



MEMORANDUM

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

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

DATE: June 6, 2023

SUBJECT: Scenic Brook Multifamily Wastewater Service Extension Request #5172

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 (WPD) staff have completed the review for Scenic Brook Multifamily Wastewater Service Extension Request #5172 and recommend the request.

Site Overview

The site consists of one tract of approximately 35.72 acres, located at 8352 W US 290 Highway in the City of Austin's Limited Purpose Jurisdiction. The applicant is proposing to build 154 multi-family units and 253 condo units with 235 Living Unit Equivalents (LUEs). A site plan (SP-2022-0579C) is currently in review.

The applicant is also requesting a Restrictive Covenant Amendment (RCA) for 8.6149 acres of the site which allows more development than what would be allowed under the Save Our Springs Ordinance and current rules. This includes more impervious cover and would not require SOS level water quality treatment. Staff have negotiated environmental conditions and are supporting the request for the RCA, which will be considered by the Environmental Commission for a recommendation concurrently with this service extension request. The remaining 26.9551 acres or 76 percent of the property is subject to current code and the Save Our Springs Ordinance.

Development Impacts

Water:

The applicant will utilize the existing 16-inch water main in Scenic Brook Drive for their water service. An SER is not required because the water main is located at their site and is a suitable size to serve the proposed development.

Wastewater:

The proposed wastewater infrastructure is described in the following paragraph. A map with the proposed infrastructure can be viewed on Attachment A to this memo.

- Replace 500 feet of 8-inch gravity wastewater main with a 12-inch gravity wastewater main along Scenic Brook Drive from the existing Grade Break #1928 located at 7111 Scenic Brook Drive to the existing Grade Break #1910.
- Replace 200 feet of 8-inch gravity wastewater main with a 12-inch gravity wastewater main along Scenic Brook Drive from the existing manhole (MH) #2103 located in Scenic Brook Drive at Harvest Trail Drive to existing MH #2104.
- Construct 250 feet of 8-inch gravity wastewater main from the proposed 12-inch gravity wastewater main described above in Scenic Brook Drive (located west of the Harvest Trail Drive intersection) and extend west to the existing 8-inch gravity wastewater main (MH #1164) in Scenic Brook Drive at Dunkirk Drive. The applicant will divert wastewater flows currently entering MH #1164 to this proposed 8-inch gravity wastewater main.
- Construct 750 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (MH #1230) located in Scenic Brook at Red Will Drive and extend southwest along Scenic Brook Drive to the existing 8-inch gravity wastewater main (MH #1159) in Scenic Brook Drive at Kirkham Drive. The applicant will divert wastewater flows currently entering MH #1159 to this proposed 8-inch gravity wastewater main.
- Replace 325 feet of 8-inch gravity wastewater main with a 12-inch gravity wastewater main along Scenic Brook Drive from the existing MH #1066 located in Scenic Brook Drive at Hanbridge Lane to MH #119623.

The proposed wastewater line will require a Land Use Commission variance because a portion of the line is located within and parallel to the Water Quality Transition Zone for Williamson Creek. The wastewater line would align with Scenic Brook Drive and be built underneath the footprint of the existing road. A Land Use Commission variance will be processed with the site plan associated with the wastewater line.

Alternative Wastewater Service:

Watershed Protection Department staff determined that if the estimated 235 LUEs are permitted, approximately 56,600 gallons per day of wastewater would be produced. If service is not extended to the site and wastewater disposal is required, there are two options for this amount of effluent treatment: an Onsite Septic Facility (OSSF) or land application, (surface irrigation or subsurface land application). Land application would require a Texas Land Application Permit (TLAP) or a Subsurface Area Drip Dispersal System (SADDS) issued by the Texas Commission on Environmental Quality.

The soil described in the ERI for this site has several potential limitations for these wastewater systems. Brackett soils are thin and rocky, and this type of soil is not ideal for OSSFs or land application. Soil could be imported at a considerable expense, but the land application system maintenance requirements would increase due to the underlying Brackett soils. Soil piping and preferential flow paths would likely form, allowing wastewater migration below the root zone.

Furthermore, land application would require an irrigation field and storage tank of about 13 acres. In addition, a wastewater treatment plant footprint of roughly .28 acres would be required to reach secondary treatment levels. This would consist of roughly 39 percent of the tract coverage that would need to be deducted from the net site area calculations associated with the impervious cover limits.

Based on the allowable impervious cover and the amount of available irrigation land required, the applicant would most likely not be able to develop with a similar density with a land application permit. Similarly, OSSFs would greatly reduce the density, and a multifamily development with a similar density as currently proposed would not be possible. Due to the proposed density of the development as well as the unsuitability of the soils, centralized wastewater is the preferred wastewater service for this site.

Environmental Impacts

The property is in the Williamson Creek Watershed, the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone. An Environmental Resource Inventory was conducted by the applicant, and no recharge environmental features or critical environmental features were found on the property. The site does not contain a critical water quality zone or water quality transition zone and does not drain to known occupied salamander habitat.

As previously mentioned, a Land Use Commission variance would be required for the portion of the wastewater line that runs within and parallel to the water quality transition zone of Williamson Creek.

Recommendation

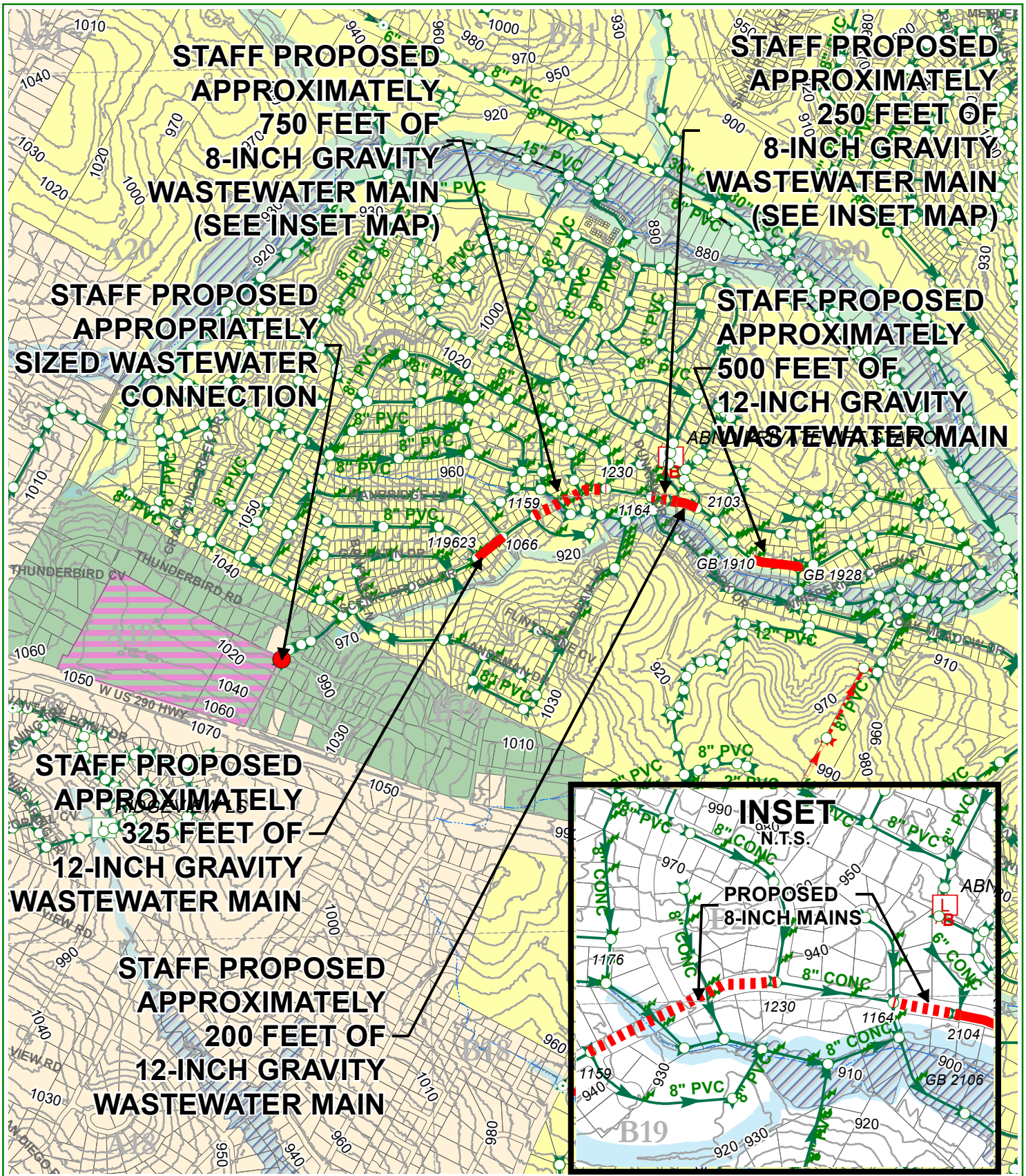
WPD staff recommends Wastewater SER #5172 for the following reasons:

- There are no significant environmental concerns to extend service to the property.
- Due to the proposed density of the development and the unsuitability of the soils onsite, centralized wastewater service is environmentally preferable to decentralized service.

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



0 700 1,400 2,800 4,200 Feet

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

W.W. S.E.R. Name: Scenic Brook Multifamily
W.W. S.E.R. Number: 5172

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Utility Development Services Plotted 5/11/2023

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