

AGENDA



Thursday, August 26, 2010

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

Subject: Approve Service Extension Request No. 2900 for water service for CRVI LOOP 360, LP, the owner of Tarlton 360 Townhomes located within the Drinking Water Protection Zone and within portions of the City's Limited Purpose jurisdiction at 2400 WALSH TARLTON LN, proposing a Mixed Use Development with an Estimated Peak Hour Flow of 480 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. Related to Item #3.

Tarlton 360 Townhomes (the "Property") consists of approximately 21.75 acres with portions of land located outside the full-purpose city limits at 2400 WALSH TARLTON LN on which the Owner is proposing to construct a Mixed Use Development (229 Condos, 193,319 square feet of Office, 8,300 square feet of Retail, and 3,500 square feet of Restaurant).

CRVI LOOP 360, LP (the "Owner") requested that the City provide water utility service to the Property as proposed in Service Extension Request No. 2900. The Property is within the Council approved Impact Fee Boundary, the Utility Service Area for water, the Drinking Water Protection Zone and the Barton 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 Hour Flow is projected at 480 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.

Applicant will construct approximately 1,765 feet of 16-inch water line from the northeast corner of the subject tract south along WALSH TARLTON LN to then connect to the existing 16-inch water line (Project 2006-0883) near the intersection of WALSH TARLTON LN & S CAPITAL OF TEXAS HWY NB. Applicant will construct approximately 30 feet of 16-inch water line (including appropriate valving) to connect this proposed 1,765 feet of 16-inch water line to the existing 16-inch water line (Project 79-0583) in TAMARRON BLVD. Applicant will dedicate an appropriately sized public water line easement along the northern property line of the subject tract.

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 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 Wastewater Service.

The Watershed Protection Department and other applicable City Departments have reviewed the subject Service Extension Request.