

Posting Language

Recommend approval for Service Extension Request No. 5532 for water service to a 31.466-acre tract located at 9900 N. FM 620 Rd. within the Drinking Water Protection Zone, the City's 2-Mile Extraterritorial-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.

Council Committee, Boards and Commission Action

January 18, 2023 - Recommended by the Environmental Commission on a 10-0 vote with one absence

February 8, 2023 - To be reviewed by the Water and Wastewater Commission

Additional Backup Information

The Alexan RR620 project consists of approximately 31.466 acres of land located at 9900 N. FM 620 Rd. (the "Property"). The Property is located entirely within the City of Austin's (the "City") 2-mile Extra-Territorial Jurisdiction, Impact Fee Boundary, Austin Water's service area for water and wastewater, the Drinking Water Protection Zone, and the Lake Travis Watershed. A map of the property location is attached.

Applicant:

HSD 620 Partners LP (the "Owner") is proposing to develop approximately 440 multi-family units and 13,800 sq. ft. retail space. The Owner requested that the City provide water utility service to the Property and Austin Water has determined the service requirements as proposed in Service Extension Request (SER) No. 5532. Austin Water will provide retail wastewater service to the Property as proposed in SER No. 5533.

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.

Infrastructure Improvements:

To serve the Property, the Owner will be required to construct approximately 1,300 feet of 12-inch water main from the existing 12-inch water main located in N. FM 620 Rd. and extend northeast to the Property.

The proposed water 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 water service including capital recovery fees.

City Staff Recommendations:



Item 6
23-1195

Water & Wastewater Commission: February 8, 2023
Council: February 23, 2023

Austin Water has evaluated the Owner's request for City water service and can provide water service as proposed in SER-5532. 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 water service as proposed in SER-5532 is attached.

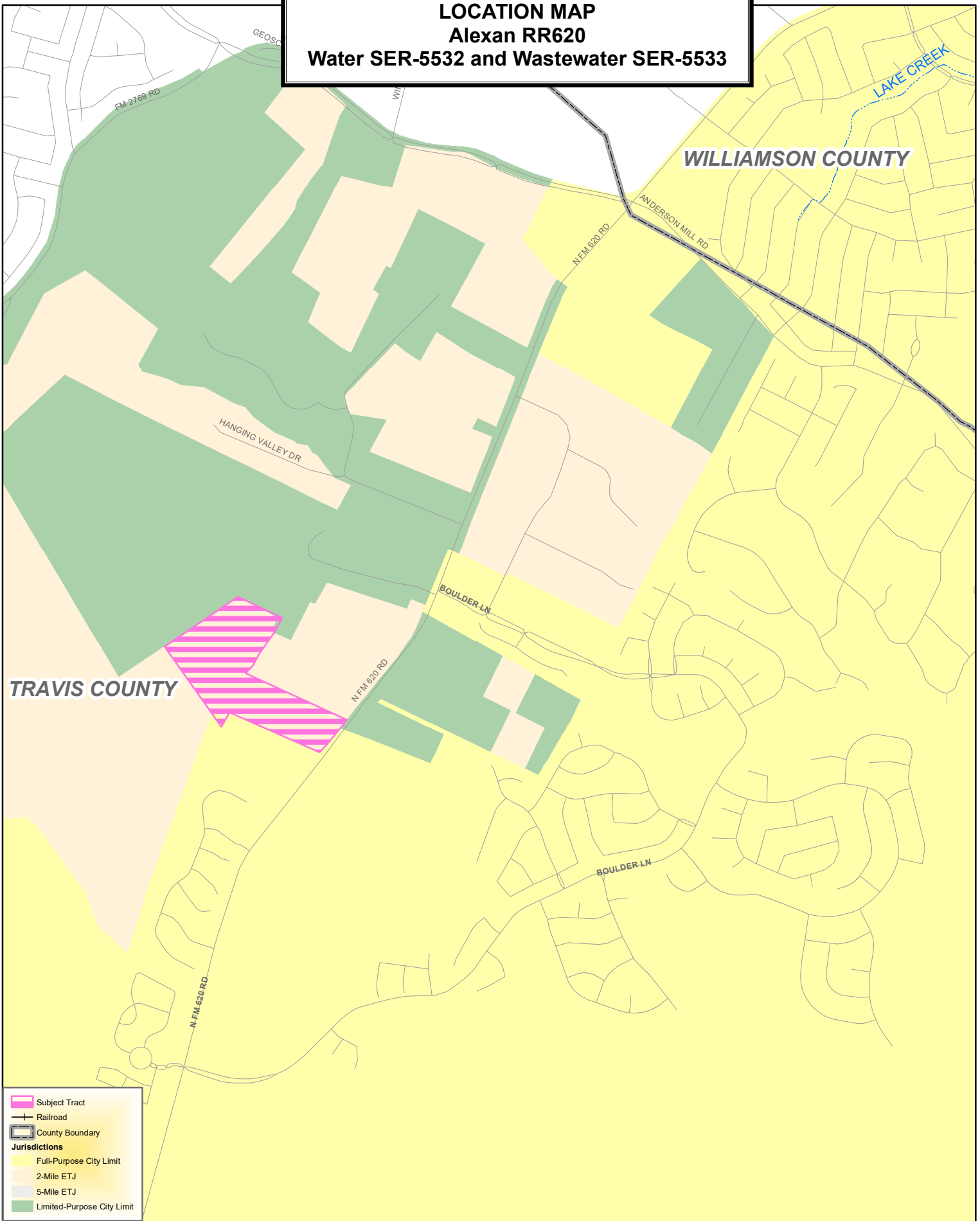
Contingent upon approval of SER-5532 for water service to the Property, approval of any related development applications for the Property is subject to current City Code.

The proposed project is located in zip code 78726 and is near City Council District 6.

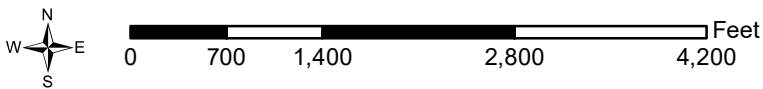
Strategic Outcome(s)

Government that Works for All

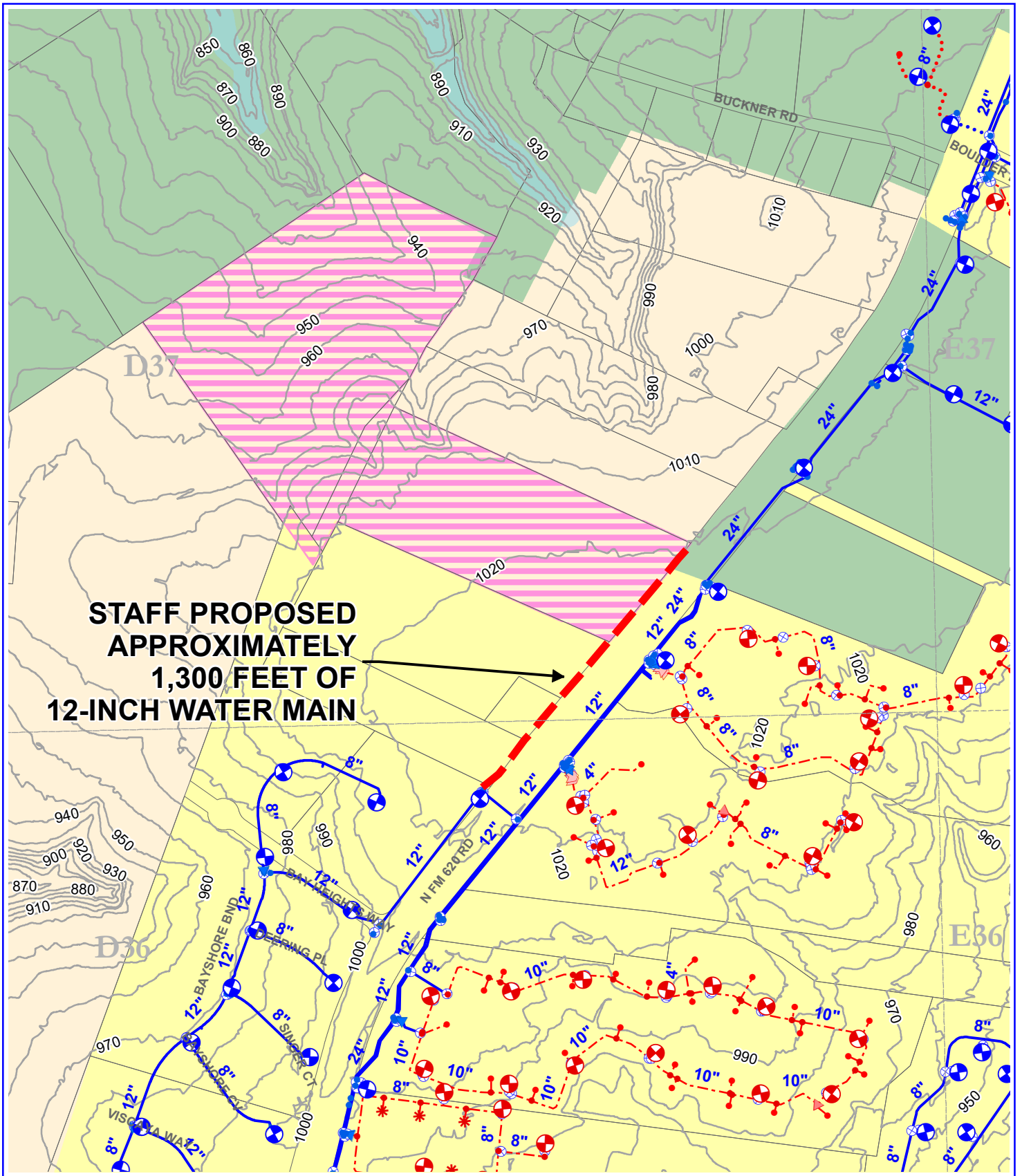
LOCATION MAP **Alexan RR620** **Water SER-5532 and Wastewater SER-5533**



Subject Tract
 Railroad
 County Boundary
Jurisdictions
 Full-Purpose City Limit
 2-Mile ETJ
 5-Mile ETJ
 Limited-Purpose City Limit



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.
 1/13/2023



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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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.

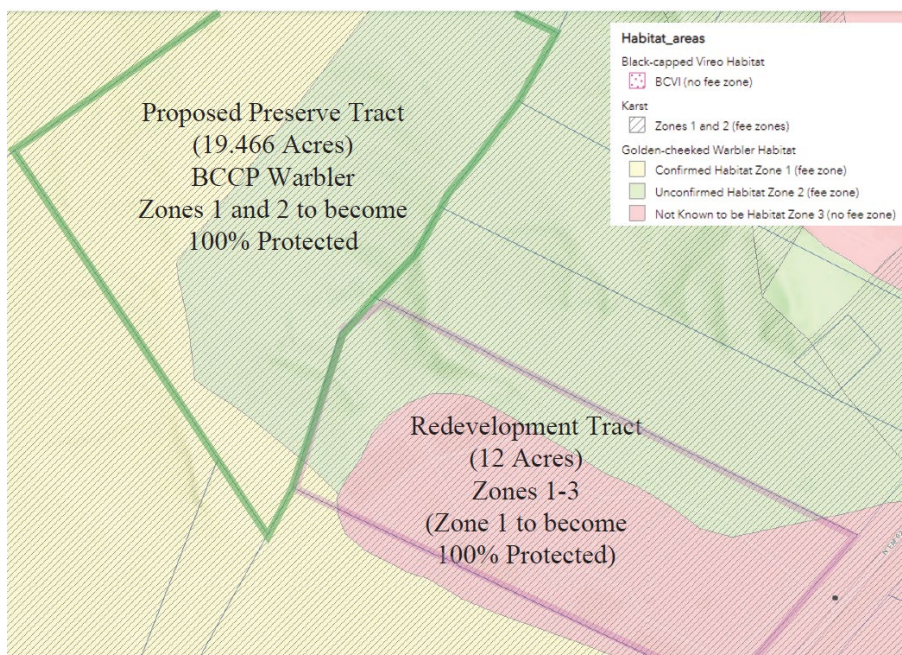
Environmental Impacts

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.



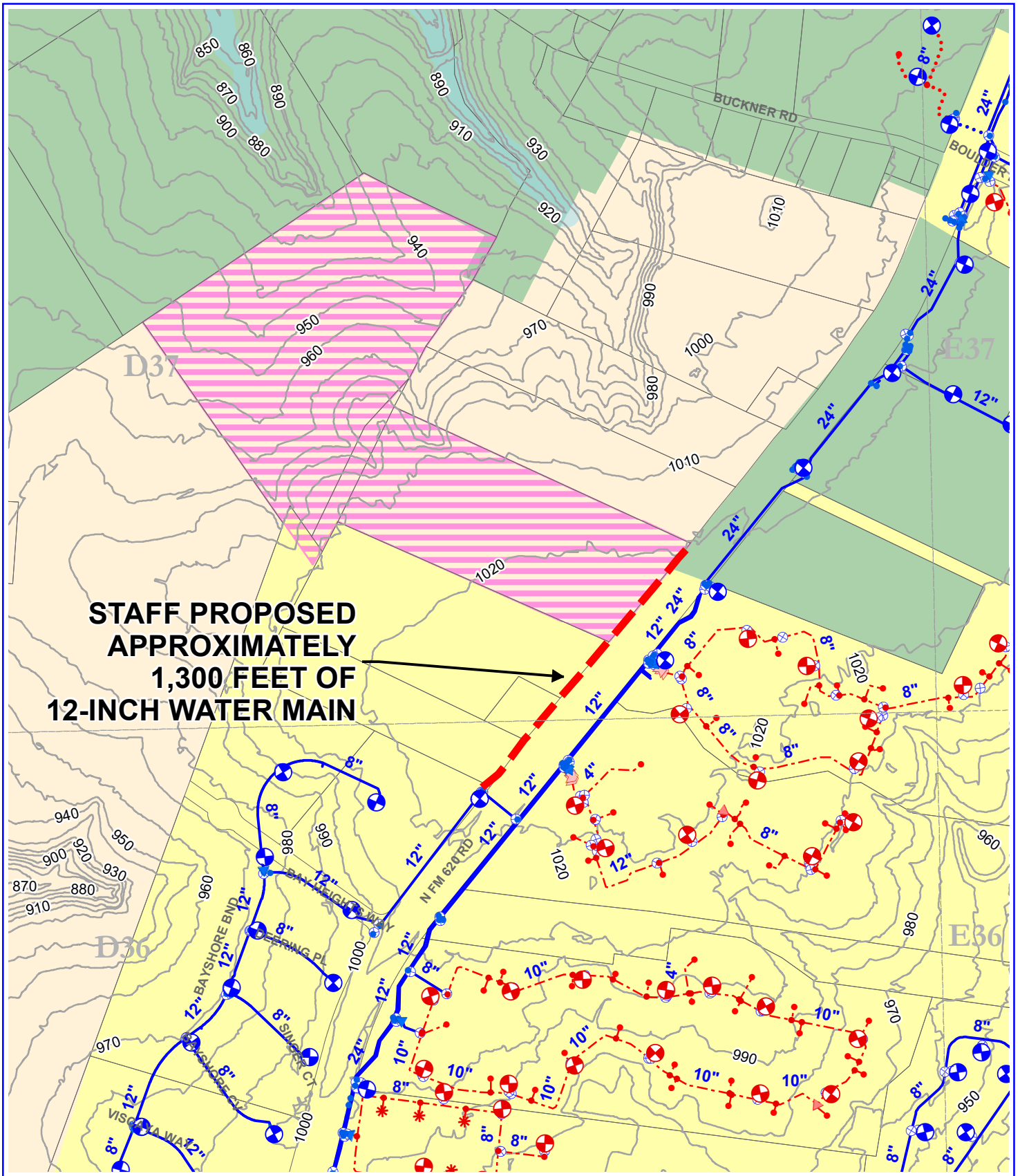
Recommendation

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



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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**STAFF PROPOSED
APPROXIMATELY
4,150 FEET OF
APPROPRIATELY SIZED
FORCE MAIN**

**STAFF PROPOSED
UPGRADE TO
BOULDER LANE
LIFT STATION**

BAYSHORE BEND LS

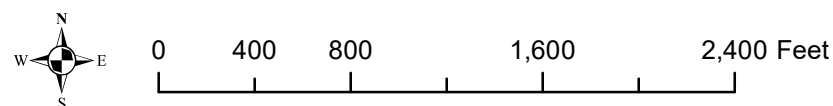
**STAFF PROPOSED
APPROXIMATELY
100 FEET OF
15-INCH GRAVITY
WASTEWATER MAIN**

**STAFF PROPOSED
APPROXIMATELY
750 FEET OF
12-INCH GRAVITY
WASTEWATER MAIN**

**STAFF PROPOSED
APPROXIMATELY
2,775 FEET OF
15-INCH GRAVITY
WASTEWATER MAIN**

BOULDER LANE LS

ABAND LIFT STATION



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

W.W. S.E.R. Number: 5533

Wastewater Service Option 1







Utility Development Services Plotted 9/9/2022

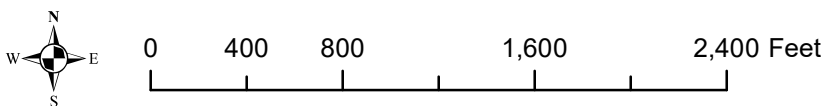
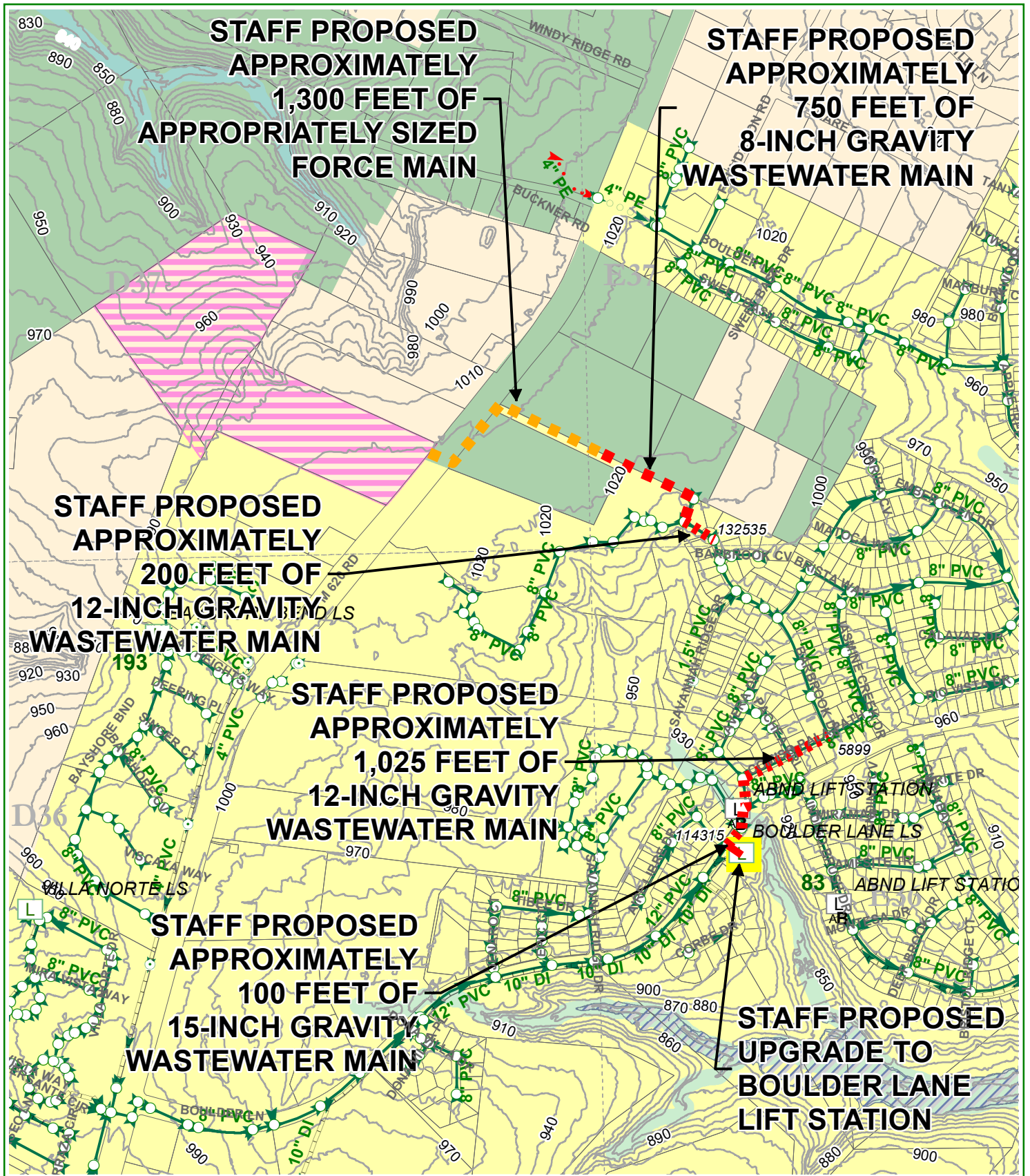
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-  Subject Tract
-  100-Year COA Floodplain
-  Critical Water Quality Zone
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit



- 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 2

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Utility Development Services Plotted 7/29/2022

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MEMORANDUM

To: Water and Wastewater Commissioners
From: Brett Ueno, Utility Development Services
Date: January 13, 2023
Subject: Alexan RR620 (Water SER-5532 and Wastewater SER-5533)

Enclosed is additional technical information related to Water SER-5532, Wastewater SER-5533, and the associated Requests for Council Action.

Other SERs:

- There are 17 water SERs located within one-half of a mile of the subject tract. Of these SERs, 3 were administratively approved, 10 were approved by City Council, and 4 were withdrawn prior to City Council consideration.
- There are 19 wastewater SERs located within one-half of a mile of the subject tract. Of these SERs, 7 were administratively approved, 11 were approved by City Council, and 1 were withdrawn prior to City Council consideration.

Water Utility Service:

- The City's existing water distribution system is located approximately 250 feet from the subject tract.

Wastewater Utility Service

- The City's existing wastewater collection system is located approximately 650 feet from the subject tract.

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: Colleen Kirk, P.E., SER Program Supervising Engineer
Shwetha Pandurangi, P.E., Utility Development Services Division Manager
Kevin Critendon, P.E., Assistant Director
Shay Ralls Roalson, P.E., Director

