

Alexan RR 620
Water and Wastewater
Service Extension Request
#5532 & 5533

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 the 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

- 9900 N FM 620
- 31.47 acres
- Extraterritorial Jurisdiction (ETJ)
- Lake Travis Watershed
- Located in the Edwards Aquifer Recharge Zone
- Drinking Water Protection Zone (DWPZ)

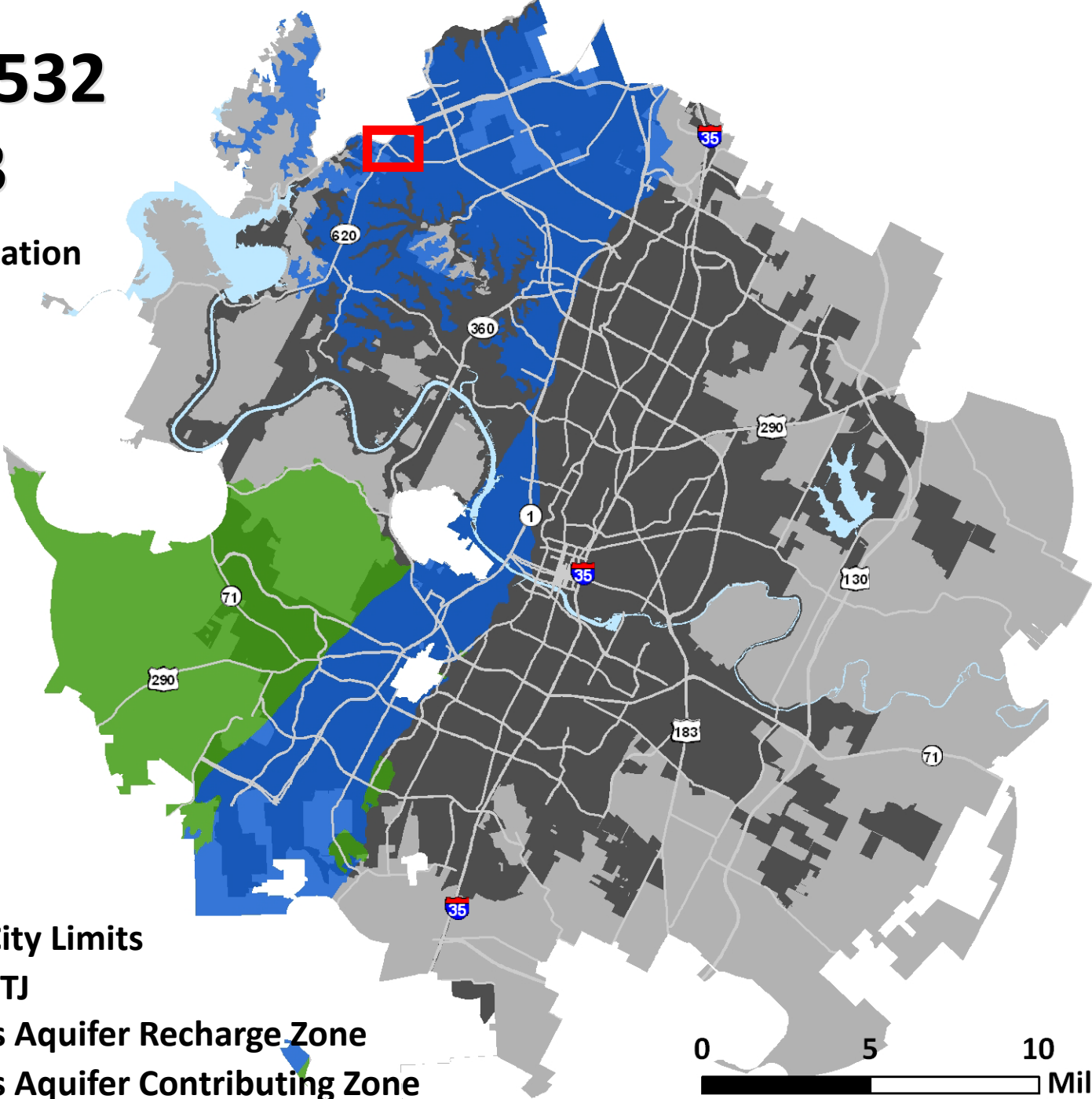


Request Summary

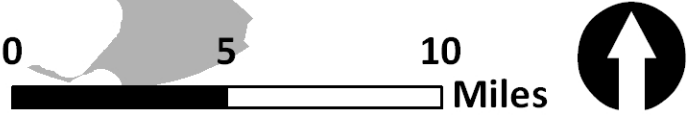
- 440-unit multi-family development (308 LUEs)
- 13,800 square ft retail (8.3 LUEs)
- Retail buildings are preexisting & will convert to centralized water & wastewater

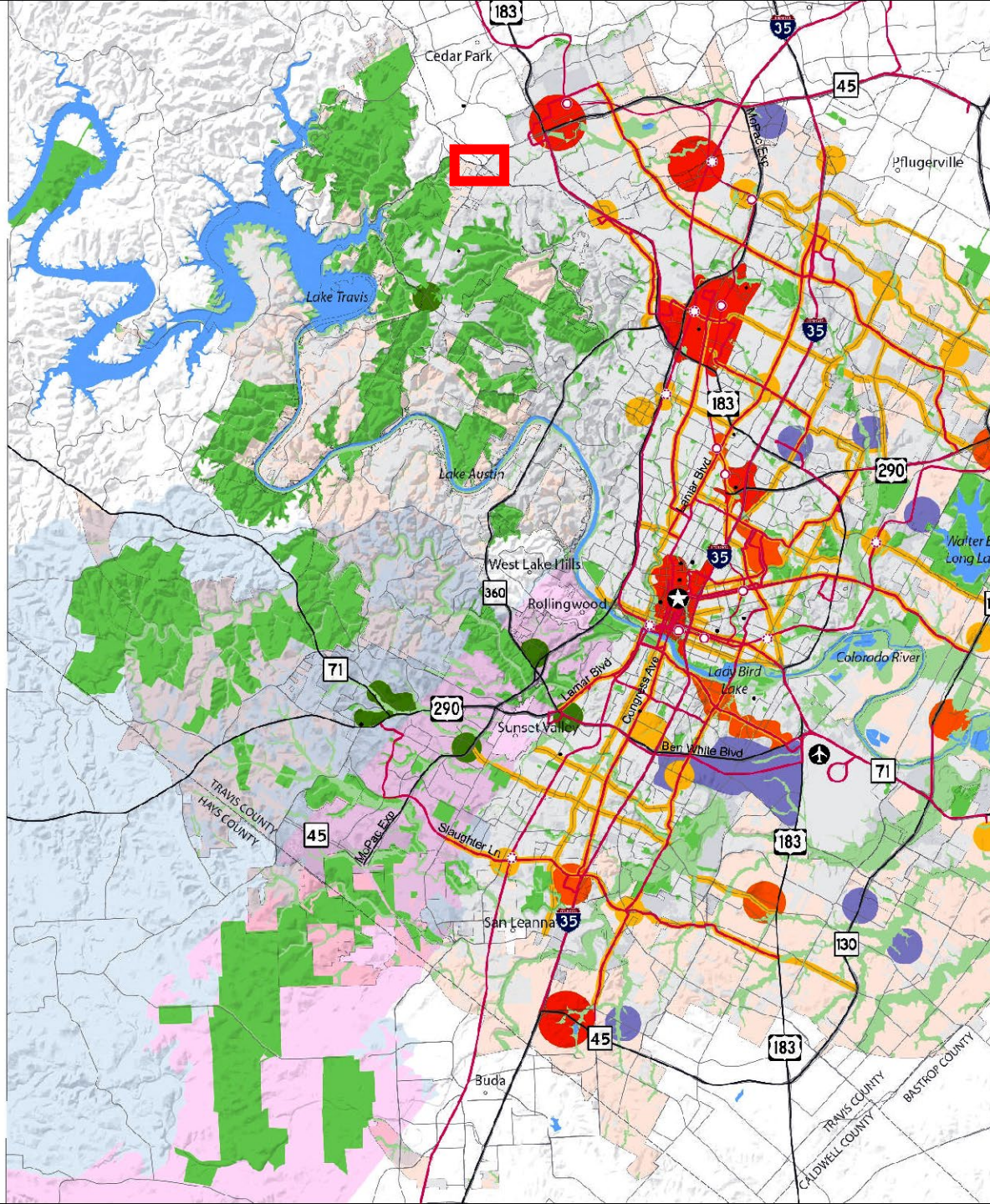
SER #5532 & 5533

 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

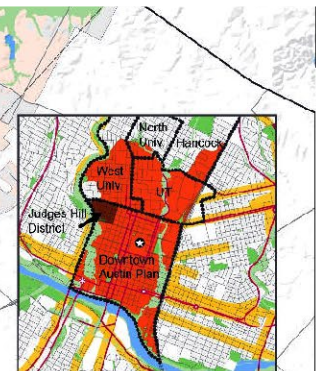
Transportation

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

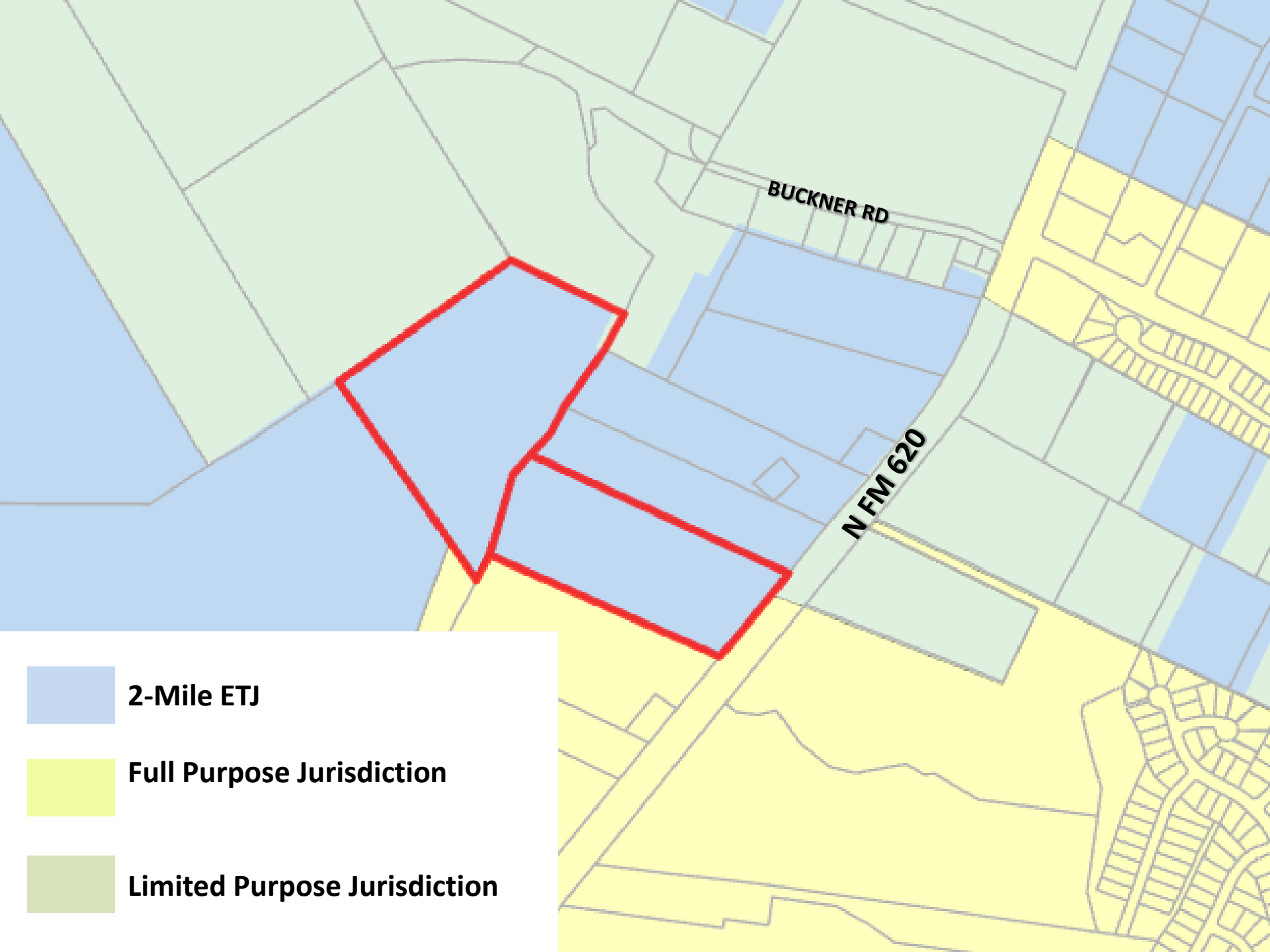
Boundaries

- City Limits
- ETJ
- County Boundaries

□ **Site Location**

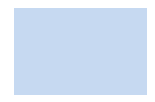


Downtown Regional Center and Neighborhood Planning Areas



BUCKNER RD

N FM 620



2-Mile ETJ



Full Purpose Jurisdiction

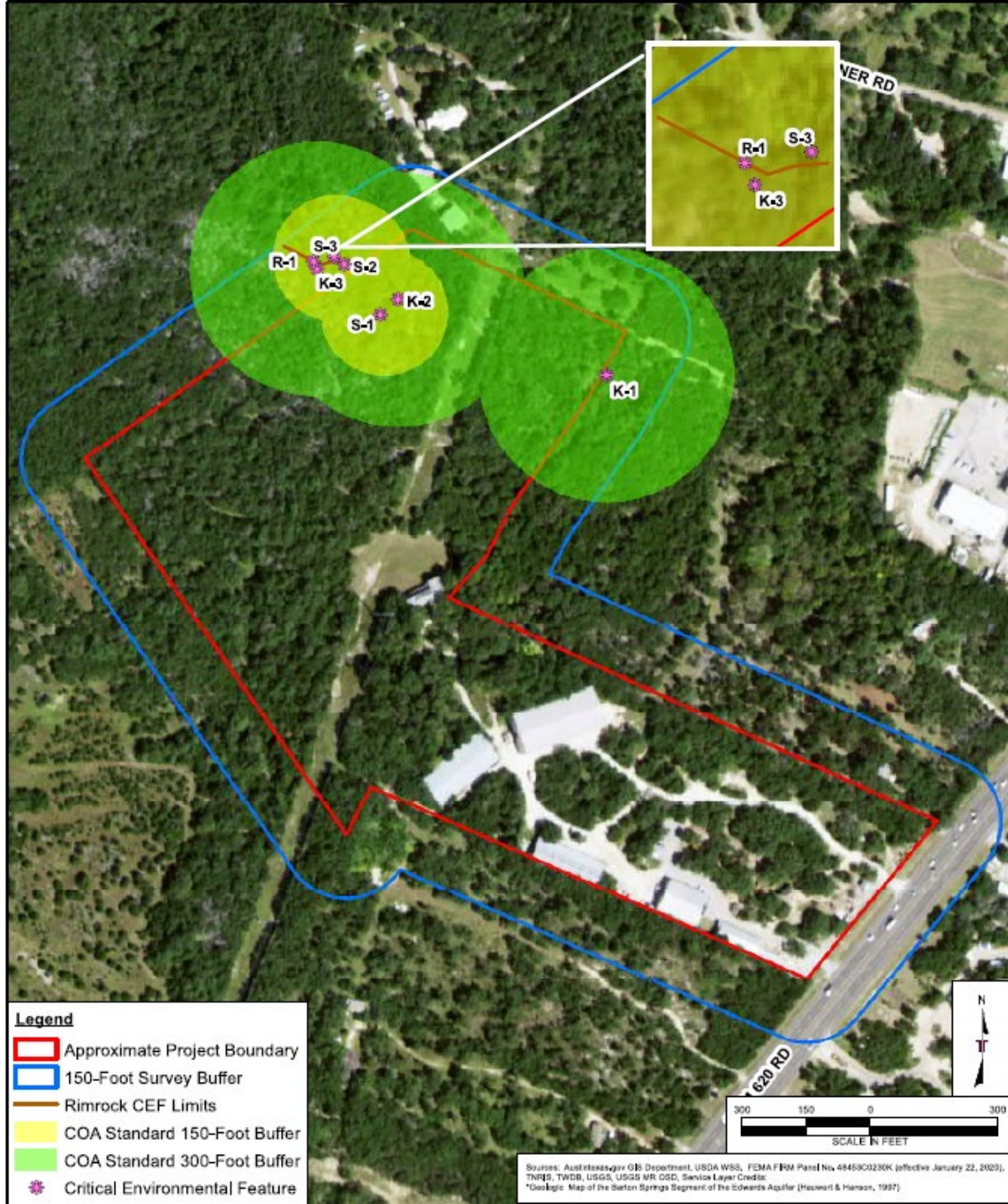


Limited Purpose Jurisdiction



SER Review & Evaluation

- Lake Travis Watershed, Water Supply Rural, the Edwards Aquifer Recharge Zone, and the Drinking Water Protection Zone
- 5 Critical Environmental Features on the northwest portion of the site & 2 CEFs offsite within the 150-ft buffer zone to the NW of the site
- Golden-cheeked Warbler (GcW) Habitat
- Applicant is dedicating the NW portion of the tract as Balcones Canyonlands Preserve land, ensuring protection for CEFs and GcW Habitat
- Property drains to Jollyville plateau Salamander habitat in Bull Creek Watershed.



Legend

- Approximate Project Boundary
- 150-Foot Survey Buffer
- Rimrock CEF Limits
- COA Standard 150-Foot Buffer
- COA Standard 300-Foot Buffer
- Critical Environmental Feature


Sources: Austin and/or G.B. Department, USDA WBS, FEMA FIRM Panel No. 48459C0230K (effective January 22, 2023);
TNRIS, TNRIS, USGS, USGS MR GSD, Service Layer Credits;
*Geologic Map of the Barton Springs Segment of the Edwards Aquifer (Haworth & Hanson, 1997)

Proposed Preserve Tract
(19.466 Acres)
BCCP Warbler
Zones 1 and 2 to become
100% Protected


Redevelopment Tract
(12 Acres)
Zones 1-3
(Zone 1 to become
100% Protected)

Habitat_areas

Black-capped Vireo Habitat


 BCVI (no fee zone)


Karst

 Zones 1 and 2 (fee zones)

Golden-cheeked Warbler Habitat

 Confirmed Habitat Zone 1 (fee zone)

 Unconfirmed Habitat Zone 2 (fee zone)

 Not Known to be Habitat Zone 3 (no fee zone)

Legend

BCCP_Permit_Area



TCAD Parcels



BCP Acquisition Areas



Mitigated Projects

Mitigated Projects

USFWS 10A Permits



BCCP Participant



Habitat_areas

Black-capped Vireo Habitat



BCVI (no fee zone)

Golden-cheeked Warbler Habitat



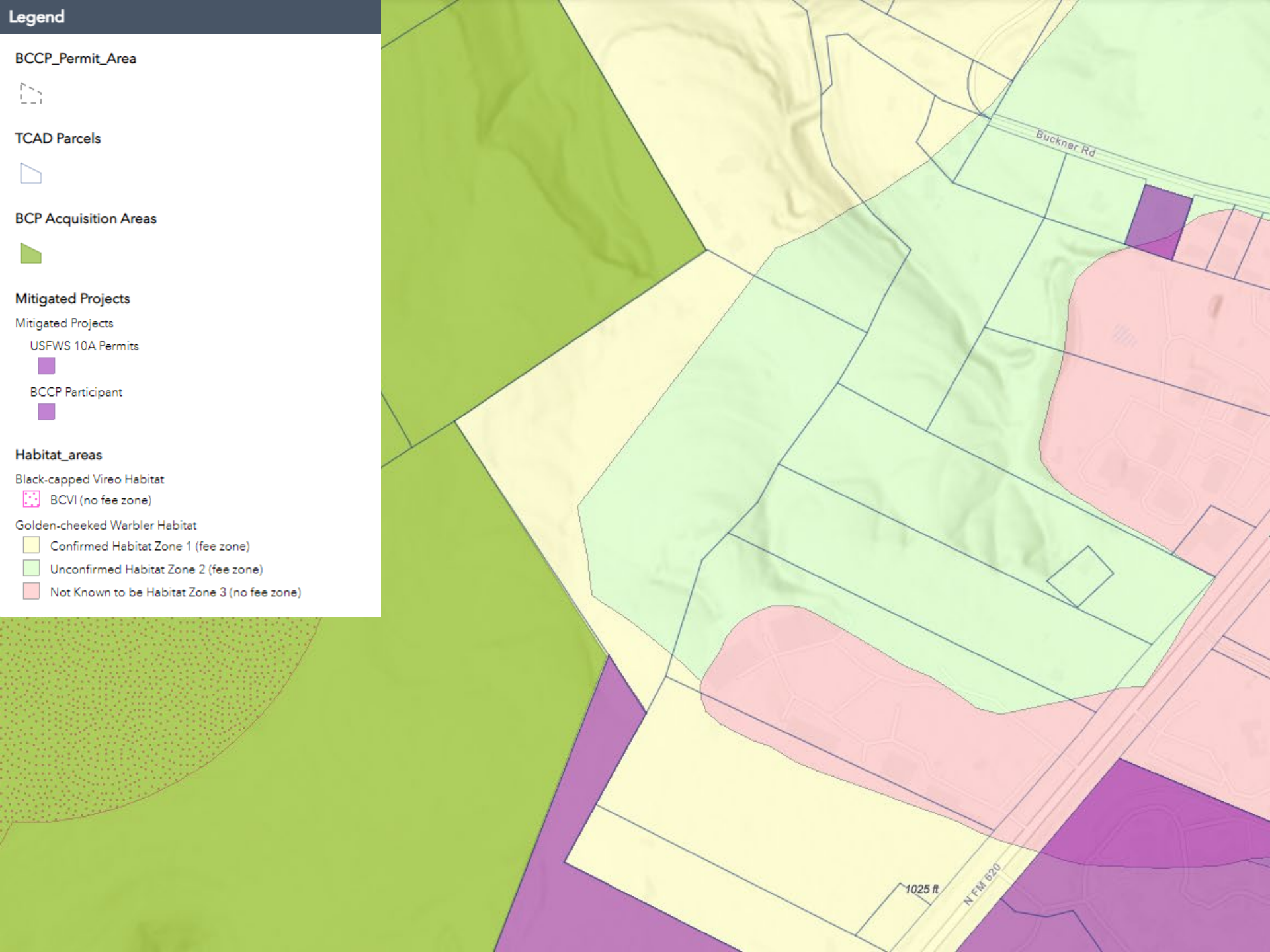
Confirmed Habitat Zone 1 (fee zone)



Unconfirmed Habitat Zone 2 (fee zone)

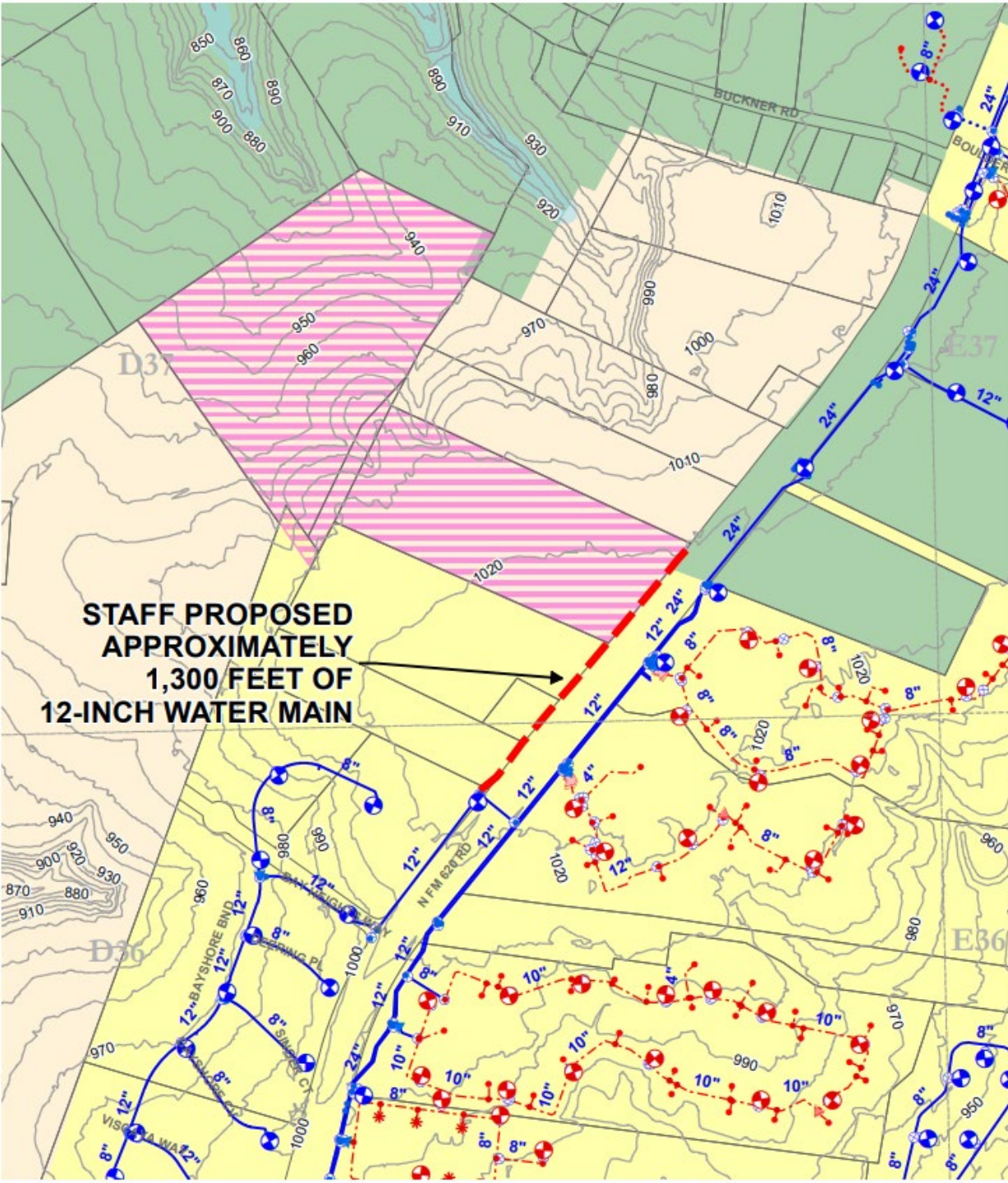



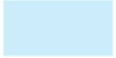
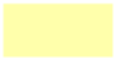


Not Known to be Habitat Zone 3 (no fee zone)

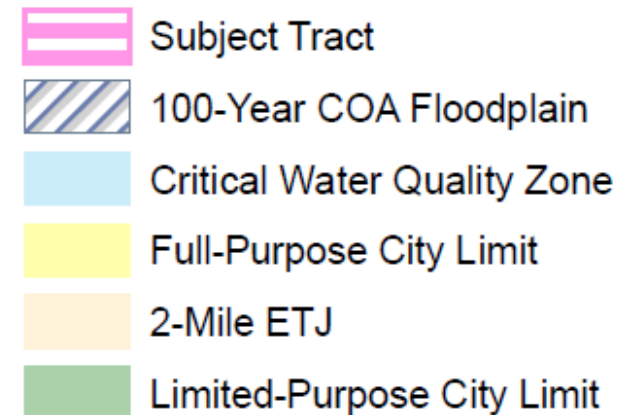


SER #5532

Proposed Water Extension

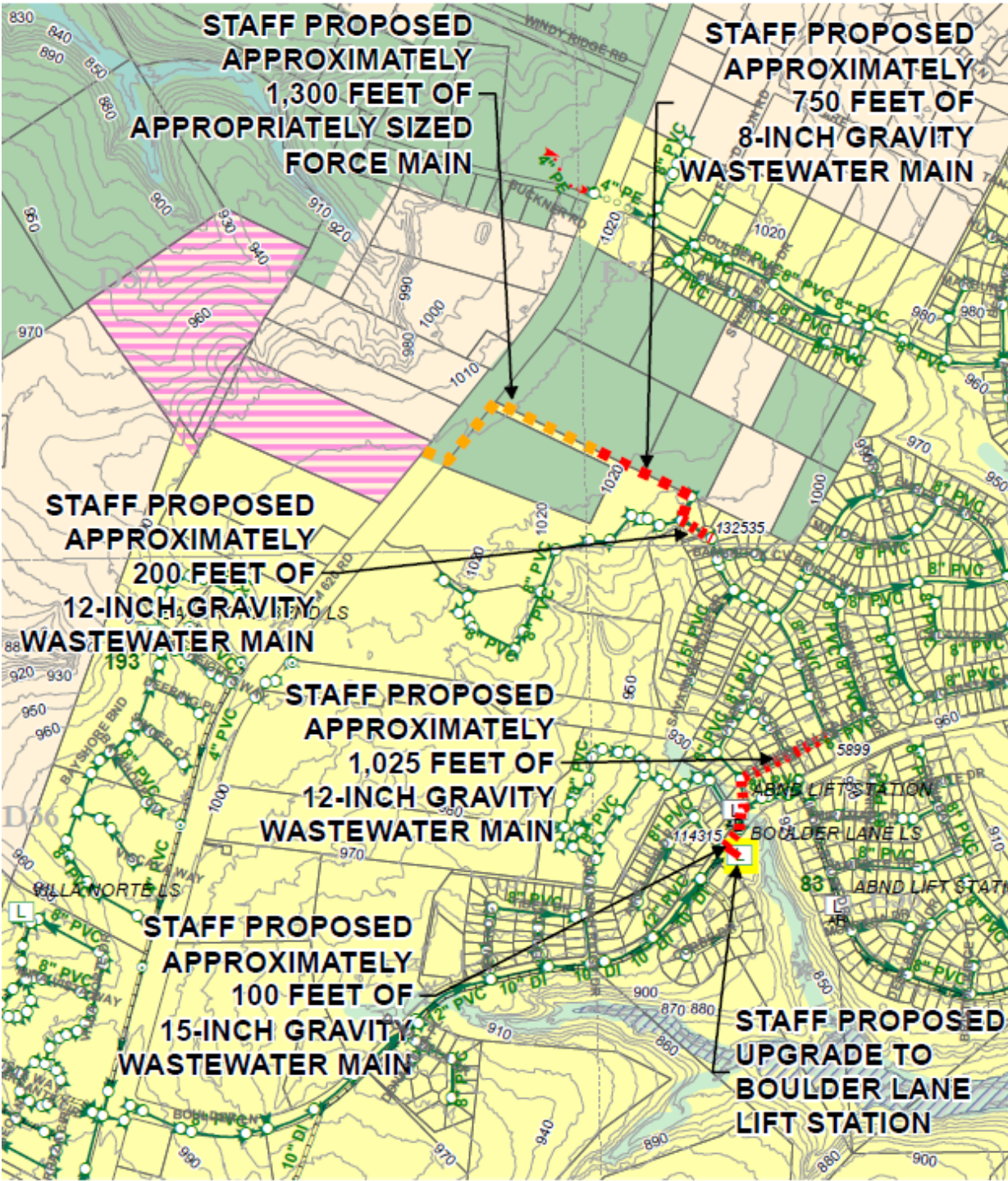


-  Subject Tract
-  Critical Water Quality Zone
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

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SER #5533

Proposed Wastewater Extension Option #2



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

Staff Recommendation

Staff recommend approval.

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 # 5533.

Contact Information

Kaela Champlin

Watershed Protection Department

City of Austin

(512) 974-3443

kaela.champlin@austintexas.gov