

AGENDA



Thursday, November 20, 2008

**Austin Water Utility
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 4

Subject: Approve Service Extension Request No. 2769 for 6720 VAUGHT RANCH RD. for wastewater service not to exceed an estimated peak wet weather flow of 10 gallons per minute (gpm) requested by property owner GSVR 2222, LLC, proposing a 6,600 square feet (sf) mixed use development at this location within the Drinking Water Protection Zone in the City's extraterritorial jurisdiction.

Fiscal Note: There is no unanticipated fiscal impact.

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

Boards and Commission Action: Not recommended by the Environmental Board. Review by the Water and Wastewater Commission on November 19, 2008.

GSVR 2222, LLC, the owner of the proposed development of 2,200 square feet (sf) Office, 2,200 sf Retail (Retail/Convenience Store usage, including Gas Station), and 2,200 sf Restaurant (Restaurant type usage within the Convenience Store), has submitted Service Extension Request No. 2769 requesting that the City provide wastewater utility service to the proposed development. The subject tract consists of approximately 1.933 acres of land located outside the full-purpose city limits at 6720 VAUGHT RANCH RD. This tract is located within the Council approved Impact Fee Boundary, Utility Service Area, and also within the Drinking Water Protection Zone and West Bull Creek Watershed.

Provided the applicant could meet their wastewater needs using an onsite system, City wastewater service would not result in more intense development. Centralized wastewater service can limit surface or subsurface water contamination from poorly designed or maintained onsite systems.

The request for service does not include City cost participation or reimbursement and 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 Wet Weather Flow is projected at 10 gallons per minute (gpm). This request is being brought to the City Council because Austin City Code § 25-9-34 requires City Council approval for all Service Extension Requests in the Drinking Water Protection Zone that are not within the Austin Full Purpose Corporate Limits.

Applicant will construct approximately 185 Feet of 8-inch gravity wastewater line from the existing 36-inch gravity wastewater line (that runs along the east side of FM 2222 RD) west across FM 2222 RD to the subject tract.

The proposed wastewater improvements will conform to all City of Austin Code requirements. The applicant will construct all required improvements at their cost and after final acceptance 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. All lots will be served by City of Austin water service as specified in proposed Water SER-2768.

The Watershed Protection and Development Review Department and other applicable City Departments have reviewed the subject Service Extension Request and recommended approval since the project is in compliance with current City code.