



Recommendation for Action

File #: 23-2224, **Agenda Item #:** 6.

7/20/2023

Posting Language

Approve Service Extension Request No. 5172 for wastewater service to a 35.72-acre tract located at 8352 W. US 290 Hwy. within the Drinking Water Protection Zone, the City's limited purpose jurisdiction and Austin Water's service area.

Lead Department

Austin Water.

Fiscal Note

There is no anticipated fiscal impact.

For More Information:

Inquiries should be directed to Blanca Madriz, 512-972-0115, or Blanca.Madriz@austintexas.gov.

Council Committee, Boards and Commission Action:

June 7, 2023 - To be reviewed by the Environmental Commission.

July 19, 2023 - Not reviewed by the Water and Wastewater Commission due to a lack of quorum.

Additional Backup Information:

The Scenic Brook project consists of approximately 35.72 acres of land located at 8352 W US 290 Hwy (the "Property"). The Property is located entirely within the City of Austin's (the "City") Limited Purpose Jurisdiction, Impact Fee Boundary, Austin Water's service area for water and wastewater, the Drinking Water Protection Zone, and the Williamson Creek Watershed. A map of the property location is attached.

Applicant:

Greystar (the "Owner") is proposing to develop approximately 253 garden style apartment units and 154 multi-family units. The Owner requested that the City provide wastewater utility service to the Property and Austin Water has determined the service requirements as proposed in Service Extension Request (SER) No. 5172. Austin Water will provide retail water service to the Property.

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 Owner.

Infrastructure Improvements:

To serve the Property, the Owner will be required to:

- make an appropriately sized wastewater connection to the existing 8-inch gravity wastewater main located in Scenic Brook Dr,
- construct approximately 500 feet of 12-inch gravity wastewater main from the existing 8-inch gravity wastewater main in Scenic Brook Dr located at 7111 Scenic Brook Dr, and extend west to the existing 8-inch gravity wastewater main (GB #1910),

- construct approximately 200 feet of 12-inch gravity wastewater main from the existing 8-inch gravity wastewater main in Scenic Brook Dr (MH #2103), and extend west to the existing 8-inch gravity wastewater main (MH #2104) in Scenic Brook Dr,
- construct approximately 250 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (MH# 2104) located in Scenic Brook Dr., and extend west along Scenic Brook Dr. to the existing 8-inch gravity wastewater main (MH #1164) in Scenic Brook Dr. at Dunkirk Dr.
- construct approximately 750 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (MH #1230) in Scenic Brook Dr at Red Willow Dr, and extend west along Scenic Brook Dr. to the existing 8-inch gravity wastewater main (MH #1159) in Scenic Brook Dr at Kirkham Dr.
- construct approximately 325 feet of 12-inch gravity wastewater main from the existing 8-inch gravity wastewater main (MH #1066) in Scenic Brook Dr at Hanbridge Ln, and extend west along Scenic Brook Dr. to the existing 8-inch gravity wastewater main (MH #119623) in Scenic Brook Dr. at Roan Ln.

The proposed wastewater 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 wastewater service including capital recovery fees.

City Staff Recommendation:

Austin Water has evaluated the Owner's request for City wastewater service and can provide centralized wastewater service as proposed in SER-5172. 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 centralized wastewater service as proposed in SER-5172 is attached.

Contingent upon approval of SER-5172 for wastewater service to the Property, approval of any related development applications for the Property is subject to current City Code. Approximately 27 acres of the Property, or 76%, is also subject to the Save Our Springs Ordinance. Approximately 9 acres of the Property, or 24%, is the subject of a pending Restrictive Covenant Amendment, which Watershed Protection Department staff have negotiated environmental conditions and are in support of.

The proposed project is located in zip code 78736 and is near City Council District 8.