



MEMORANDUM

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

FROM: Kaela Champlin, Environmental Program Coordinator
Watershed Protection Department

DATE: December 14, 2022

SUBJECT: Estates at Juniper Summit Water Service Extension Request #5522

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 Estates at Juniper Summit Water Service Extension Request (SER) #5522 and recommend approval of the request.

Site Overview

The site consists of a tract of approximately 7.4 acres, located at 4700 City Park Road. The property is in the City of Austin Limited Purpose Jurisdiction and Council District 10. The site is in the Turkey Creek and Coldwater Creek Watersheds and classified as Water Supply Rural.

The applicant is proposing to develop and subdivide the property into six lots. Five lots will be used as single-family lots and one lot will be used for onsite detention. The applicant is requesting a water SER with five Living Unit Equivalents (LUEs) to serve the proposed single-family homes.

Development Impacts

Water:

The applicant is proposing to construct approximately 450 feet of 12-inch water main from the existing 12-inch water main in City Park Road at Westminster Glen Avenue and extend north along City Park Road to the subject tract, as shown on the attached map.

Wastewater:

The property is proposing to utilize an onsite septic facility for wastewater service and will be subject to Travis County Code and rules for on-site sewage facilities.

Environmental Impacts

The property is in the Turkey Creek and Coldwater Creek Watersheds, is classified as Water Supply Rural, is in the Drinking Water Protection Zone, and the Edwards Aquifer Verification Zone. An Environmental Resource Inventory (ERI) was conducted for this property, and one spring critical environmental feature (CEF) was identified outside of the property boundary within the buffer zone of a spring on an unnamed tributary to Turkey Creek. Mitigation for development within the buffer zone may be required during the development review process. The site does not contain critical water quality zone or water quality transition zone.

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 Water SER #5522.

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: Christine Perez, P.E., Austin Water
Colleen Kirk, P.E., Austin Water
Liz Johnston, Deputy Environmental Officer, Watershed Protection Department