

**Posting Language**

Recommend approval for Service Extension Request No. 5650 for water service to a 77.78-acre tract located at 9209 Ledgestone Terrace within the Drinking Water Protection Zone, the City's 2-mile Extra-Territorial 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.

**Prior Council Action**

June 11, 2020 - Council approved Service Extension Request No. 4622 for wastewater service

**Council Committee, Boards and Commission Action**

May 3, 2023 - Recommended by the Environmental Commission on a 6-2-2 vote with one vacancy

May 10, 2023 - To be reviewed by the Water and Wastewater Commission

**Additional Backup Information**

The Ledgestone Terraces project consists of approximately 77.78 acres of land located at 9209 Ledgestone Terrace (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 Slaughter Creek Watershed. The Property is also currently within the water Certificate of Convenience and Necessity (CCN) of West Travis County Public Utility Agency (PUA). A map of the property location is attached.

**Applicant:**

Endeavor (the "Owner") is proposing to develop approximately 550 multi-family units. The Owner intends to seek release from the water CCN of West Travis County PUA and has requested that the City provide water utility service to the Property. Austin Water has determined the service requirements as proposed in Service Extension Request (SER) No. 5650, contingent on the CCN release. Austin Water will provide retail wastewater service to the Property as proposed in SER No. 4622 and previously approved by City Council on June 11, 2020.

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. All costs will be paid by the developer.

**Infrastructure Improvements:**

To serve the Property, the Owner will be required to construct:

**Water Improvements Option 1:**

- approximately 5,000 feet of 16-inch water main from the existing 30-inch water transmission main in S. View Rd, and extend west along W. US Hwy 290 to the Property, and
- approximately 4,450 feet of 8-inch water main from the proposed 16-inch water main and extend south and then east to the existing 6-inch water main located in W. View Rd (contingent on easement acquisition).

**Water Improvements Option 2:**

- approximately 4,500 feet of 16-inch water main from the existing 12-inch water main in Circle Dr, and extend southwest along S. Bend Ave. and then west along W. US Hwy 290 to the Property, and
- approximately 4,450 feet of 8-inch water main from the proposed 16-inch water main, and extend south and then east to the existing 6-inch water main located in W. View Rd (contingent on easement acquisition).

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 Recommendation:**

Austin Water has evaluated the Owner's request for City water service and can provide water service as proposed in SER-5650. 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-5650 is attached.

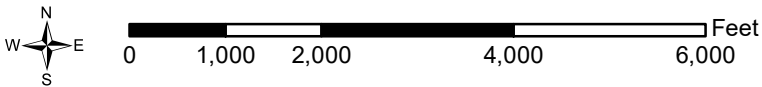
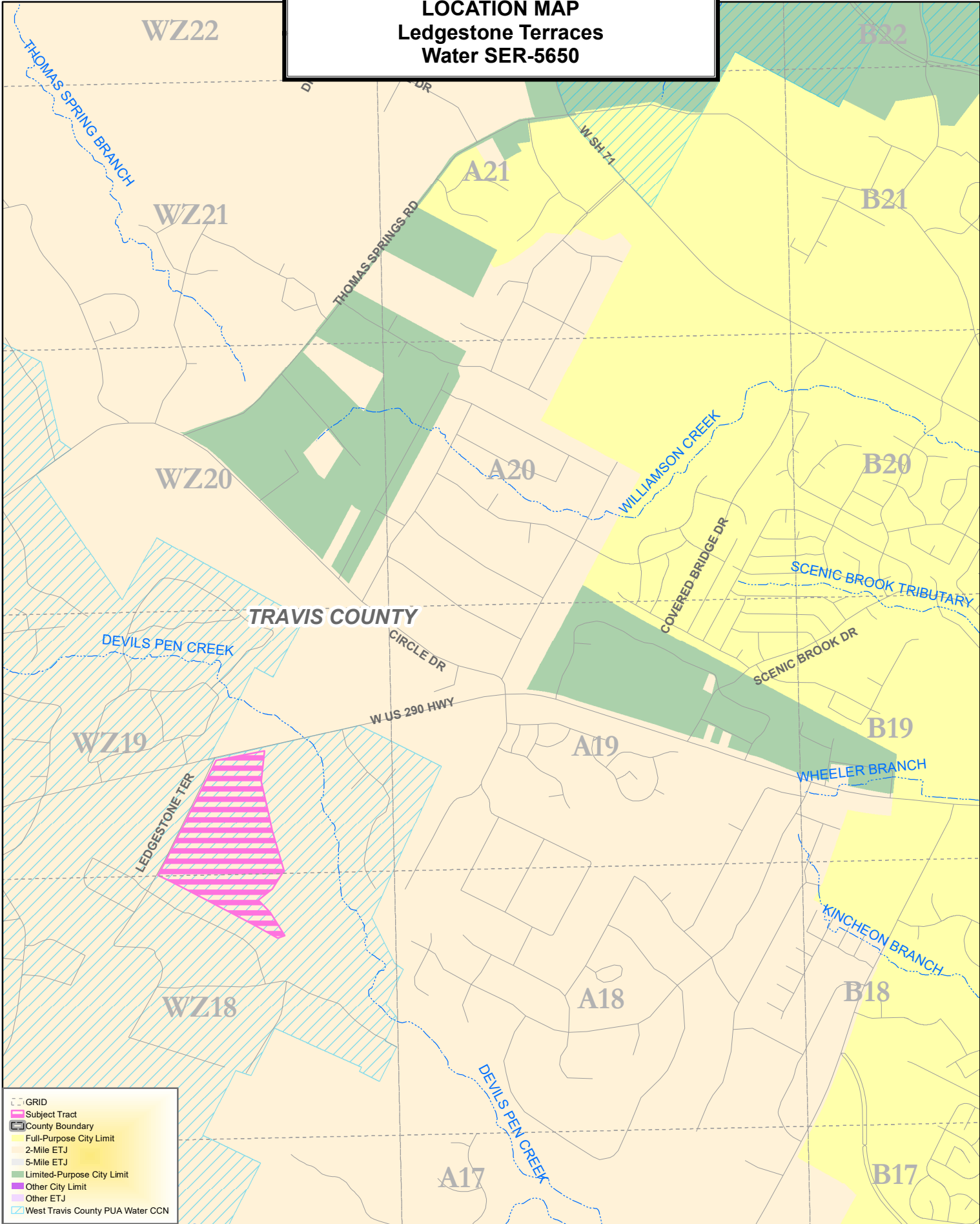
Contingent upon approval of SER-5650 for water service to the Property, approval of any related development applications for the Property is subject to current City Code, including the Save Our Springs Ordinance.

The proposed project is located in zip code 78737 and is near City Council District 8.

LOCATION MAP

Ledgestone Terraces

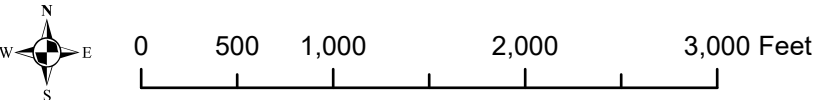
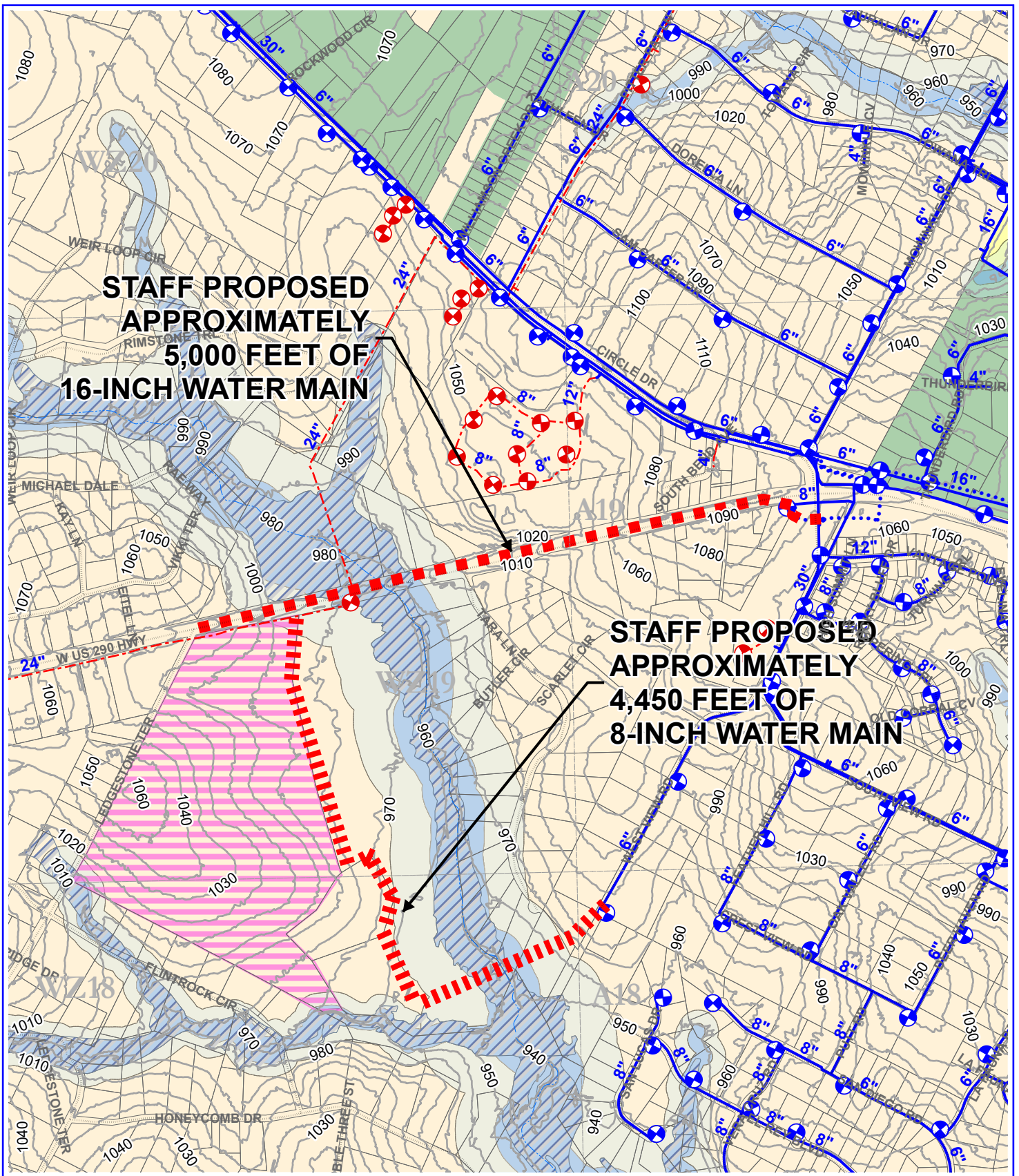
Water SER-5650



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4/7/2023





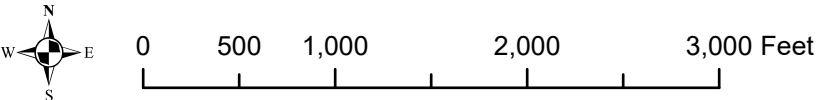
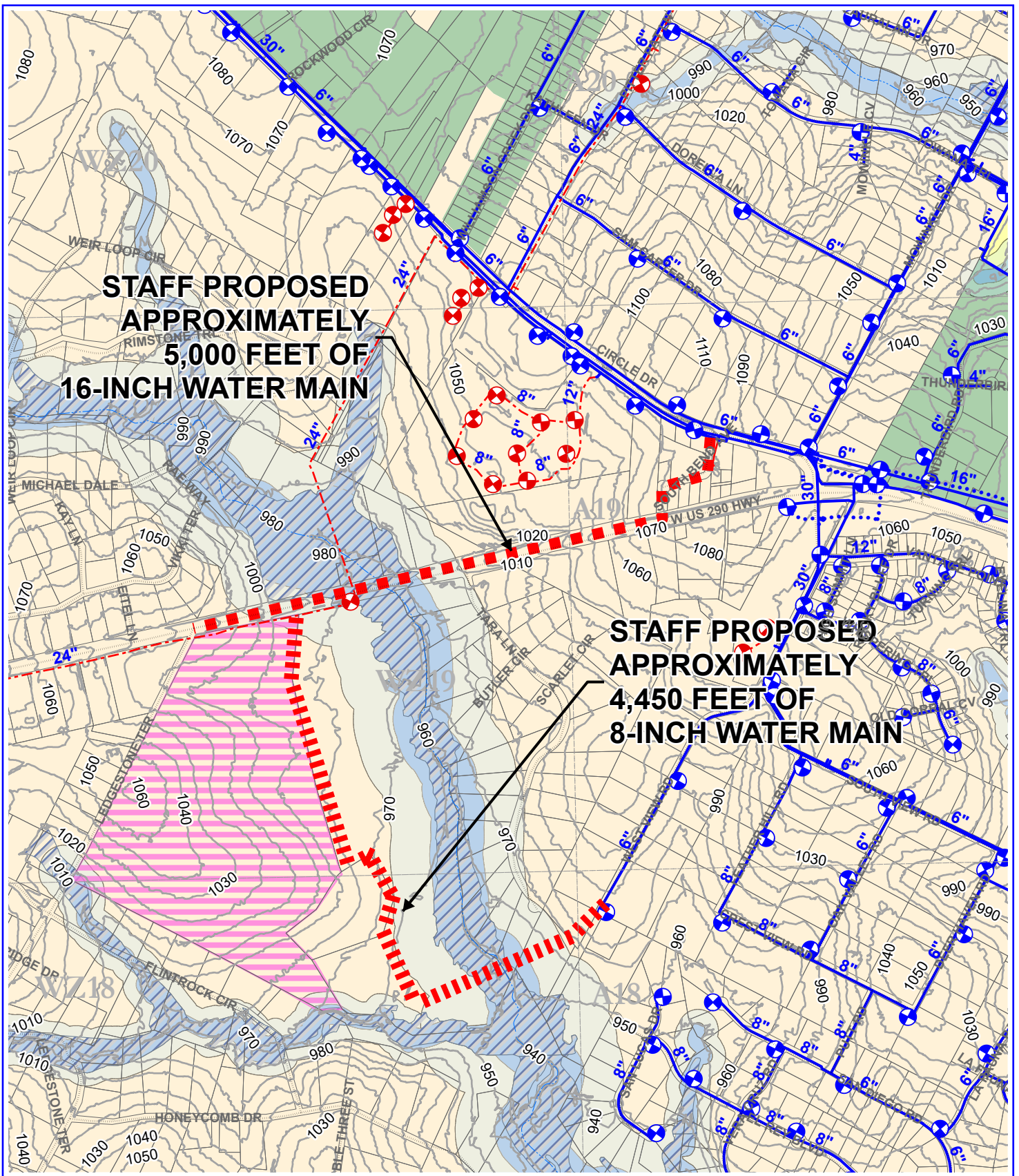
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|----------------------------|-------------------------------|
| Subject Tract              | 2-Mile ETJ                    |
| 100-Year FEMA Floodplain   | Critical Water Quality Zone   |
| Full-Purpose City Limit    | Water Quality Transition Zone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


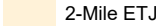



**W. S.E.R. Name: Ledgestone Terraces**  
**W. S.E.R. Number: 5650**  
**Water Service Option 1**

**DRAFT**

Utility Development Services Plotted 4/13/2023  
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|---|----------------------------|---|-------------------------------|
|  | Subject Tract              |  | 2-Mile ETJ                    |
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|  | Full-Purpose City Limit    |  | Water Quality Transition Zone |
|  | Limited-Purpose City Limit |   |                               |

**W. S.E.R. Name: Ledgestone Terraces**  
**W. S.E.R. Number: 5650**  
**Water Service Option 2**

**DRAFT**

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## **ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

COMMISSION MEETING  
DATE: May 3, 2023

NAME & NUMBER OF  
PROJECT: LedgeStone Water Service Extension Request  
#5650

NAME OF APPLICANT OR  
ORGANIZATION: Vito Trupiano, P.E., Endeavor Real Estate Group

LOCATION: 9209 LedgeStone Terrace, Austin, TX 78737

COUNCIL DISTRICT: Austin 2-Mile Extraterritorial Jurisdiction

PROJECT FILING DATE: March 8, 2023

WPD/ENVIRONMENTAL  
STAFF: Kaela Champlin, Environmental Program Coordinator, Watershed  
Protection Department  
(512) 974-3443, [kaela.champlin@austintexas.gov](mailto:kaela.champlin@austintexas.gov)

WATERSHED: Slaughter Creek Watershed, Barton Springs Zone, Edwards Aquifer  
Contributing Zone, Drinking Water Protection Zone

REQUEST: Water Service Extension

STAFF: Staff recommends approval of the water service extension

DETERMINATION:



## MEMORANDUM

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

**FROM:** Kaela Champlin, Environmental Program Coordinator, Watershed Protection Department

**DATE:** May 3, 2023

**SUBJECT:** Ledgestone Terrace Water SER #5650

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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 Ledgestone Water SER #5650 and recommend approval of the request.

### Site Overview

The site consists of one tract of approximately 77.78 acres, located at 9209 Ledgestone Terrace. The site is in the City of Austin's 2-mile Extraterritorial Jurisdiction, the Slaughter Creek Watershed, the Barton Springs Zone, and the Drinking Water Protection Zone. The site is also within the Edwards Aquifer Contributing Zone and is subject to the Save Our Springs (SOS) Ordinance.

The applicant is proposing to develop a 550-unit multi-family development with 275 LUEs. The applicant applied for a site plan on December 22, 2021 (Permit/Case: 2021-205506 SP; Reference File Name: SP-2021-0473D) However, the application is currently expired and the last review updates were in March 2022. According to the application, the project was being reviewed with current code standards.

### Development Impacts

#### Water:

Two water service options are proposed. Applicant intends to pursue Option 1; however, AW has also provided Option 2 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, and/or inability to acquire easement along this path.

The two water service options are described in the following paragraph.



#### Water Service Option 1:

- The applicant is proposing to construct 5,000 feet of 16-in water main from the existing 30-inch water transmission main located in South View Road and extend west along West US Highway 290 to the subject tract, as approximately shown on Attachment A. The proposed 16-inch water main will replace the existing 8-inch mains along this path and all existing services will be reconnected to the proposed 16-inch water main.
- The applicant is also proposing to construct 4,450 feet of “looped” 8-inch water main from the proposed 16-inch water main described above, and extend south and then east to the existing 6-inch water main located in West View Road, as shown on Attachment A.

#### Water Service Option 2:

- The applicant is proposing to construct 4,500 feet of 16-inch water main from the existing 12-inch water main located in Circle Drive and extend southwest along South Bend Avenue and then west along US Highway 290 West to the subject tract, as shown on Attachment 2.
- The applicant is also proposing to construct 4,450 feet of “looped” 8-inch water main from the proposed 16-inch water main described above, and extend south and then east to the existing 6-inch water main located in West View Road, as shown on Attachment B.

The improvements will be shared with the adjacent property at 8921 W US Highway 290, Water SER #5672. If this project needs these water improvements prior to the completion of them by others, the design and construction of those improvements are the responsibility of the applicant.

#### Wastewater:

A wastewater service extension request was recommended by the Environmental Commission on June 3, 2020 and was subsequently approved by Council on June 11, 2020.

#### Alternative Water Service:

The site is in the water service area of the West Travis County Public Utility Agency (PUA). If the applicant is denied a water SER from the City of Austin, they would be required to apply for water service from West Travis County PUA.

#### **Environmental Impacts**

The property is in the Slaughter Creek Watershed and classified as the Barton Springs Zone. The site is in the Drinking Water Protection Zone, the Edwards Aquifer Contributing Zone, and is subject to the Save Our Springs (SOS) Ordinance. The southwestern and southeastern corners of the site contain a natural channel of Slaughter Creek and its critical water quality transition zone and water quality transition zone. The northeastern corner of the property also contains water quality transition zone for Devils Pen Creek.

An Environmental Resource Inventory was conducted by the applicant, and no known recharge environmental features or critical environmental features (CEFs) were found onsite. Two wetland CEFs were later identified by COA staff along a natural channel of Slaughter Creek on the norther portion of the site. The applicant will be required to comply with the CEF setback requirements on the site. The site does not drain to occupied salamander habitat.

## **Recommendation**

While sensitive environmental features do exist within the parcel, WPD staff recommend approval of Service Extension Request #5650 for the following reasons:

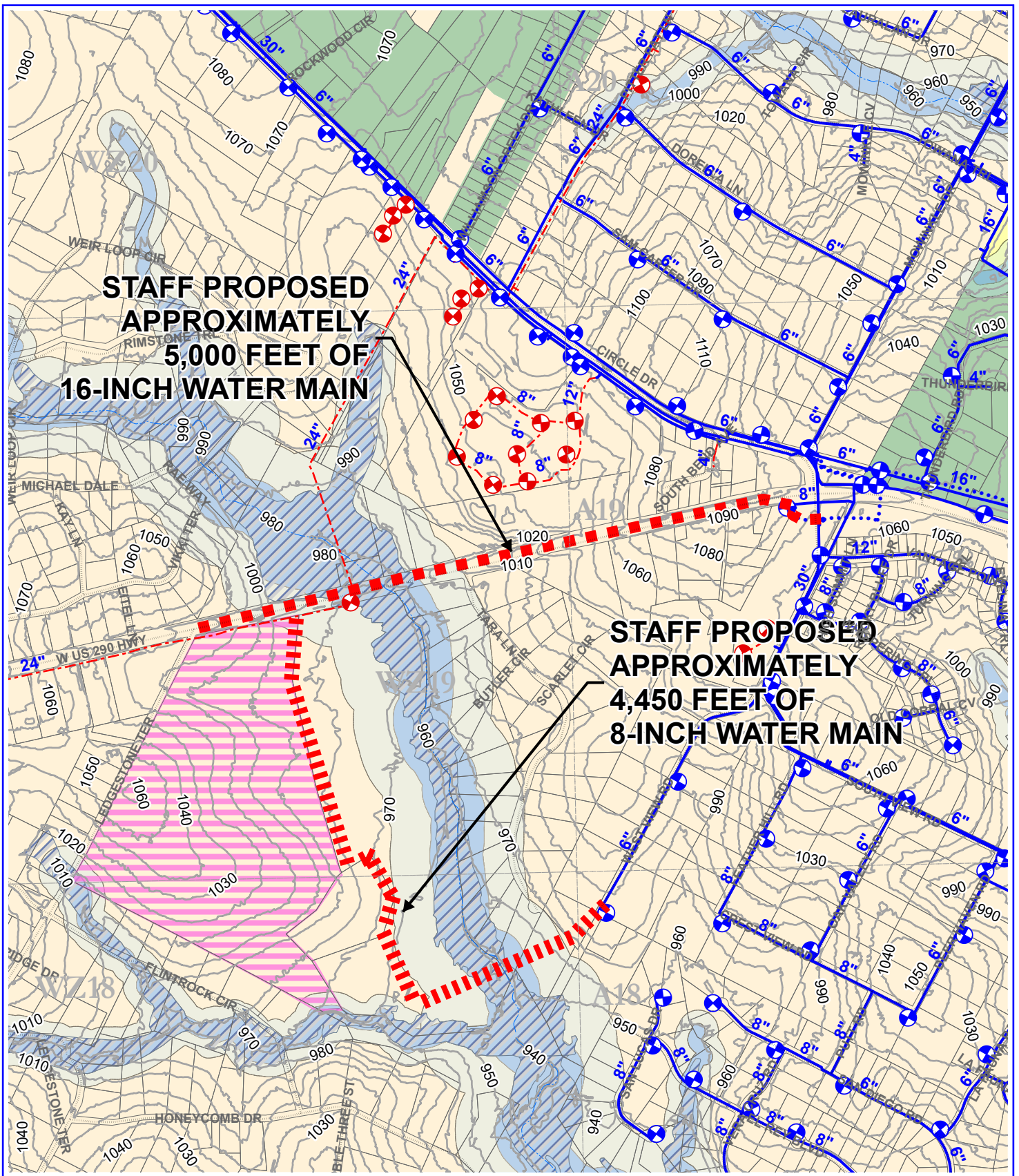
- The approved wastewater SER on the site and adjacent to the site will eventually allow for the construction of new public wastewater infrastructure and the proposed infrastructure is similar to that which has been approved previously.
- Based on the information provided, the water line is code compliant. The proposed water line is a perpendicular crossing of Devils Pen Creek and can be administratively approved during the site plan process.

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](mailto:kaela.champlin@austintexas.gov) if you have any questions or comments about the proposed SER.

cc: Brett Ueno, Graduate Engineer, Austin Water  
Colleen Kirk, P.E., Austin Water  
Liz Johnston, Deputy Environmental Officer, Watershed Protection Department

# ATTACHMENT A





0 500 1,000 2,000 3,000 Feet

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

**W. S.E.R. Name: Ledgestone Terraces**

**W. S.E.R. Number: 5650**

**Water Service Option 1**

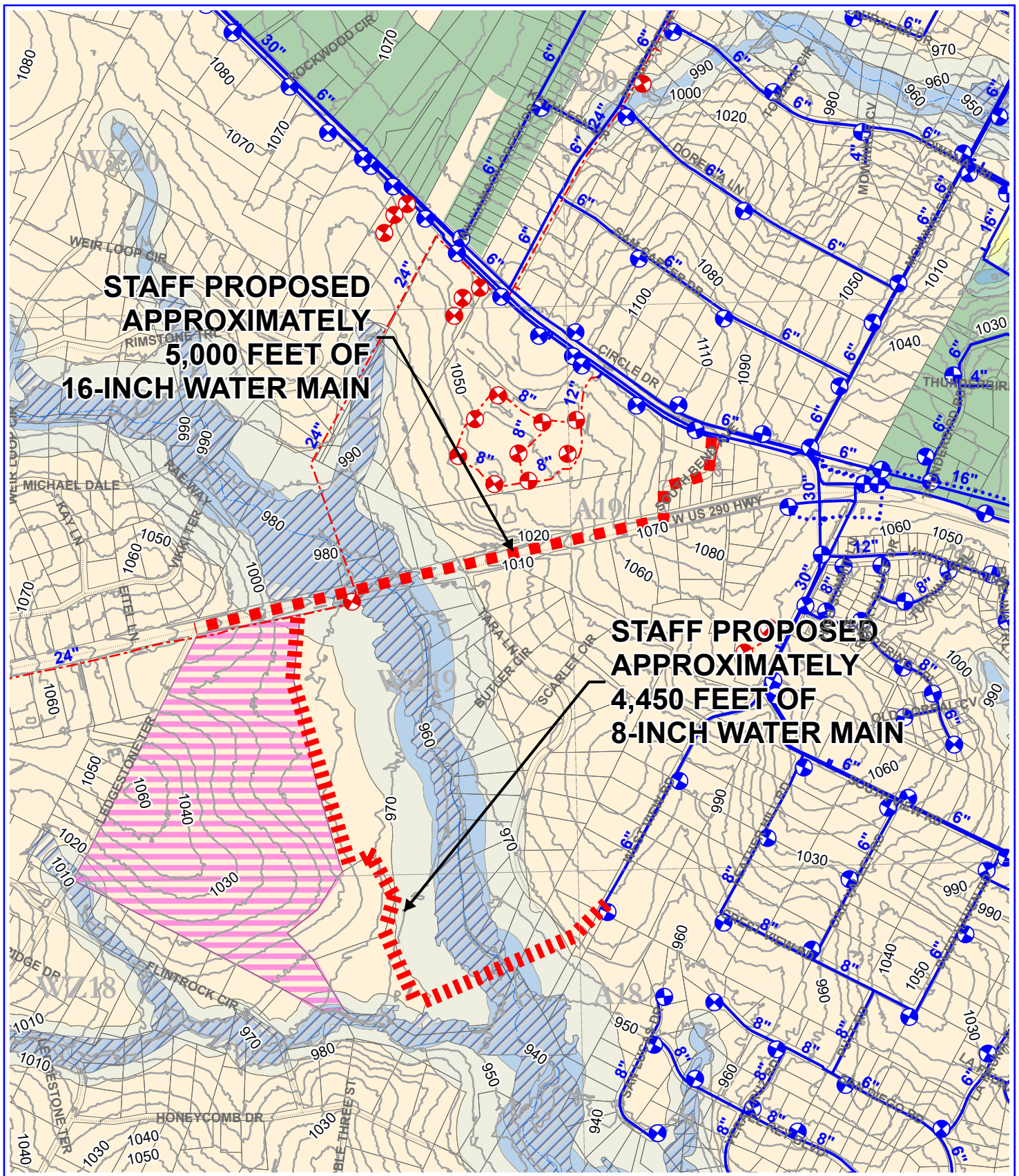
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Utility Development Services Plotted 4/13/2023

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# **ATTACHMENT B**





0 500 1,000 2,000 3,000 Feet

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

**W. S.E.R. Name: Ledgestone Terraces**

**W. S.E.R. Number: 5650**

**Water Service Option 2**

**DRAFT**

Utility Development Services Plotted 4/13/2023

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# MEMORANDUM

**To:** Water and Wastewater Commissioners  
**From:** Brett Ueno, Utility Development Services  
**Date:** March 20, 2023  
**Subject:** Ledgestone Terraces (Water SER-5650)

Enclosed is additional technical information related to Water SER-5650 and the associated Requests for Council Action.

## Other SERs:

- There are 7 water SERs located within one-half of a mile of the subject tract. Of these SERs, 2 were administratively approved, 2 were approved by City Council, and 3 were withdrawn prior to City Council consideration.
- There are 7 wastewater SERs located within one-half of a mile of the subject tract. Of these SERs, 4 were approved by City Council, 2 were administratively approved, and 1 was withdrawn prior to City Council consideration.

## Water Utility Service:

- The City's existing water distribution system is located approximately 3,900 feet from the subject tract.

## Wastewater Utility Service:

- The City's existing wastewater collection system is located approximately 4,200 feet from the subject tract.
- On June 11, 2020, City Council approved wastewater SER-4622 for centralized wastewater service to the subject tract.

## SER Improvements:

- The SER improvements will cross a known environmental feature, Devil's Pen Creek. The improvements will cross the Devil's Pen Creek within the US 290 Hwy right-of-way and within a water easement located east of the subject tract.
- 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

