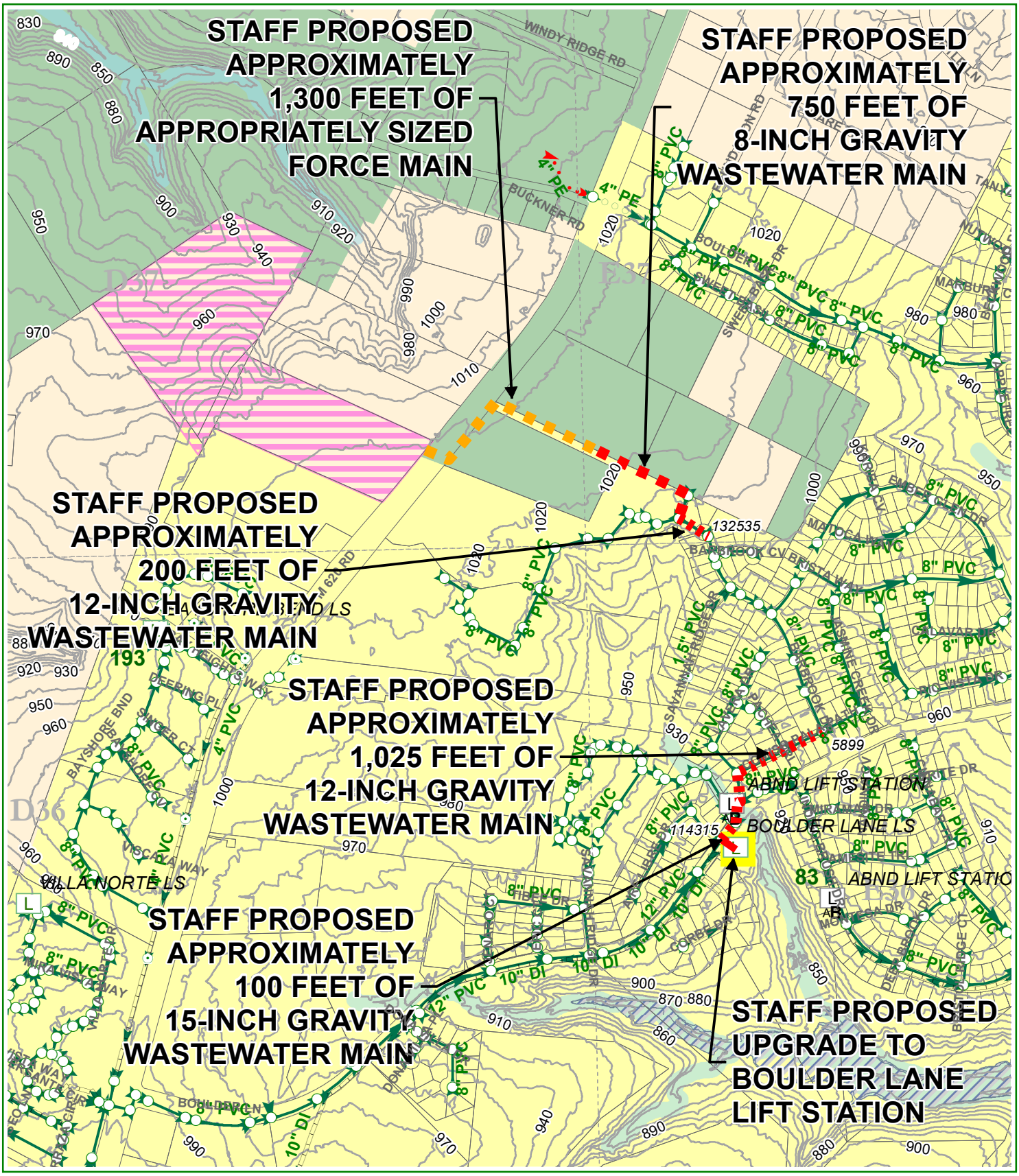
Utility Development Services Plotted 9/9/2022

Exhibit C



0 400 800 1,600 2,400 Feet

W.W. S.E.R. Name: Alexan RR620
W.W. S.E.R. Number: 5533
Wastewater Service Option 2

Utility Development Services Plotted 7/29/2022

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- Subject Tract
- 100-Year COA Floodplain
- Critical Water Quality Zone
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit