



## **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**

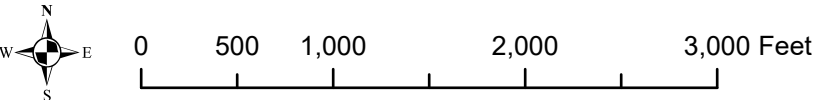
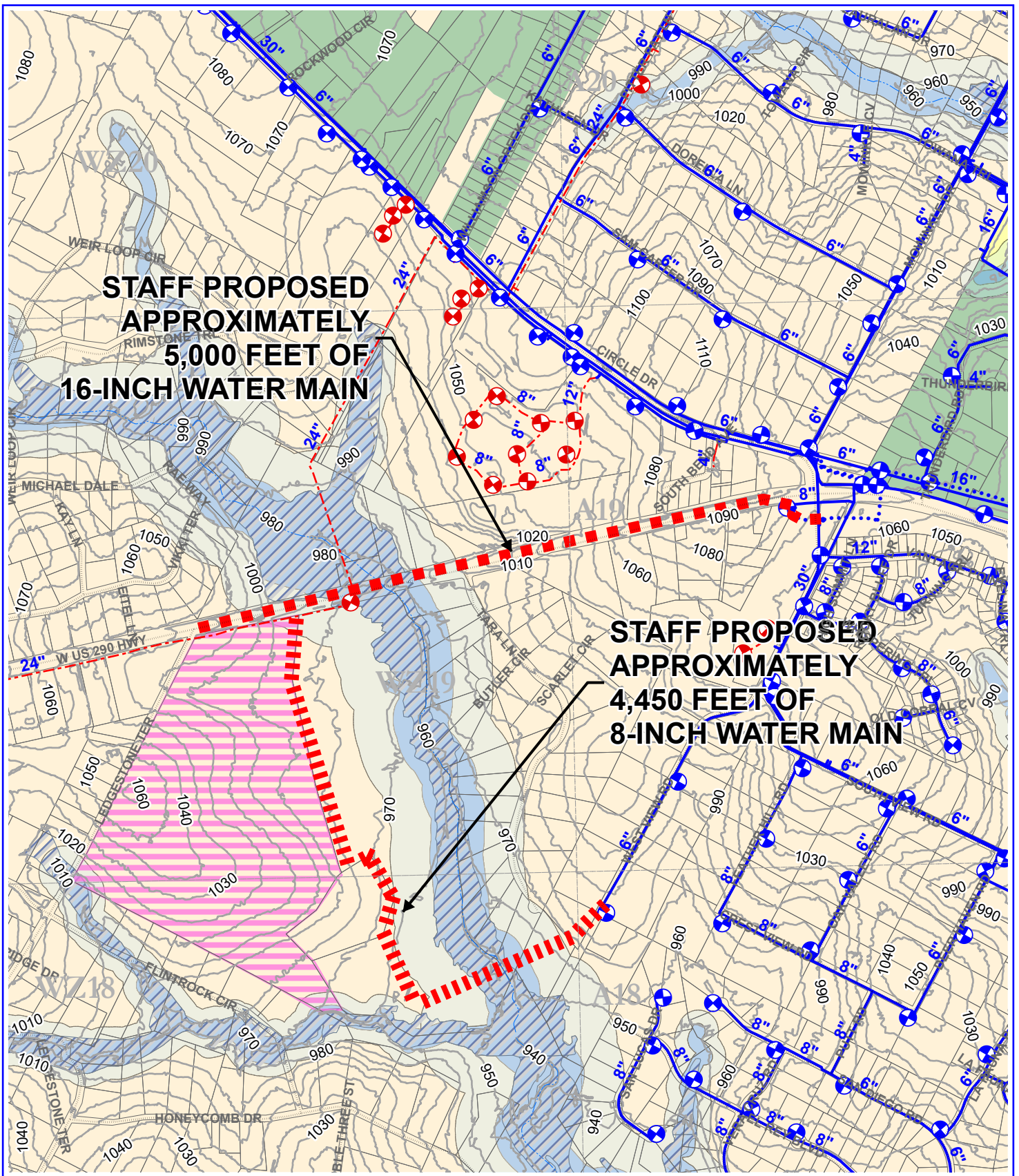
While sensitive environmental features do exist within the parcel, WPD staff recommend approval of Service Extension Request #5650 for the following reasons:

- 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



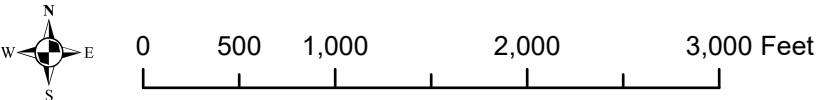
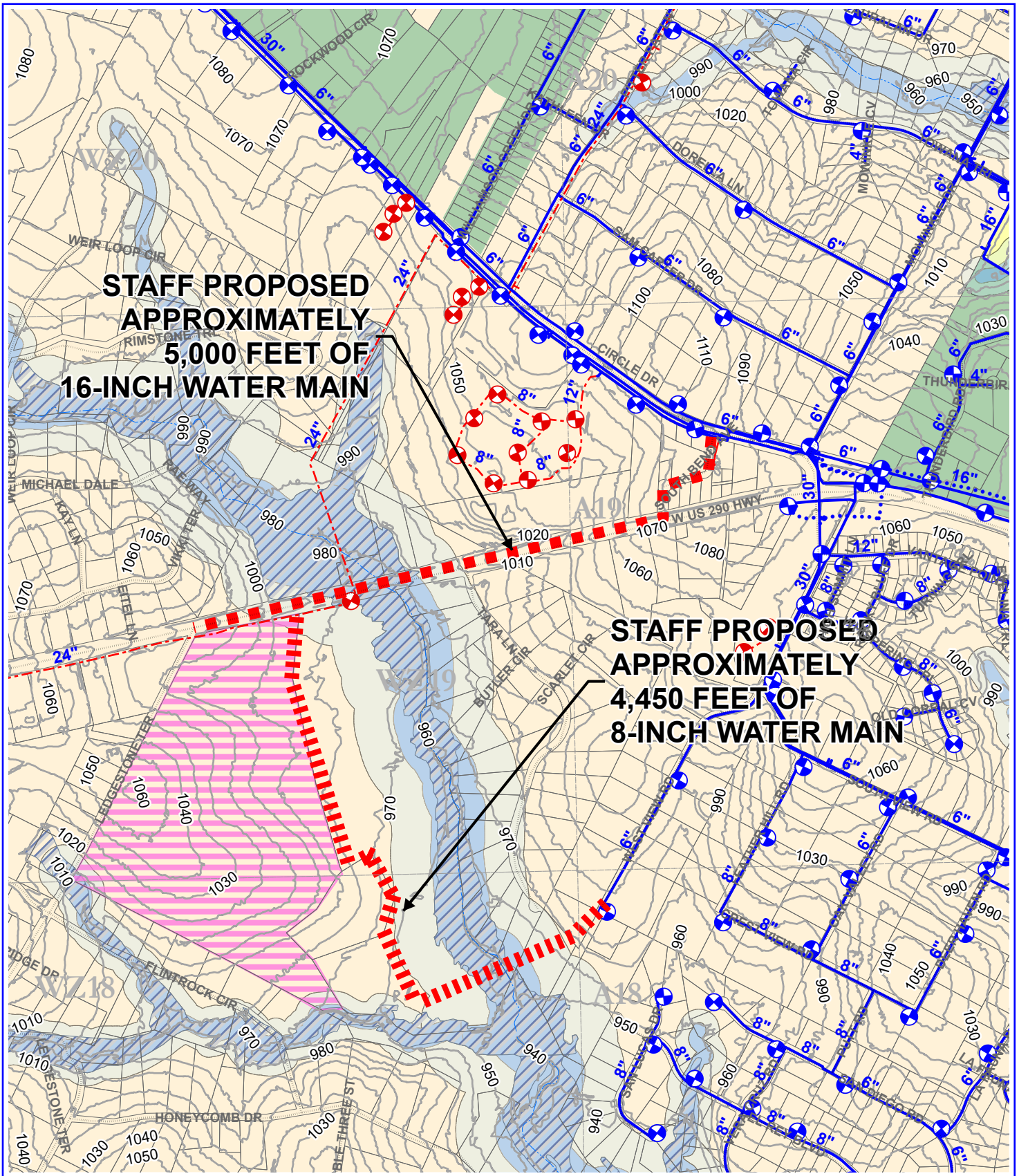
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|----------------------------|-------------------------------|
| Subject Tract              | 2-Mile ETJ                    |
| 100-Year FEMA Floodplain   | Critical Water Quality Zone   |
| Full-Purpose City Limit    | Water Quality Transition Zone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


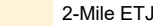



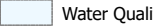

**W. S.E.R. Name: Ledgestone Terraces**  
**W. S.E.R. Number: 5650**  
**Water Service Option 1**

**DRAFT**

Utility Development Services Plotted 4/13/2023  
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# **ATTACHMENT B**



- |   |                            |   |                               |
|---|----------------------------|---|-------------------------------|
|  | 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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