McLemore Tract Multifamily Water & Wastewater Service Extension Request #6517 & 6518

Austin Watershed Protection | November 18, 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.

Service Extension Request Policy

- 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
- AW & WPD staff review plans and present staff findings
- Environmental Commission and Water & Wastewater Commission make recommendations for support or denial
- No conditions may be placed on Service Extension Requests per State law

Request Summary

- Water & Wastewater Service Request (SER)
- 10656 N FM 620
- 10 acres
- Lake Travis Watershed
- North Edwards Aquifer Recharge Zone
- Drinking Water Protection Zone
- Water Supply Rural
- Property removed from City of Austin's extraterritorial jurisdiction in September 2024 and is within unincorporated Travis County (near Council District 6)

Proposed Development Intended Uses

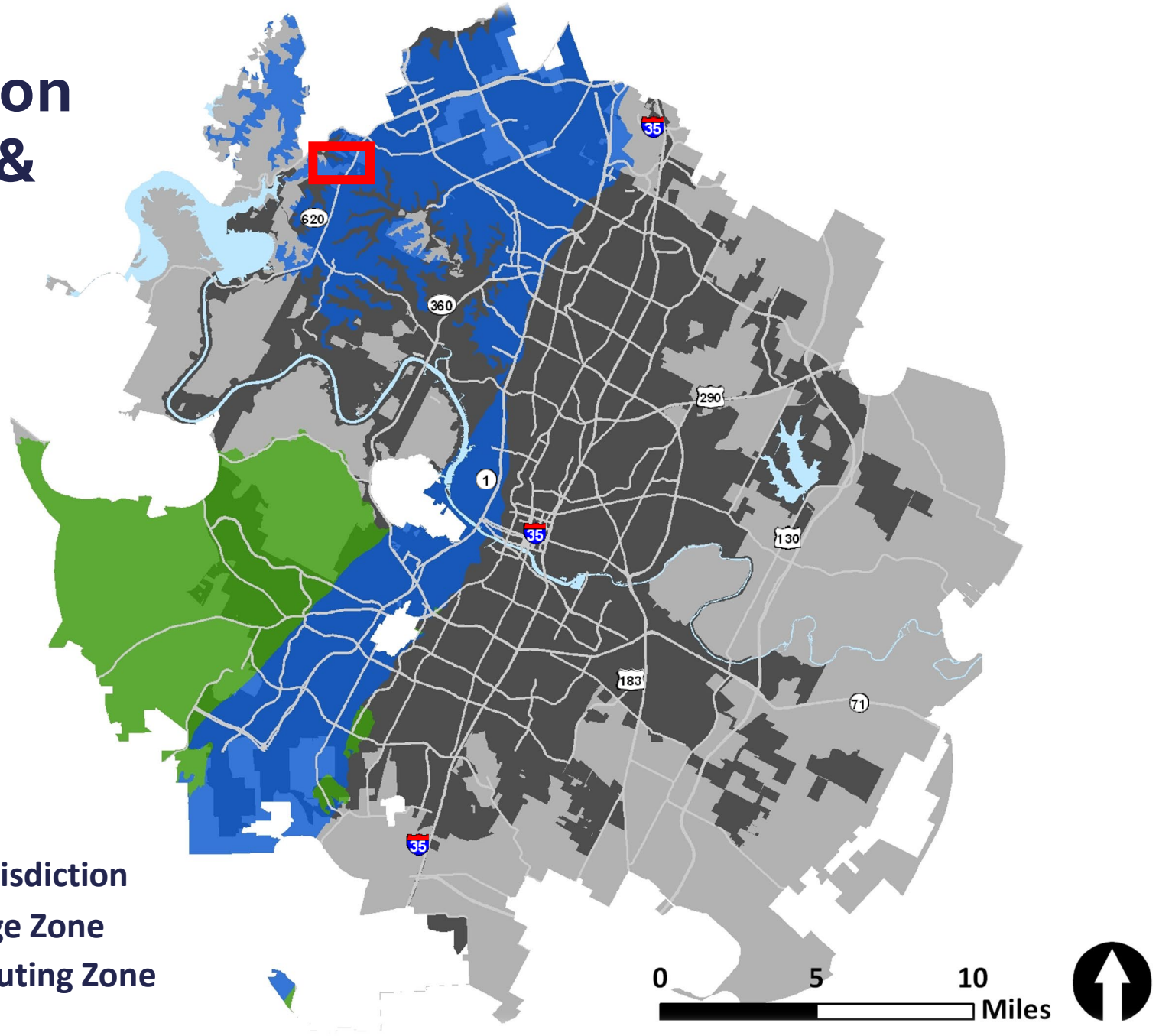
- 303 multifamily units with 152 Living Unit Equivalents (LUEs)
- 10-acre development with 59% impervious cover
- Parking covers approximately 34% of property



Background

- Owner previously submitted Water and Wastewater SER for this property
- Approved by Council on 7-4 vote on June 5, 2025, but subsequently expired
- WPD did not recommend approval of the SERs primarily due to environmental impacts because the property has been removed from the 2-mile ETJ and therefore, the development on the property is not subject to more protective City of Austin environmental regulations.

Service Extension Request #6517 & 6518



Site Location

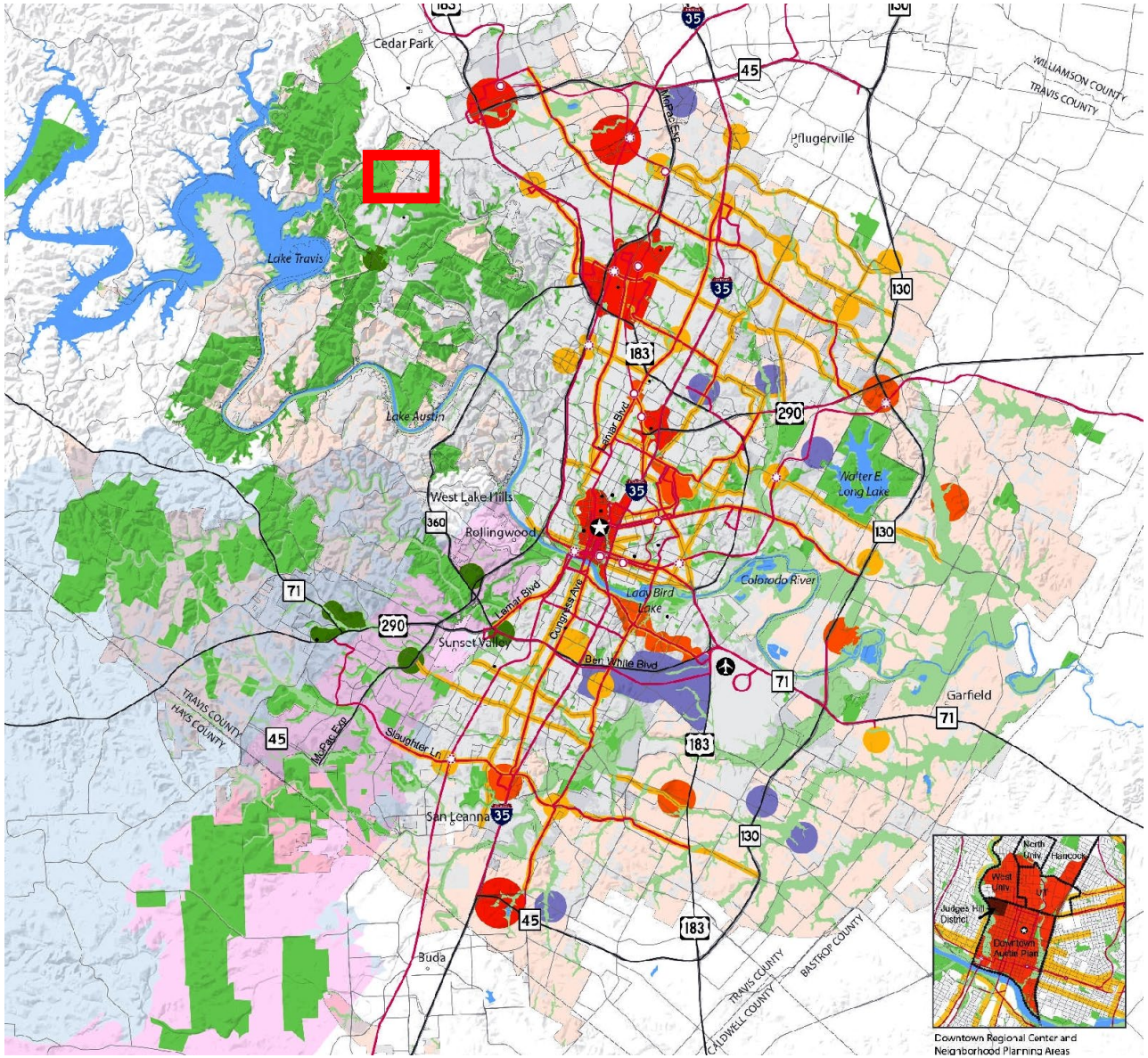
Austin City Limits

Austin extraterritorial jurisdiction

Edwards Aquifer Recharge Zone

Edwards Aquifer Contributing Zone

Imagine Austin Growth Concept Map



IMAGINEAUSTIN
Vibrant. Livable. Connected.

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

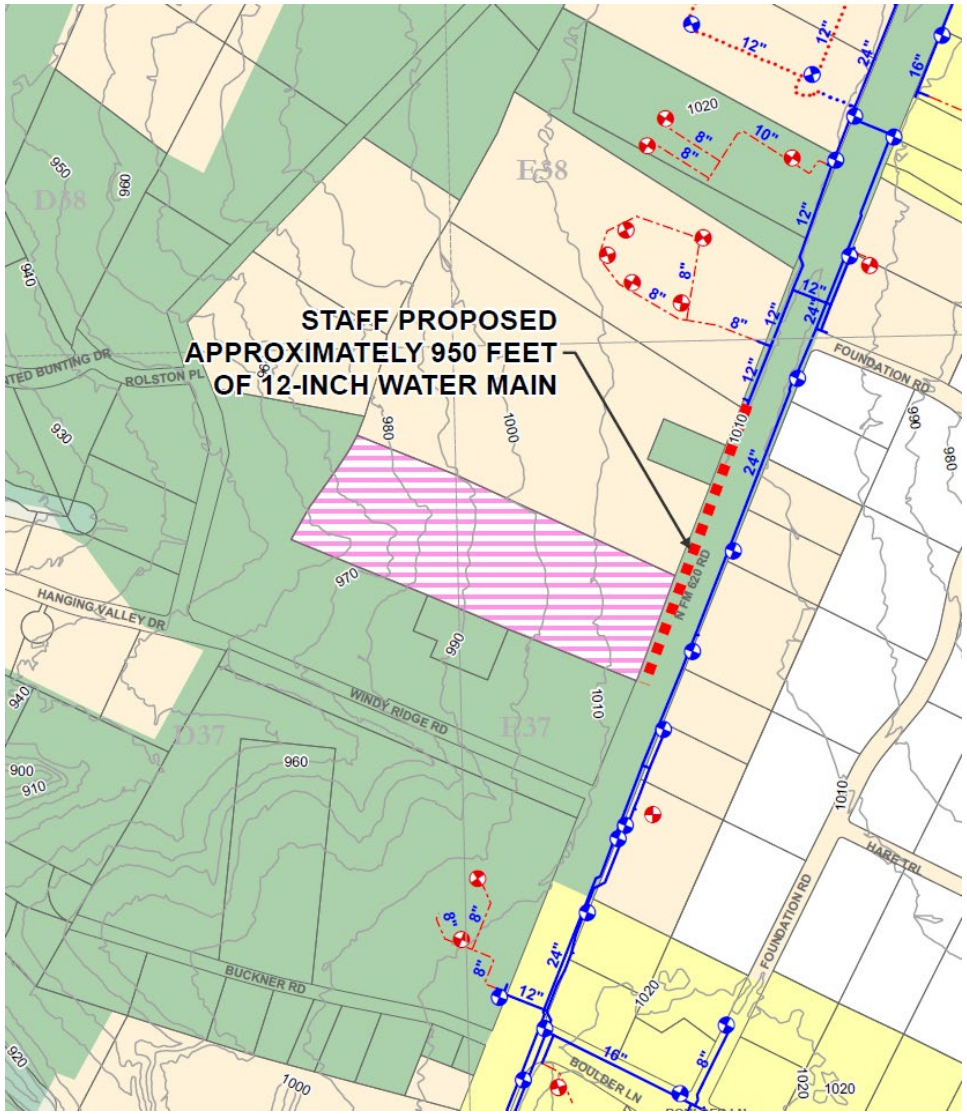
- High Capacity Transit Stop
- Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

Boundaries

- City Limits
- ETJ
- County Boundaries

Austin

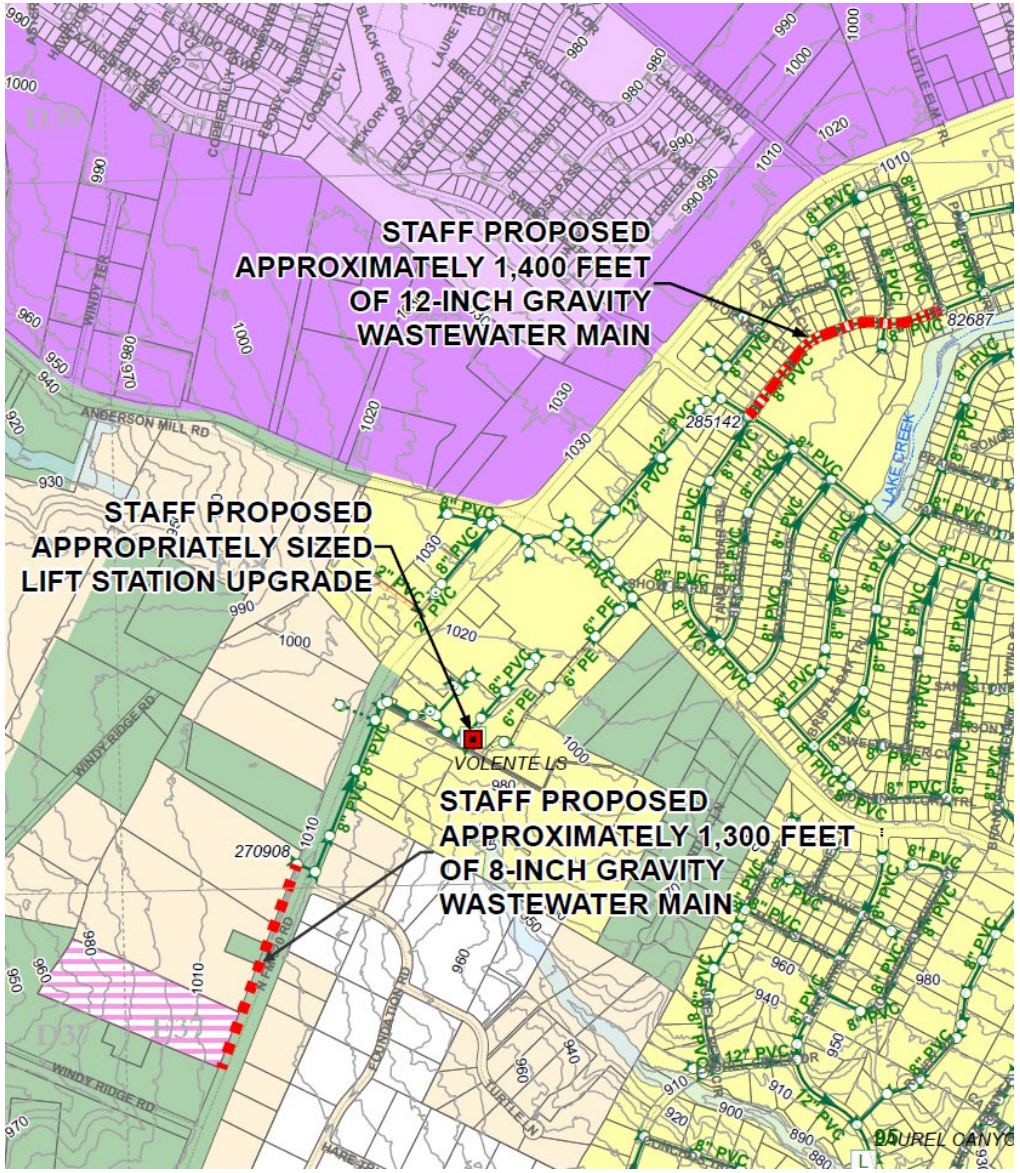
Proposed Water Extension # 6517



- 950-foot extension from the existing public water main on the north of the property in North FM 620, south of the property.

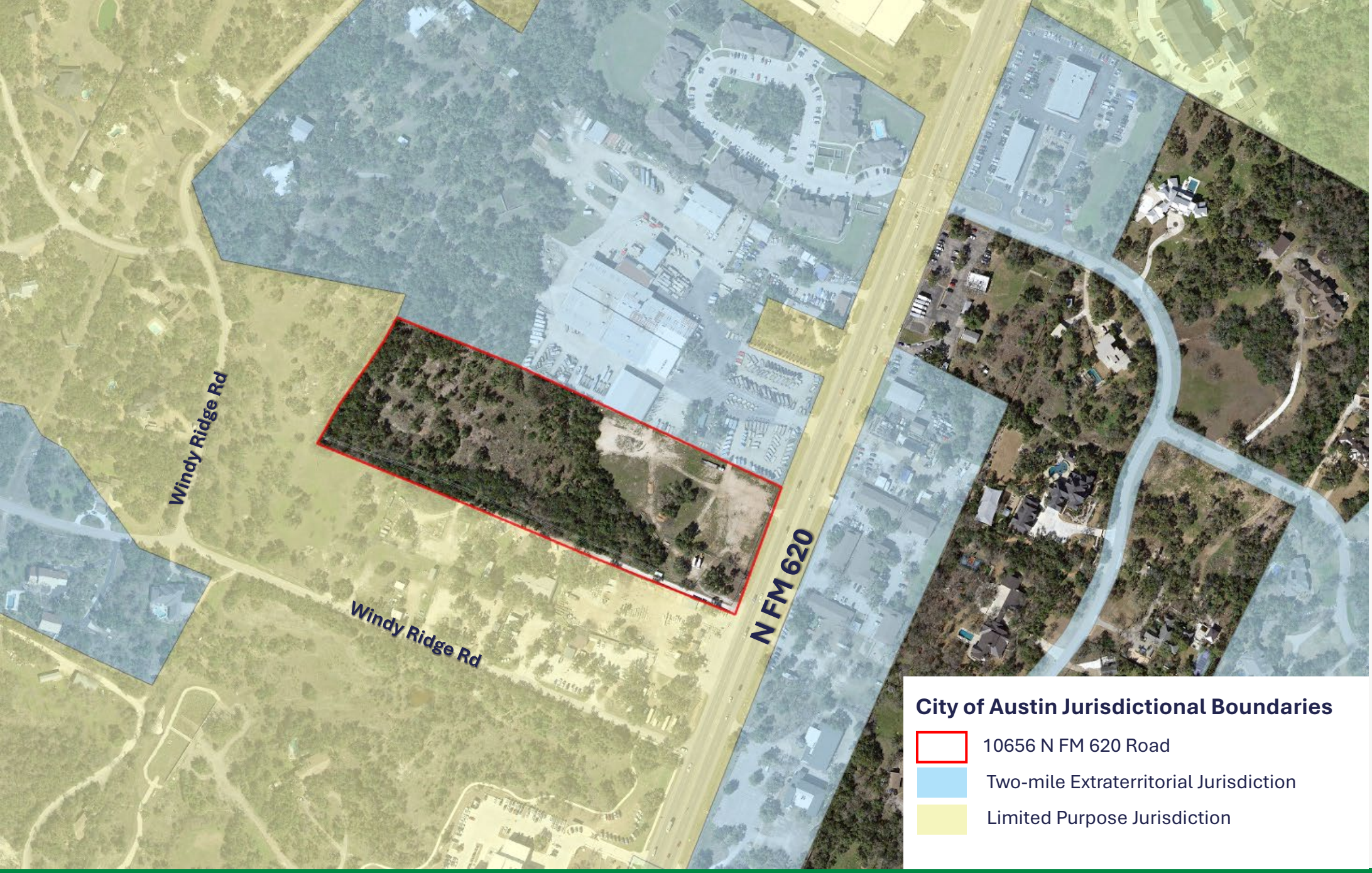
Subject Tract
100-Year FEMA Floodplain
Critical Water Quality Zone
Full-Purpose City Limit
2-Mile ETJ
Limited-Purpose City Limit
Unincorporated Travis County

Proposed Wastewater Extension #6518



- 1,300-foot extension from the existing public wastewater main north of the property in North FM 620, south of the property.
- Applicant will be required to upgrade Volente Lift Station & 1,400 feet of existing downstream gravity wastewater main north of El Salido Parkway.
- SER improvements do not cross any known environmental features.

Subject Tract
Critical Water Quality Zone
Full-Purpose City Limit
2-Mile ETJ
Limited-Purpose City Limit
City of Cedar Park
Cedar Park ETJ
Unincorporated Travis County


Windy Ridge Rd
Windy Ridge Rd
N FM 620
City of Austin Jurisdictional Boundaries
10656 N FM 620 Road
Two-mile Extraterritorial Jurisdiction
Limited Purpose Jurisdiction

Austin

Environmental Impacts

- Upstream of known Jollyville Plateau salamander habitat
- Portions of the site contain slopes greater than 15%
- No critical environmental features (CEFs) identified by applicant
- COA database shows a seep CEF on the western corner of the property
- No critical water quality zone/water quality transition zone


Environmental Features
Seep Critical Environmental Feature
Critical Environmental Feature Buffer
Property Boundary

Austin

Environmental Regulations

- **If property had remained in the City's extraterritorial jurisdiction:**
  - Subject to Watershed Protections Ordinance
    - Impervious cover limited to 20% net site area
    - 40% of downstream portion of the site would have been required to be preserved within a natural state
  - Construction on slopes greater than 15% are limited
  - Cut and fill no greater than four feet
  - Protections for critical environmental features
  - More protective water quality treatment standards than county & state requirements
- **Today, the property is subject to Travis County Code 482.216(a)(1)(a):**
  - No impervious cover limits for commercial subdivision on a tract with primary driveway access on a state road (such as FM 620)

Alternative Wastewater Service

Texas Land Application Permit (TLAP)

- Spray irrigation or subsurface irrigation
- Permit issued by Texas Commission on Environmental Quality
- Not feasible without drastically scaling back the number of LUEs planned

Onsite Sewage Facility (OSSF)

- 10-13 LUEs possible due to Travis County rules for lot size (0.75-acre lot for development with public water supply or 1-acre for developments without)

Soils

- Tarrant soils onsite are limited due to depth of bedrock and number of course fragments
- Imported soils would be required required for both systems
- 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.

Other Community Considerations

- There are currently three existing multi-family community developments located along North FM 620 between the Property and Anderson Mill Road.
- The proposed project will add more affordable housing options to an area that is primarily developed with single-family homes and retail businesses.
- This project aligns with the City Council's goals of increasing housing supply in the Austin community.
- The development is proposed under the Travis County Public Facility Corporation model and will provide 50% of the units as income-restricted affordable housing, helping expand local long-term housing opportunities.
- An increase in housing units may support and justify an increase in public transportation options as well as funding for state highway improvements.

Consolidated City Recommendation

- Based on City Council's previous approval of these SERs and the significant benefits this project will bring to the community, the City recommendation is approval of SER #6517 and #6518.