



## MEMORANDUM

**TO:** Dr. Mary Gay Maxwell, Chair, and Environmental Board Members

**FROM:** Chuck Lesniak, Environmental Officer  
Watershed Protection Department

**DATE:** January 21, 2015

**SUBJECT:** Vaught Ranch Commercial Water SER #3524 & Wastewater SER #3525

As you know, Service Extension Requests (SERs) located in the Drinking Water Protection Zone (DWPZ) and outside of the City of Austin's Full Purpose Jurisdiction require Council approval and recommendation by the Environmental Board. Watershed Protection Department (WPD) staff has completed the review for the Vaught Ranch Commercial water and wastewater SERs and recommends approval of these items.

### **Site Overview**

The applicant is proposing to develop a 1.93 acre tract with an office development subject to the Comprehensive Watersheds Ordinance (the code applicable at the time of site plan submittal). The site is located in the City of Austin's 2-mile Extraterritorial Jurisdiction, in the DWPZ, and in the West Bull Creek watershed. The site has a headwaters tributary located on site and drains towards nearby springs. An Environmental Assessment was conducted on the site in 2007 and no Critical Environmental Features were identified on-site.

The applicant has an existing approved plan for the proposed development that includes on-site septic and a private well. As the approved plan utilizes .363 acres of the allowable .368 acres of impervious cover, WPD staff has concluded that providing centralized service would not result in a potential significant increase in development intensity, in terms of impervious cover developed on the site.

### **Wastewater**

The proposed septic field is located approximately 130 feet from the headwaters tributary and 1,200 feet upstream of identified seeps and springs. Providing centralized wastewater service may avoid potential negative water quality impacts associated with on-site septic treatment to these surface water resources. Potential flow path interruption associated with trenching centralized wastewater infrastructure would be subject to void mitigation that should limit

impacts. WPD staff has concluded that the potential risks associated with on-site septic treatment outweigh those associated with centralized wastewater line trenching on this site.

**Water**

Providing centralized water service may avoid the potential negative water quantity impacts of an on-site well and staff believes a well is a feasible method of water for the small office development. Trenching to construct centralized water lines poses a risk of potential flow path interruption. As with wastewater line construction, any voids encountered would be subject to mitigation. WPD staff has concluded that the potential risks associated with an on-site well outweigh those of water line trenching on this site.

**Recommendation**

Staff concludes that providing centralized service would not increase development intensity and could solve potential environmental problems. We recommend approval for Service Extension Requests #3524 & #3525

The attached information provides further detail on the applicant's request. Please feel free to contact me at 974-2699 or Kelly Gagnon at 974-9368 or [Kelly.Gagnon@austintexas.gov](mailto:Kelly.Gagnon@austintexas.gov) with your questions or comments.

cc: Phillip Jaeger, Austin Water Utility  
Kelly Gagnon, Watershed Protection Department

## **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: Vaught Ranch Commercial | Service Requested: Water |
|-------------------------------|--------------------------|

|          |                                      |                           |
|----------|--------------------------------------|---------------------------|
| SER-3524 | Hansen Service Request Number 533541 | Date Received: 08/28/2014 |
|----------|--------------------------------------|---------------------------|

Location: 6720 VAUGHT RANCH RD AUSTIN TX 78730- VAUGHT RANCH COMMERCIAL

|             |                  |
|-------------|------------------|
| Acres: 1.93 | Land Use: OFFICE |
|-------------|------------------|

Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3525

|              |         |
|--------------|---------|
| Quad(s): F31 | DDZ: NO |
|--------------|---------|

|                           |                            |           |
|---------------------------|----------------------------|-----------|
| Drainage Basin: WEST BULL | Pressure Zone: NORTHWEST A | DWPZ: YES |
|---------------------------|----------------------------|-----------|

|  |                         |
|--|-------------------------|
| Flow: (Estimated Peak Hour Flow, Gallons per Minute) 5 GPM | % Within City Limits: 0 |
|--|-------------------------|

|                            |                             |
|----------------------------|-----------------------------|
| Cost Participation: \$0.00 | % Within Limited Purpose: 0 |
|----------------------------|-----------------------------|

**Description of Improvements:**  
Applicant shall construct approximately 480 feet of 12-inch water main from the existing 12-inch water main (Project 93-2017) in FM 2222 RD, near the northern corner of the subject tract, south along FM 2222 RD to the southeast corner of the subject tract as shown on the attached map.

NOTES: 1) Sprinkled fire flow requirement of 1,500 gpm provided by Steven L. Ihnen, P.E. on 8/21/2014. 2) Automatic sprinkler system must be installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the 2012 International Fire Code.

**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, Chapter 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 lines 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.

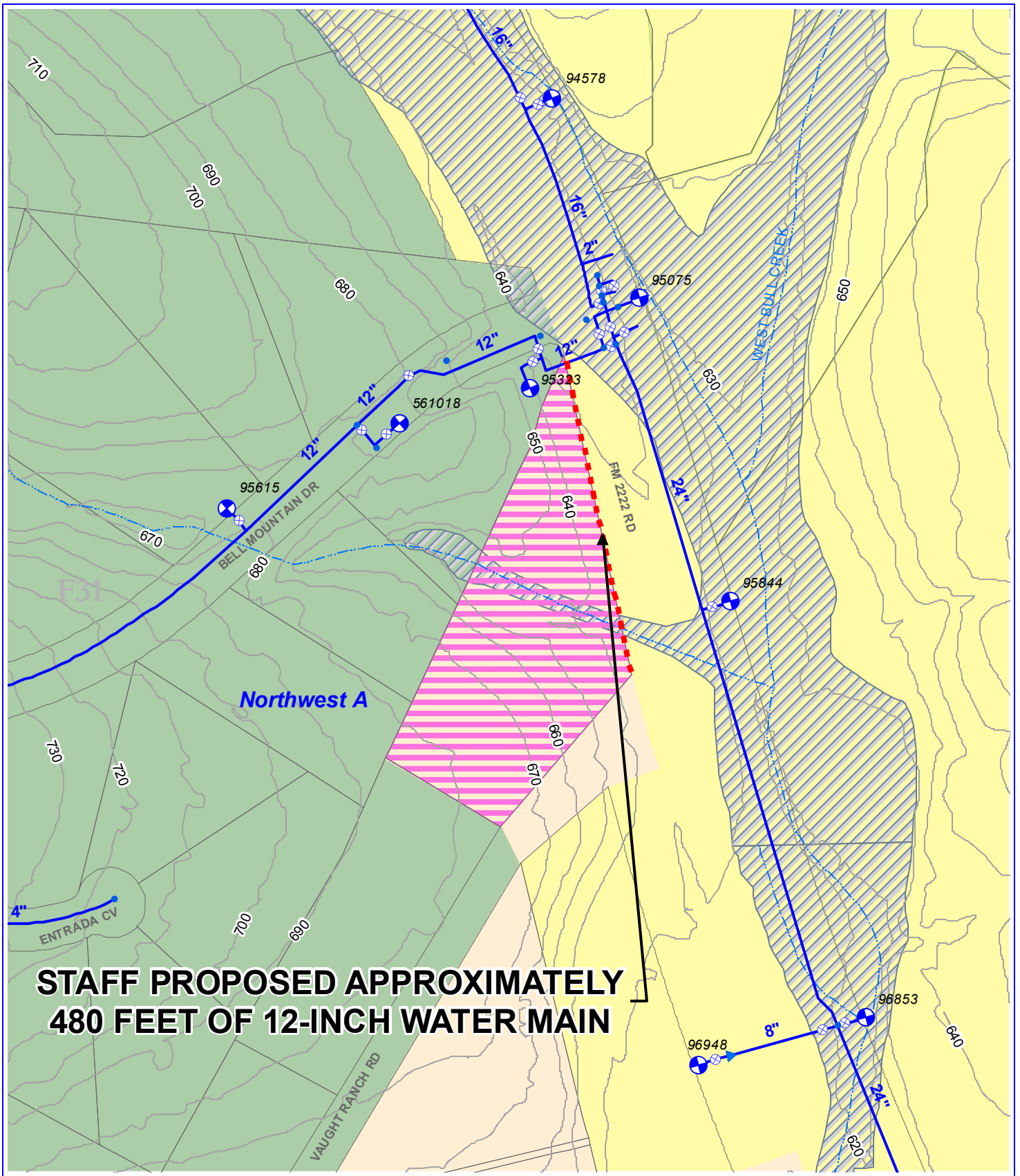
6) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.

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.

|  |      |  |      |
|--|------|--|------|
| Prepared By Utility Development Services       | Date | Supervisor, Utility Development Services | Date |
| Assistant Director, Water Resources Management | Date | Director, Austin Water Utility           | Date |










0 100 200 400 600 Feet

**W. S.E.R. Name: Vaughn Ranch Commercial**  
**W. S.E.R. Number: 3524**

Utility Development Services Plotted 10/21/2014

-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

WATER AND WASTEWATER  
SERVICE EXTENSION  
REQUEST FOR  
CONSIDERATION

|                               |                                      |
|-------------------------------|--------------------------------------|
| Name: Vaught Ranch Commercial | Service Requested: <b>Wastewater</b> |
|-------------------------------|--------------------------------------|

|          |                                      |                           |
|----------|--------------------------------------|---------------------------|
| SER-3525 | Hansen Service Request Number 533542 | Date Received: 08/28/2014 |
|----------|--------------------------------------|---------------------------|

Location: 6720 VAUGHT RANCH RD AUSTIN TX 78730- VAUGHT RANCH COMMERCIAL

|             |                  |
|-------------|------------------|
| Acres: 1.93 | Land Use: OFFICE |
|-------------|------------------|

Alt. Utility Service or S.E.R. Number: City of Austin Water SER-3524

|              |         |
|--------------|---------|
| Quad(s): F31 | DDZ: NO |
|--------------|---------|

|                           |                            |           |
|---------------------------|----------------------------|-----------|
| Drainage Basin: WEST BULL | Pressure Zone: NORTHWEST A | DWPZ: YES |
|---------------------------|----------------------------|-----------|

|   |                         |
|---|-------------------------|
| Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 3 GPM | % Within City Limits: 0 |
|---|-------------------------|

|                            |                             |
|----------------------------|-----------------------------|
| Cost Participation: \$0.00 | % Within Limited Purpose: 0 |
|----------------------------|-----------------------------|

**Description of Improvements:**  
Applicant shall construct approximately 175 feet of 8-inch gravity wastewater main from the existing 36-inch gravity wastewater main (Project No. 88-0546 MH No. 9779 ) in FM 2222 RD west across FM 2222 RD to the subject tract.

NOTE: Wastewater flow based on engineering calculations received from Steven L. Ihnen, P.E. on 8/21/2014.

**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, Chapter 25-9, Water and Wastewater Utility Service.

3) The level of service approved by this document does not imply commitment for land use.

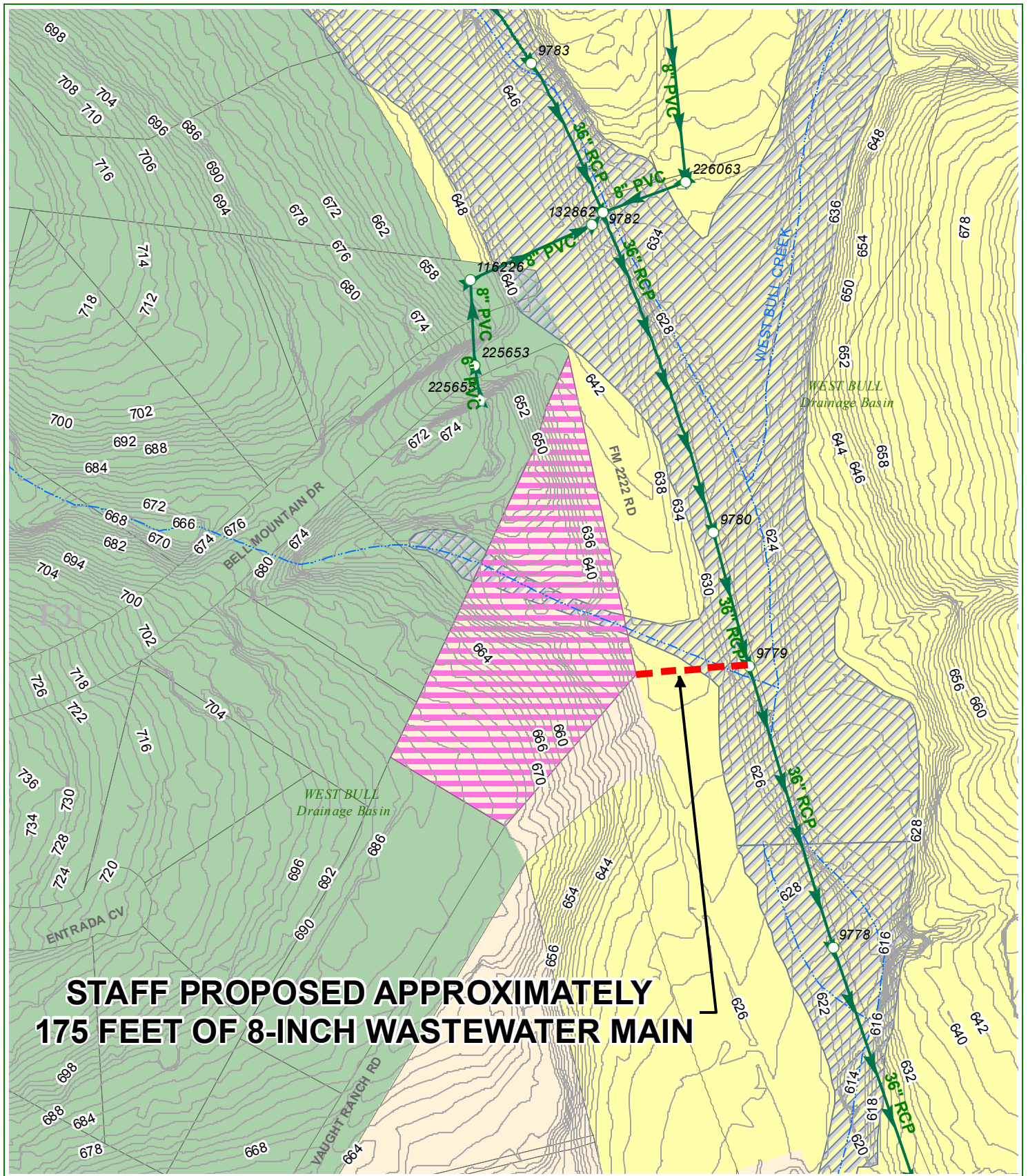
4) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.

5) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.

6) 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.

7) 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.






|  |      |  |      |
|--|------|--|------|
| Prepared By Utility Development Services       | Date | Supervisor, Utility Development Services | Date |
| Assistant Director, Water Resources Management | Date | Director, Austin Water Utility           | Date |



0 100 200 400 600 Feet

**W.W. S.E.R. Name: Vaughn Ranch Commercial**  
**W.W. S.E.R. Number: 3525**

Utility Development Services Plotted 10/21/2014

-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit



**ENVIRONMENTAL BOARD MOTION 091708 4a-001**

Date: September 17 2008

Subject: Vaughn Ranch Road Service Extension Requests #2768 Water and #2769 Wastewater

Motioned By: Phil Moncada

Seconded By: Jon Beall

The Environmental Board recommended **disapproval** of a service extension request for Vaughn Ranch Road #2768 Water and #2769 Wastewater.

**RATIONALE;** This site is adjacent to Bull Creek and proposed developments runoff would discharge directly to Bull Creek. This is not an environmentally sound project with a proposed service station. The Certificate of Convenience and Necessity do not serve this subject tract

**Vote** 4-0-0-2

For: Ahart, Anderson, Beall, and Neely

Against:

Abstain: None

Absent: Ahart and Maxwell

Recused:

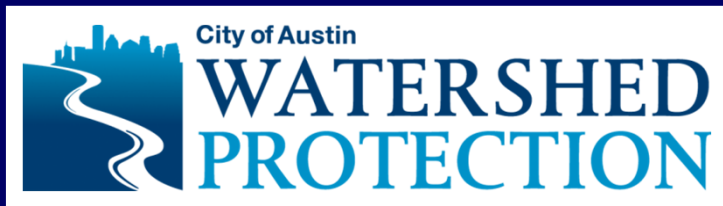
Vacant: One.

Approved By:

Dave Anderson P.E., CFM, Chair

# **Vaught Ranch Commercial Water & Wastewater Service Extension Requests #3524 & #3525**

**Briefing to the Environmental Board  
February 4, 2015**



**Kelly Gagnon  
Watershed Policy & Planning**

# Request Summary

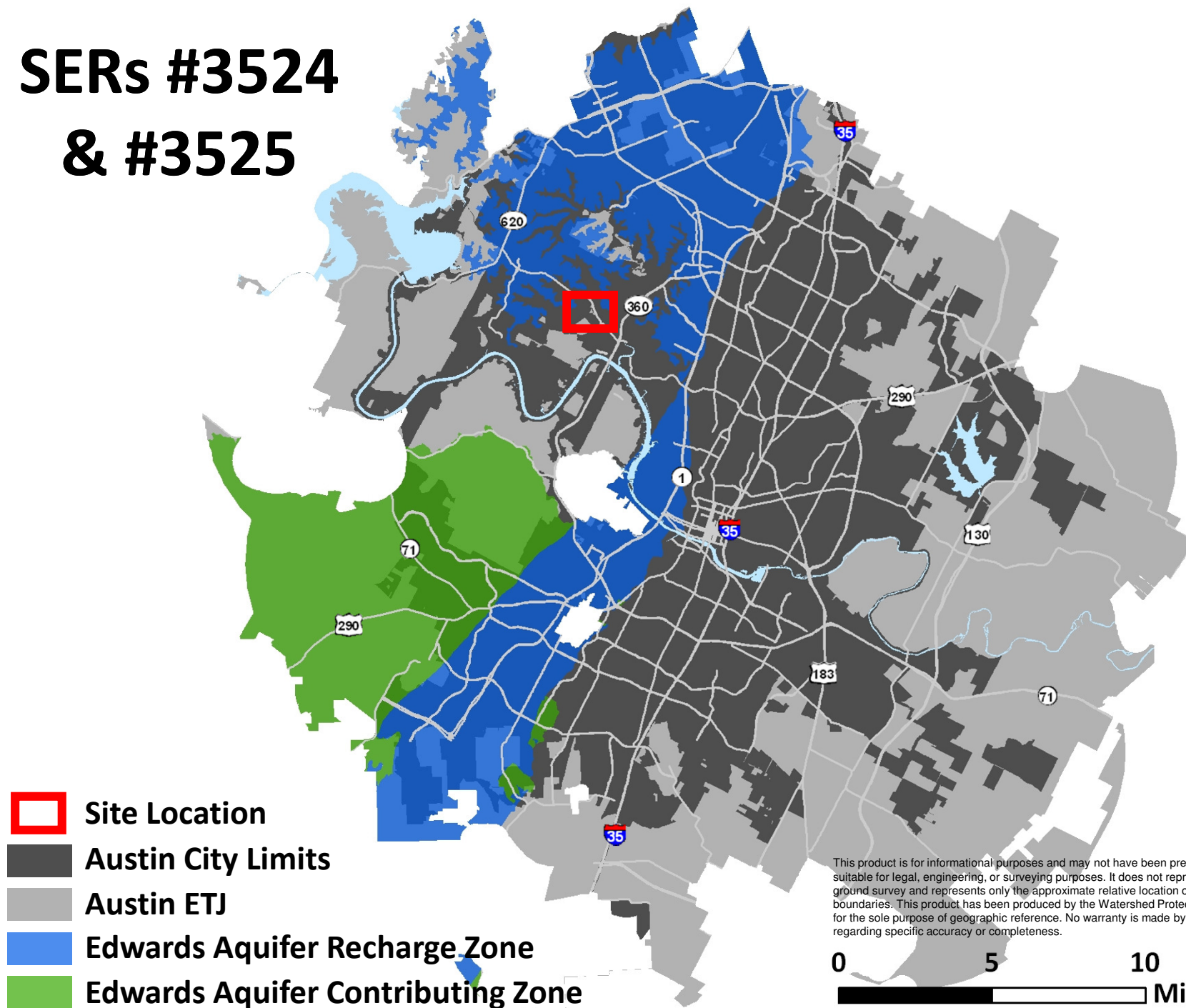
- Request for water & wastewater service
- 1.93 acre tract
- Proposed office development with approved site plan
- Austin's 2-mile ETJ Jurisdiction
- Drinking Water Protection Zone
- West Bull Creek Watershed (Water Supply Suburban)

# Summary of Previous Action on Site

- **Council voted to deny water SER #2768 and wastewater SER #2769 to a proposed gas station/retail development on this site in December 2008.**
  - WPD staff recommended approval (July 2008)
  - Environmental Board recommended against approval (September 2008)
  - Water & Wastewater Commission recommended approval (November 2008)



# SERs #3524 & #3525



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# SERs #3524 & #3525

 Site Location






**IMAGINEAUSTON**  
Vibrant. Livable. Connected.

## Growth Concept Map

### Legend

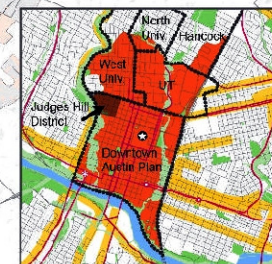
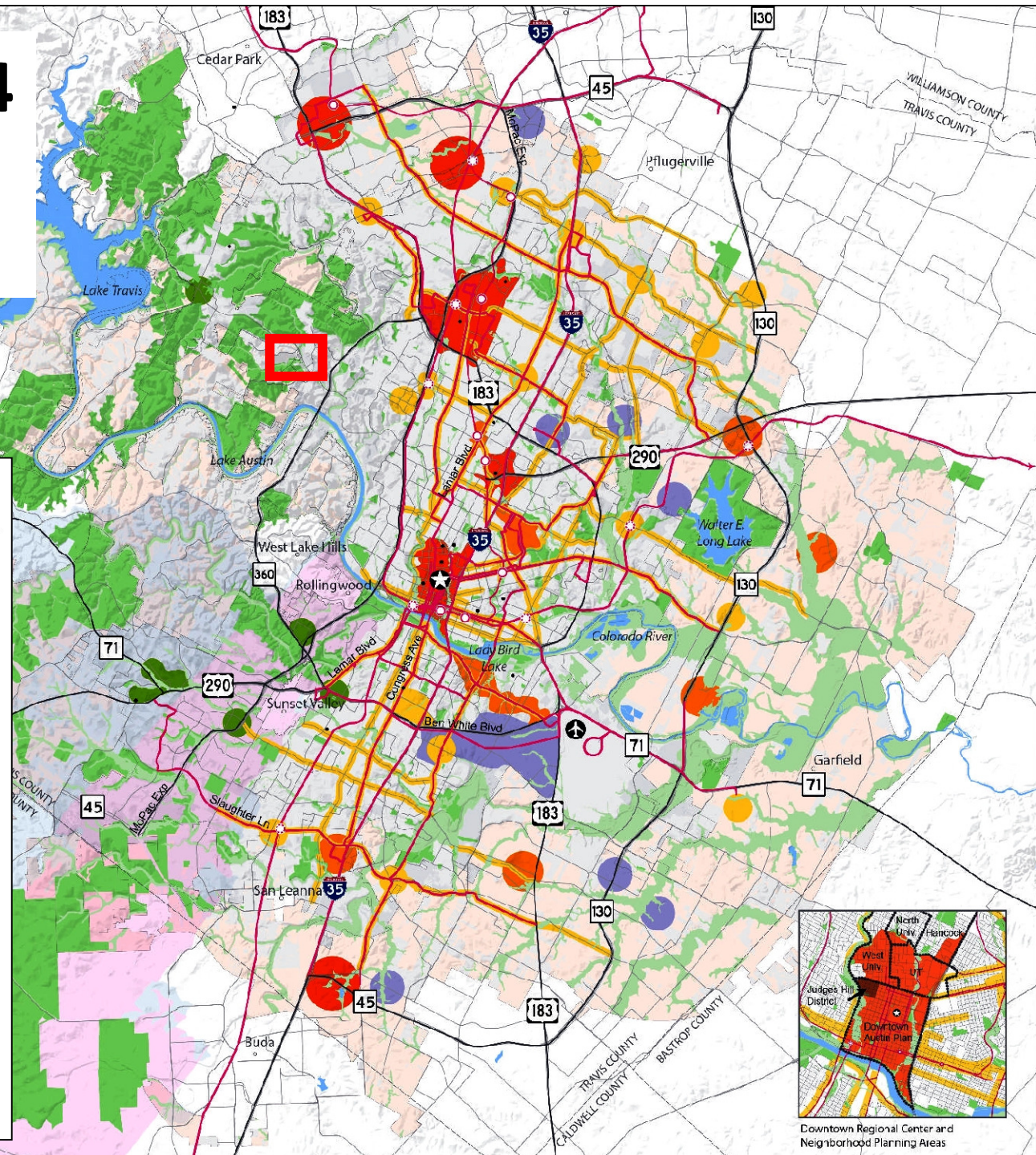
-  Regional Center
-  Town Center
-  Neighborhood Center
-  Activity Corridor
-  Activity Centers for Redevelopment in Sensitive Environmental Areas
-  Job Center
-  Current Open Space
-  Future Open Space
-  Barton Springs Contributing Zone
-  Barton Springs Recharge Zone
-  College / University

### Transportation

-  High Capacity Transit Stop
-  Proposed High Capacity Transit Stop
-  High Capacity Transit
-  Highway
-  Other Streets

### Boundaries

-  City Limits
-  ETJ
-  County Boundaries

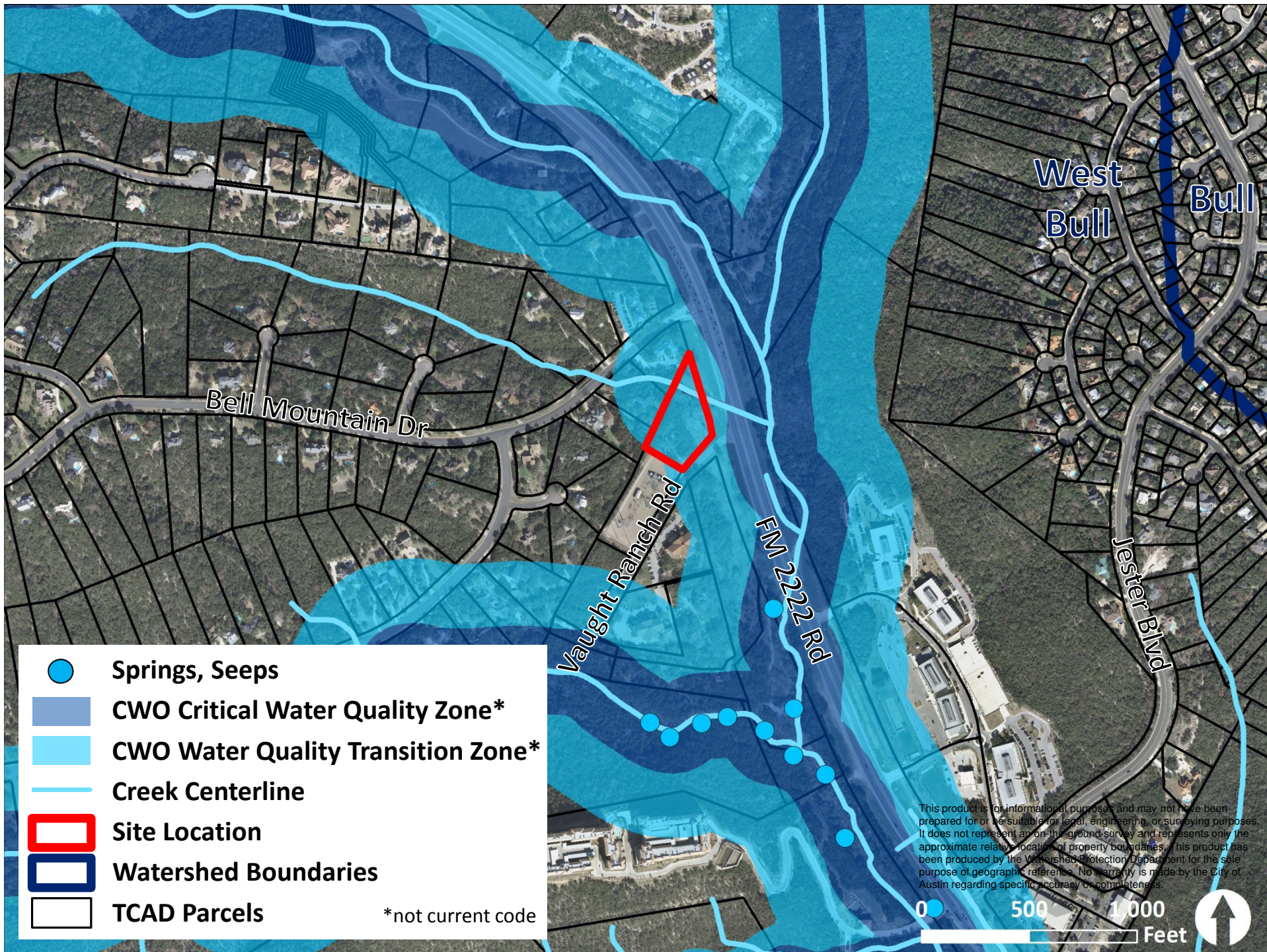


Downtown Regional Center and Neighborhood Planning Areas

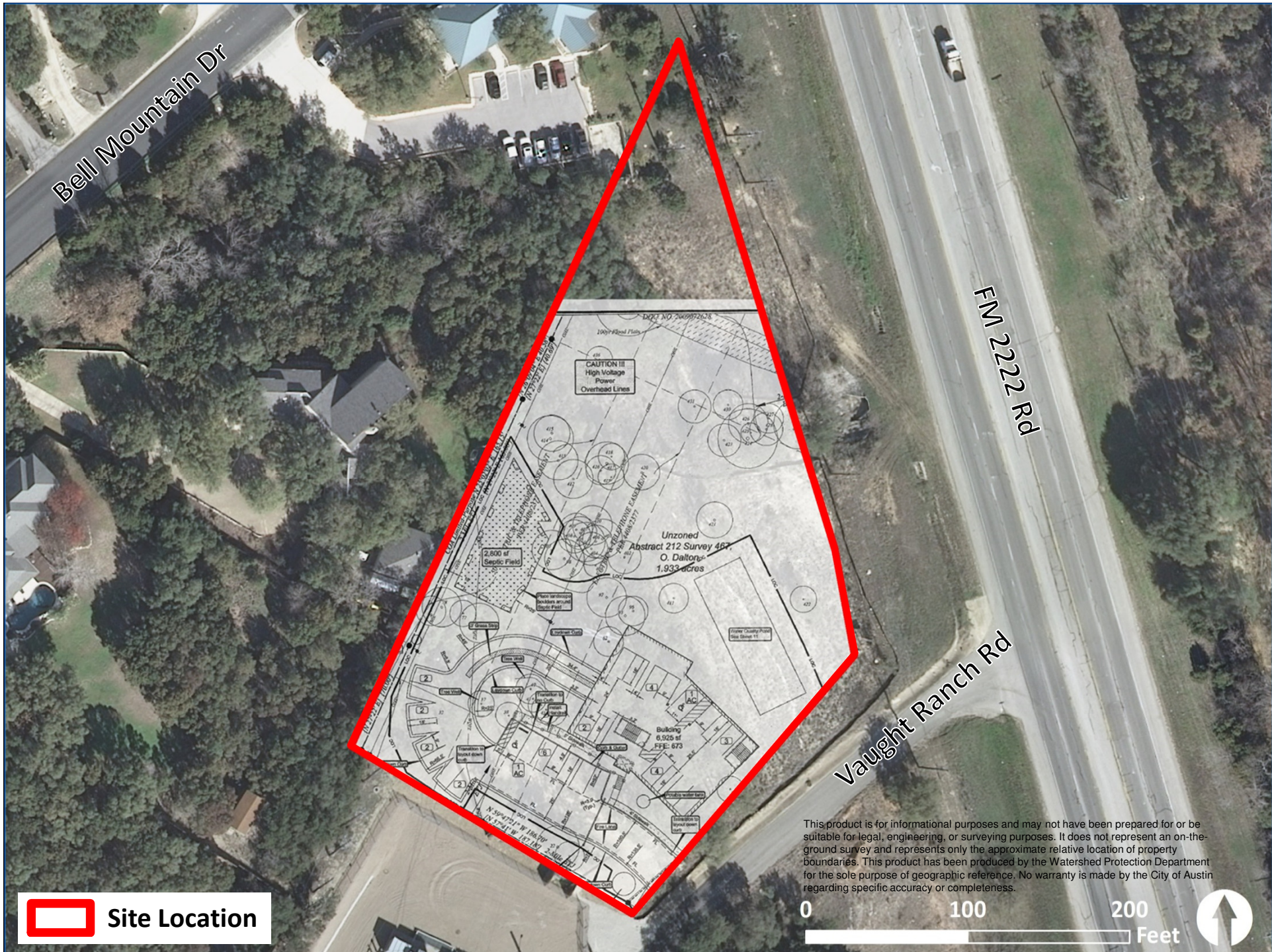












Bell Mountain Dr

FM 2222 Rd

Vaught Ranch Rd

 Site Location

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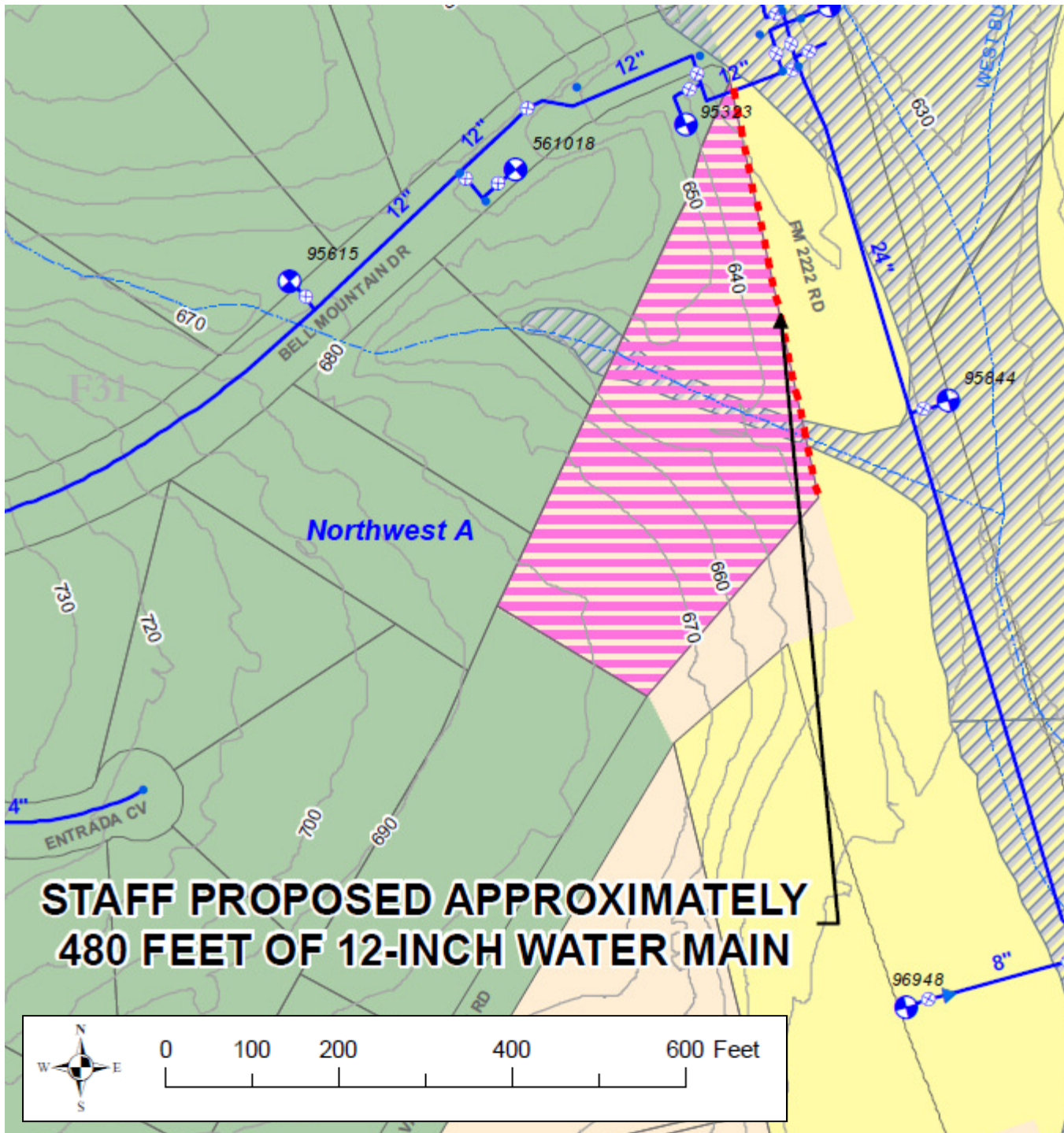







# **SER #3524 (Water) Summary**

- **Description of Proposed Extension:**
  - **480 feet of 12" water main from existing 12" water main in FM 2222 Rd near the northern corner of the subject tract, extending south along FM 2222 Rd to southeast corner of the subject tract.**

# SER #3524

## Proposed Extension



-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

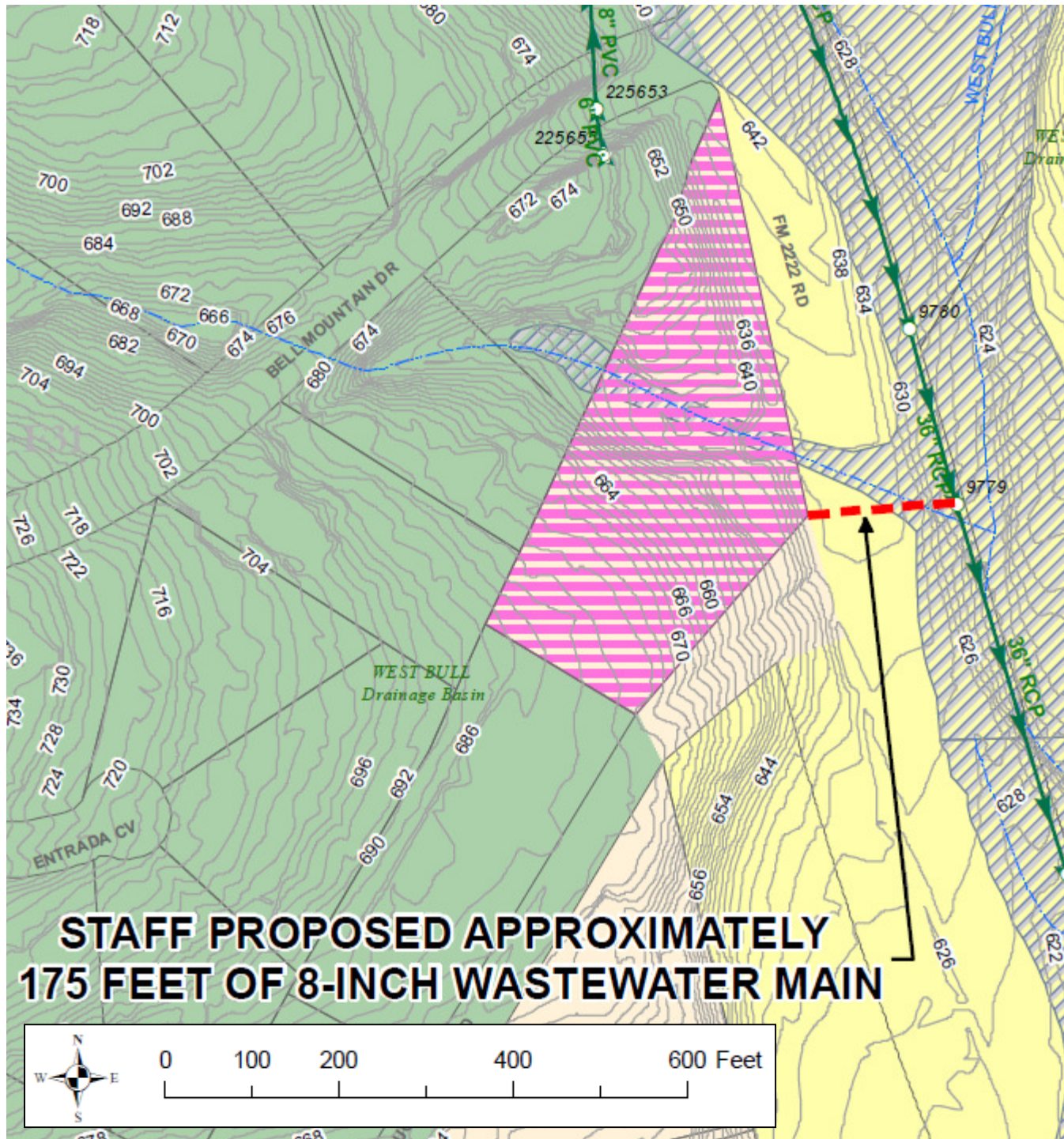
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

# **SER #3525 (Wastewater) Summary**

- **Description of Proposed Extension:**
  - 175 feet of 8" gravity wastewater main from the existing 36" gravity wastewater main in FM 2222 Rd west across FM 2222 Rd to the subject tract.



# SER #3525 Proposed Extension



-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

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# **SER #3524 (Water) & SER #3525 (Wastewater)**

## **Review Criteria: CODE COMPLIANCE**

**Will future development be required to comply with current code?**

**No. The approved site plan is subject to the Comprehensive Watersheds Ordinance, the code applicable at the time of site plan submittal (plan expires 03/12/2017).**

- 40% impervious cover limit (same as current code)
- ½” plus Sediment/Sand Filtration or equivalent water quality controls (same as current code)
- Waterway setbacks begin at 128 acre creeks (current code requires setback to begin at 64 acre creeks)

## **SER #3524 (Water) & SER #3525 (Wastewater)**

### **Review Criteria: DEVELOPMENT IMPACTS**

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

**No.** The applicant has an approved site plan that utilizes on-site septic and a private well, proposing to develop 98% of the allowable impervious cover (.363 of .368 acres).

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

**No.** The site is located in the Drinking Water Protection Zone, a Water Supply Suburban watershed, and drains to sensitive surface water resources.

## **SER #3524 (Water) & SER #3525 (Wastewater)**

### **Review Criteria: ENVIRONMENTAL IMPACTS**

**Would centralized service solve known or potential environmental problems?**

**Yes. Centralized service may avoid negative potential water quantity impacts associated with a private well, and negative potential water quality impacts associated with on-site septic treatment.**

**Has an Environmental Resource Inventory (ERI) been conducted?**

**Yes. An ERI was conducted in 2007, identifying no Critical Environmental Features on the site.**

## **SER #3524 (Water) & SER #3525 (Wastewater)**

### **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 or located in the Austin Water CCN (Certificate of Convenience & Necessity).**

**Are other City concerns affected by the service provision?**

**Yes. The site is not located in an area where the City is encouraging new development in the Imagine Austin Comprehensive Plan.**

## **SER #3524 (Water) & SER #3525 (Wastewater)**

### **Review Criteria: NEARBY EXTENSION REQUESTS**

**Have similar SERs been granted in the vicinity?**

**Yes. SERs along FM 2222 Rd have been approved by Council for both water and wastewater.**

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

**No. There are no additional environmental issues on this site.**







# Council-Approved SERs in Vicinity

Long Canyon  
Neighborhood  
Office Building  
(2000)

WW

W

Vaught Ranch  
Section 2  
Multi-Family  
(2006)

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

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0 250 500  
Feet



# **STAFF RECOMMENDATION**

**Staff recommends approval for Water SER #3524 & Wastewater SER #3525.**

**Basis for recommendation:**

- **Centralized service could solve potential negative environmental impacts associated with an on-site well and on-site septic treatment.**
- **The extensions would not facilitate significantly increased development intensity on the site, as shown on the approved site plan.**

# Contact Information

**Kelly Gagnon**

**Watershed Protection Department**

**City of Austin**

**(512) 974-9368**

**[kelly.gagnon@austintexas.gov](mailto:kelly.gagnon@austintexas.gov)**