

Water & Wastewater Service Extension Requests

Description of Process

- A service extension request (SER) is an application for city water or wastewater service from a property owner or developer.
- Service may involve construction of a new line or an associated facility.
- SERs require Council approval for property located:
 - In the Drinking Water Protection Zone (DWPZ),
and
 - Outside Austin's Full Purpose Jurisdiction
- The Water and Wastewater (W&WW) Commission and Environmental Board make recommendations to Council for SERs requiring their approval.
- Staff reviews SERs requiring Council approval and briefs the Environmental Board (EB) about:
 - Proposed or existing development, and
 - How service might affect that development and water quality.

**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: 46 Acre Highway 290 Tract

Service Requested: Water

SER-3298

Hansen Service Request Number 489851

Date Received: 06/13/2013

Location: W US 290 HWY AUSTIN TX 78735- 46 ACRE HIGHWAY 290 TRACT

Acres: 46.34

Land Use: MIXED

Alt Utility Service or S.E.R. Number: City of Austin Wastewater SER-3299

Quad(s): A19

DDZ: NO

Drainage Basin: SLAUGHTER

Pressure Zone: SOUTHWEST C

DWPZ: YES

Flow: (Estimated Peak Hour Flow, Gallons per Minute) 649 GPM

% Within City Limits: 0

Cost Participation: \$0.00

% Within Limited Purpose: 0

Description of Improvements:

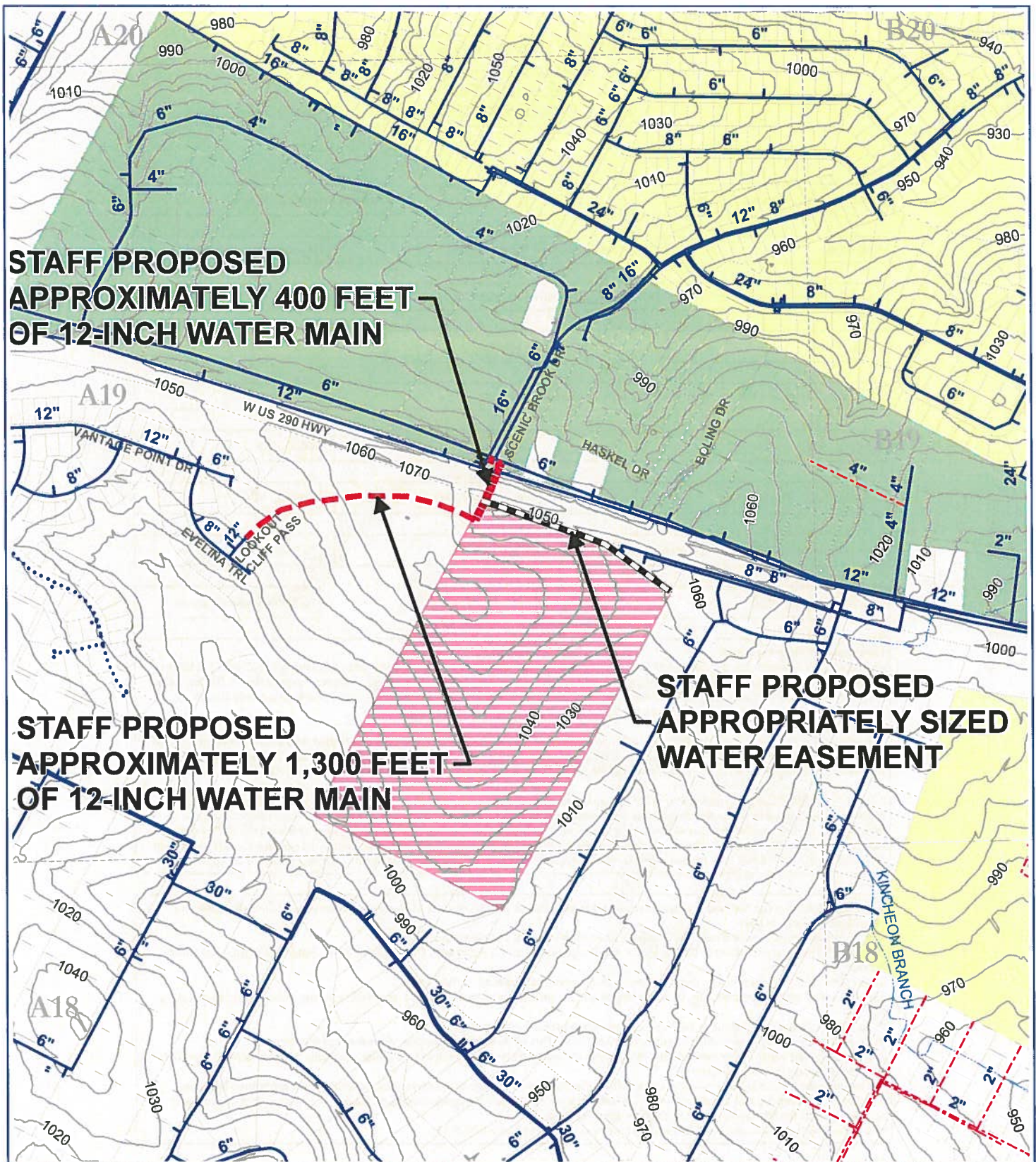
Applicant shall construct approximately 400 feet of 12-inch water main from the existing 16-inch water main (Project 2002-0016) in Scenic Brook Dr and extend south across US 290 Hwy to the subject tract. From this point, applicant shall construct approximately 1,300 feet of 12-inch water main west to the existing 12-inch water main in Lookout Cliff Pass. Applicant shall also dedicate an appropriately sized water easement across the frontage of the subject tract, as approximately shown on the attached map.

The proposed 1,300 feet of 12-inch water main required for the subject tract is also proposed to be constructed with Phase 2 of the Ridgeview Subdivision. If the applicant's project timeline needs the proposed 12-inch water main prior to completion of Phase 2 of the Ridgeview Subdivision (by others), then the design and construction of the 12-inch water main are the full responsibility of the Applicant.

NOTE: 1) Sprinkled fire flow requirement of 2,500 gpm based on engineering calculations provided by Daniel Ryan, P.E. on 08/12/2013. 2) Internal looping and/or additional connections to the water system within the Ridgeview Subdivision may be required during the site development process (depending on how the subject tract is ultimately developed and/or subdivided). 3) Applicant shall install Pressure Reducing Valves (PRV) on the property owner's side of the meter per City of Austin Code. 4) Connection to the existing 12-inch water main (Project 86-0878) in US 290 Hwy instead of the 16-inch water main (Project 2002-0016) in Scenic Brook Dr would also be acceptable.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
- 3) The level of service approved by this document does not imply commitment for land use.
- 4) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.
- 5) Approval of a site plan that meets the Fire Department requirements for fire control.
- 6) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 7) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be in place prior to construction plan approval.
- 8) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Planning and Development Review Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.
- 9) Approval by the City Council will be required based on Austin City Code § 25-9-35.



0 350 700 1,400 2,100 Feet

- Subject Tract
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit

W. S.E.R. Name: 46 Acre Highway 290 Tract

W. S.E.R. Number: 3298

Utility Development Services Plotted 08/21/2013

**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: 46 Acre Highway 290 Tract

Service Requested: Wastewater

SER-3299

Hansen Service Request Number 489854

Date Received: 06/13/2013

Location: W US 290 HWY AUSTIN TX 78735- 46 ACRE HIGHWAY 290 TRACT

Acres: 46.34

Land Use: MIXED

Alt. Utility Service or S E R. Number: City of Austin Water SER-3298

Quad(s): A19

DDZ: NO

Drainage Basin: SLAUGHTER

Pressure Zone: SOUTHWEST C

DWPZ: YES

Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 215 GPM

% Within City Limits: 0

Cost Participation: \$0.00

% Within Limited Purpose: 0

Description of Improvements:

Applicant shall construct approximately 750 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project 2011-0711) within the Ridgeview Subdivision near the Ridgeview Lift Station and extend east to the subject tract. Applicant shall upgrade the pumping capacity of the existing Ridgeview Lift Station in order to adequately serve the additional wastewater flow proposed to be contributed by this development. Upgrades shall include, but are not limited to, replacement of existing pumps, generator and starters.

Applicant shall also construct approximately 1,900 feet of 15-inch gravity wastewater main to replace the existing 12-inch gravity wastewater main (Project 2001-0681) along Williamson Creek between the existing 24-inch gravity wastewater main (Project 90-0022) near SH 71 (Manhole Id# 119210) and the existing 12-inch gravity wastewater main (Project 2001-0681) at Covered Bridge Dr (Manhole Id# 124870). Applicant shall properly abandon the existing 12-inch gravity wastewater main and reconnect all existing wastewater services from the existing 12-inch main to the proposed 15-inch main.

NOTE: Wastewater flow based on engineering calculations received from Daniel Ryan, P.E. on 06/13/2013.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

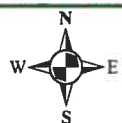
- 1) Construction of all Service Extensions are subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
- 3) The level of service approved by this document does not imply commitment for land use.
- 4) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Utility Engineering Review.
- 5) Engineering Report submitted to Facility Engineering detailing the proposed upgrades to the Ridgeview Lift Station.
- 6) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 7) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Utility Engineering Review and must be in place prior to construction plan approval.
- 8) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Planning and Development Review Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.
- 9) Approval by the City Council will be required based on Austin City Code § 25-9-35.

**STAFF PROPOSED
APPROXIMATELY 1,900 FEET
OF 15-INCH GRAVITY
WASTEWATER MAIN**

**STAFF PROPOSED
APPROXIMATELY 750 FEET
OF 8-INCH GRAVITY
WASTEWATER MAIN**

**RIDGEVIEW
LIFT STATION**

**NOTE: APPLICANT SHALL ALSO UPGRADE
THE EXISTING RIDGEVIEW LIFT STATION
AS NEEDED TO SERVE THIS DEVELOPMENT.**



0 750 1,500 3,000 4,500 Feet

-  Subject Tract
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

W.W. S.E.R. Name: 46 Acre Highway 290 Tract

W.W. S.E.R. Number: 3299

Utility Development Services Plotted 09/11/2013

46 Acre Highway 290 Tract Water & Wastewater Service Extension Requests #3298 & #3299

Briefing to the Environmental Board
November 6, 2013

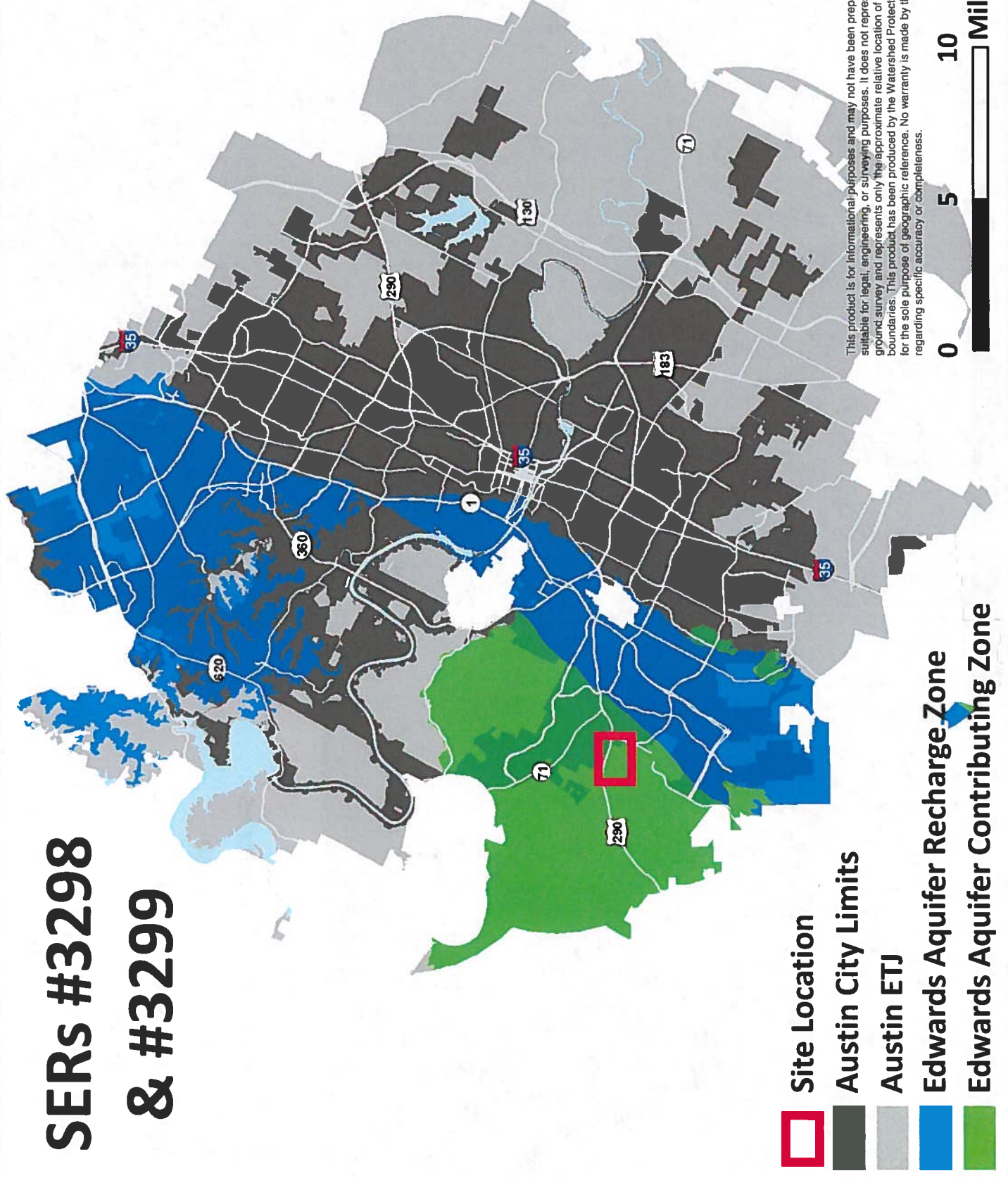


Kelly Gagnon
Watershed Policy & Planning

Request Summary

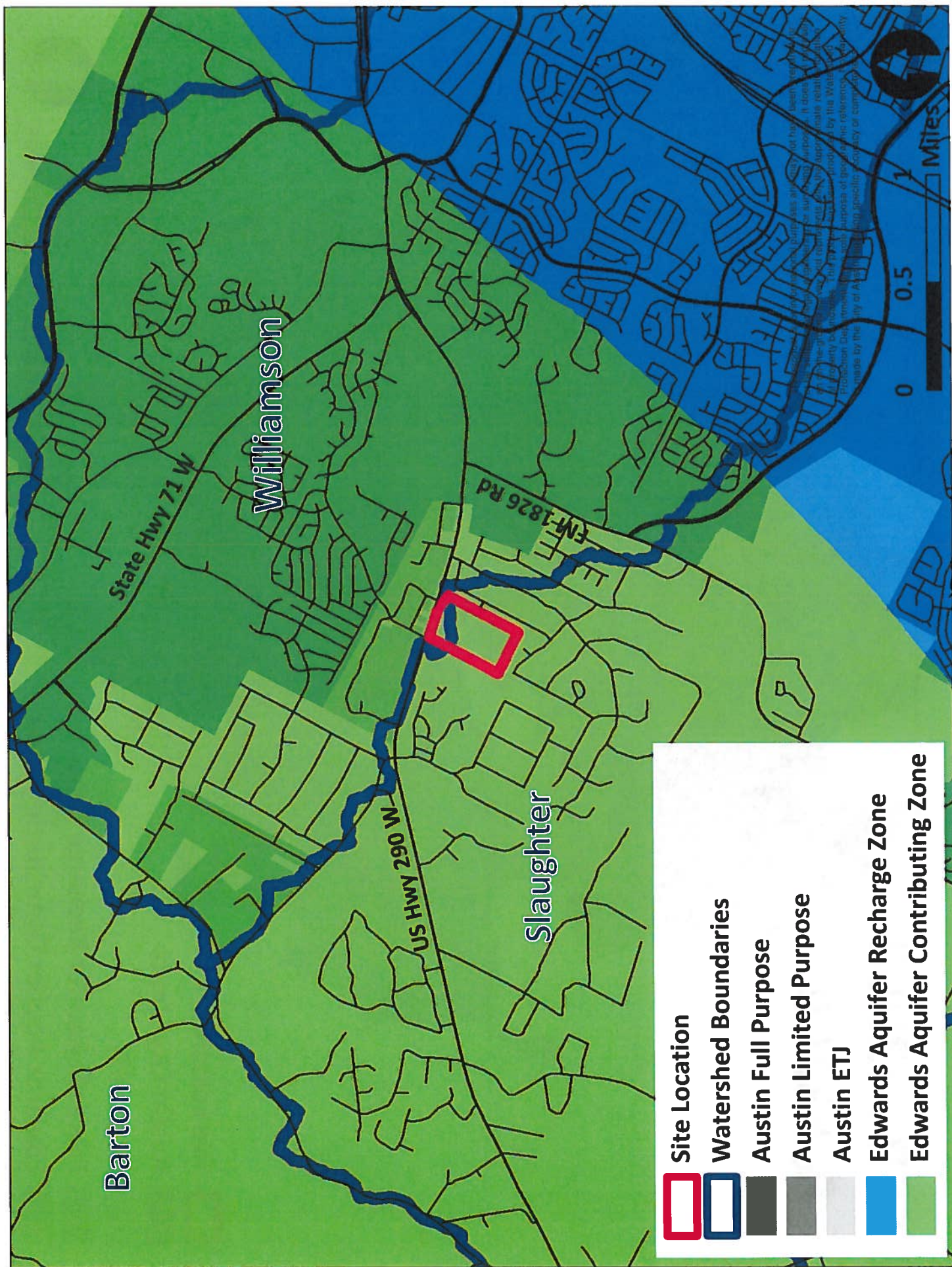
- Request for water & wastewater service
- Proposed mixed-use development (multi-family, retail, restaurant) on 46 acre lot
- Located in City of Austin water CCN
- Located in Austin 2-Mile ETJ
- Drinking Water Protection Zone
- Slaughter & Williamson Watersheds, Barton Springs Zone
- Edwards Aquifer Contributing Zone
- Subject to the S.O.S. Ordinance (25% impervious cover limit)

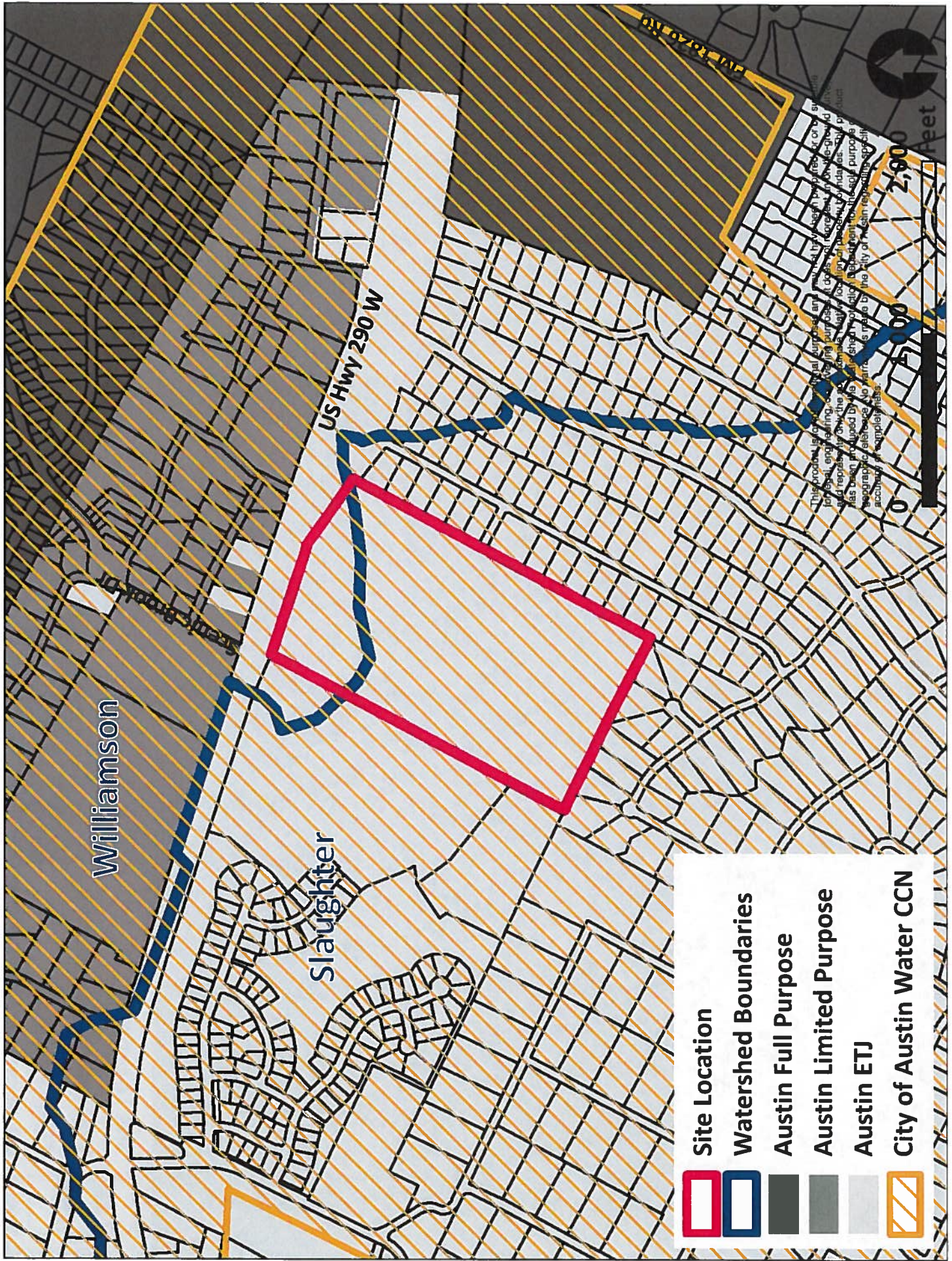
SERs #3298 & #3299



- Site Location
- Austin City Limits
- Austin ETJ
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Contributing Zone









Williamson

Slaughter

US HWY 290 W

Site Location

Watershed Boundaries

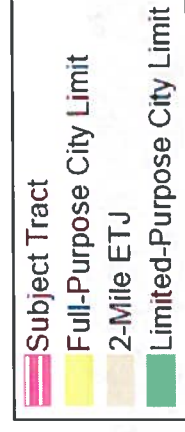
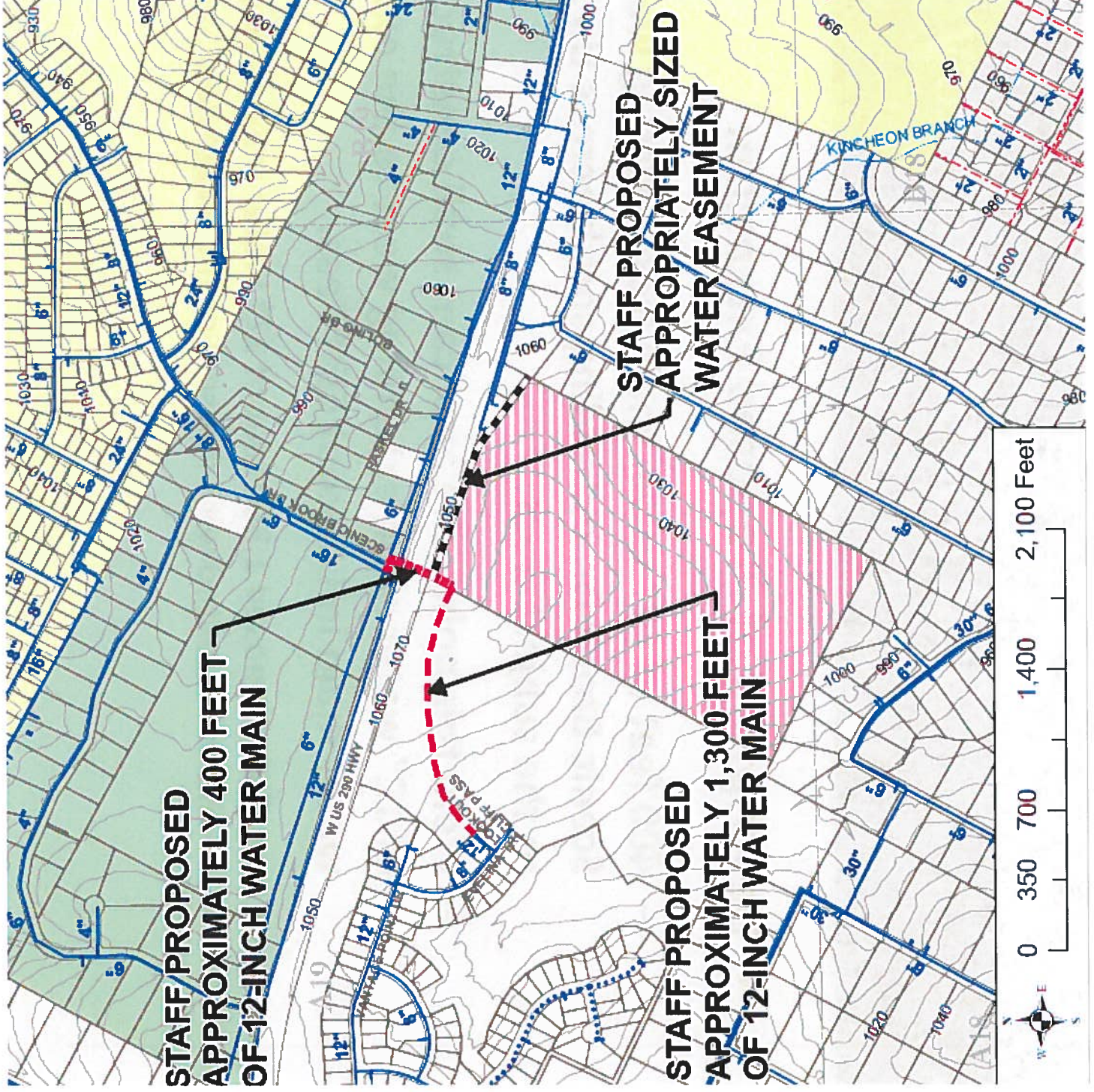
TCAD Parcels

SER #3298 Summary

- **Description of Proposed Extension:**
 - 400 feet of 12" water main from existing water main in Scenic Brook Dr, extending south across US 290 Highway to the subject tract.
 - From this point, the applicant shall construct 1,300 feet of 12" water main extending west to the existing 12" water main in Lookout Cliff Pass.
 - The proposed 1,300 feet of 12" water main is also proposed to be constructed with Phase II of the Ridgeview Subdivision.

SER #3298

Proposed Extension



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Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Yes. Any development on site is subject to the S.O.S. Ordinance.

- **25% impervious cover limit**
- **Non-degradation water quality controls**

Review Criteria: DEVELOPMENT IMPACTS

Does the requested service result in more intense development than would be possible absent service?

Yes. There is no alternate water source in the area.

Is the site located in an area where the City of Austin is encouraging development?

No. The site is located in the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone.

However, the site is located within the City of Austin's water CCN.

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

No. Centralized service would not solve any known or potential environmental problems.

Has an Environmental Resource Inventory been conducted?

Yes. The developer has conducted a survey and did not identify any critical environmental features. Report has not yet been submitted to COA staff.

Consultation with WPD staff geologists indicated that critical environmental features are present in the vicinity and may potentially be located on the site.

Review Criteria: LONG-TERM PLANNING

Is serving the area consistent with long-term service area and annexation goals?

Yes. While the area is not scheduled for annexation, the site is located within the City of Austin's water CCN.

Are other City concerns affected by the service provision (e.g. Conservation)?

Yes. The extension would facilitate increased development intensity in an environmentally sensitive area (the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone).

Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

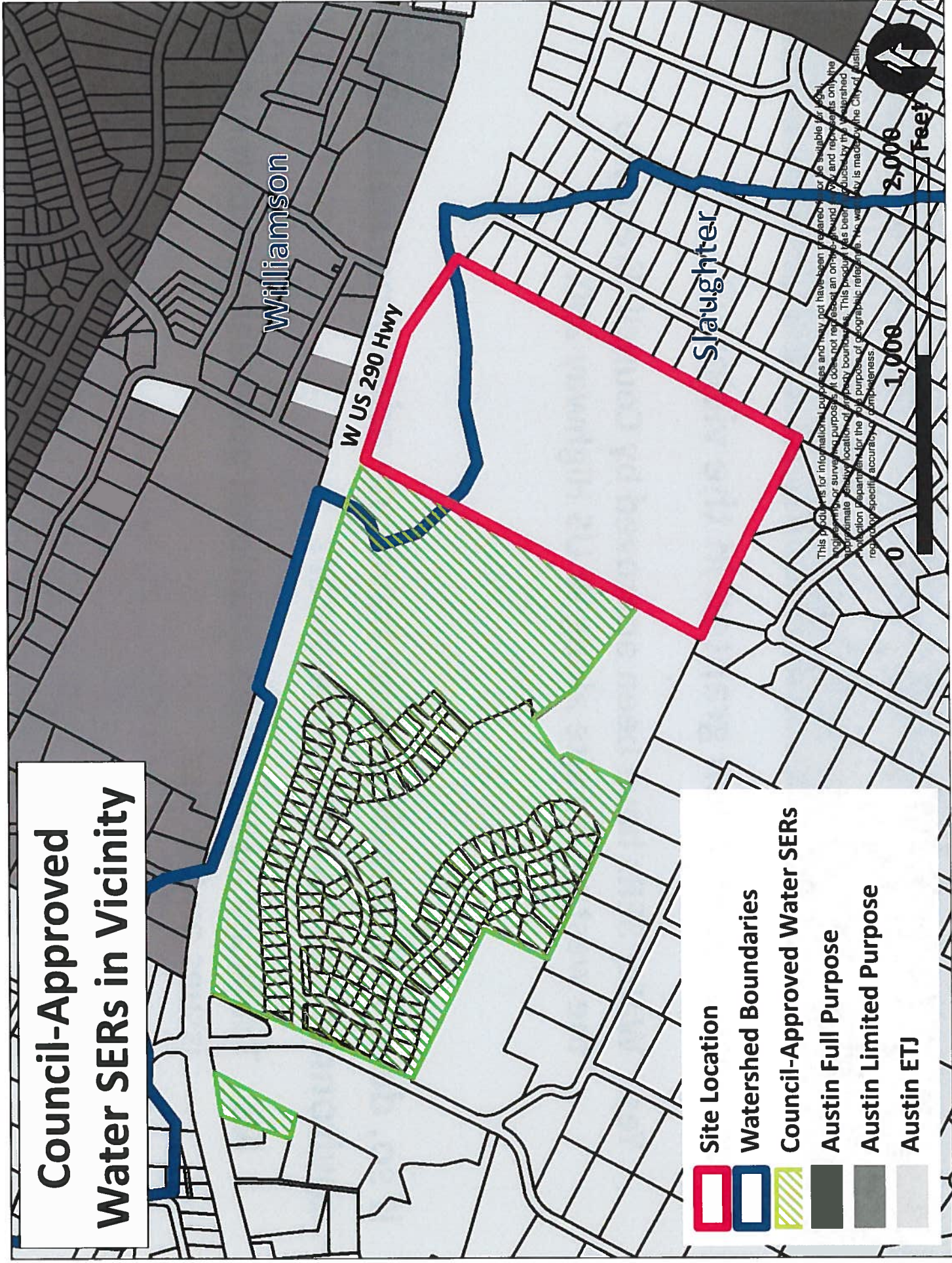
Yes. Water SERs have been approved by Council directly to the west of the site along W US Highway 290.

If so, does this development have any additional potential environmental issues to consider?

No. There are no identified additional potential environmental issues on this site.

Council-Approved Water SERs in Vicinity

- Site Location
- Watershed Boundaries
- Council-Approved Water SERs
- Austin Full Purpose
- Austin Limited Purpose
- Austin ETJ



STAFF RECOMMENDATION

Staff recommends approval for Water SER #3298.

Basis for recommendation:

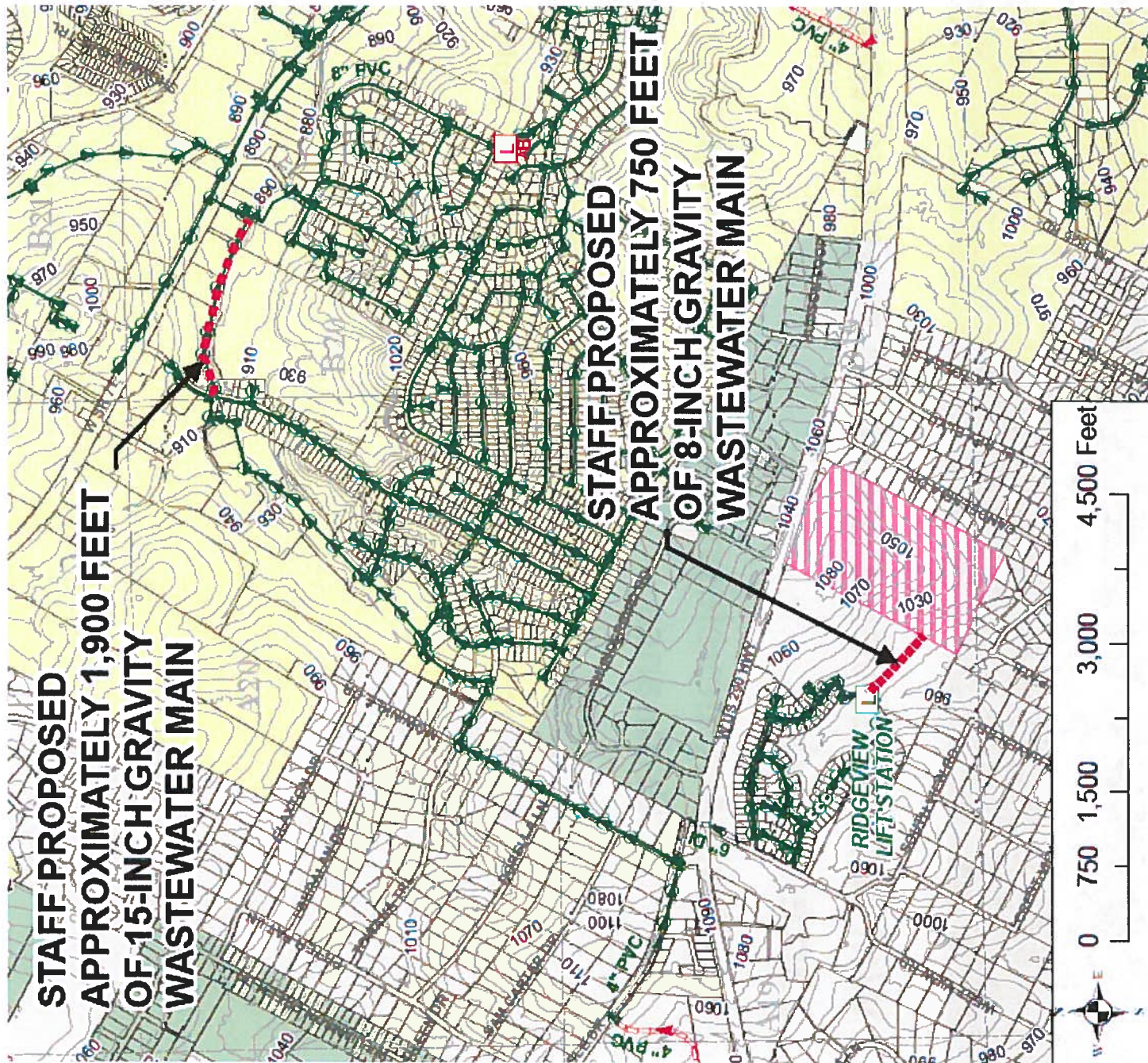
- **The site is located in the City of Austin's water CCN.**

SER #3299 Summary

- **Description of Proposed Extension:**
 - 750 feet of 8" gravity wastewater main from existing 8" wastewater main within the Ridgeview Subdivision near the Ridgeview Lift Station, extending to subject tract.
 - Applicant shall upgrade pumping capacity of Ridgeview Lift Station to accommodate additional proposed flows.
 - 1,900 feet of 15" gravity wastewater main to replace existing 12" wastewater main along Williamson Creek.

SER #3299

Proposed Extension



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Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Yes. Any development on site is subject to the S.O.S.

Ordinance.

- **25% impervious cover limit**
- **Non-degradation water quality controls**

Review Criteria: DEVELOPMENT IMPACTS

Does the requested service result in more intense development than would be possible absent service?

Yes. Centralized service allows for additional developable impervious cover because on-site wastewater irrigation area would have to be deducted from net site area.

Is the site located in an area where the City of Austin is encouraging development?

No. The site is located in the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone - areas where City Council has indicated additional density is not desired.

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

Yes. On-site effluent disposal could result in potential impacts to groundwater. However, the project would need to be significantly altered and may ultimately prove infeasible.

Has an Environmental Resource Inventory been conducted?

Yes. The developer has conducted a survey and did not identify any critical environmental features. Report has not yet been submitted to COA staff.

Consultation with WPD staff geologists indicated that critical environmental features are present in the vicinity and may potentially be located on the site.

Review Criteria: LONG-TERM PLANNING

Is serving the area consistent with long-term service area and annexation goals?

No. The area is not scheduled for annexation.

Are other City concerns affected by the service provision (e.g. Conservation)?

Yes. The extension would facilitate increased development intensity in an environmentally sensitive area (the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone).

Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

Yes. Wastewater SERs to the west of the tract have been approved by Council.

If so, does this development have any additional potential environmental issues to consider?

Yes. The development does not yet have a site plan, so proposed conditions are undetermined.

On-site wastewater disposal would significantly alter the development proposal.

Council-Approved Wastewater SERs in Vicinity



STAFF RECOMMENDATION

Staff recommends against approval for Wastewater SER #3299.

Basis for recommending against approval:

- **The extension would facilitate increased development intensity in a sensitive environmental area.**
- **Development plans are preliminary, so proposed conditions are not yet defined.**

Contact Information

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Watershed Protection Department

City of Austin

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