

Ledgestone Revised Wastewater Service Extension Request #4622R

**Environmental Commission Meeting
March 6, 2024**

What is an SER?

- A service extension request, or SER, is an application for City water or wastewater service from a property owner or developer.
- SERs are required when a property is located more than 100 feet from an accessible water or wastewater system, or when existing infrastructure isn't adequate for the proposed project demands.
- Service may involve the construction of a new line or an associated facility or upgrades to existing lines or facilities.
- The applicant pays for the associated infrastructure, as outlined in the SER.

SER Process

- Per the Land Development Code, SERs require Council approval if the property is in the Drinking Water Protection Zone and outside of the City's full purpose jurisdiction.
- Environmental Commission and Water & Wastewater Commission review and make recommendations on SERs that require Council approval.
- No conditions can be put on approval of SERs.

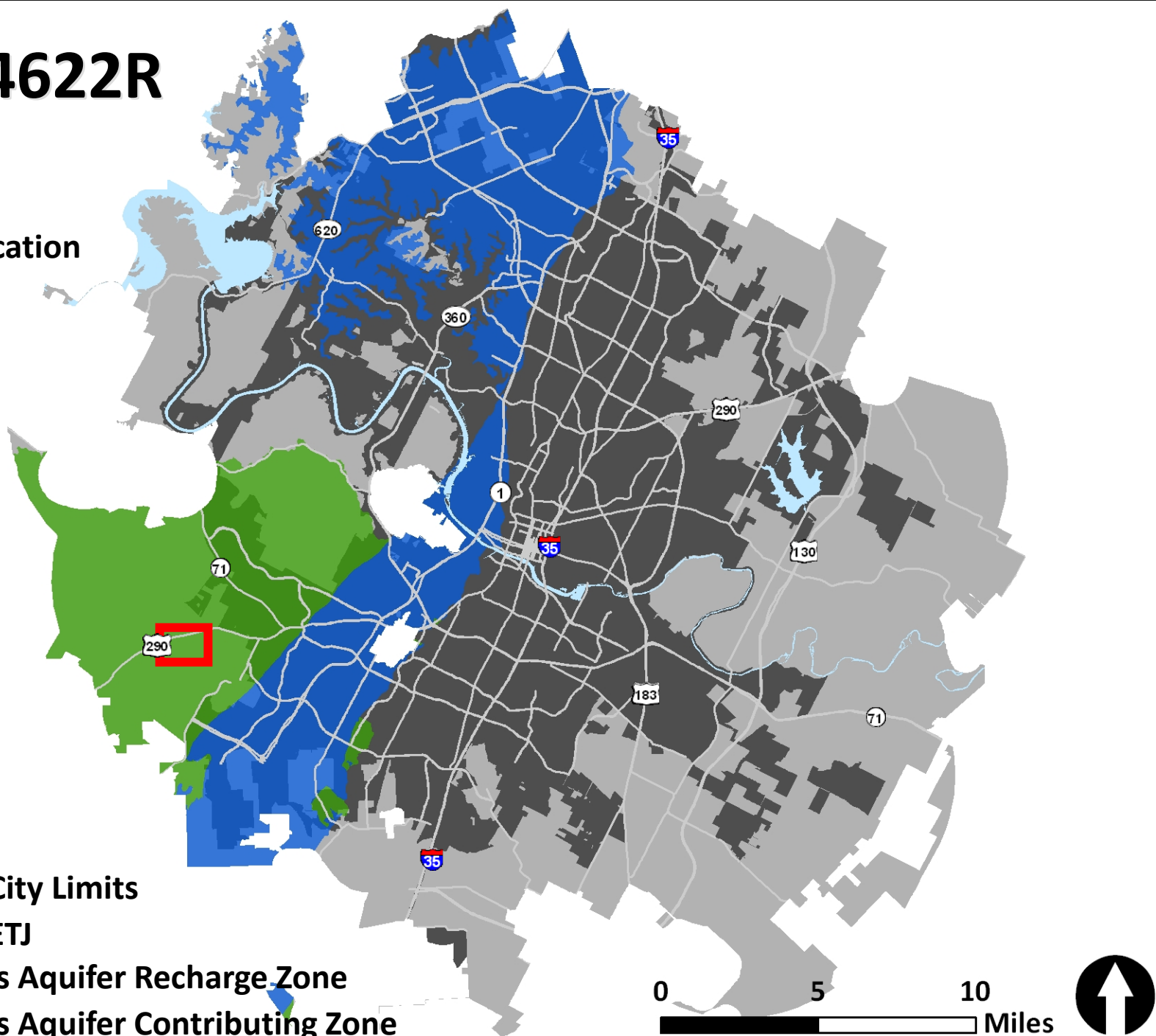
Request Summary

- 9209 Ledgestone Terrace
- 77.78 acres
- 2-Mile ETJ
- Slaughter Creek Watershed, Barton Springs Zone
- Located in the Edwards Aquifer Contributing Zone
- Drinking Water Protection Zone (DWPZ)
- Subject to Save Our Springs Ordinance

SER #4622R

 Site Location

Austin City Limits
Austin ETJ
Edwards Aquifer Recharge Zone
Edwards Aquifer Contributing Zone



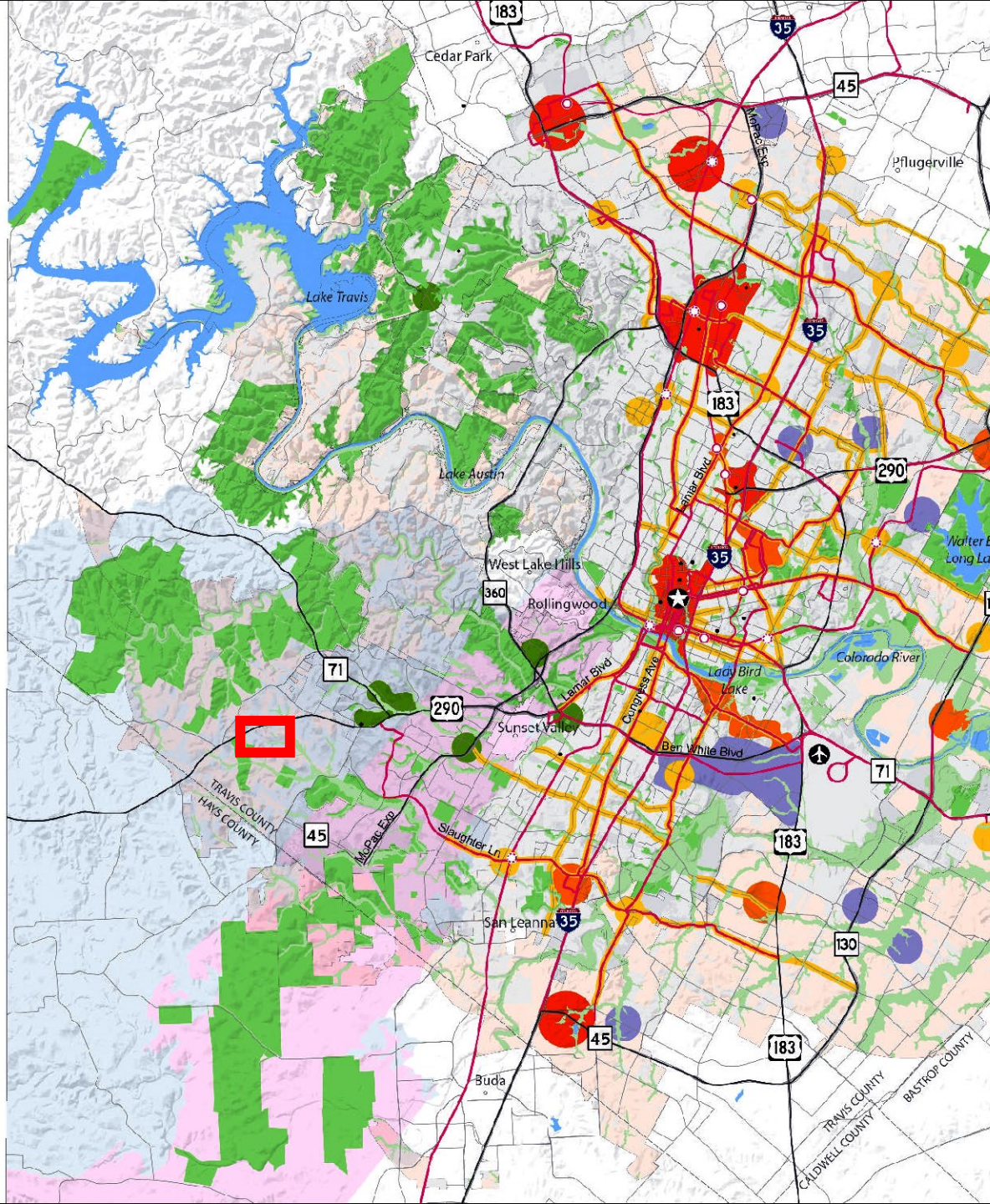
Previously approved SERs

Wastewater SER #4622

- 275 LUEs
- Recommended by Environmental Commission and Water and Wastewater Commission in June 2020
- Council approved in June 2020

Water SER #5650

- 275 LUEs
- Recommended by Environmental Commission and Water and Wastewater Commission in May 2023
- Council approved in May 2023



Growth Concept Map

Legend

- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College / University

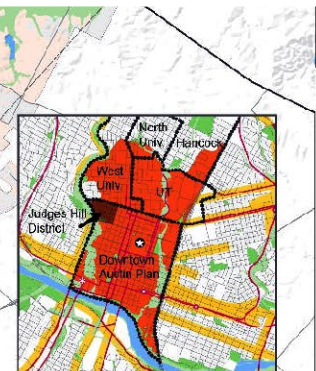
Transportation

- High Capacity Transit Stop
- ★ Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

Boundaries

- City Limits
- ETJ
- County Boundaries

□ **Site Location**



Downtown Regional Center and Neighborhood Planning Areas

Proposed Development Intended Uses

Previous wastewater request

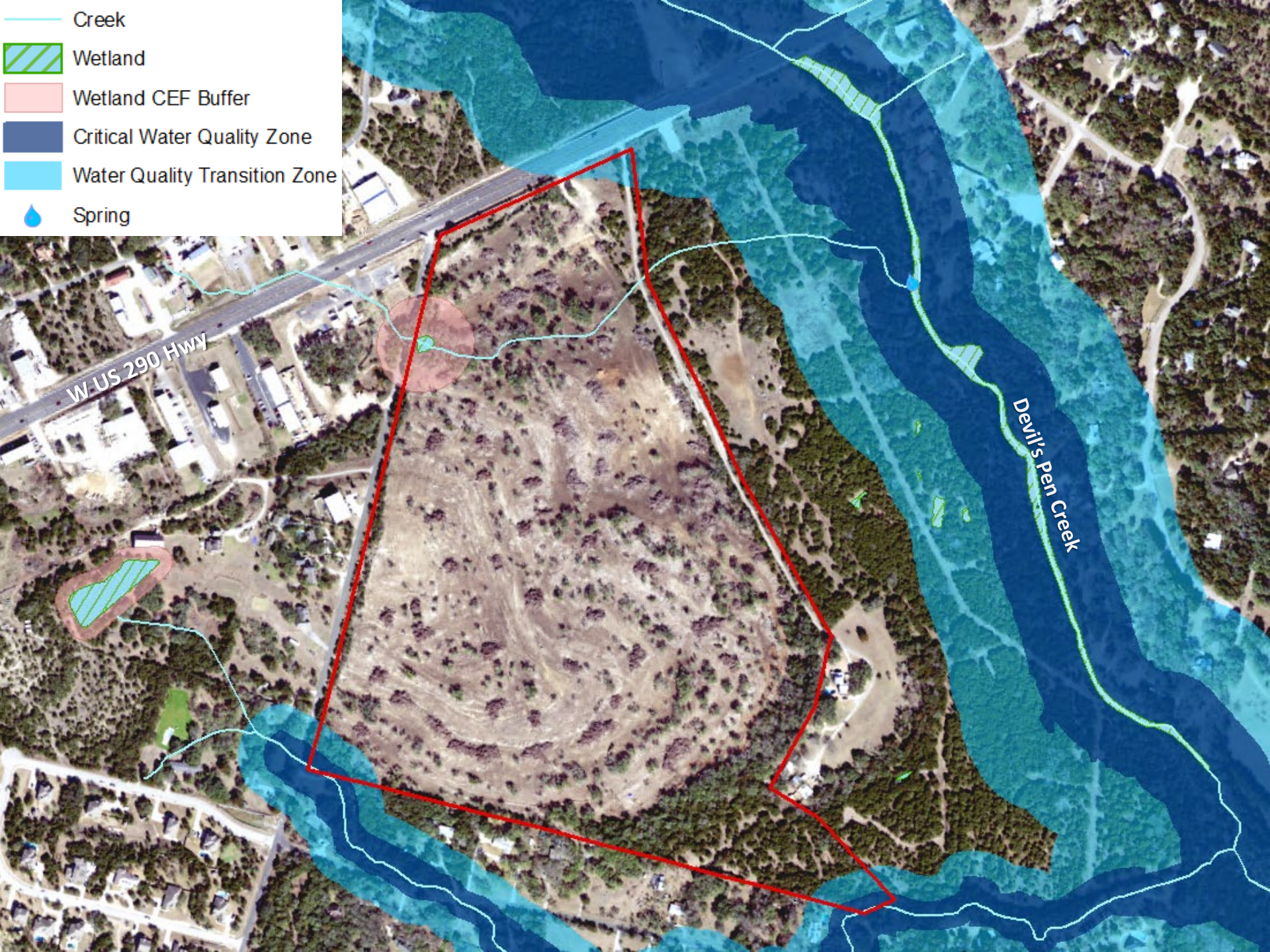
- 275 Living Unit Equivalents (LUEs)
- 550-unit multi-family development
- Expired site plan SP-2021-0473D

Current request

- 325 Total LUEs
 - 140 condo-type units (89 LUEs)
 - 360 multi-family units (180 LUEs)
 - 11,620 sq ft Retail (7 LUEs)
 - 8,000 sq ft Restaurant (40 LUEs)
- LUEs have increased by 50 due to the addition of retail & restaurant
- Revised site plan in review
- Current code standards

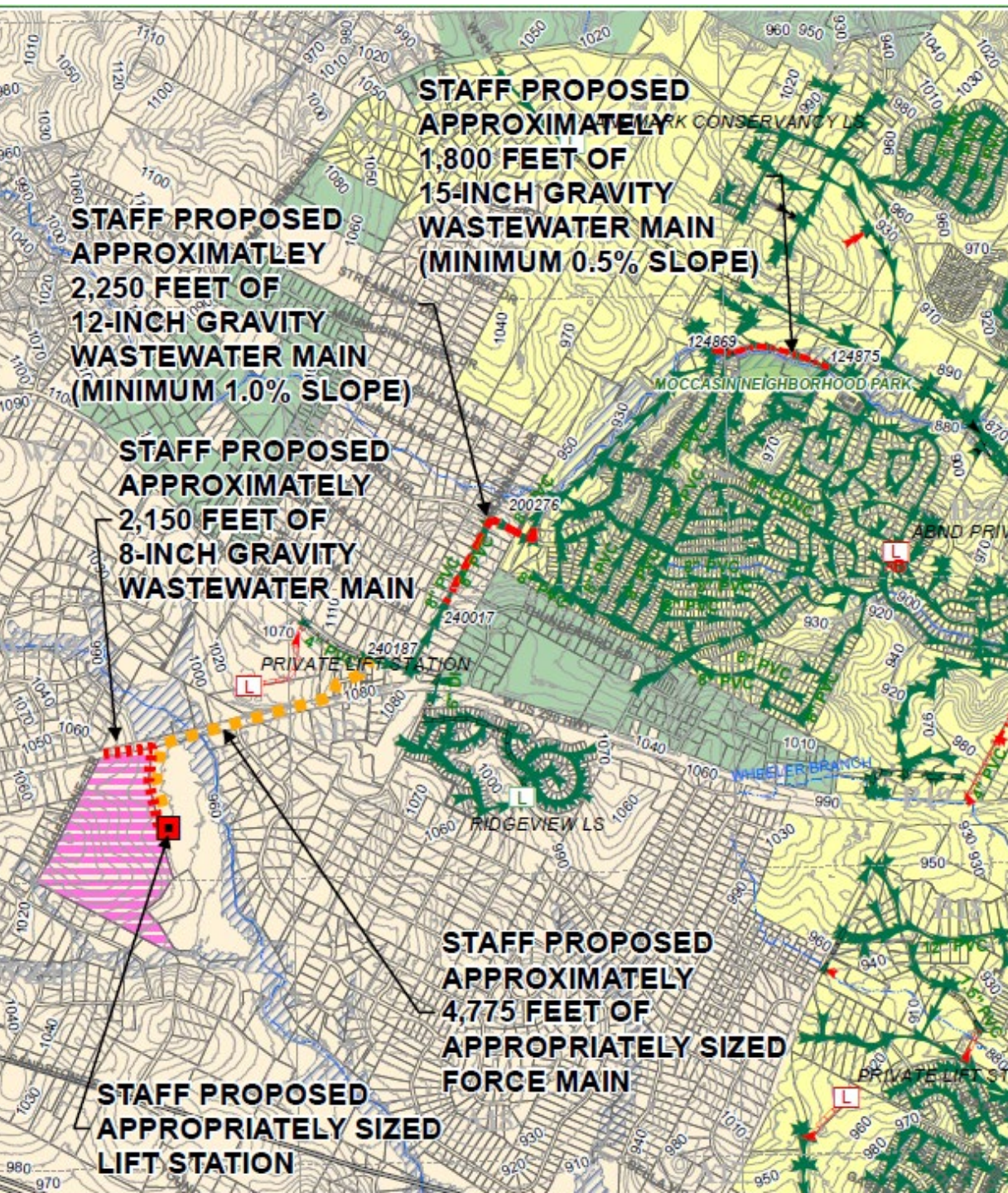
SER #4622R Environmental




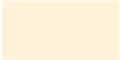

- Natural channel of Slaughter Creek and critical water quality zone on portions of the site
- One wetland critical environmental feature
- Edwards Aquifer Contributing Zone
- Slaughter Creek Watershed
- Barton Springs Zone
- Subject to Save Our Springs Ordinance
- No vested rights are being requested
- Subject to land use and development regulations established in current Land Development Code standards.



SER #4622R

Proposed Wastewater Extension



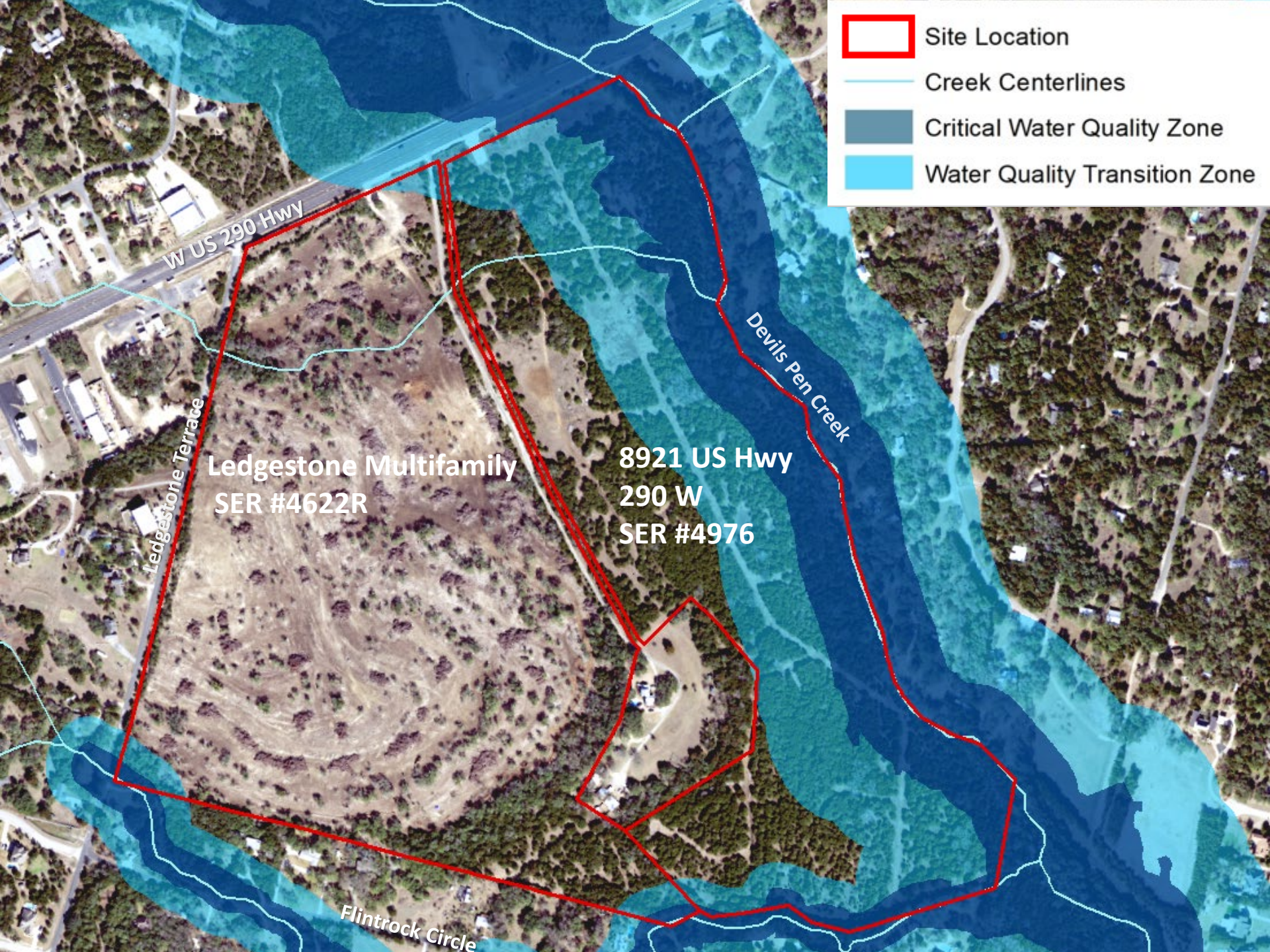
-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

SER #4622R Proposed Wastewater Extension

- Replace 1,800 ft of existing 12" gravity wastewater main with 15" gravity wastewater main along Williamson Creek
- Replace 2,250 ft of existing 8" gravity wastewater main with 12" gravity wastewater main along Towana Trail & Mowinkle Drive.
- If the applicant's project timeline needs these wastewater improvements prior to the completion of them by others, then the design and construction of these improvements are the responsibility of the applicant.

SER #4622R Proposed Wastewater Extension, continued

- A lift station will be constructed with 4,775 ft of force main from lift station
 - extend north to W. US 290 Hwy,
 - Northeast along W US 290 Hwy, and
 - North along South Bend Drive to the existing 8-inch gravity wastewater main located in Circle Drive.
- 2,150 ft of 8" gravity wastewater main from the proposed lift station
 - extend to W. US 290 Hwy and along W. US 290 Hwy to the subject tract.
- The lift station and force main are also proposed by the applicant for SER #4796 located at 8921 W. US 290 Hwy.
- If others construct the lift station and force main first, the applicant will construct lift station and force main upgrades as needed to serve this development.



Site Location



Creek Centerlines



Critical Water Quality Zone



Water Quality Transition Zone

W US 290 Hwy

Ledgestone Terrace

Ledgestone Multifamily
SER #4622R

8921 US Hwy
290 W
SER #4976

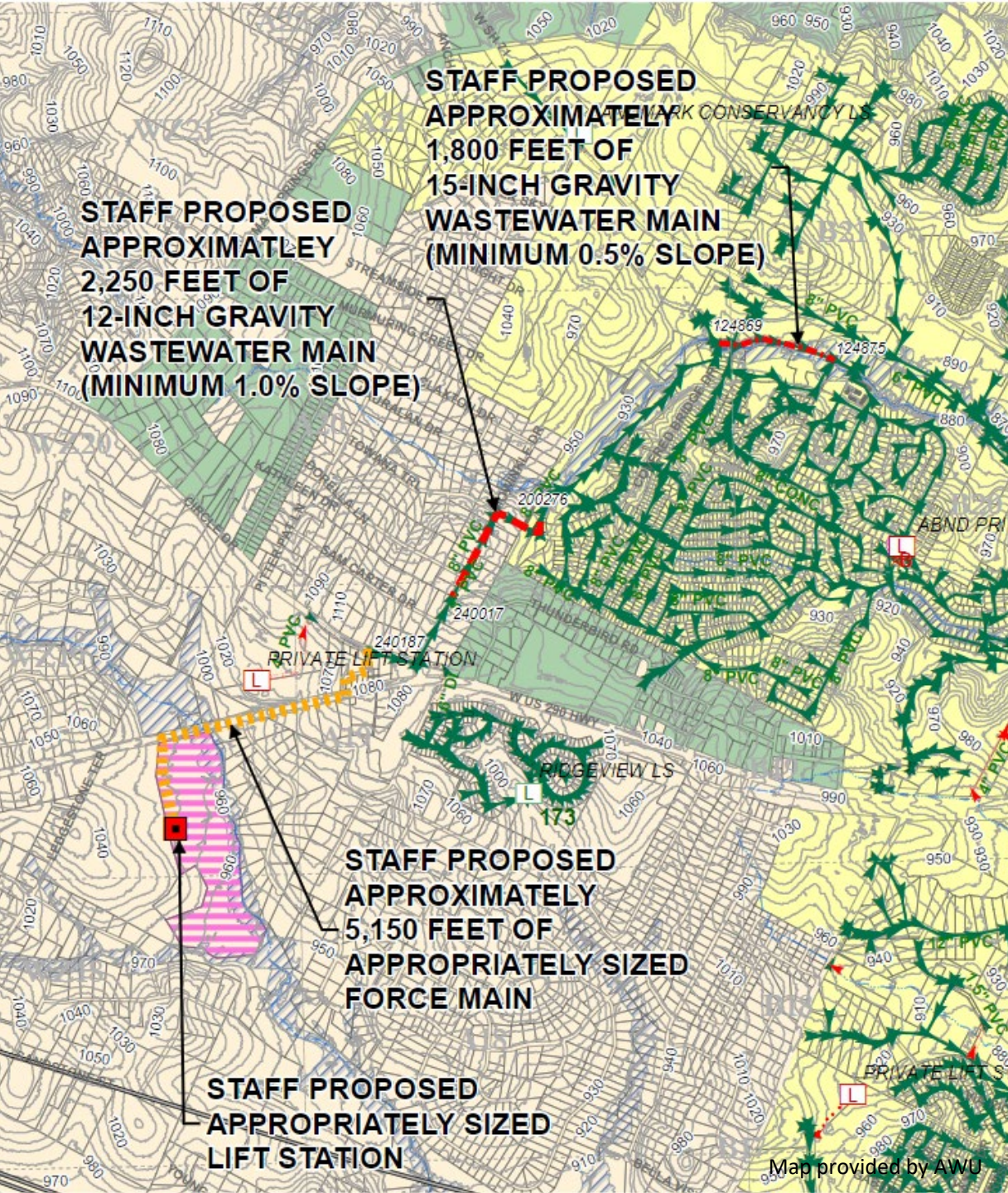
Devils Pen Creek

Flintrock Circle

SER #4796

Wastewater Extension

*Approved by Council
January 27, 2022*



- Subject Tract
- 100-yr FEMA Floodplain
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit

Map provided by Austin Water

SER #4622R Summary

Alternative Wastewater Service:

- The applicant would not be able to develop with the same intensity with Onsite Sewage Facility (OSSF) or Texas Land Application Permit (TLAP).
- Due to the unsuitability of soils in this area, a centralized wastewater system is preferable.

Water:

- The site has an approved water SER (SER 5650) for this site. However, the water for this site will be provided by West Travis County Public Utility Agency (PUA). A revised water SER is not being requested currently.

Staff Recommendation

Staff recommends approval for the following reasons:

- A wastewater SER with a similar intensity was previously approved for this site.
- Alternative wastewater systems such as OSSF or TLAP are not preferred due to the thin & rocky soils on the site.

