



Recommendation for Action

File #: 23-1195, **Agenda Item #:** 5.

2/23/2023

Posting Language

Approve Service Extension Request No. 5532 for water service to a 31.466-acre tract located at 9900 N. FM 620 Road within the Drinking Water Protection Zone, the City's 2-mile extraterritorial jurisdiction and Austin Water's service area.

Lead Department

Austin Water.

Fiscal Note

There is no anticipated fiscal impact.

For More Information:

Inquiries should be directed to Kevin Critendon (Kevin.Critendon@austintexas.gov; 512-972-0191), Shwetha Pandurangi (Shwetha.Pandurangi@austintexas.gov; 512-974-3514), and the City Manager's Agenda Office at 512-974-2991 or AgendaOffice@austintexas.gov.

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 - Recommended the Water and Wastewater Commission on a 6-0 vote with three absences and two vacancies.

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:

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.