



MEMORANDUM

To: Mayor and Council

From: Greg Meszaros, Director of Austin Water Utility

Date: March 21, 2008

Subject: **Proposed Circle Drive Service Extension Request No. 2696 and additional environmental protections offered by developer**

Project Description

Pedernales Electric Cooperative (PEC), the owner of the platted commercial lots at 9101 Circle Drive, has submitted Service Extension Request No. 2696 requesting that the City provide wastewater utility service for a proposed multi-family development. The project, to be developed by San Jacinto Realty, will consist of 288 dwelling units, surface parking lots, and ancillary uses such as a swimming pool, playground, and community building. The subject tract consists of approximately 44.79 acres of land off of Hwy 290 located within the Drinking Water Protection Zone and the Barton Springs Zone within the Austin's extraterritorial jurisdiction. This tract is located within the Council-approved Impact Fee Boundary, Utility Service Area, and within the Slaughter Creek Watershed. The two lots are part of the Pedernales Electric Cooperative-Circle Drive Austin Subdivision. The applicant has submitted a written request to be annexed by the City. PEC purchased the property to build a substation and is selling the remainder to a private developer. This request is being brought to Council because City Code Section 25-9-34 requires City Council approval for all Service Extension Requests in the Drinking Water Protection Zone not within the full purpose corporate limits of the City.

Wastewater Service

Based on the Water Utility's capacity analysis, adequate system capacity will be available to meet the projected demands of the property to be served. The estimated peak wet weather flow is projected at 147 gallons per minute (gpm). The applicant will construct approximately 3,100 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project 2004-0632) in Towana Trail, west along Towana Trail to Mowinkle Drive and south along Mowinkle Drive to Circle Drive and continue west along Circle Drive with approximately 1,450 feet of 8-inch gravity wastewater main to the subject tract.

The proposed wastewater improvements will conform to all City of Austin Code and environmental requirements, including the Save Our Springs (SOS) ordinance and City Water Conservation ordinances. The applicant will construct required improvements at their cost, and after final acceptance of construction, the applicant will transfer the off-site facilities to City ownership, operation and maintenance. The City of Austin will provide water service to the subject site.

Review and Board Recommendations

The Watershed Protection and Development Review Department and other applicable City Departments have reviewed the subject Service Extension Request. The Environmental Board moved not to approve the SER (by Motion No. 111407-C3) on November 14, 2007. The Water and Wastewater Commission moved to approve the SER (by Recommendation No. 022708-R) on February 27, 2008.

The application was taken to the Environmental Board on that date at the applicant's request. At that time Watershed Protection and Development Review (WPDR) staff did not recommend the request and instead recommended that the applicants proceed with decentralized wastewater treatment. Since the Environmental Board's vote, and in the interest of protecting water quality, PEC and the developer, San Jacinto Realty, are developing documentation of a commitment to increase environmental protections for the site. WPDR and Water Utility staff believe those changes will make environmental protection stronger with centralized service than with decentralized and with these changes would recommend approval. The following items will be included in the document, which will be ready by the time of the Council vote:

- Impervious cover: applicant will limit impervious cover on the site to 20% net site area from the current limit (under the SOS ordinance) of 25% net site area.
- Wastewater lift station and collection system improvements: the developer will (i) increase the storage volume of the lift station by increasing wet well diameter and/ or depth to allow for 120 minutes of storage, (ii) utilize redundant controls for the lift station, and (iii) "televise" the wastewater lines to ensure that no sags or settling has occurred in such lines within 30 days of installation, and to make repairs to such lines if such sagging or settling occurs.
- Austin Energy Green Building: The developer will achieve a minimum two-star Austin Energy Green Building Rating.
- Water Conservation: The developer will comply with Austin's recently adopted water conservation measures under City Code Title 6-4, Water Conservation.

- Landscaping: The developer will comply with in-City landscape requirements regarding street yard landscaping and Austin's "Grow Green" landscape standards.

If you have any questions, please call Greg Meszaros at 972-0108.

Cc

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