

**Ledgestone Terrace SER # 5650 &  
8921 W US Hwy 290 SER #5672  
Water Service Extension Requests**

**Environmental Commission Meeting  
May 3, 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.

# Ledgestone Terrace Request Summary

- 77.78 acres
- 2-Mile ETJ
- Slaughter Creek Watershed, Barton Springs Zone
- Located in the Edwards Aquifer Contributing Zone
- Drinking Water Protection Zone (DWPZ)
- Subject to Save our Springs Ordinance

# Ledgestone Terrace Request Summary

- This request is for a water SER with 275 Land Use Equivalents (LUEs)
- Applicant is proposing a 550 unit multifamily development.
- A wastewater SER was recommended by Environmental Commission, Water & Wastewater Commission, and approved by Council in June 2020.

# 8921 W US Hwy 290 Request Summary

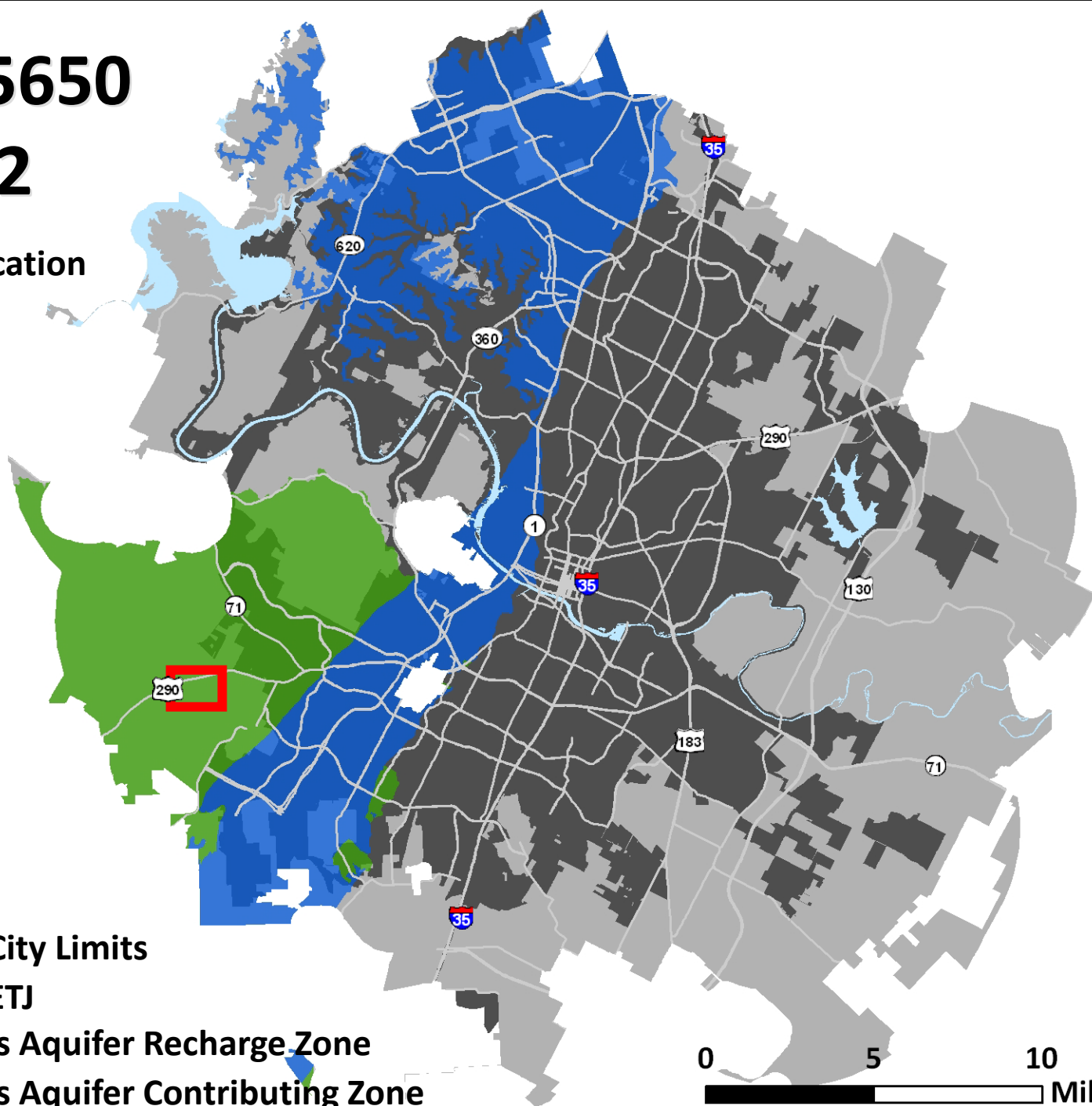
- 69.12 acres
- 2-Mile ETJ
- Slaughter Creek Watershed, Barton Springs Zone
- Located in the Edwards Aquifer Contributing Zone
- Drinking Water Protection Zone (DWPZ)
- Not subject to SOS due to vesting rights

# 8921 W US Hwy 290 Request Summary

- This request is for a water SER
- 280-unit multi-family development with 140 LUEs
- Within same development footprint as the previously-approved site plan (Junction Athletic Complex)
- A wastewater SER was recommended by Environmental Commission, Water & Wastewater Commission, and approved by Council in January 2022.

# SER #5650 & 5672

 Site Location



Austin City Limits

Austin ETJ

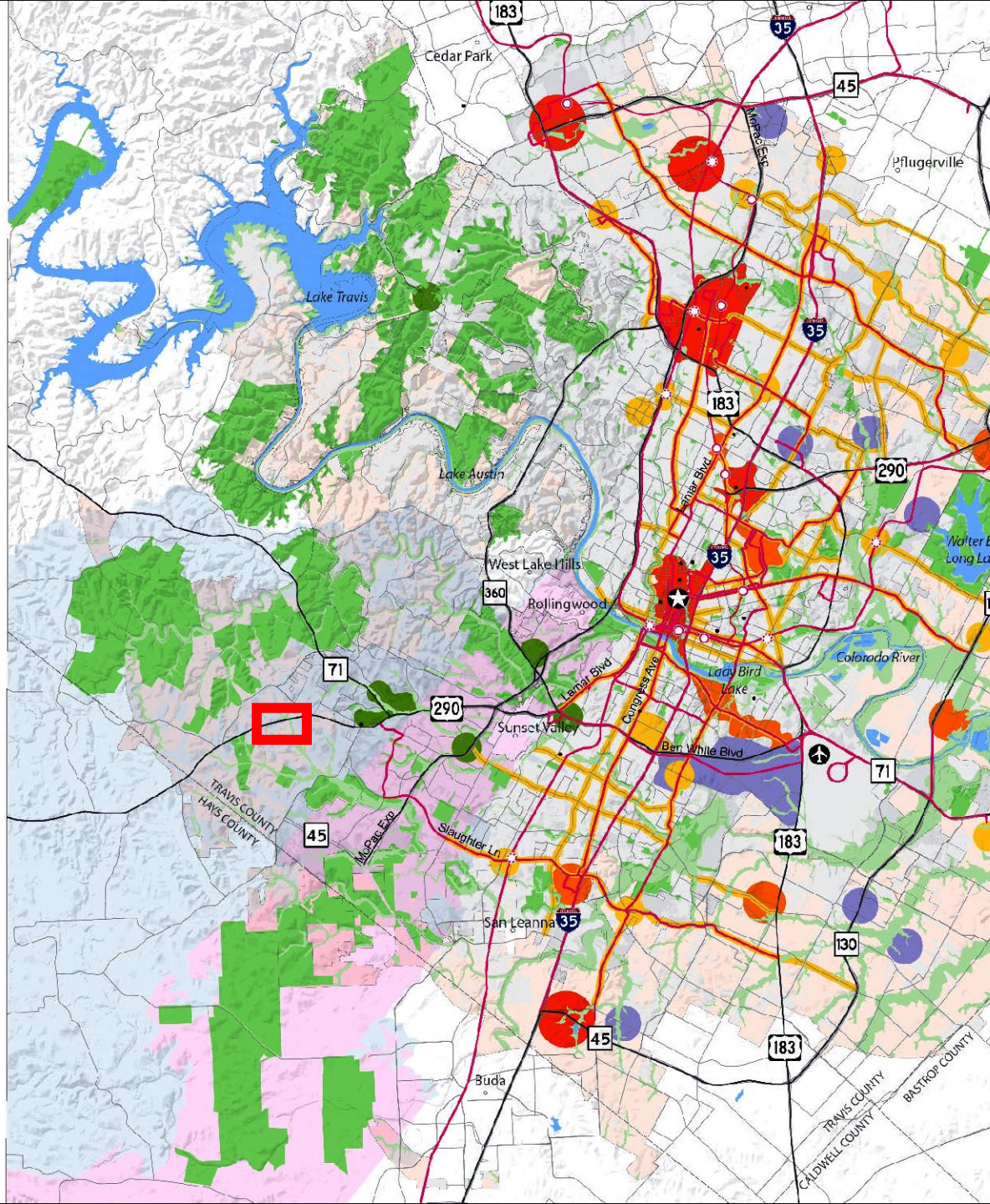
Edwards Aquifer Recharge Zone

Edwards Aquifer Contributing Zone

0 5 10  
Miles







## 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

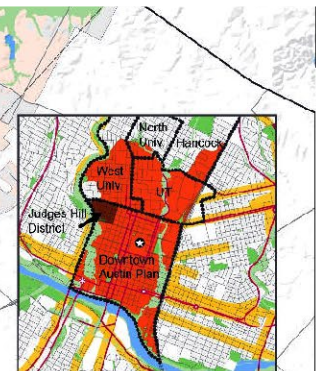
### Transportation

- 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





W US 290 HWY

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LEDGESTONE TER

Ledgestone  
Terraces SER  
#5650

8921 W US  
Hwy 290 SER  
#5672

FLINTROCK CIR





W US 290 HWY

DEVILS PEN CREEK

SLAUGHTER CREEK





W US 290 HWY

SLAUGHTER CREEK

DEVILS PEN CREEK



# Ledgestone Terrace Environmental Impacts

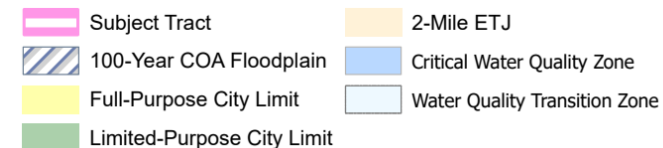
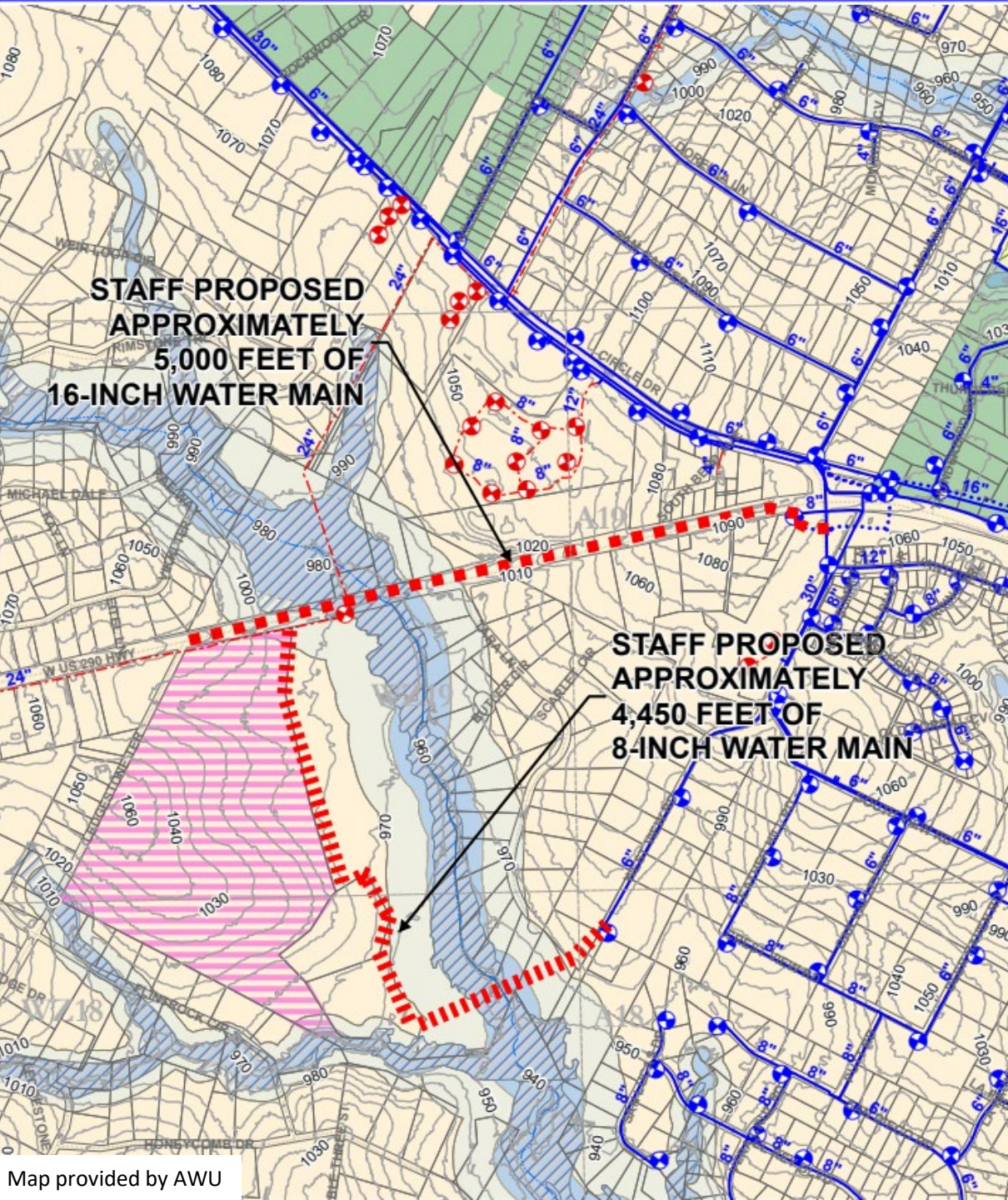
- Contains critical water quality zone (CWQZ) and water quality transition zone (WQTZ) for Slaughter Creek and WQTZ for Devils Pen Creek.
- Two wetland CEFs
- Does not drain to occupied salamander habitat.

# 8921 W US Hwy 290 Environmental Impacts

- Contains Devils Pen Creek and associated critical water quality zone (CWQZ) and water quality transition zone (WQTZ)
- Seven wetland critical environmental features
- One seep critical environmental feature
- Does not drain to occupied salamander habitat.

# SER #5650

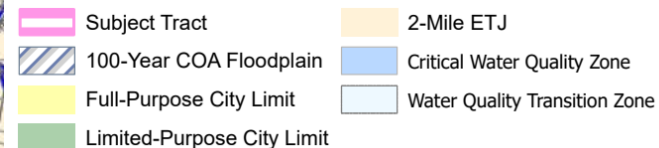
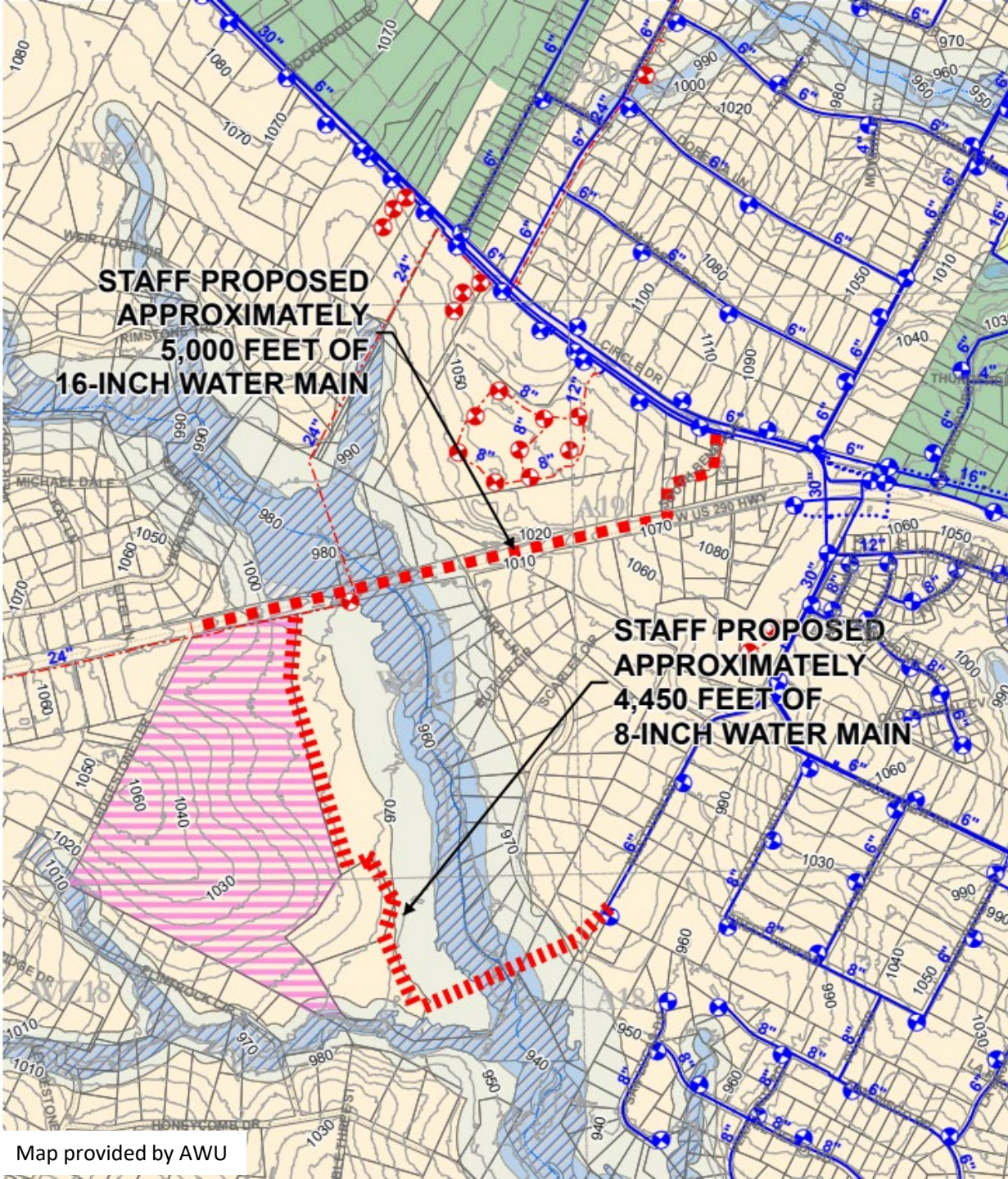
## Proposed Water Extension Option #1





# SER #5650

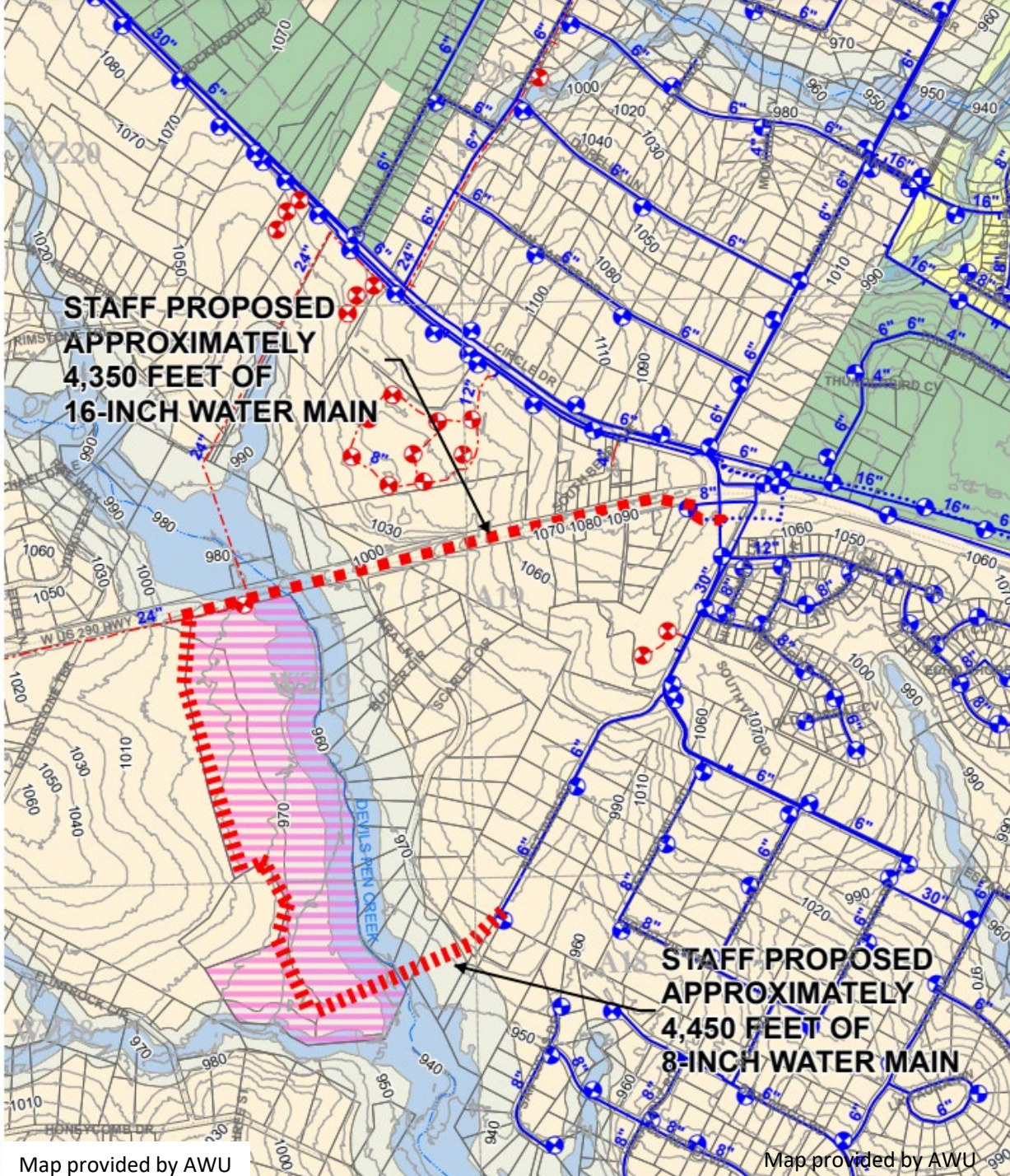
## Proposed Water Extension Option #2





# SER ##5672

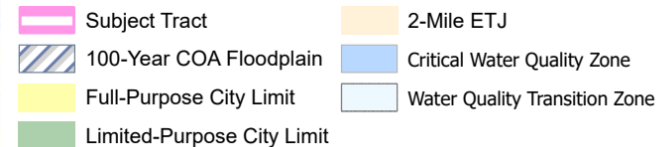
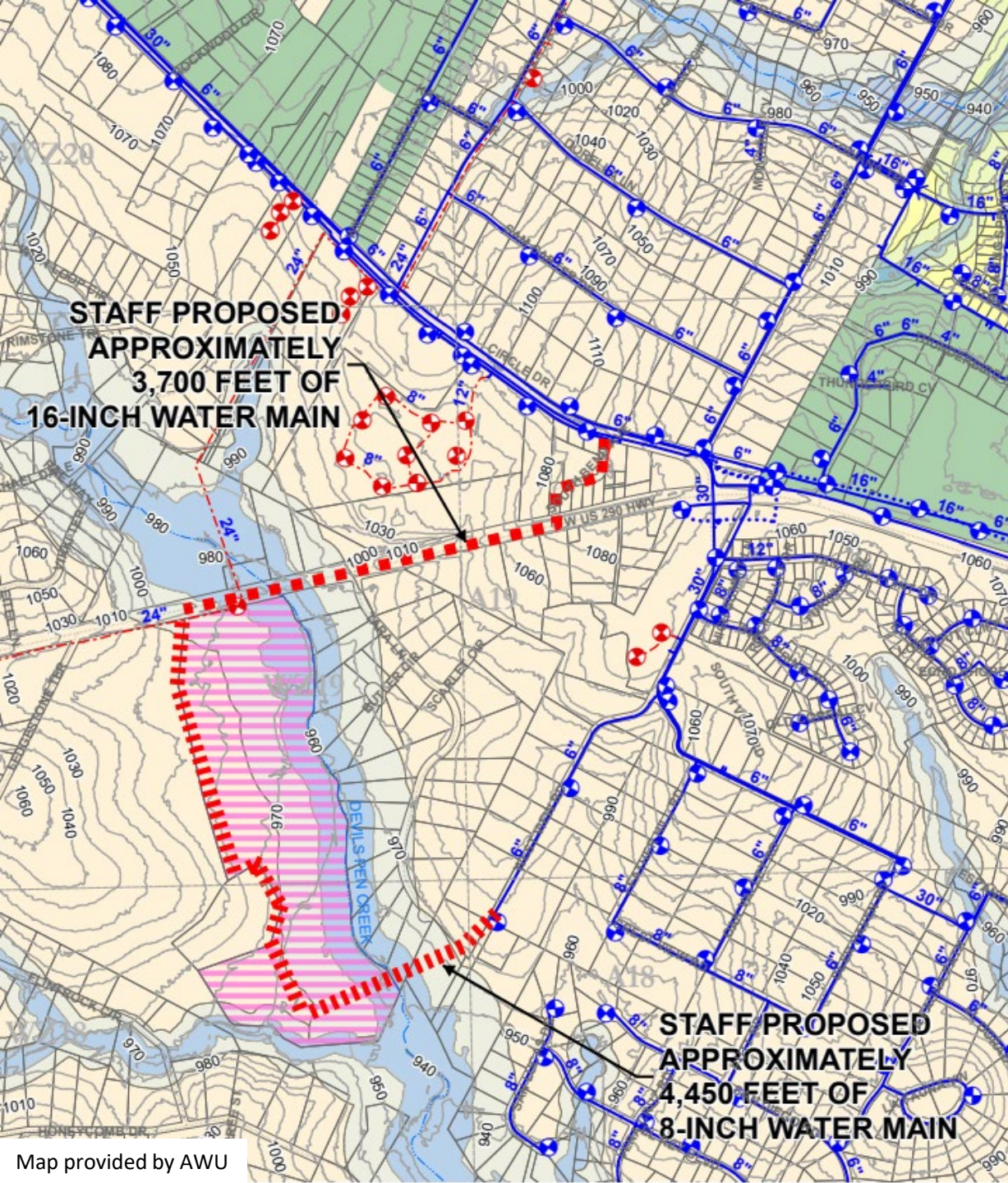
## Proposed Water Extension Option #1





# SER #5672

## Proposed Water Extension Option #2



# Water Service

- The improvements for the water SERs will be shared between the two sites.
- If one project needs the water improvements prior to completion of the other, the design and construction of the improvements are the responsibility of the applicant.
- Two water service options are proposed to provide flexibility if adequate space is not available east of South Bend along US 290 in consideration of the ongoing highway expansion project, other utility conflicts, &/ inability to acquire an easement along this path.

# Alternative Water Service

- If service is not extended to the site, the applicants would be required to seek water service from the West Travis County Public Utility Agency (PUA).

# Staff Recommendation

## Staff recommends approval for the following reasons:

- The approved wastewater SERs on both sites will eventually allow for the construction of new public wastewater infrastructure and the proposed water infrastructure is similar to that which has been approved previously.
- The proposed water infrastructure is code compliant.
- 8921 W US Hwy 290 already has an approved site plan for an athletic complex and the level of development will be similar to the amount of development already allowed due to site development regulations.



# Contact Information

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