

Posting Language

Recommend approval for Service Extension Request No. 5672 for water service to a 69.12-acre tract located at 8921 W US 290 Highway 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

Council Committee, Boards and Commission Action

May 3, 2023 – Recommended by the Environmental Commission on a 6-3-1 vote with one vacancy.
May 10, 2023 - To be reviewed by the Water & Wastewater Commission

Additional Backup Information

The 8921 West 290 project consists of approximately 69.12 acres of land located at 8921 W US 290 Highway (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:

AR 290 West, LP (the "Owner") is proposing to develop approximately 290 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. 5672, contingent on the CCN release. Austin Water will provide retail wastewater service to the Property as proposed in SER No. 4796 and previously approved by City Council on January 27, 2022.

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 4,350 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 3,700 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.

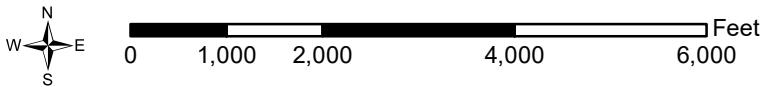
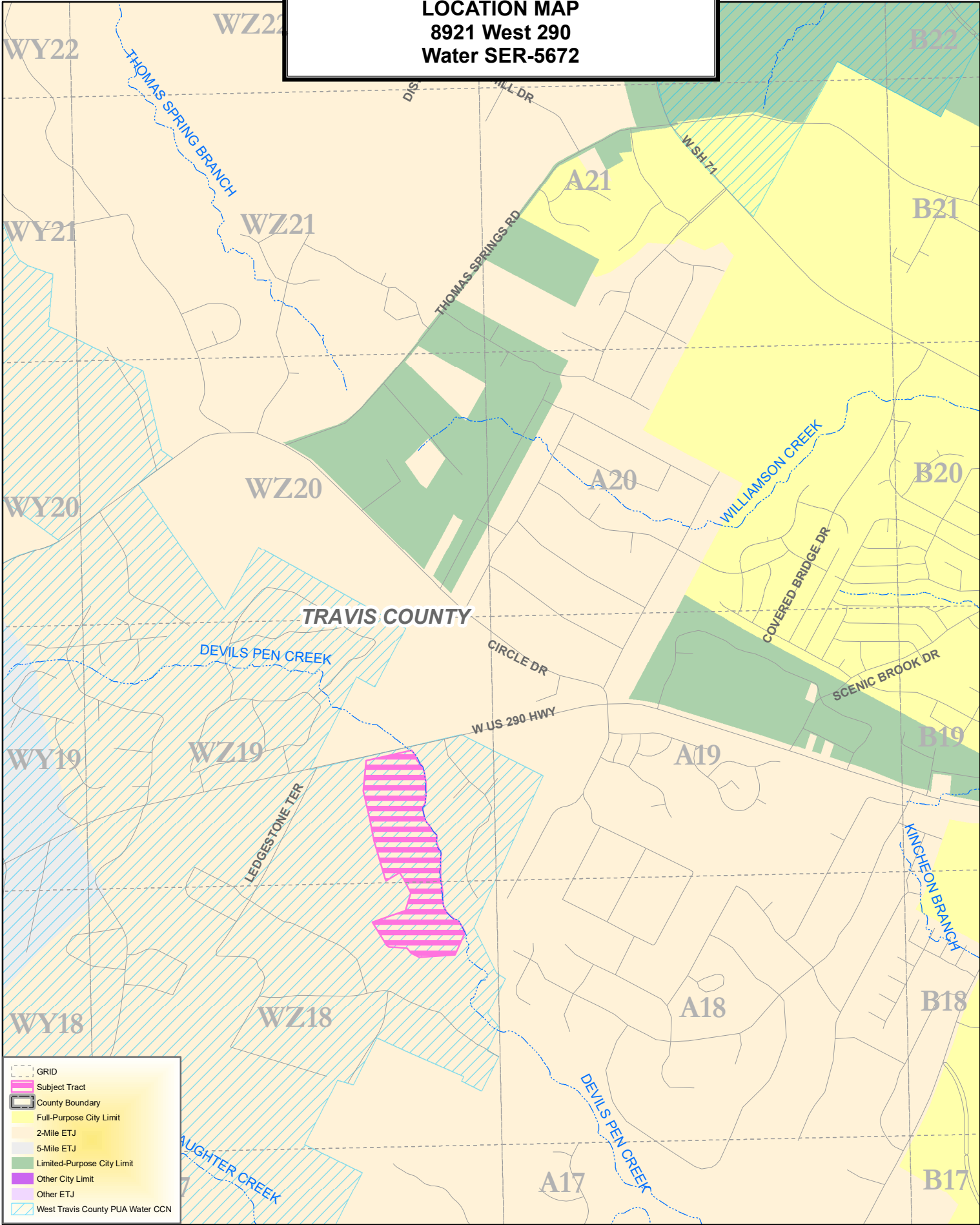
City Staff Recommendation:

Austin Water has evaluated the Owner's request for City water service and can provide water service as proposed in SER-5672. 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-5672 is attached.

Contingent upon approval of SER-5672 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.

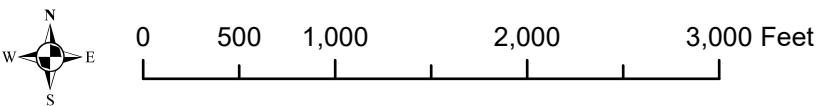
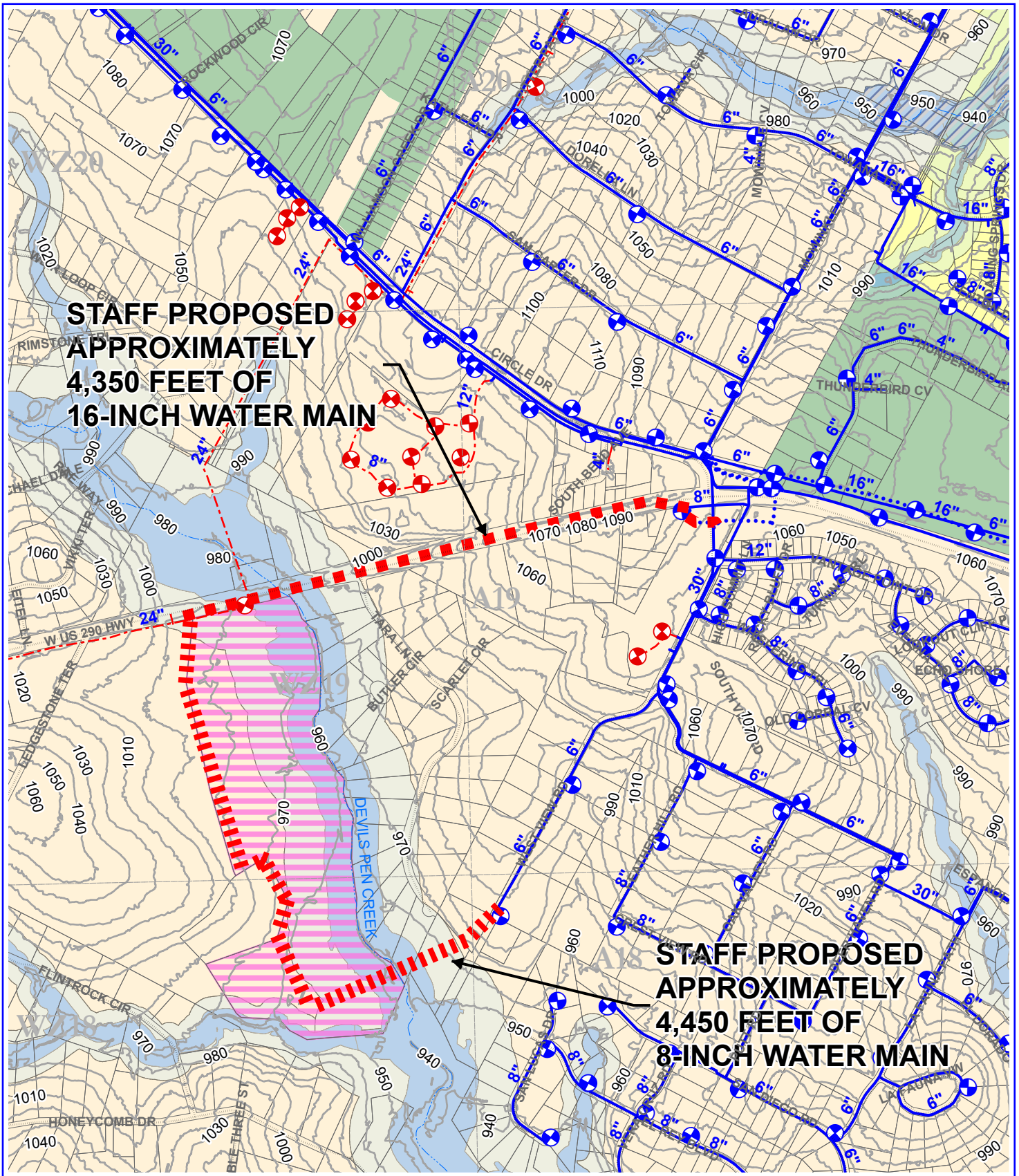
The proposed project is located in zip code 78737 and is near City Council District 8.

LOCATION MAP
8921 West 290
Water SER-5672



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4/7/2023



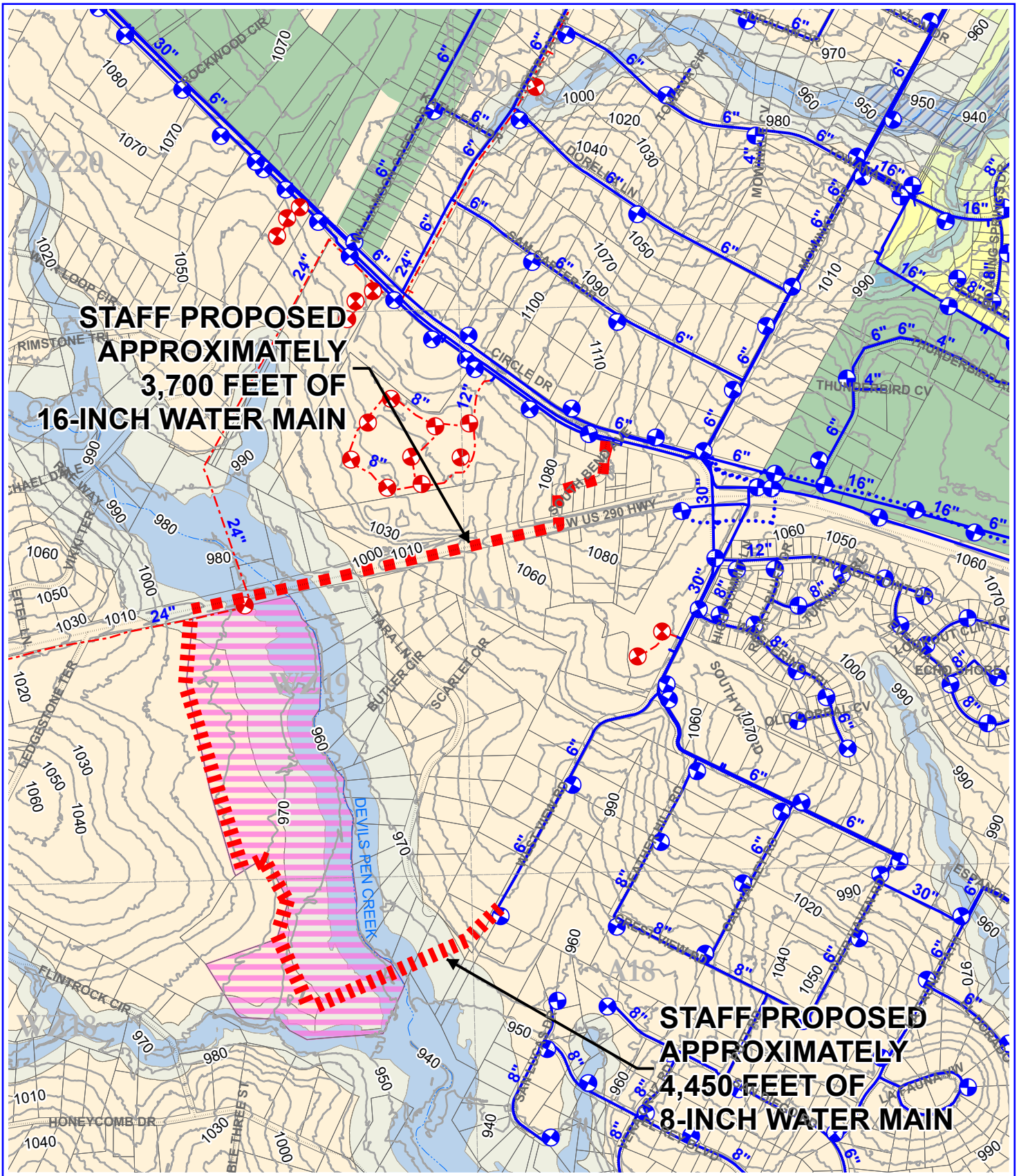
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|----------------------------|-------------------------------|
| Subject Tract | 2-Mile ETJ |
| 100-Year COA Floodplain | Critical Water Quality Zone |
| Full-Purpose City Limit | Water Quality Transition Zone |
| Limited-Purpose City Limit | |

W. S.E.R. Name: 8921 West 290
W. S.E.R. Number: 5672
Water Service Option 1

DRAFT

Utility Development Services Plotted 4/13/2023

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W. S.E.R. Name: 8921 West 290
W. S.E.R. Number: 5672
Water Service Option 2

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Utility Development Services Plotted 4/13/2023
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ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	May 3, 2023
NAME & NUMBER OF PROJECT:	8921 US Hwy 290 West Water Service Extension Request #5672
NAME OF APPLICANT OR ORGANIZATION:	Vito Trupiano, P.E., Endeavor Real Estate Group
LOCATION:	8921 US 290 Hwy West, Austin, Texas 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
WATERSHED:	Slaughter Creek Watershed, Barton Springs Zone, Edwards Aquifer Contributing Zone, Drinking Water Protection Zone
REQUEST:	Water Service Extension
STAFF DETERMINATION:	Staff recommends approval of the water service extension



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: 8921 US Highway 290 West Water SER #5672

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 8921 US Highway 290 West Water SER #5672 and recommend approval of the request.

Site Overview

The site consists of one tract of approximately 69.12 acres, located at 8921 US Highway 290 West. 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. Due to vesting rights granted per Chapter 245 of the State of Texas Local Government Code, all site development is subject to regulations in effect in 1995, which includes creek buffers, structural water quality treatment requirements, critical environmental feature (CEF) protections, and other environmental regulations, but the site is not subject to the Save Our Springs Ordinance.

This property has an approved site plan for the Junction Athletic Complex, SP-2016-0607D, a proposed sports complex that has not been constructed. The applicant submitted a proposal to revise the previously approved site plan to develop a 280-unit multi-family project in the same development footprint with 140 Living Unit Equivalents (LUEs). The proposed revised site plan was submitted for completeness check to the City of Austin on September 10, 2021 (SP-2016-0607D(R1)). Land Use Review staff determined that the amount of review required for the proposed revision to a multi-family project exceeded that of a site plan revision and should be processed as a new site plan application. The new site plan application, SP-2022-0164D, is currently in review.

Environmental Impacts

The eastern portion of the site contains Devils Pen Creek and its associated critical water quality zone and water quality transition zone. There are seven wetland critical environmental features (CEFs) and one seep CEF on the property. The site does not drain to occupied salamander habitat.

The previously approved site plan for the Junction Athletic Complex received three Land Use Commission variances for cut and fill exceeding four feet of depth, and construction in the water quality transition zone.

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 4,350 feet of 16-inch 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 3,700 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 West US Highway 290 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 9209 Ledgestone Terrace, Water SER #5650. 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 for this property was recommended by the Environmental Commission on November 3, 2021 and was subsequently approved by Council on January 27, 2022.

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.

Recommendation

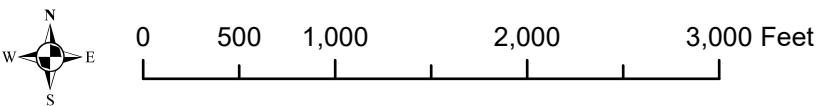
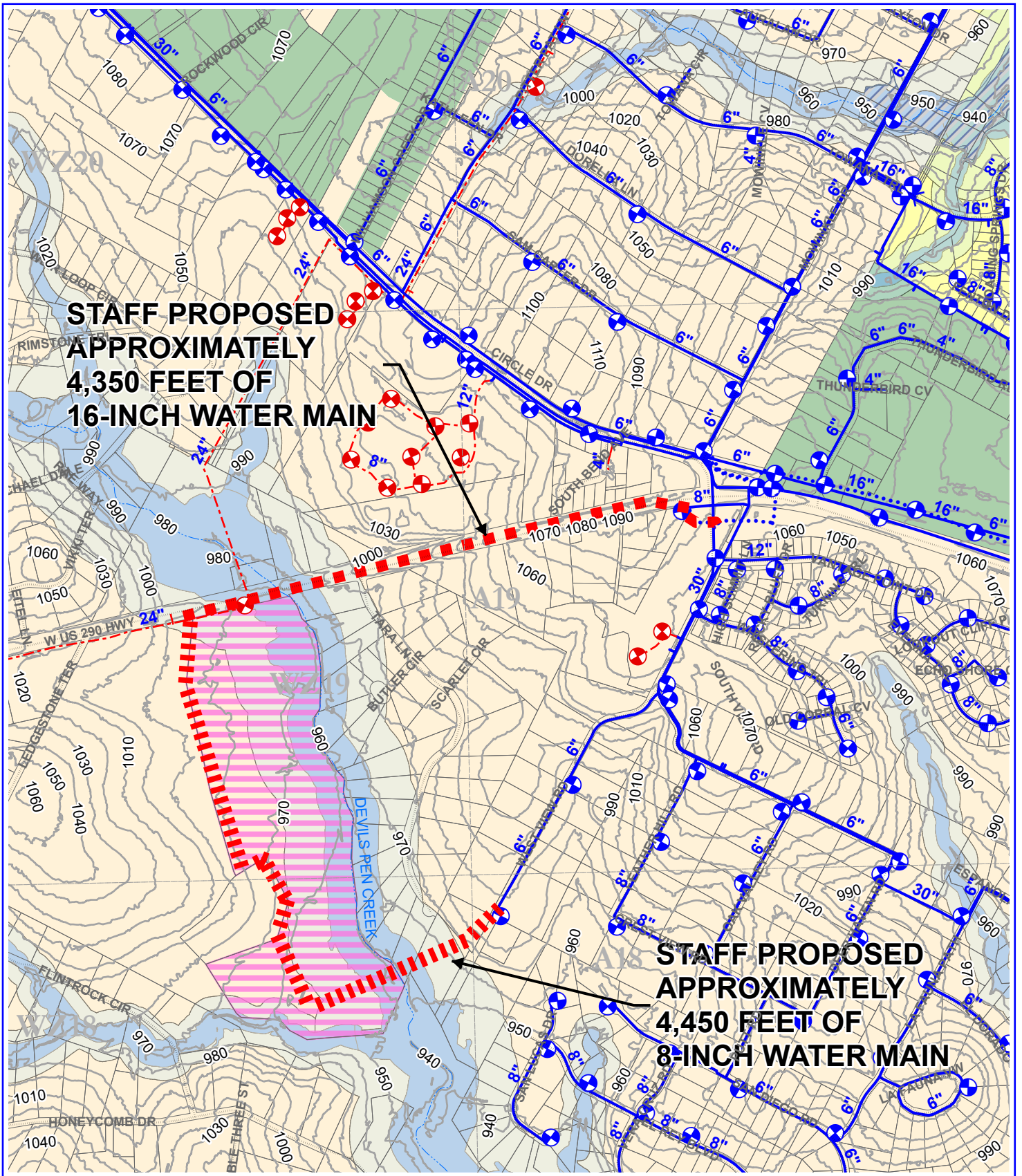
While sensitive environmental features do exist within the parcel, WPD staff recommend approval of Service Extension Request #5672 for the following reasons:

- 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 existing parcel already has an approved site plan for an athletic complex and the level of development associated with the proposed apartment buildings will be similar to the amount of development already allowed with the athletic complex due to site development regulations.

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

ATTACHMENT A



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

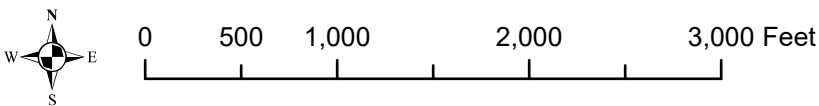
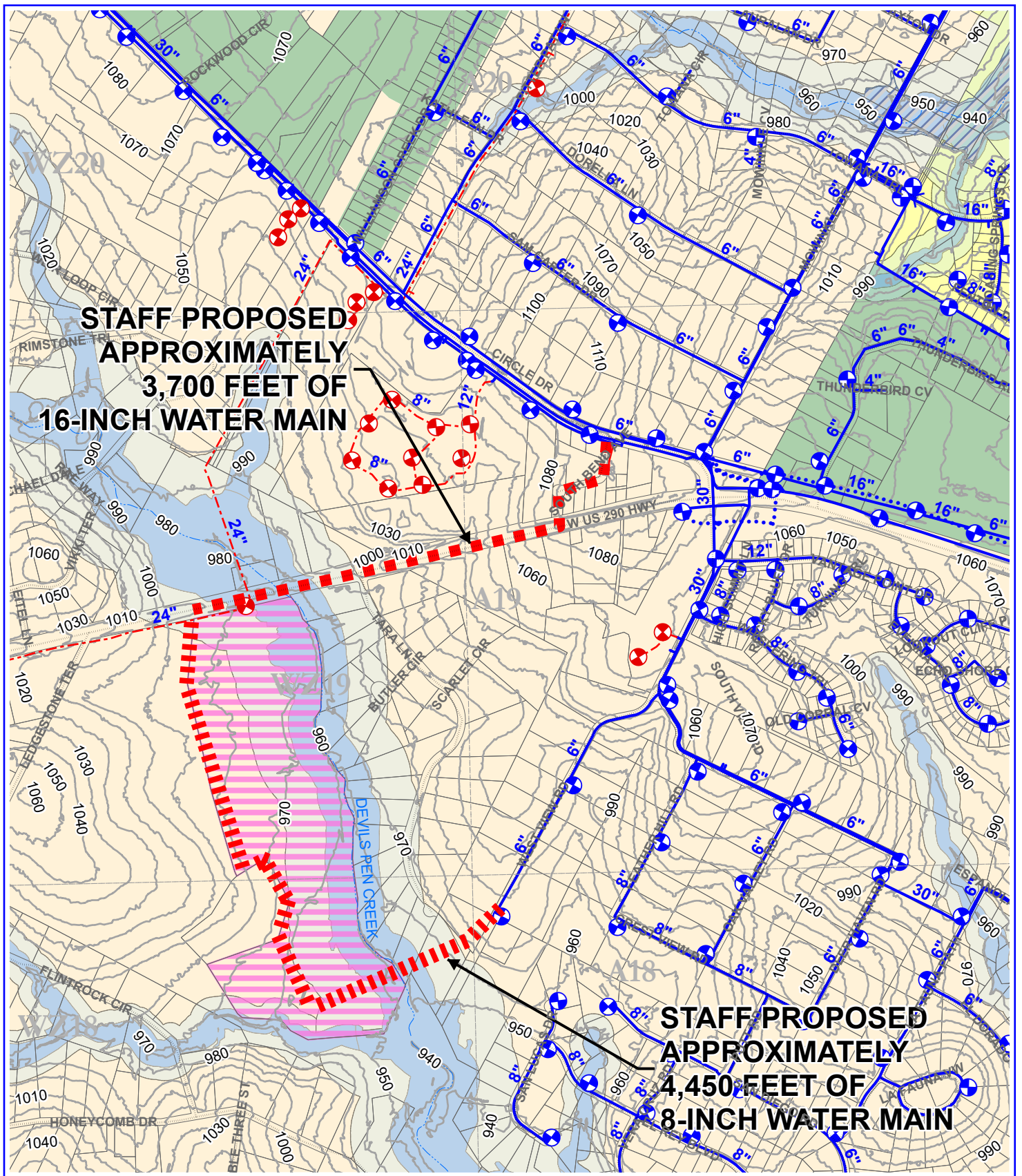
W. S.E.R. Name: 8921 West 290
W. S.E.R. Number: 5672
Water Service Option 1

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Utility Development Services Plotted 4/13/2023

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ATTACHMENT B



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

W. S.E.R. Name: 8921 West 290

W. S.E.R. Number: 5672

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: 8921 West 290 (Water SER-5672)

Enclosed is additional technical information related to Water SER-5672 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 approved by City Council, 2 were administratively approved, 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 January 27, 2022, City Council approved wastewater SER-4796 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

