



Recommendation for Action

File #: 23-1835, **Agenda Item #:** 3.

5/18/2023

Posting Language

Approve Service Extension Request No. 5672 for water service to a 69.12-acre tract located at 8921 West US 290 Highway within the Drinking Water Protection Zone, the City's 2-mile extraterritorial jurisdiction and Austin Water's service area.

Lead Department

Austin Water.

For More Information:

Inquiries should be directed to Heather Cooke, 512-972-0083, or Heather.Cooke@austintexas.gov [<mailto:Heather.Cooke@austintexas.gov>](mailto:Heather.Cooke@austintexas.gov).

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 and 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.