1107 Castle Ridge Road Wastewater Service Extension Request #6290

Austin Watershed Protection Department | January 28, 2026

What is a Service Extension Request?

- A service extension request is an application for City water or wastewater service from a property owner or developer.
- Required when:
  - a property is more than 100 feet from accessible water/wastewater system or
  - existing infrastructure isn't adequate for the proposed project demands
- May involve the construction of a new line/associated facility or upgrades to existing lines/facilities.
- Applicant pays for the associated infrastructure, as outlined in the service extension request.

What is a Service Extension Request?

- A Service Extension Request requires Council approval if property:
  - is in Drinking Water Protection Zone and
  - is outside of the City's full purpose jurisdiction

- Environmental Commission and Water & Wastewater Commission make recommendations for support or denial.

- No conditions can be put on Service Extension Requests.

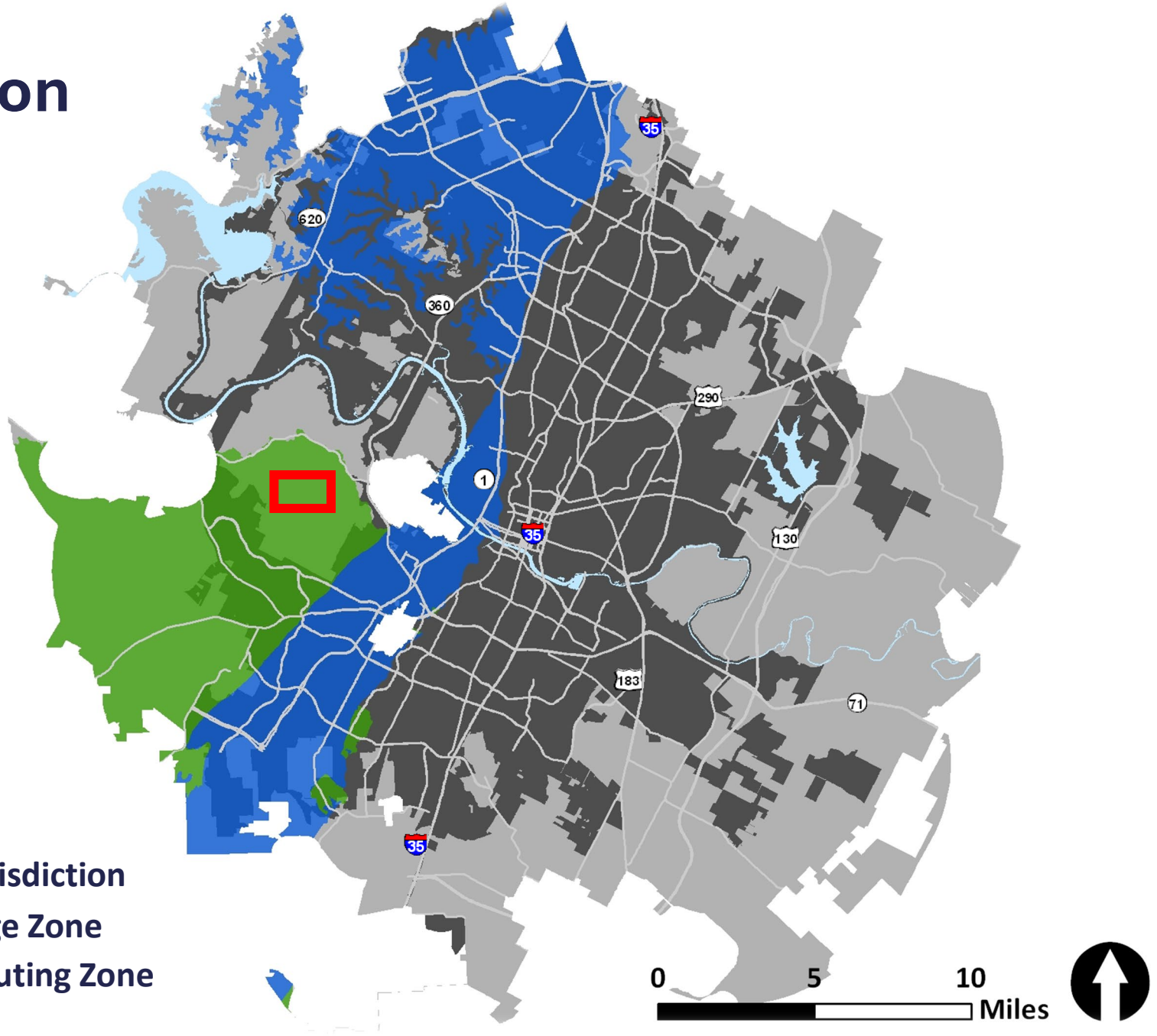
Background

- A Service Extension Request was approved by Council for this property in 2024 and has since expired.
  - AWP staff recommended against approval of the original request for the same reasons described in this presentation
  - September 4, 2024 - Environmental Commission recommended against approval
  - September 11, 2024 – Water & Wastewater Commission motion to approve failed for lack of enough votes
  - October 10, 2024 – Council approved the wastewater service extension request
- This request is identical to the original service extension request.

Request Summary

- Wastewater Service Request
- 1107 Castle Ridge Road
- 2.85 acres
- 2-mile extraterritorial jurisdiction
- Barton Creek Watershed (Barton Springs Zone)
- Located in the Edwards Aquifer Contributing Zone
- Drinking Water Protection Zone
- Subject to Save Our Springs Ordinance.

Service Extension Request #6290



Site Location

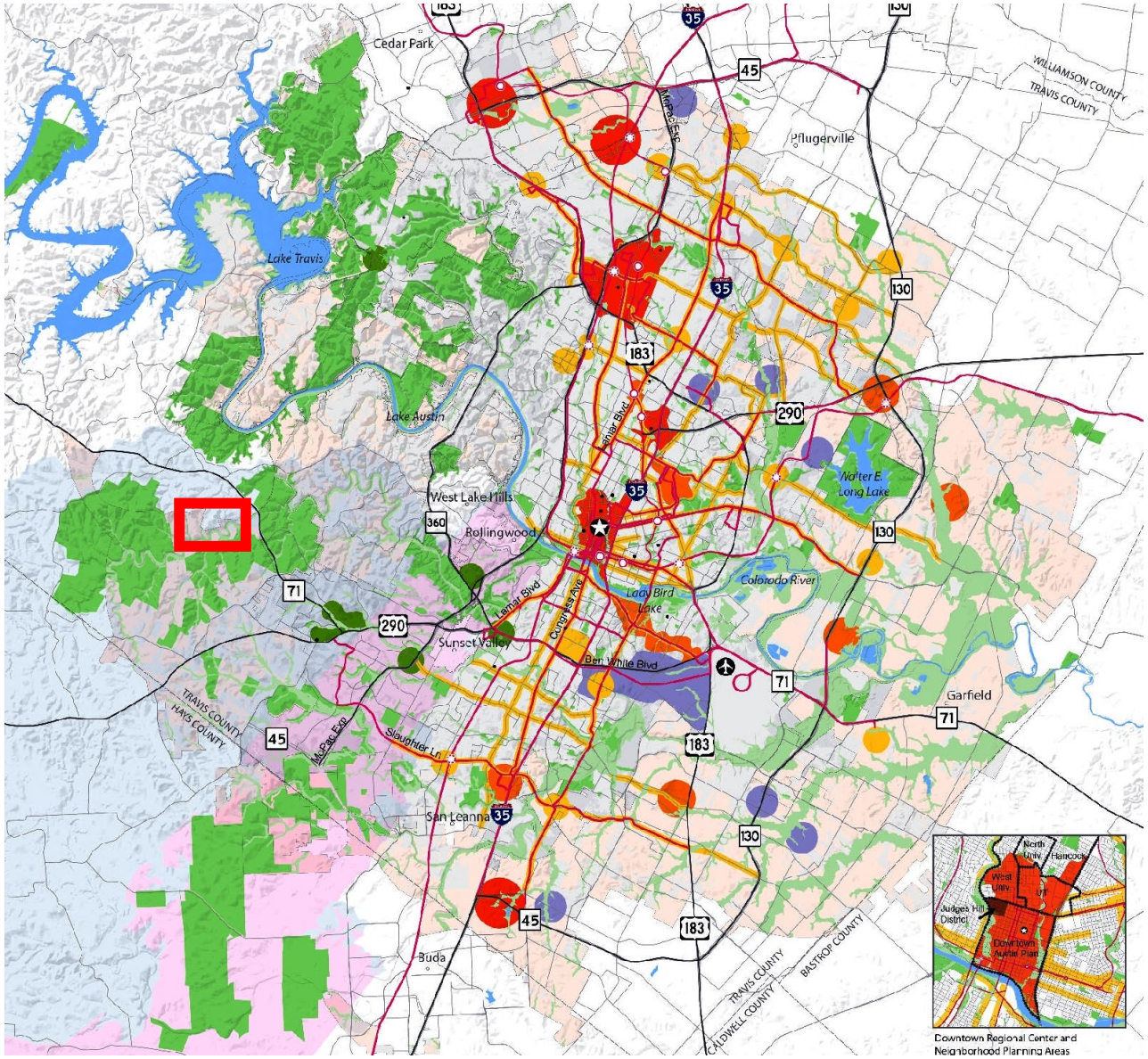
Austin City Limits

Austin extraterritorial jurisdiction

Edwards Aquifer Recharge Zone

Edwards Aquifer Contributing Zone

Imagine Austin Growth Concept Map



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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

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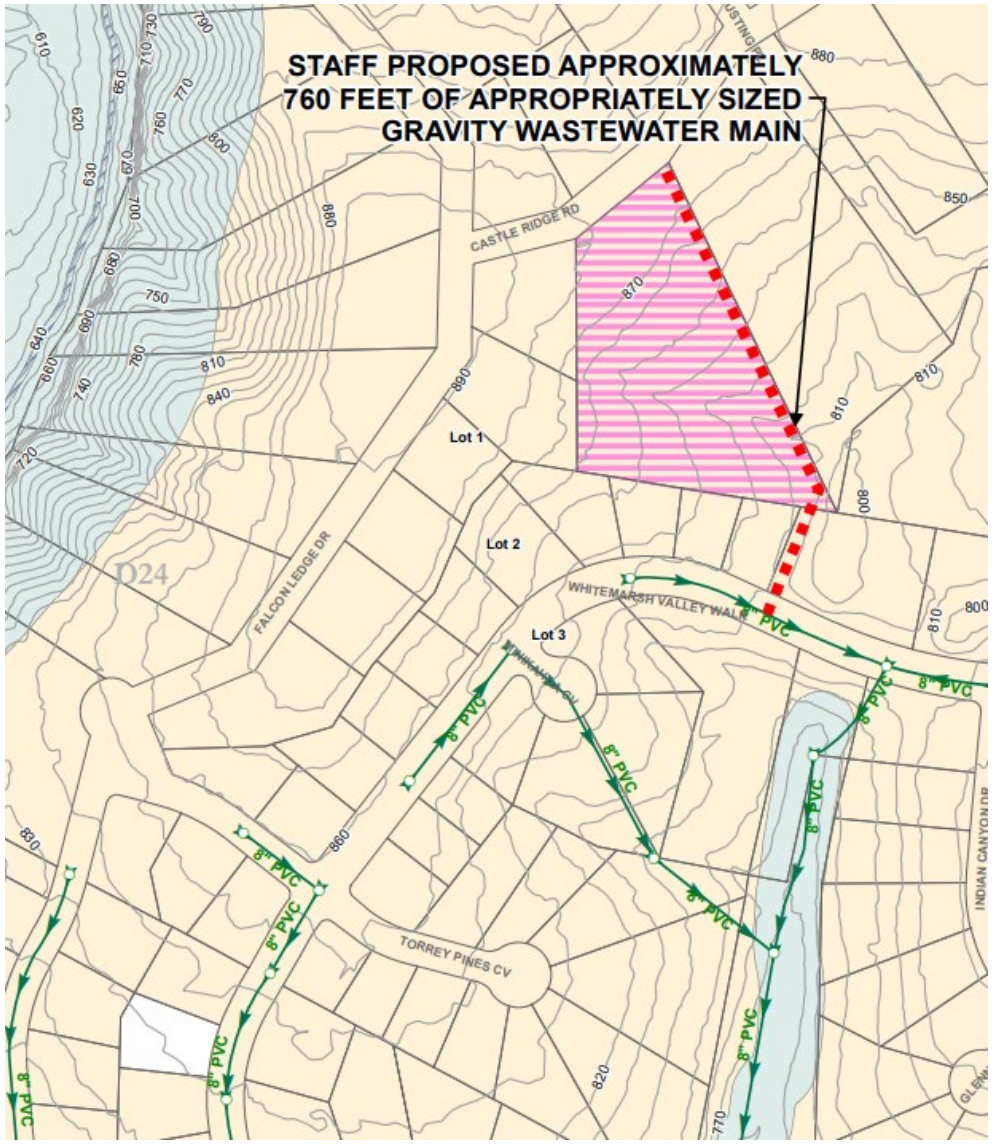
Proposed Development Intended Uses

- 3 Living Unit Equivalents
- Subdivide 2.85-acre lot into three single family residences with driveways and a fire truck turnaround entrance
- Existing structure will be removed and replaced
- Site plan has not been submitted.

Proposed Wastewater Extension



- Construct 760 ft of gravity wastewater main from existing 8” gravity wastewater main in Whitemarch Valley Walk
- Extend north to & through the subject tract to Castle Ridge Road.

Subject Tract
100-Year COA Floodplain
Critical Water Quality Zone
Full-Purpose City Limit
2-Mile ETJ
Unincorporated County

Alternative Wastewater Service

Texas Land Application Permit (TLAP)

- Surface or subsurface irrigation
- Estimated wastewater flow is significantly less than amount required for a TLAP & thus not appropriate for this development.

Onsite Sewage Facility (OSSF)

- Travis County rules require lot size of at least one acre & would require redesign for only two lots.
- Would not necessarily reduce total impervious cover of proposed development.

Soils

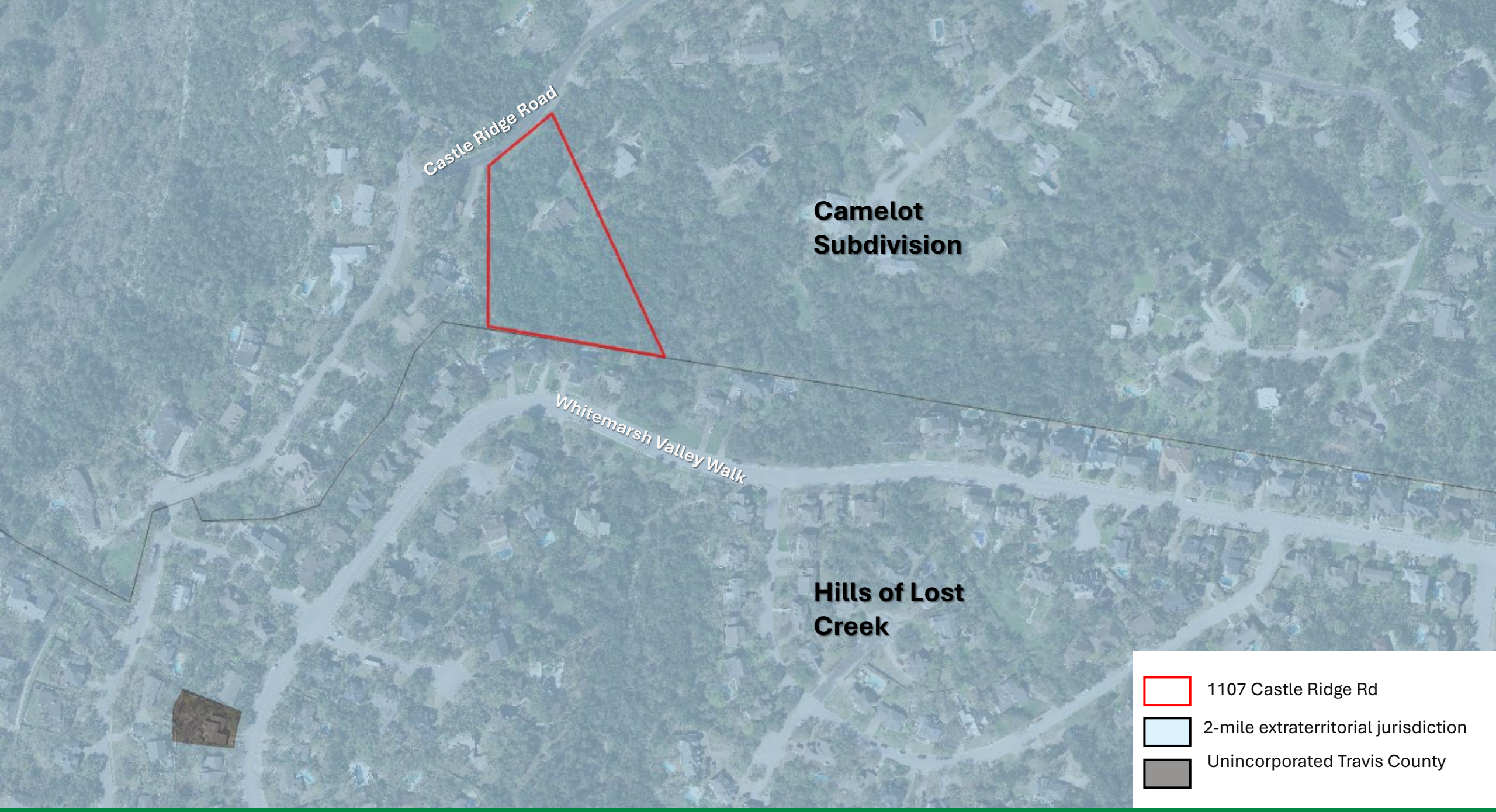
- Brackett-Rock outcrop soils are thin and rocky
- Not ideal for either system
  - Severe limitations for septic tank absorption fields and pond construction due to shallow depth of bedrock
  - Maintenance requirements would increase due to the underlying soils.
  - Soil piping & preferential flow paths would still likely form, allowing wastewater migration below the root zone.

Service Extension Request #6290 Water Service

- No City of Austin water service extension request has been requested.
- Water service will be provided by Travis County Water Control and Improvement District #10.

Extraterritorial Jurisdiction Regulations

- Grants property owners the authority to file a petition/request election for release from a city's extraterritorial jurisdiction
- Allows properties to be removed on a lot-by-lot basis
- Negatively affects Austin's ability to regulate environmental and water quality protection requirements
- No requirement to comply with City of Austin's environmental regulations once released.


Castle Ridge Road
Camelot Subdivision
Whitemarsh Valley Walk
Hills of Lost Creek
1107 Castle Ridge Rd
2-mile extraterritorial jurisdiction
Unincorporated Travis County

Environmental Impacts

- Significant portion of site contains slopes greater than 15%
- No critical environmental features
- No critical water quality zone/water quality transition zone
- Does not drain to occupied salamander habitat
- Predominately Unconfirmed Habitat Zone 2
- A portion of Lot 1 in Confirmed Habitat Zone 1 for Golden-cheeked Warbler Habitat.

Castle Ridge Road
Whitemarsh Valley Walk
Environmental Features
Creek lines
Critical Water Quality Zone
Water Quality Transition Zone

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Austin Watershed Protection Recommendation

- **Austin Watershed Protection staff do not recommend approval for the following reasons:**
  - Many areas of slopes greater than 15% and sensitive to impacts of development
  - Facilitating additional density and impervious cover beyond what exists currently could lead to an overall increase in non-compliance with Save Our Springs Ordinance
  - If the site were to request removal from Austin's extraterritorial jurisdiction, it would no longer be subject to Austin's environmental regulations, including the Save Our Springs Ordinance.