

AGENDA



Thursday, May 27, 2010

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

Subject: Approve Service Extension Request No. 2912 for wastewater service for MCMEANS, INC., the owner of McMeans Store located within the Drinking Water Protection Zone in the City's extraterritorial jurisdiction at 11720 FM 1826 Road, proposing approximately 17,650 square feet of Retail/Shopping with an Estimated Peak Wet Weather Flow of 14 gallons per minute (gpm).

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.

McMeans Store (the "Property") consists of approximately 10 acres of land located at 11720 FM 1826 Road within the City of Austin 2-mile extraterritorial jurisdiction and is proposing to construct approximately 17,650 square feet of Retail/Shopping. MCMEANS, INC. (the "Owner") requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request No. 2912. The Property is within the Council approved Impact Fee Boundary, the Utility Service Area for wastewater, the Drinking Water Protection Zone and the Slaughter Creek Watershed.

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 14 gallons per minute (gpm). This request is being brought to the City Council because of Austin City Code § 25-9-35 that 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.

The Owner will construct approximately 1,000 feet of 8-inch gravity wastewater line from the Property east along SH 45 and south to the 8-inch gravity wastewater line (Project No. 2007-0531) in Cherisse Drive.

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.

The Watershed Protection Department has reviewed and approved the application. In addition, other applicable City departments, including Planning and Development Review and Law Department have reviewed this Service Extension Request.