AUSTIN CITY COUNCIL

AGENDA



Recommendation for Council Action

Austin City Council	**Item ID**	41616	**Agenda Number**	44.
Meeting Date:	4/23/2015	**Department:**	Austin Water Utility	

Subject

Approve Service Extension Request No. 3524 for water service to a 1.93 acre tract at 6720 Vaught Ranch Road located within the Drinking Water Protection Zone, the City's 2-mile extraterritorial jurisdiction and Austin Water Utility's service area.

Amount and Source of Funding

There is no unanticipated fiscal impact.

Fiscal Note

A fiscal note is not required

Purchasing Language:	
Prior Council Action:	December 11, 2008- Council denied approval of Service Extension Request No. 2768.
For More Information:	Phillip Jaeger, 512-972-0232; Denise Avery, 512-972-0104
Council Committee, Boards and Commission Action:	Recommended by the Environmental Board on February 18, 2015 on a 6-1-0-0 vote with Commissioner Perales voting against. Recommendation Number 20150218-005a. Recommended by the Water and Wastewater Commission on March 11, 2015 on a 4-3-0-0 vote with Commissioners Clark, Fishbeck, and Ohueri voting against. Recommendation Number 20150311-D5. April 15, 2015 - Forwarded to Council by the Public Utilities Committee 4-0.
MBE / WBE:	
Related Items:	

Additional Backup Information

The Vaught Ranch development (the "Property") consists of approximately 1.93 acres of land within the City of Austin's 2-Mile extraterritorial jurisdiction, located in Council District 10. The Property is proposing to include approximately 6,925 sq. ft. of office use. GSVR 2222, LLC (the "Applicant") requested that the City provide water utility service to the Property as proposed in Service Extension Request No. 3524 (SER-3524). The Property is located entirely within the City's Impact Fee Boundary, Austin Water's Service Area, the Drinking Water Protection Zone, and the West Bull Creek Watershed. The City's full purpose corporate limits are adjacent on two sides of the Property.

On December 11, 2008, City Council pulled water Service Extension Request No. 2768 for discussion and citizen input. At that time, the Applicant was proposing a 6,600 sq. ft. mixed use development (retail, restaurant and gas station). After hearing opposition from neighboring property owners regarding the proposed land use and potential traffic and environmental concerns, City Council denied approval of water Service Extension Request No. 2768 on a 7-0 vote. The land use proposed under the new Service Extension Request No. 3524, does not include a gas station, retail, or restaurant use.

City Code § 25-9-35 requires City Council approval for this Service Extension Request because the Property is located within the Drinking Water Protection Zone and outside the City's full-purpose corporate limits.

The City will not cost participate on this project. Based on the Austin Water's capacity analysis, adequate system capacity exists in the existing 12-inch water main, located north of the property, to meet the projected demands of the Property, including the provision of fire flows. The estimated peak hour flow for the Property is projected at 5 gallons per minute.

To serve the property, the Applicant shall construct approximately 480 feet of 12-inch water main from the existing 12-inch water main (Project No. 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.

The proposed water improvements will conform to all City Code requirements, will be designed in accordance with the City's Environmental Criteria Manual and Utilities Criteria Manual, and will be constructed with City inspection performed by the Planning and Development Review Department. The Applicant will construct all required improvements at its cost and dedicate the facilities to the City for ownership, operation and maintenance. All City fees are applicable to the provision of water service including capital recovery fees.

Austin Water Utility has evaluated the Applicant's request for water service to the Property, which is within the service area established by Council under Chapter 25-9, and is recommending water service as proposed in SER-3524. A report drafted by the Watershed Protection Department has also evaluated the Service Extension Request.

If SER-3524 is approved, any development applications for the Property are subject to current City Code, including the Comprehensive Watersheds Ordinance.