



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

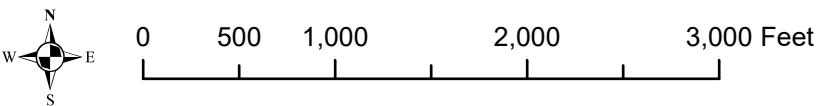
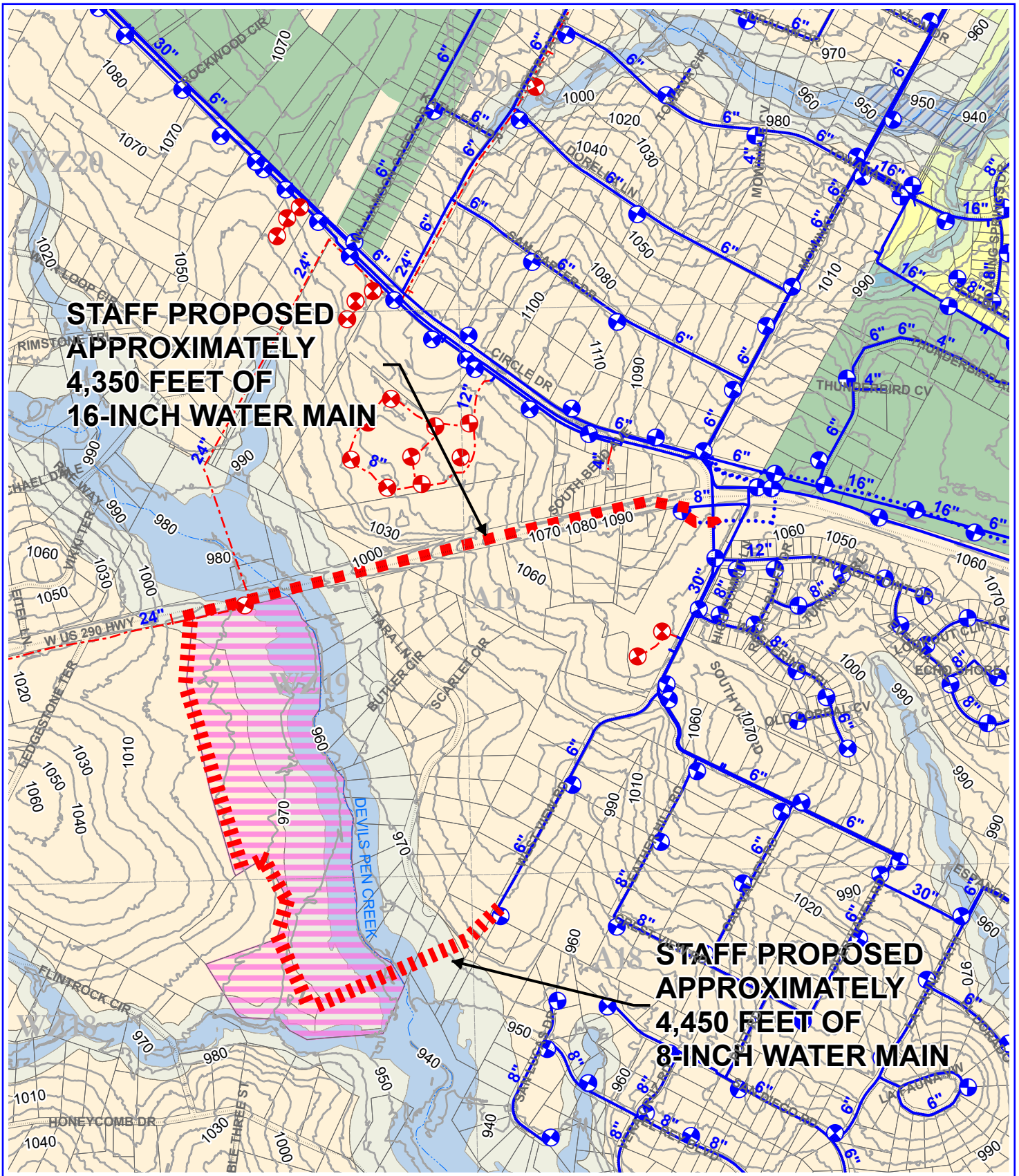
While sensitive environmental features do exist within the parcel, WPD staff recommend approval of Service Extension Request #5672 for the following reasons:

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

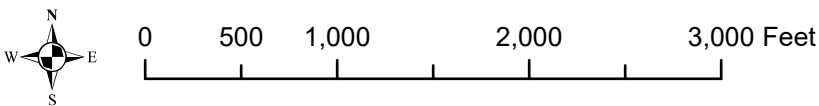
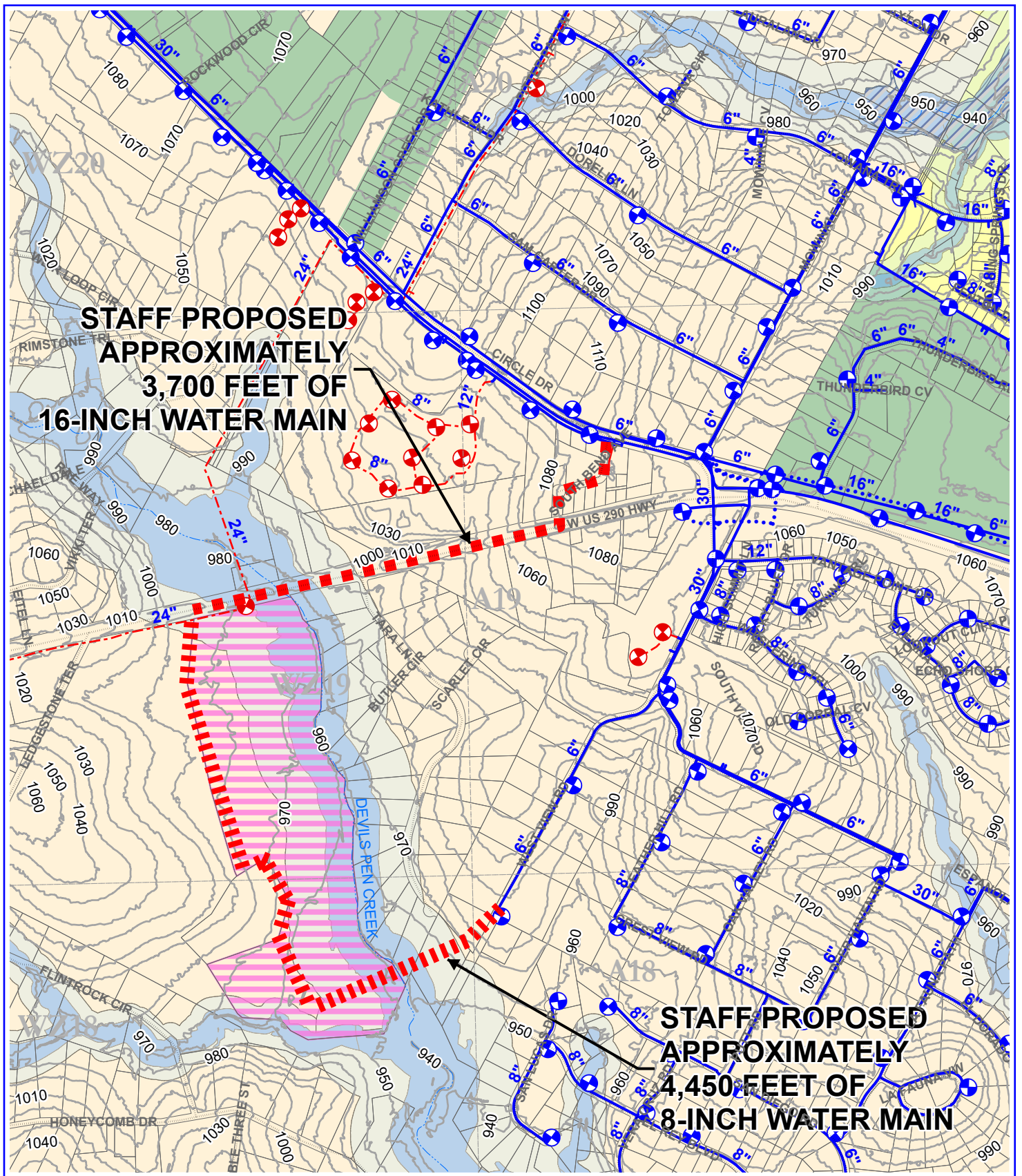
W. S.E.R. Name: 8921 West 290
W. S.E.R. Number: 5672
Water Service Option 1

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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 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

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Utility Development Services Plotted 4/13/2023

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