M E M O R A N D U M

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 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),
    <u>and</u>
  - 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.

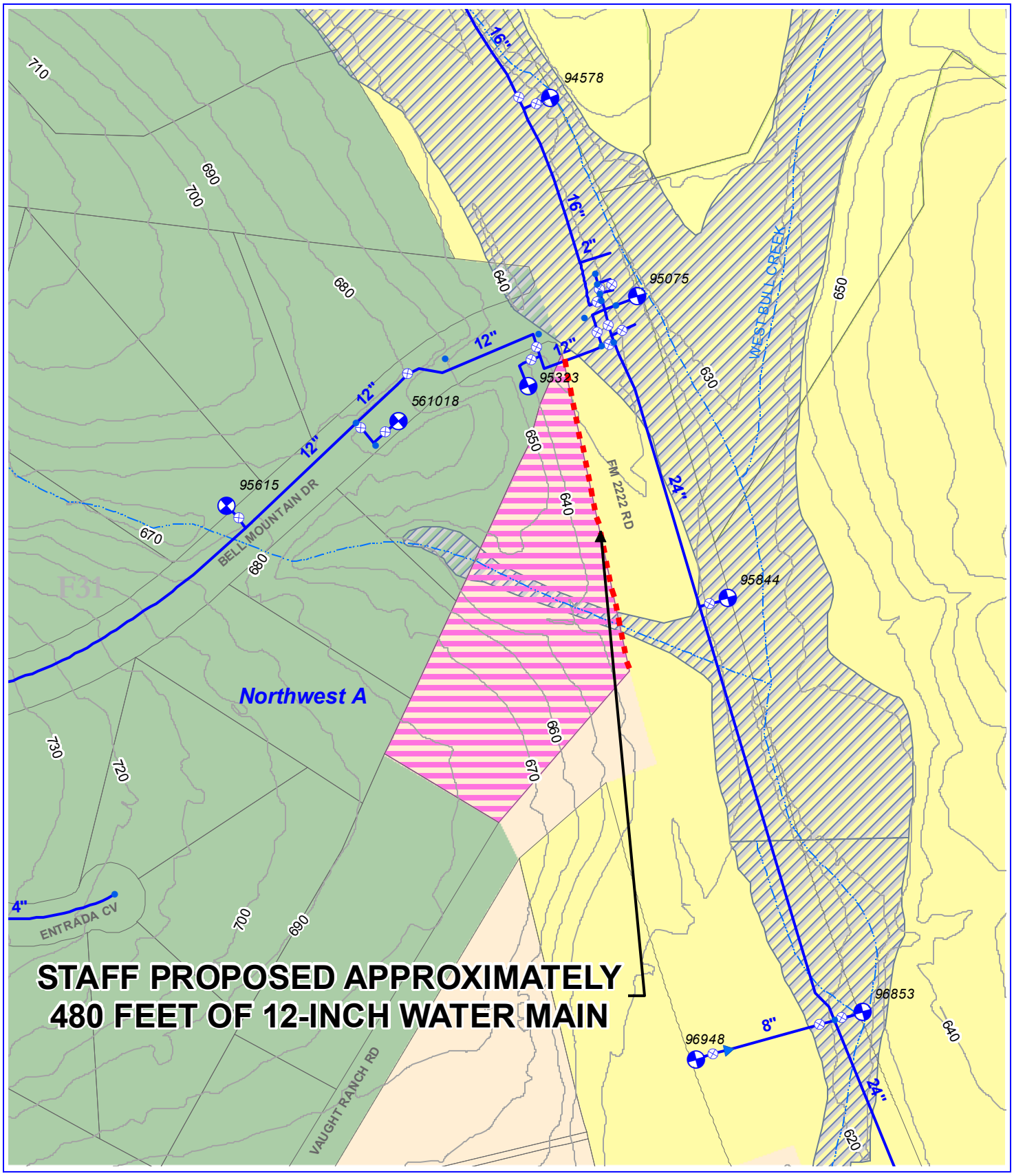
Prepared By Utility Development Services — Date

Supervisor, Utility Development Services — Date

Assistant Director, Water Resources Management — Date

Director, Austin Water Utility — Date

DRAFT



N
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S

0 100 200 400 600 Feet

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

W. S.E.R. Name: Vaught Ranch Commercial
W. S.E.R. Number: 3524

Utility Development Services Plotted 10/21/2014

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: Vaught Ranch Commercial

Service Requested: **Wastewater**

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.

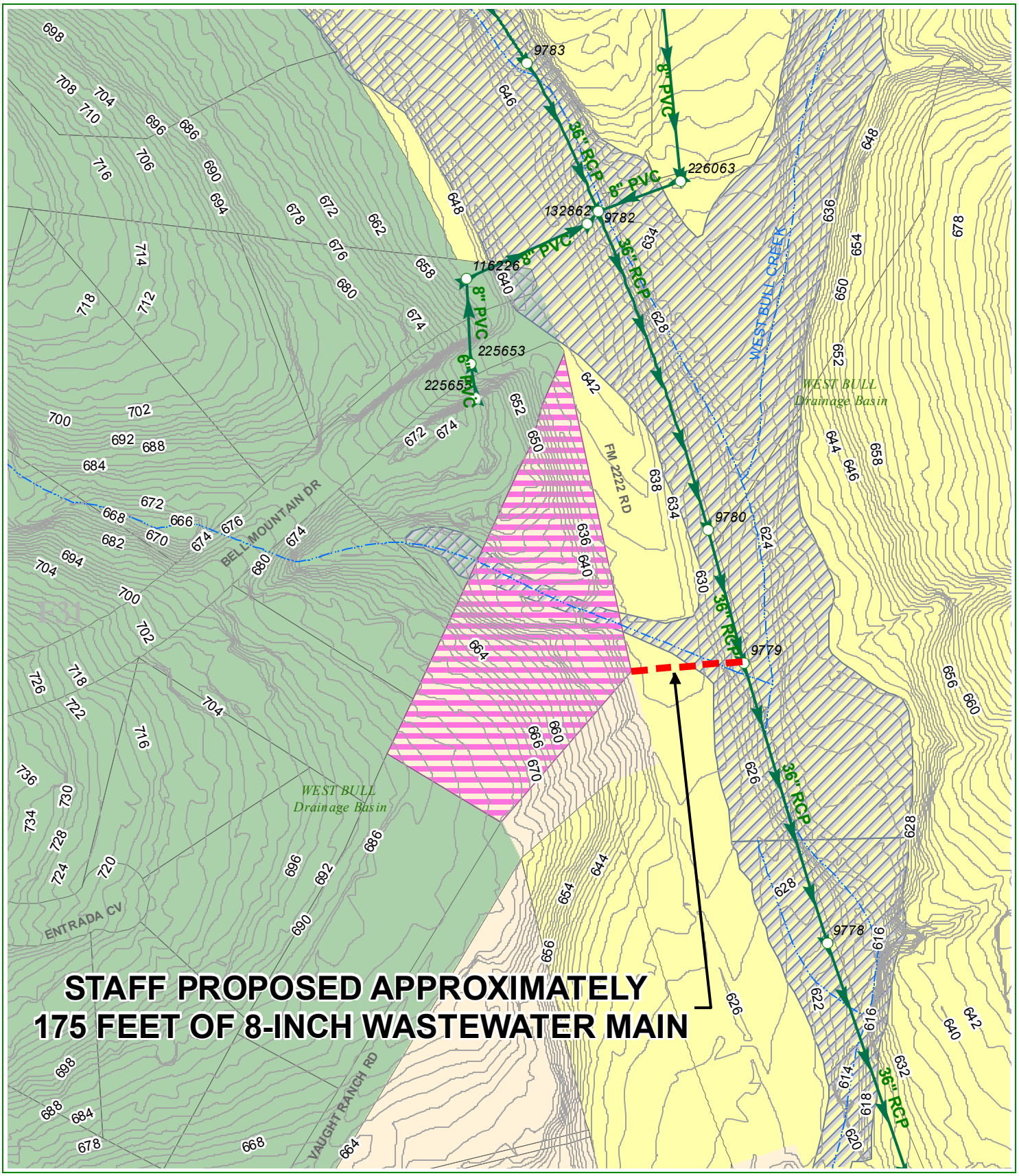
Prepared By Utility Development Services — Date

Supervisor, Utility Development Services — Date

Assistant Director, Water Resources Management — Date

Director, Austin Water Utility — Date

DRAFT



N W E S

0 100 200 400 600 Feet

Subject Tract

100-yr FEMA Floodplain

Full-Purpose City Limit

2-Mile ETJ

Limited-Purpose City Limit

W.W. S.E.R. Name: Vaught Ranch Commercial

W.W. S.E.R. Number: 3525

Utility Development Services Plotted 10/21/2014

ENVIRONMENTAL BOARD MOTION 091708 4a-001

Date: September 17 2008

Subject: Vaugh 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 Vaught 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: PE

Dave Anderson P.E., CFM, Chair

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

Briefing to the Environmental Board
February 18, 2015

City of Austin
WATERSHED PROTECTION

Kelly Gagnon
Watershed Policy & Planning

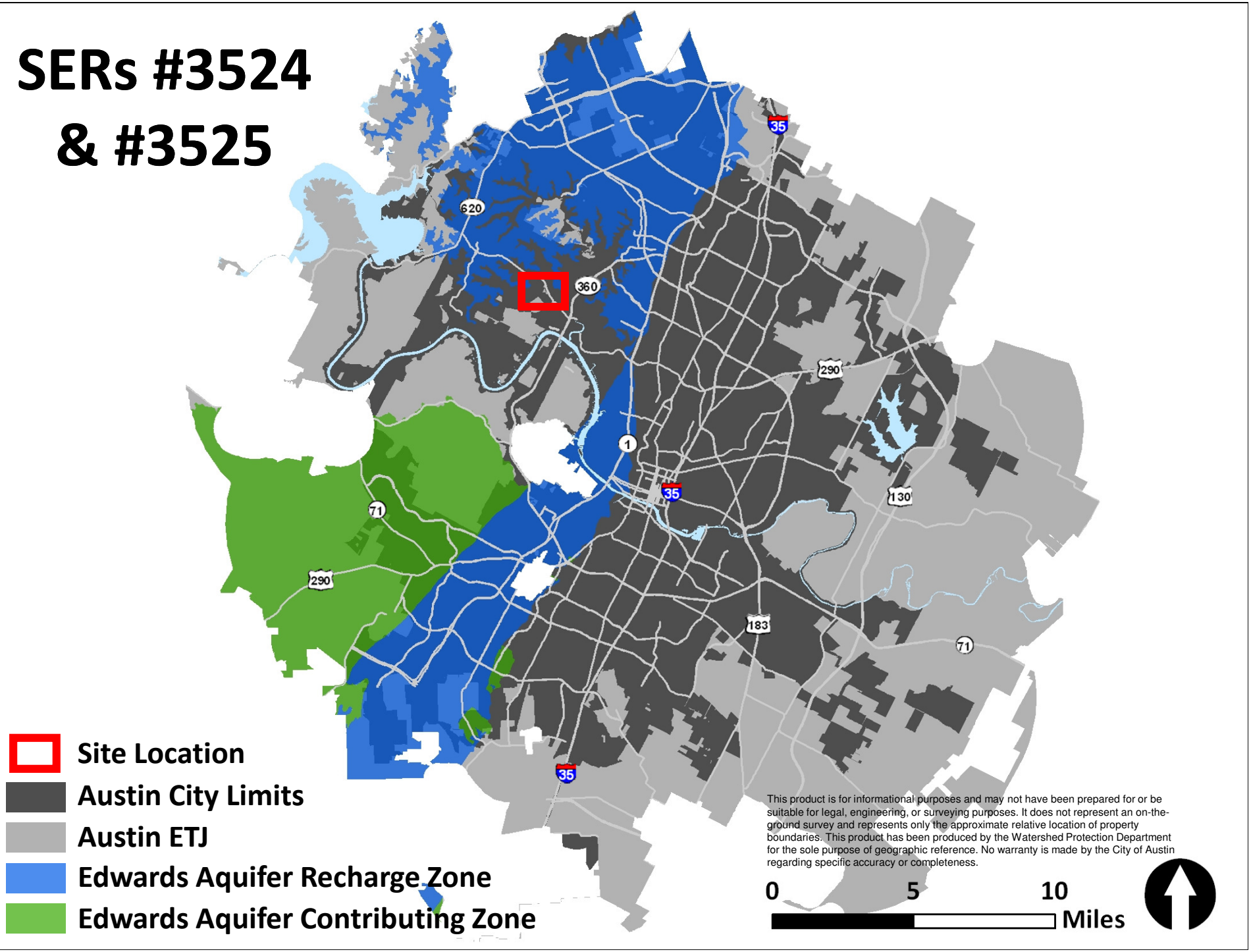
Request Summary

- 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

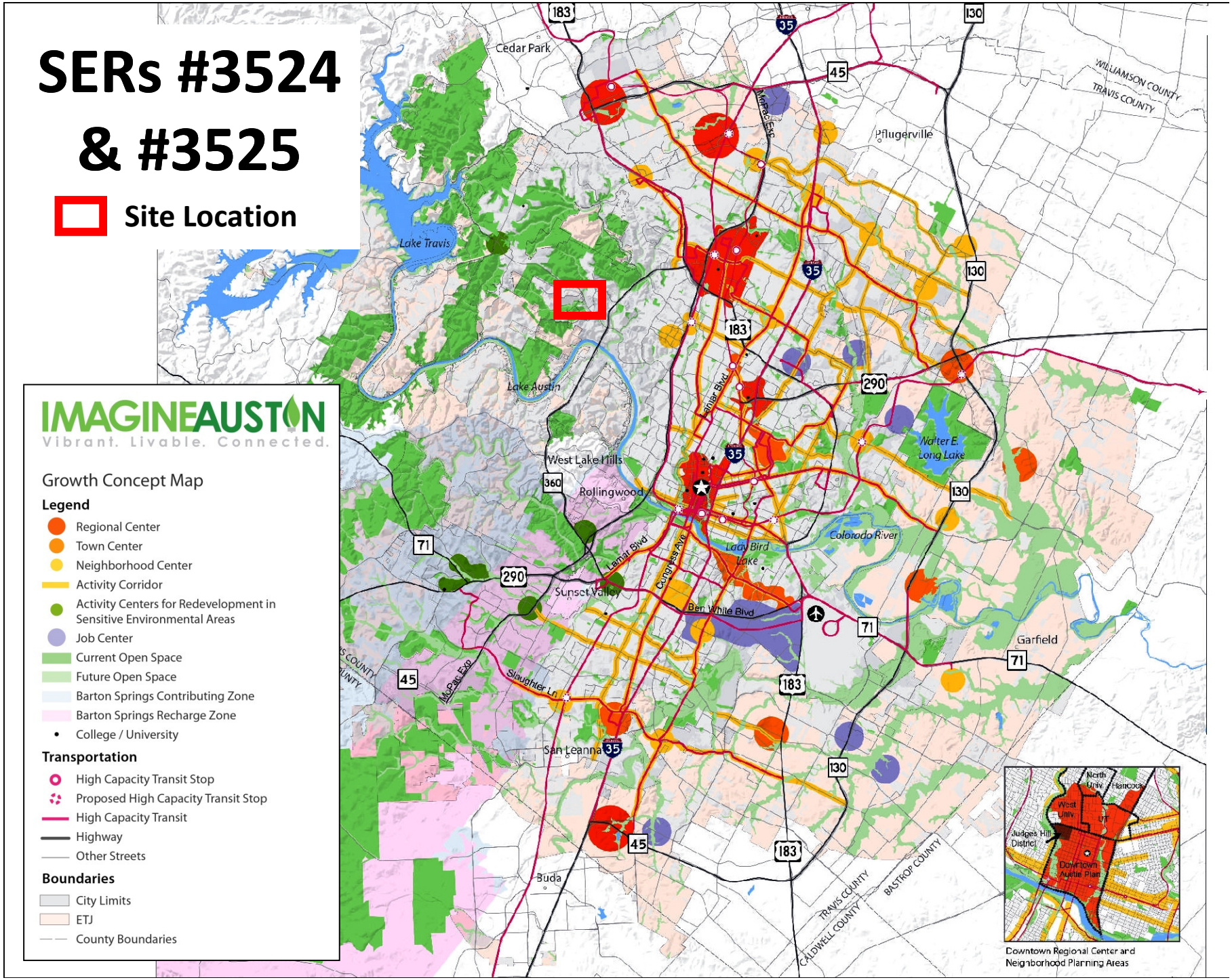
- **Council voted to deny water SER #2768 and wastewater SER #2769 to a proposed gas station/retail development on this site in December 2008.**
  - WPD staff recommended approval (July 2008)
  - Environmental Board recommended against approval (September 2008)
  - Water & Wastewater Commission recommended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

SERs #3524 & #3525



SERs #3524 & #3525

Site Location



West Bull
Bull
Bell Mountain Dr
Vaught Ranch Rd
FM 2222 Rd
Jester Blvd
Site Location
Watershed Boundaries
TCAD Parcels
Austin Full Purpose
Austin Limited Purpose
Austin ETJ
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
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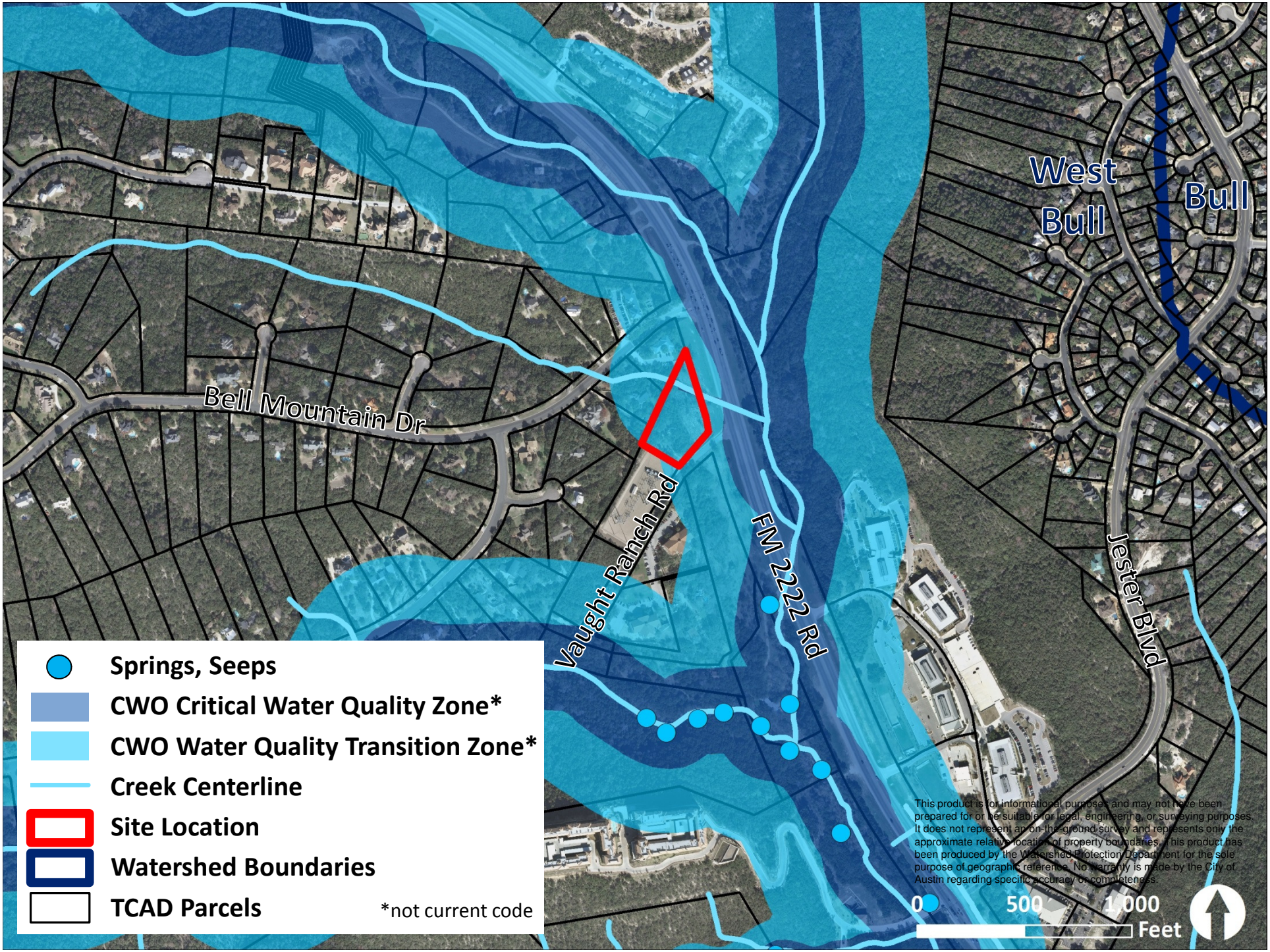
Feet


West Bull
Bull
Bell Mountain Dr
Vaught Ranch Rd
FM 2222 Rd
Jester Blvd
Springs, Seeps
CWO Critical Water Quality Zone*
CWO Water Quality Transition Zone*
Creek Centerline
Site Location
Watershed Boundaries
TCAD Parcels
*not current code
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0
500
1,000
Feet

Bell Mountain Dr
FM 2222 Rd
Vaught Ranch Rd
CAUTION !!! High Voltage Power Overhead Lines
2,600 sf Septic Field
Unzoned
Abstract 212 Survey 467
O. Dalton
1.933 acres
Building
6,925 sf
FFE: 673
Site Location
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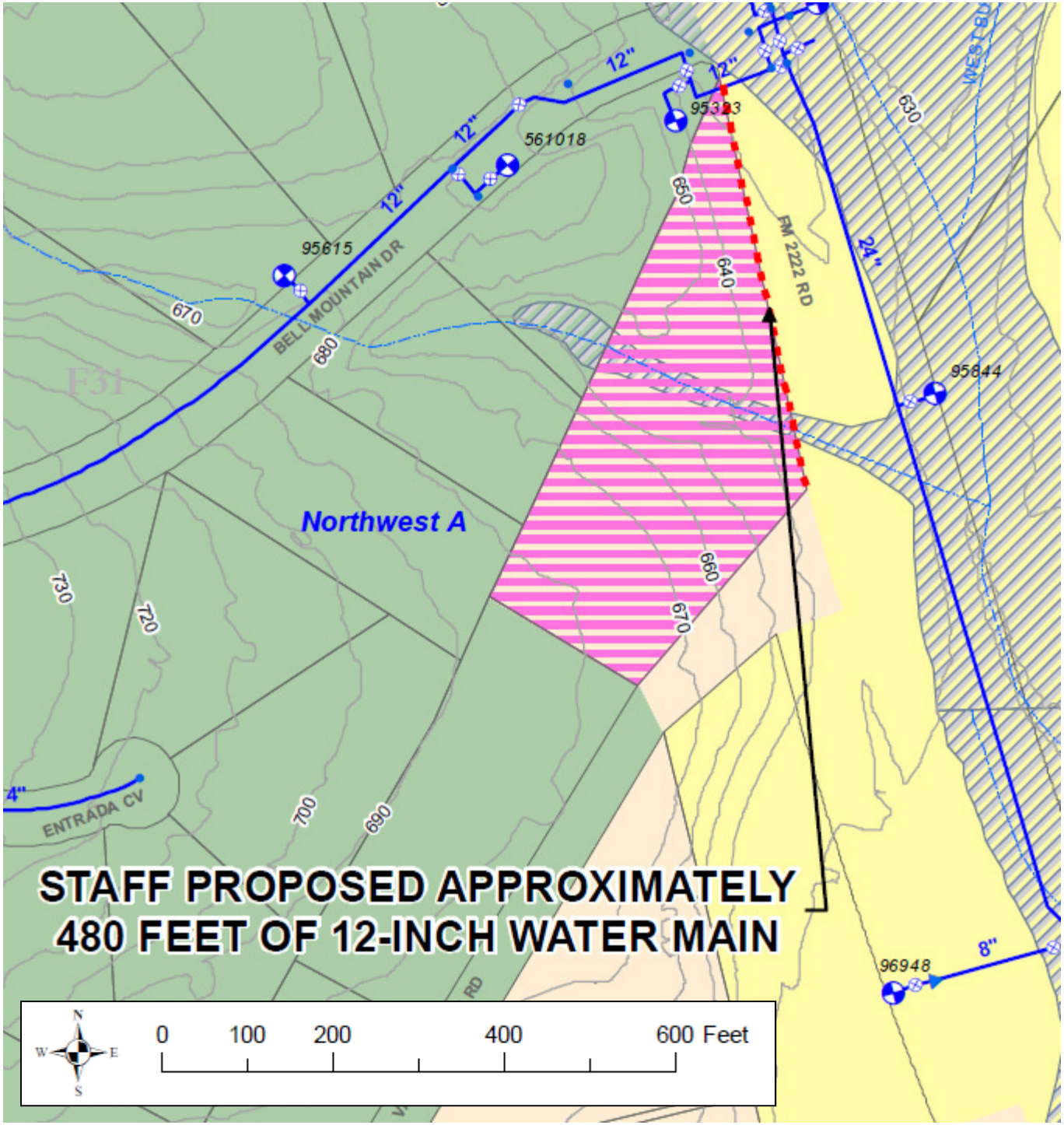
Feet

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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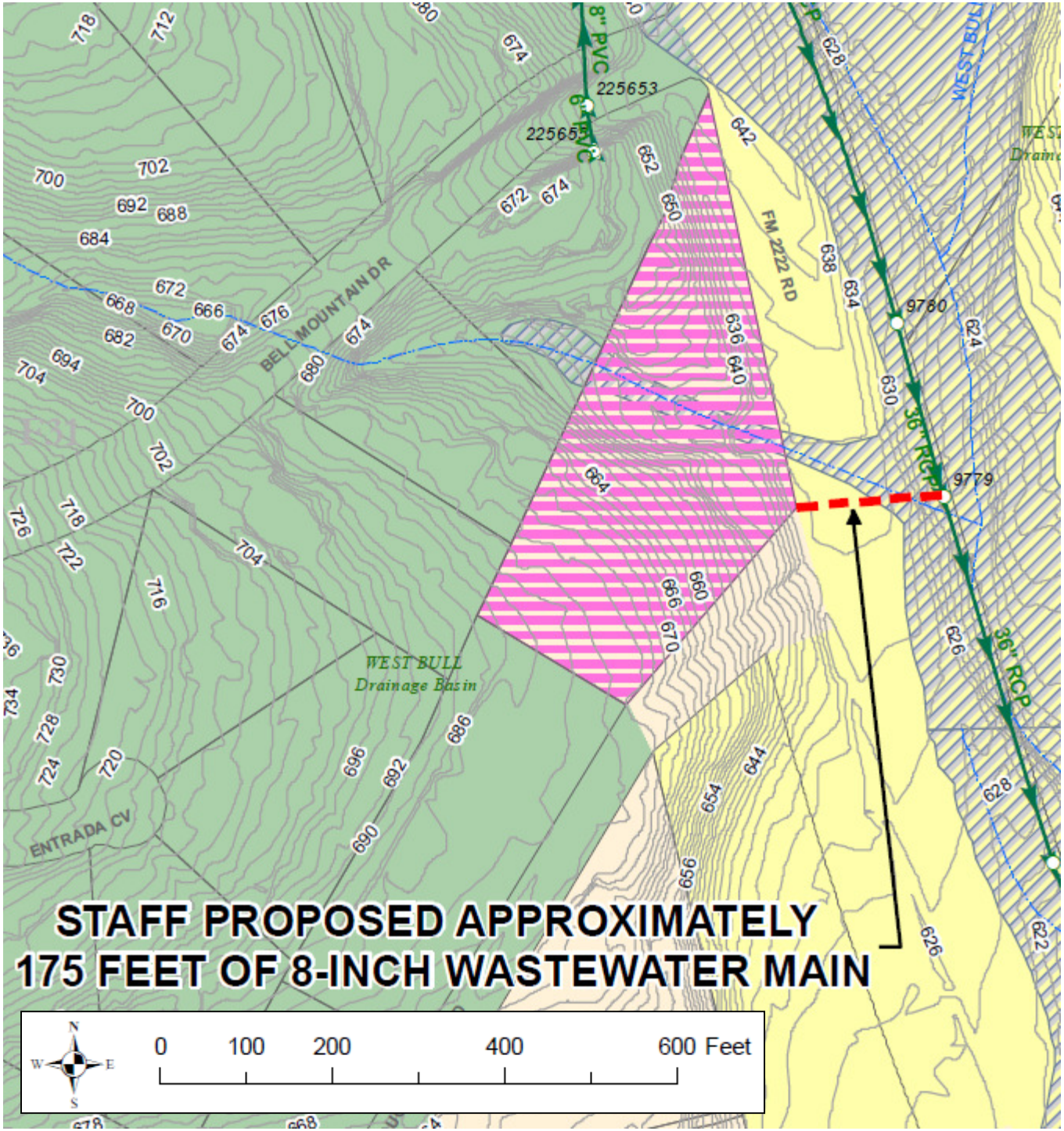
SER #3525 (Wastewater) Summary

- **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.**

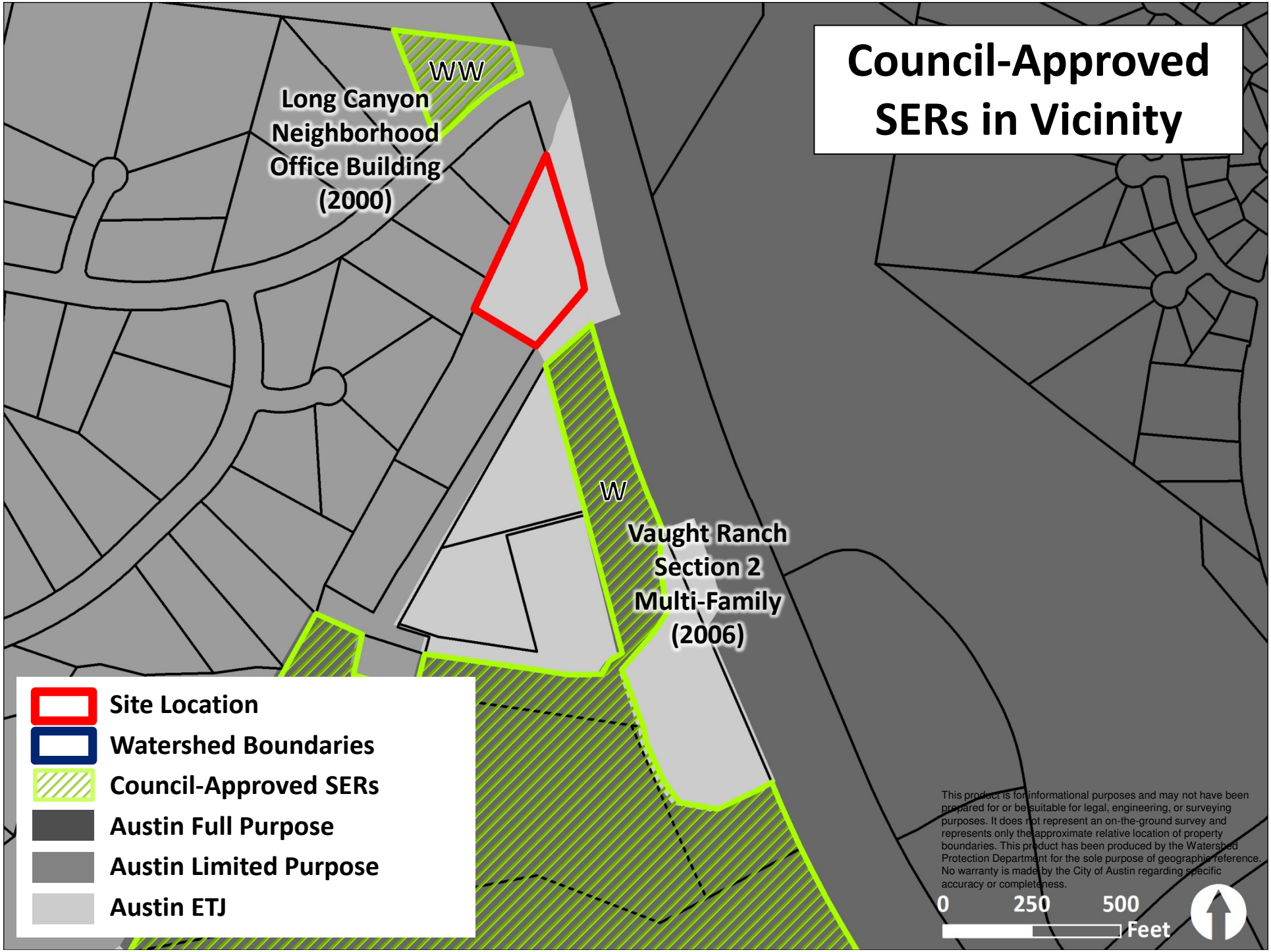
SER #3524 (Water) & SER #3525 (Wastewater)
Review Criteria: NEARBY EXTENSION REQUESTS

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
WW
Long Canyon Neighborhood Office Building (2000)
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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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