

AGENDA



Thursday, April 19, 2007

**Austin Water Utility
RECOMMENDATION FOR COUNCIL ACTION****Item No. 2**

Subject: Approve Service Extension Request No. 2519 with M.D. ENTERPRISES, L.P for water service not to exceed a peak hour flow of 18 gallons per minute (gpm) for a tract of approximately three acres located within the Drinking Water Protection Zone in the City's extraterritorial jurisdiction at 2009 South Capital of Texas Highway.

Amount and Source of Funding: There is no unanticipated fiscal impact.

Fiscal Note: A fiscal note is not required.

For More Information: Seyed Miri, P.E. 972-0202; Denise Avery 972-0104

Boards and Commission Action: Recommended by the Environmental Board and the Water and Wastewater Commission.

M.D. Enterprises, L.P., the Developer of the subject tract submitted Service Extension Request 2519 requesting that the City provide water utility service to the subject tract for a proposed office development, Tejas Plaza. The subject tract consists of approximately 3 acres of land located outside the full-purpose city limits at 2009 South Capital of Texas Highway. The tract is located within the Council approved, Utility Service Area, within the Drinking Water Protection Zone, and Barton Creek and Eanes Creek Watersheds.

This request for water service extension does not include any City cost participation or reimbursement. Based on the Utility's capacity analysis, adequate system capacity exists to meet the projected demands of the property to be served. The estimated peak hour flow is projected at 18 gallons per minute (gpm). Applicant will construct approximately 2,505 feet of 16-inch water main from the existing 990' Water Pressure Zone water main north of the Loop 360 Pump Station at South Capital of Texas Highway, south along South Capital of Texas Highway to the Property. Applicant will also install a Pressure Reducing Valve (to create a new 970' Water Pressure Zone) at this connection point and convert approximately 600 feet of 16-inch South Water Pressure Zone water main to the new 970' Water Pressure Zone. The proposed 16-inch water main improvements will eventually be extended to serve existing development within this area on a lower water pressure system.

The proposed water improvements will conform to all City of Austin Code requirements. The applicant will construct all required improvements at their cost and after approval of construction, the applicant will dedicate the facilities to the City for ownership, operation and maintenance. The applicant has submitted a written request to be annexed by the City. Wastewater to the proposed development will be provided by a private on-site system.

This request is being brought to the City Council because Section 25-9-34 of the City Code requires City Council approval for all Service Extension Requests in the Drinking Water Protection Zone and in an area annexed for limited purposes or in the extraterritorial jurisdiction.

The Watershed Protection and Development Review Department (WPDRD) has reviewed this Service Extension Request. It is WPDRD's finding that this site was exempt from current code based on its Chapter 245 status. The approved site plan does provide for Critical Environmental Features (CEF) protection and standard water quality treatment. WPDRD has recommended approval of this water service extension request.