

Posting Language

Recommend approval of Service Extension Request No. 6290 for wastewater service to a 2.85-acre tract located at 1107 Castle Ridge Road within the Drinking Water Protection Zone, the City's 2-mile Extra-Territorial Jurisdiction and Austin Water's wastewater service area. Funding: This item has no fiscal impact. The property owner will pay the related infrastructure costs to connect to Austin Water's wastewater system.

Lead Department

Austin Water.

Fiscal Note

This item has no fiscal impact. The property owner will pay the related infrastructure costs to connect to Austin Water's wastewater system

Prior Council Action:

October 10, 2024 – Council approved Service Extension Request No. 5845 on consent, but this approval expired on April 8, 2025.

Council Committee, Boards and Commission Action:

September 4, 2024 – Not recommended by the Environmental Commission on a vote of 7-1 with Commissioner Nickels voting against the motion to deny the Service Extension Request and Commissioners Cofer and Schiera absent.

September 11, 2024 - Water and Wastewater Commission's motion to recommend approval received five affirmative votes and one dissenting vote. The motion failed for lack of a six-vote affirmative majority on Commissioner Reyes' motion to approve, Commissioner Penn's second, and with Commissioner Moriarty voting no. Commissioners Turrieta, Musgrove, and Sion were absent and there were two vacancies.

January 28, 2026 – Not recommended by the Environmental Commission on a vote of 7-0 with Commissioners Kruger, Fierro, Luecke, and Morrison absent.

February 18, 2026 – To be reviewed by the Water and Wastewater Commission.

Additional Backup Information:

The 1107 Castle Ridge Road project consists of approximately 2.85 acres (Property). The Property is located entirely within the City's 2-mile Extra-Territorial Jurisdiction, Impact Fee Boundary, Austin Water's service area for wastewater, the Drinking Water Protection Zone, and the Barton Creek Watershed. A map of the property location is attached. The proposed project is identical to the project that Council approved on October 10, 2024 as wastewater SER-5845 and which subsequently expired on April 8, 2025.

Owner:

Parkside Homes, LLC (Owner) is proposing to develop three single-family homes. The Owner requested that the City provide retail wastewater service to the Property and Austin Water has determined the service requirements as proposed in Service Extension Request (SER) No. 6290. Travis County Water Control and Improvement District No. 10 will provide retail water service to the Property.

City Code § 25-9-35 requires City Council approval for this SER because the Property is not located within either:

- the Desired Development Zone, or
- the Drinking Water Protection Zone and within the City's full-purpose corporate limits

Infrastructure Improvements:

To serve the Property, the Owner is required to construct approximately 760 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main in Whitemarsh Valley Walk north to the Property.

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 Manuals and will be inspected by Austin Development Services. 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-6290. Attached is a report from Austin Water staff outlining additional technical information related to providing service to this tract.

Additionally, the attached Austin Watershed Protection staff report addresses environmental concerns related to providing centralized wastewater service as proposed in SER-6290.

If Council approves SER-6290 for wastewater service, any related development applications for the Property will be subject to current City Code, including the Save Our Springs Ordinance and the Watershed Protection Ordinance.

The proposed project is located in zip code 78746, near City Council District 8.



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

Commission Meeting Date:	January 21, 2026
Name & Number of Project:	1107 Castle Ridge Road Wastewater Service Extension Request #6290
Name of Applicant:	Andrew Milam, Parkside Homes LLC
Location:	1107 Castle Ridge Road, Austin, Texas 78746
Council District:	Not applicable. Austin 2-Mile Extraterritorial Jurisdiction
Project Filing Date:	October 20, 2025
AWP Environmental Staff:	Kaela Champlin, Environmental Program Coordinator (512) 974-3443, Kaela.Champlin@austintexas.gov
Watershed:	Barton Creek Watershed, Barton Springs Zone, Edwards Aquifer Contributing Zone, Drinking Water Protection Zone
Request:	Wastewater Service Extension Revision
Staff Determination:	Not Recommended



MEMORANDUM

To: Jennifer Bristol, Chair, and Members of the Environmental Commission

From: Kaela Champlin, Environmental Program Coordinator,
Austin Watershed Protection

Date: December 1, 2025

Subject: **1107 Castle Ridge Road Wastewater Service Extension Request #6290**

Service Extension Requests (SERs) 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. Austin Watershed Protection (AWP) staff have completed the review for 1107 Castle Ridge Road Wastewater SER #6290 and do not recommend approval of the request.

The applicant previously received an approved SER (SER #5845) for this property that has expired before the improvements could be made. SER #6290 is identical to the original request (SER #5845). The Environmental Commission recommended against approval on [September 4, 2024](#) and the Water and Wastewater Commission's motion to approve the SER failed on [September 11, 2024](#). Council approved the SER on [October 10, 2024](#). AWP staff did not recommend approval of the original request for the same reasons described in this memo.

Site Overview

The site consists of one tract of approximately 2.85 acres, located at 1107 Castle Ridge Road. The site is in the City of Austin's Two-Mile Extraterritorial Jurisdiction (ETJ), the Barton Creek Watershed, the Barton Springs Zone, and the Drinking Water Protection Zone. It is also within the Edwards Aquifer Contributing Zone and is subject to the Save Our Springs (SOS) Ordinance.

Request Summary

The applicant is proposing to subdivide the 2.85-acre lot into three single family residences for homes with driveways and a fire truck turnaround entrance. There is an existing structure on the center lot that will be replaced. The SER is requesting three Living Unit Equivalents (LUEs). A site plan has not been submitted to the City of Austin.

Impacts from SER improvements

Wastewater:

The applicant is proposing to construct 760 feet of appropriately sized gravity wastewater main from the existing 8-inch gravity wastewater main located in Whitemarch Valley Walk and extend north to and through the subject tract to Castle Ridge Road as shown on the attached map.

Alternative Wastewater Service:

The combined average flows from all three houses are estimated to be 735 gallons per day (GPD). 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 Sewage Facility (OSSF) or land application via surface irrigation or subsurface land application. Land applications require a Texas Land Application Permit (TLAP) issued by the Texas Commission on Environmental Quality (TCEQ).

The soils on the site are predominantly Brackett-Rock outcrop with a small portion of Eckrant very stony clay on the northernmost lot. The topography has an overall slope of 14.4% from Northwest to Southeast with a drop of 84 feet. Brackett-Rock outcrop soils are not ideal for OSSFs or land application because the soil type is thin and rocky and there are severe limitations for septic tank absorption fields and pond construction noted in the soil survey due to the shallow depth of bedrock.

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.

A TLAP is not appropriate for the proposed development because the flows from all three houses would be significantly less than what is required for a TCEQ TLAP permit (5,381 gallons per day).

OSSFs could be developed with single family residences, but Travis County requires a lot size of at least one acre for OSSFs. Under these rules, the currently proposed site plan would need to be redesigned for only two lots. However, in this case, it would not necessarily reduce the total amount of impervious cover of the proposed development because the applicant would likely maximize the allowable impervious cover whether there are two or three lots.

Water:

The applicant has not submitted a water service extension request to the City of Austin. Water service will be provided by Travis County WCID #10.

ETJ Regulations

During the 88th Texas Legislative Session in 2023, state lawmakers passed Senate Bill 2038 granting property owners the authority to file a petition or request an election for release from a city's ETJ. The bill allows properties to be removed on a lot-by-lot basis, significantly hindering regional planning efforts for long-term sustainable growth.

The bill negatively affects Austin's ability to regulate environmental and water quality protection requirements. Under this new law, property owners in Austin's ETJ may obtain services from the City and subsequently request to be removed from the ETJ. Once released, there is no longer a requirement to comply with the City's environmental regulations in these areas.

Environmental impacts

The property is in the Barton Creek Watershed, the Barton Springs Zone, the Drinking Water Protection Zone, and the Edwards Aquifer Contributing Zone. The property lies within the Camelot Section 3 subdivision, which was recorded in 1969. The existing subdivision was not subject to current environmental regulations, including the Save Our Springs Ordinance (SOS) and Watershed Protection Ordinance (WPO), but a future subdivision would be subject to both SOS and the WPO. In the Barton Creek Watershed outside of the Edwards Aquifer Recharge Zone, the SOS Ordinance limits the total amount of allowable watershed impervious cover to 20% of the net site area and construction on slopes greater than 15% would be limited. Based on available information, a significant portion of the site contains slopes greater than 15%. No critical environmental features were identified in the Environmental Resource Inventory (ERI) and the site is not within the critical water quality zone or water quality transition zone of Barton Creek. The site does not drain to occupied salamander habitat. AWP staff verified the findings of the ERI during a site visit on February 27th, 2024.

The lots are heavily wooded based on the aerial photographs and field verification of the ERI. Vegetation identified includes Ashe Juniper, Live Oak, Texas Persimmon, Yaupon and Texas Mountain Laurel being the predominant woodland species. The ERI did not mention any endangered Golden-cheeked Warbler habitat. The [Travis County Habitat Map](#) shows the site as predominantly Unconfirmed Habitat Zone 2 with a portion of Lot 1 on the north side as Confirmed Habitat Zone 1 for Golden-cheeked Warbler Habitat.

The applicant has not submitted a site plan with the City of Austin, but a conceptual site plan was provided with the SER, although the layout of the site has not been finalized. If the property owner decided to petition for release from the City's ETJ after receiving a wastewater SER for this site, they would be able to develop with fewer environmental protections in place, namely the highly protective SOS impervious cover limits and non-degradation water quality treatment standards, as well as the slope protections found within the WPO.

Recommendation

The Austin Watershed Protection Department does not recommend approval of the wastewater SER #6290 for the following reasons:

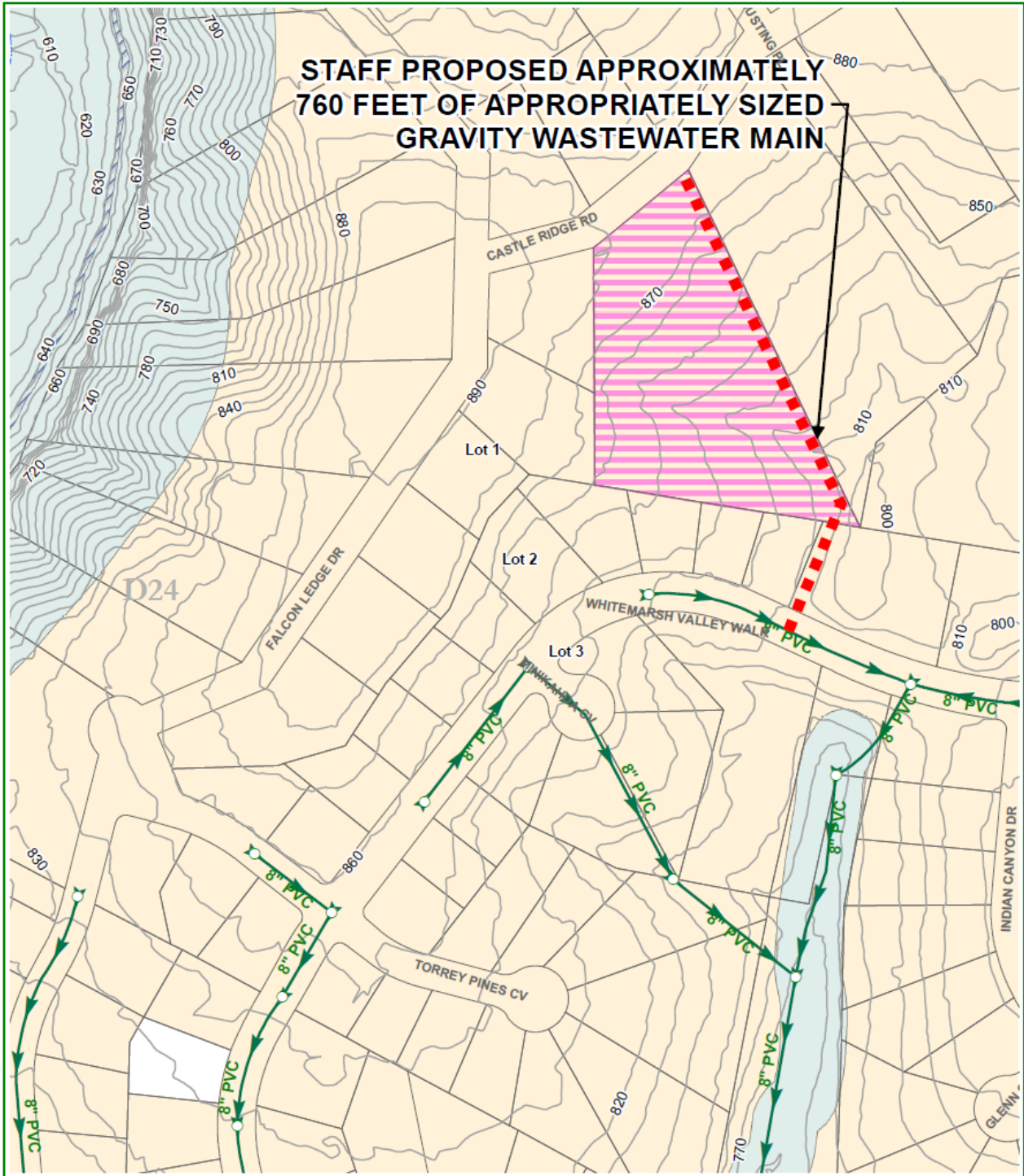
- The site contains steep topography with many areas of slopes greater than 15% and is therefore sensitive to impacts of development,
- The original subdivision was approved prior to the adoption of the Save Our Springs Ordinance and facilitating additional density and impervious cover in this neighborhood beyond what exists currently could lead to an overall increase in non-compliance with the SOS ordinance over time,
- AWP supports development that complies with the City of Austin's environmental regulations and currently there are no assurances that the site will continue to remain within the City of Austin's ETJ in the future. If the site were to request removal from Austin's ETJ, it would no longer be subject to Austin's environmental regulations, including the SOS Ordinance.

The attached map provides further details regarding the applicant's request.

Date: December 1, 2025
Subject: 1107 Castle Ridge Road Wastewater Service Extension Request #6290

Should you have any questions or concerns, please contact Kaela Champlin, Environmental Program Coordinator, Austin Watershed Protection at kaela.champlin@austintexas.gov or (512) 974-3443.







cc: Cole Huggins, P.E., Austin Water
Katie Frazier, P.E., Supervising Engineer, Austin Water
Leslie Lilly, Environmental Conservation Program Manager, Austin Watershed Protection
Liz Johnston, Environmental Officer, Austin Watershed Protection



W.W. S.E.R. Name: 1107 Castle Ridge Road
W.W. S.E.R. Number: 6290

Utility Development Services Plotted 10/17/2025

DRAFT

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

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



RECOMMENDATION TO AUSTIN CITY COUNCIL

Environmental Commission

Recommendation Number: 20260128-004 1107 Castle Ridge Road Wastewater Service Extension Request #6290

WHEREAS, the Environmental Commission recognizes the applicant is requesting a Wastewater Service Extension Request (SER); and

WHEREAS, the Environmental Commission recognizes the site is located in the Barton Creek Watershed, Barton Springs Zone, Edwards Aquifer Contributing Zone, Drinking Water Protection Zone; and

WHEREAS, the Environmental Commission recognizes that staff does not recommend the wastewater service extension request.

NOW, THEREFORE, BE IT RESOLVED the Environmental Commission does not recommend this service extension request.

Date of Approval: January 28, 2026

Motioned By: Haris Qureshi

Seconded By: David Sullivan

Vote: 7-0

For: Jennifer Bristol, Haris Qureshi, Richard Brimer, Isabella Changsut, Justin Fleury, Mar Moretta-Urdiales, David Sullivan

Against: None

Abstain: None

Off the dais: None

Absent: Mariana Krueger, Annie Fierro, Martin Luecke, Allison Morrison

Attest: *Jennifer Bristol*
Jennifer Bristol, Chair



MEMORANDUM

To: Water and Wastewater Commissioners
From: Cole Huggins, P.E., Utility Development Services
Date: January 28, 2026
Subject: 1107 Castle Ridge Road (Wastewater SER-6290)

Enclosed is additional technical information related to Wastewater SER-6290 and the associated Request for Council Action.

Other SERs:

- Wastewater service to the subject tract was previously approved by City Council on October 10, 2024 under SER-5845, which subsequently expired.
- There are three water SERs located within one-half of a mile of the subject tract. Of these SERs, one was approved by City Council, one was withdrawn prior to City Council consideration, and one application expired.
- There are five wastewater SERs located within one-half of a mile of the subject tract. Of these SERs, two were approved by City Council, one was administratively approved, one was withdrawn prior to City Council consideration, and one application expired.

Water Utility Service:

- Water service will be provided by Travis County WCID No. 10.

Wastewater Utility Service:

- The City's existing wastewater collection system is located approximately 180 feet from the subject tract.

SER Improvements:

- The SER improvements will not cross any known environmental features.
- The SER improvements will conform to all City Code requirements, be designed in accordance with City's Environmental Criteria Manual and Utilities Criteria Manual and will be inspected by Austin Development Services.

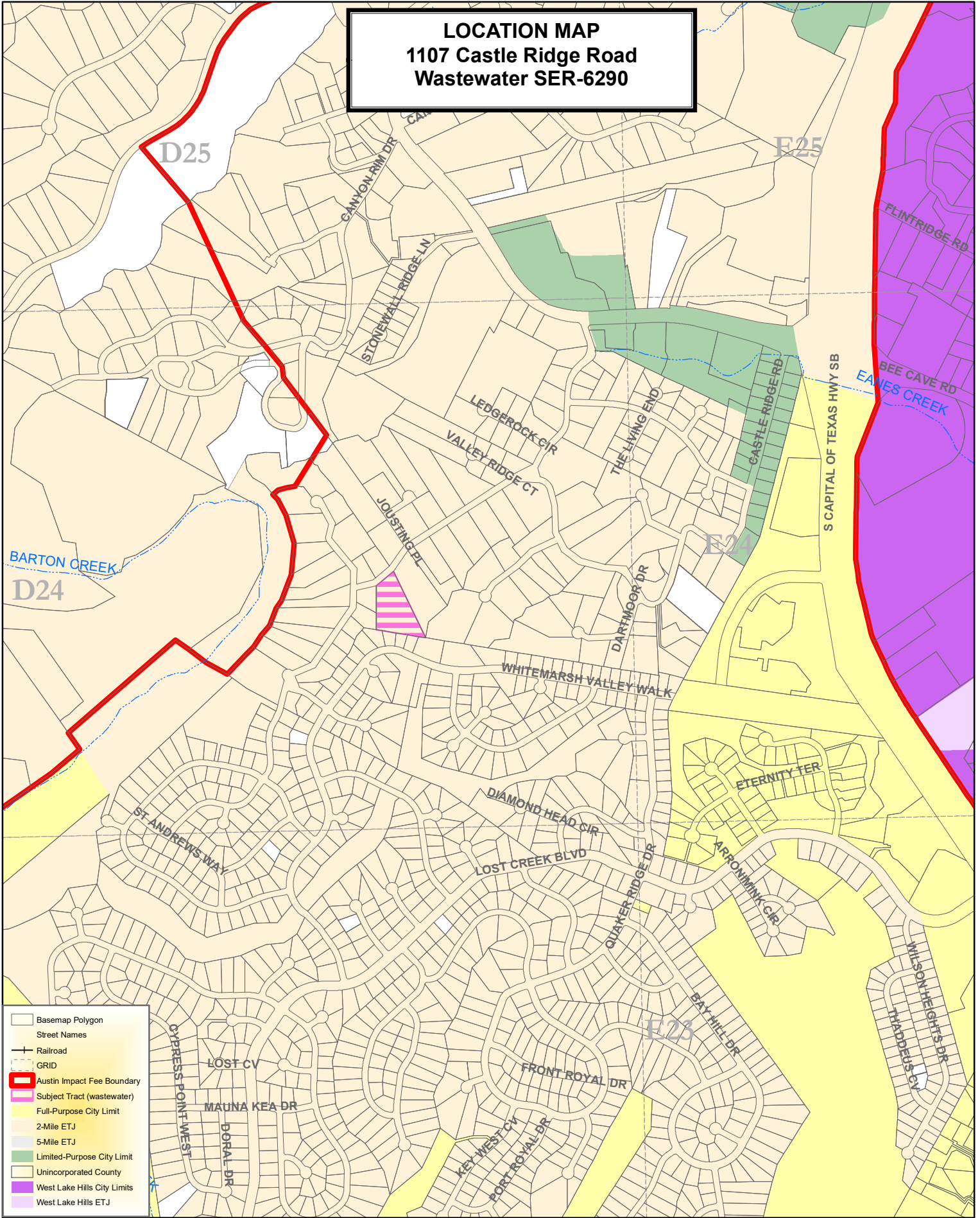
If you need additional information, please contact me at your convenience.

cc: Katie Frazier, P.E., SER Program Supervising Engineer
Colleen Kirk, P.E. Utility Development Services Division Manager
Kevin Critendon, P.E., Assistant Director
Randi Jenkins, Deputy Director
Shay Ralls Roalson, P.E., Director





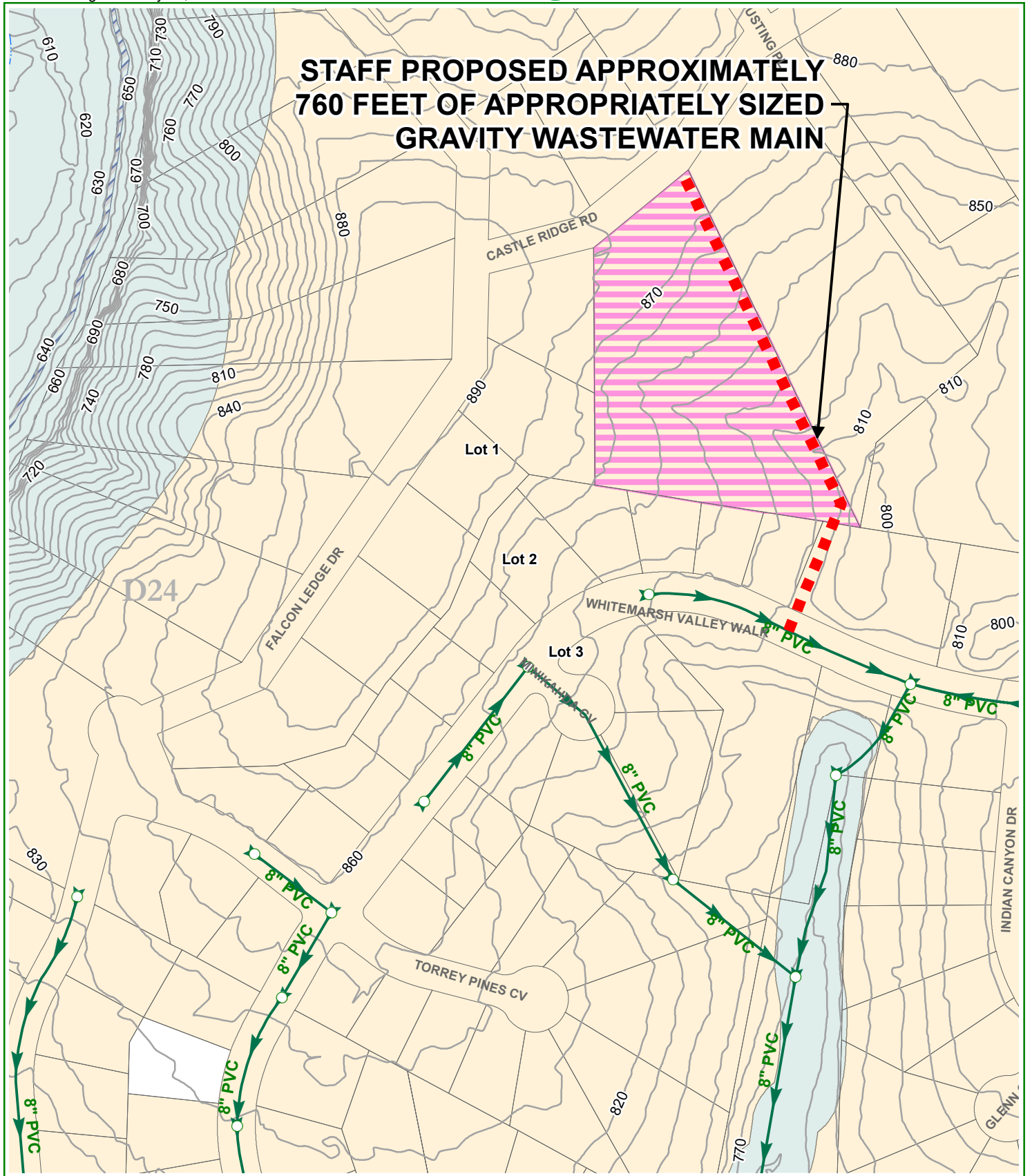
LOCATION MAP
1107 Castle Ridge Road
Wastewater SER-6290



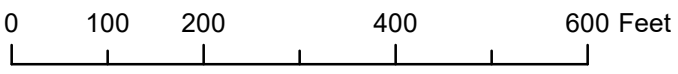
- Basemap Polygon
- Street Names
- Railroad
- GRID
- Austin Impact Fee Boundary
- Subject Tract (wastewater)
- Full-Purpose City Limit
- 2-Mile ETJ
- 5-Mile ETJ
- Limited-Purpose City Limit
- Unincorporated County
- West Lake Hills City Limits
- West Lake Hills ETJ









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 1/8/2026



**STAFF PROPOSED APPROXIMATELY
 760 FEET OF APPROPRIATELY SIZED
 GRAVITY WASTEWATER MAIN**



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

W.W. S.E.R. Name: 1107 Castle Ridge Road
W.W. S.E.R. Number: 6290

Utility Development Services Plotted 10/17/2025

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