

AGENDA



Thursday, April 29, 2010

**Austin Water Utility
RECOMMENDATION FOR COUNCIL ACTION****Item No. 8**

Subject: Approve an ordinance waiving certain provisions of Section 25-9-39(B) of the City Code relating to the expiration date of approval of Service Extension Request No. 2863 for wastewater service to the development known as Heep Ranch located on the southeast corner of Interstate Highway 35 South and FM 1327.

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 Water and Wastewater Commission.

Heep Ranch Properties, Ltd. (the "Owner") is proposing to develop Heep Ranch containing 2,756 proposed single-family residences, 1,510 multi-family units and approximately 5,000,000 square feet of retail/office/warehouse use on approximately 1,321 acres of land on the southeast corner of Interstate Highway 35 South and FM 1327 Road and has submitted Service Extension Request No. 2863 (SER-2863) requesting that the City provide wastewater service to the development. The tract is outside the full-purpose city limits, within the Council approved Impact Fee Boundary, Utility Service Area for wastewater, within the Desired Development Zone and within the Rinard Creek Watershed.

Under SER-2862, the Owner will be required to construct the following wastewater improvements:

- Approximately 5,700 feet of 24-inch gravity wastewater line from a location just outside the 100-year floodplain at the convergence of Rinard Creek and the tributary draining the Property and extending upstream along this tributary to FM 1327 Road and then west along FM 1327 Road.
- Appropriately sized gravity wastewater lines along each draw within the subject tract, including crossing under SH 45, up to the proposed 24-inch gravity wastewater line described above.
- A lift station (estimated at 1,000 - 2,000 gpm for first phase) at the end of the proposed 24-inch gravity wastewater line describe above.
- Approximately 6,500 feet of appropriately sized force main from the proposed lift station west to Bradshaw Road and then north to the high point in Bradshaw Road.

Under Option One of SER-2862, the Owner will also be required to construct the following wastewater improvements:

- Approximately 6,000 feet of appropriately sized gravity wastewater line from the high point in Bradshaw Road northeast following the proposed alignment of Pleasant Valley Road across the Bella Fortuna Subdivision and then north along Bradshaw Road to the 36-inch gravity wastewater line on the northern side of Rinard Creek.

Under Option Two of SER-2862, the Owner will also be required to construct the following wastewater improvements:

- Approximately 3,000 feet of 18-inch gravity wastewater line northeast following the proposed alignment of Pleasant Valley Road across the Bella Fortuna Subdivision and then west to connect to the proposed Onion Creek Interceptor Tie-In Line.

Option Two wastewater service is not available until the Onion Creek Interceptor Tie-In Line. From I-35 to Bradshaw Road (CIP No. 6937.027) has been constructed by the City of Austin as part of the South IH-35 Water and Wastewater Infrastructure Improvements Program. Option One wastewater service can only be constructed if the Onion Creek Interceptor Tie-In Line has been delayed.

Under City Code Section 25-9-39(B), unless a plat has been recorded for the project or a development application has been approved or is pending, an approved Service Extension Request (SER) expires 120 days after its approval. The Owner is requesting a waiver of the 120-day expiration provision in Section 25-9-39(B) and instead is requesting that expiration be extended to two years from completion of Segment 9.0 (CIP No. 6937.013) and Segment 9.1 (CIP No. 6937.014) of the South IH-35 Water and Wastewater Infrastructure Improvements. This action and proposed ordinance waives the 120-day expiration in Section 25-9-39(B) to provide that unless a plat has been recorded for the project or a development application has been approved or is pending, SER-2863 will not expire until two years after acceptance of the South IH-35 Water and Wastewater Infrastructure Improvements Program, Segment 9.0 (CIP No. 6937.013) and Segment 9.1 (CIP No. 6937.014). Extending the approval expiration acknowledges this particular project's dependence on completion of the South IH-35 Water and Wastewater Infrastructure Improvements Program.

The proposed wastewater improvements will conform to all City of Austin Code requirements. The Owner will construct all required improvements at its cost and after final acceptance of construction will dedicate the facilities to the City for ownership, operation and maintenance. The Owner has submitted a written request to be annexed by the City. All lots will be served by City of Austin wastewater service.