



MEMORANDUM

TO: Marisa Perales, Vice Chair, and Environmental Commission Members

FROM: Chris Herrington, P.E., Water Resource Evaluation Section Manager
Watershed Protection Department

DATE: April 28, 2016

SUBJECT: Wong 7.50 Acre Tract SER #3771

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 Commission. Watershed Protection Department (WPD) staff has completed the review for the Wong 7.50 Acre Tract water SER and recommends approval of the item.

Site Overview

The site consists of an existing single-family residence on a 7.5 acre lot, located in the City of Austin's Limited Purpose Jurisdiction in the Eanes Creek watershed. The site is located in the DWPZ and Edwards Aquifer Recharge Zone (EARZ), in the Water Supply Rural watershed regulation area.

Development Impacts

The extension would serve an existing single-family residence in an area that is developed with single-family residences and adjacent to commercial and industrial uses along the Capital of Texas Highway. Any future proposed increase in density (such as subdividing the lot or changing land use) would require a separate SER and subsequent review. WPD does not anticipate increased development intensity as a result of this SER.

Environmental Impacts

The site is located in an environmentally-sensitive area where the City does not encourage increased development intensity. The entire site is located within the DWPZ and EARZ. Portions of the site and the location of the proposed water line are within the surface drainage basin of a critical environmental feature (CEF). Future development, including the proposed water line, would be subject to current rules, including void mitigation.

There is an existing well on the site that may withdraw groundwater from the Trinity and Edwards aquifers. The well is within the jurisdiction of the Barton Springs Edwards Aquifer Conservation District (BSEACD) and subject to their rules. The well is currently unregistered with BSEACD and was constructed prior to the adoption of their rules. The City of Austin does not have authority to regulate groundwater withdrawal, but City of Austin staff have notified BSEACD about the well and this SER.

Recommendation

Staff concludes that this SER does not result in increased development intensity and would serve an existing single-family residence in a developed area where centralized service has been extended in the surrounding area. We recommend approval for Service Extension Request #3771.

The attached information provides further detail on the applicant's request. Please feel free to contact me at 512-974-2840, or Kelly Gagnon at 512-974-9368 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),
and
 - Outside Austin's Full Purpose Jurisdiction
- The Water and Wastewater (W&WW) Commission and Environmental Commission make recommendations to Council for SERs requiring their approval.
- Staff reviews SERs requiring Council approval and briefs the Environmental Commission about:
 - Proposed or existing development, and
 - How service might affect that development and water quality.

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: Wong 7.50 Acre Tract

Service Requested: **Water**

SER-3771

Hansen Service Request Number 586756

Date Received: 12/15/2015

Location: 1700 STONERIDGE TER AUSTIN TX 78746- WONG 7.50 ACRE TRACT

Acres: 7.5

Land Use: SINGLE FAMILY

Alt. Utility Service or S.E.R. Number: Wastewater service by OSSF

Quad(s): E22

Reclaimed Pressure Zone:

DDZ: NO

Drainage Basin: EANES

Pressure Zone: SOUTH
BARCLAY 1

DWPZ: YES

Flow: (Estimated Peak Hour Flow, Gallons per Minute) 2 GPM

% Within City Limits: 0

Cost Participation: \$0.00

% Within Limited Purpose: 100

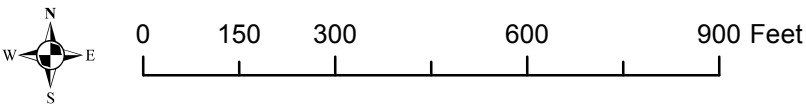
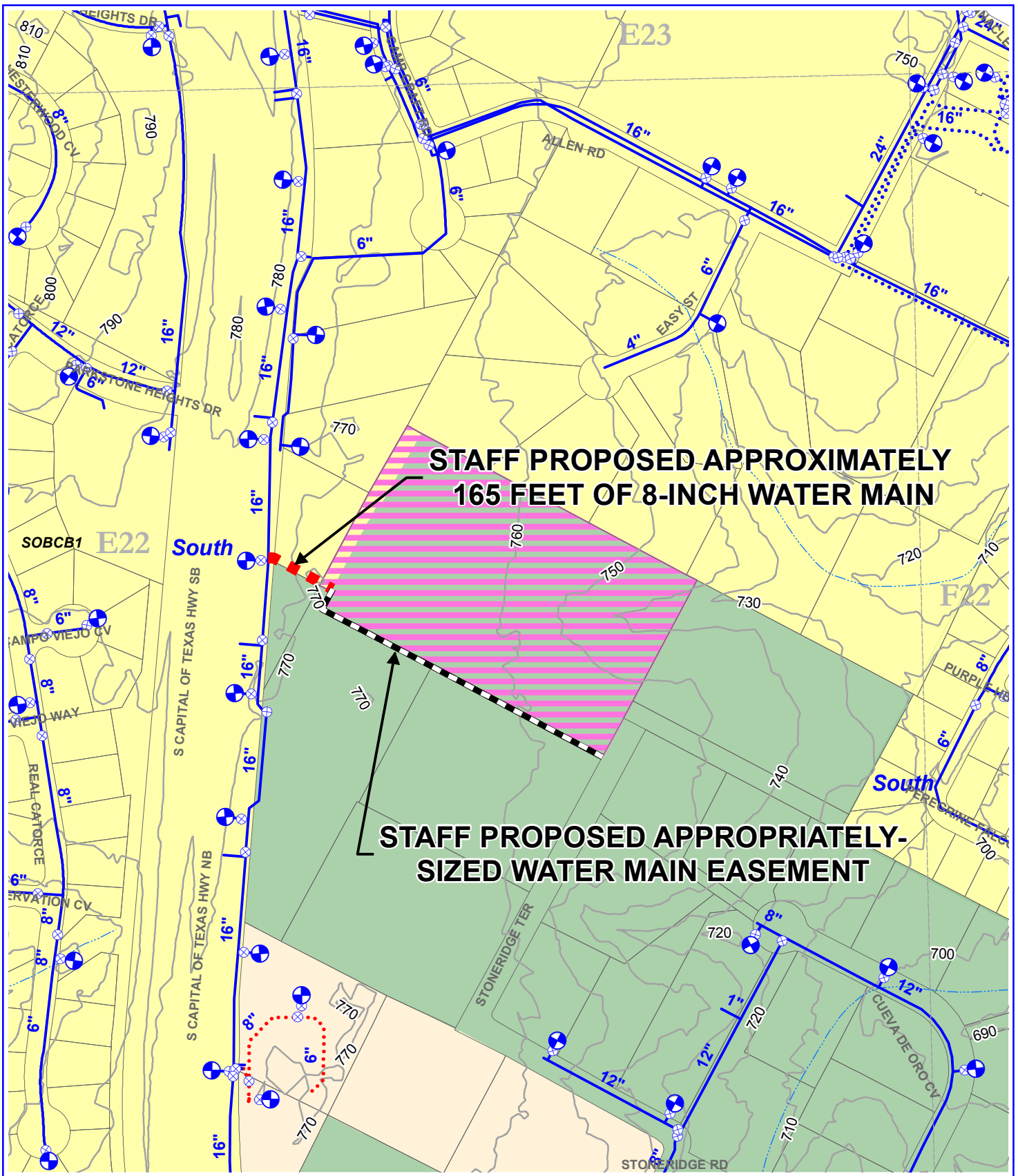
Description of Improvements:

Applicant shall construct approximately 165 feet of 8-inch water main from the existing 16-inch water main (Project no. 2008-0619) in S CAPITAL OF TEXAS HWY NB, east to the subject tract as shown on the attached map. Applicant shall also dedicate an appropriately-sized water line easement across the subject tract as shown on the attached map.

NOTE: Fire flow requirement of 1,500 gpm based on engineering calculations received from Daniel Ryan, P.E. on 12/15/2015.

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 Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.



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

W. S.E.R. Name: Wong 7.50 Acre Tract
W. S.E.R. Number: 3771

Utility Development Services Plotted 1/29/2016

DRAFT

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 the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Rolling Hills West Subdivision Water Service Extension Request #3771

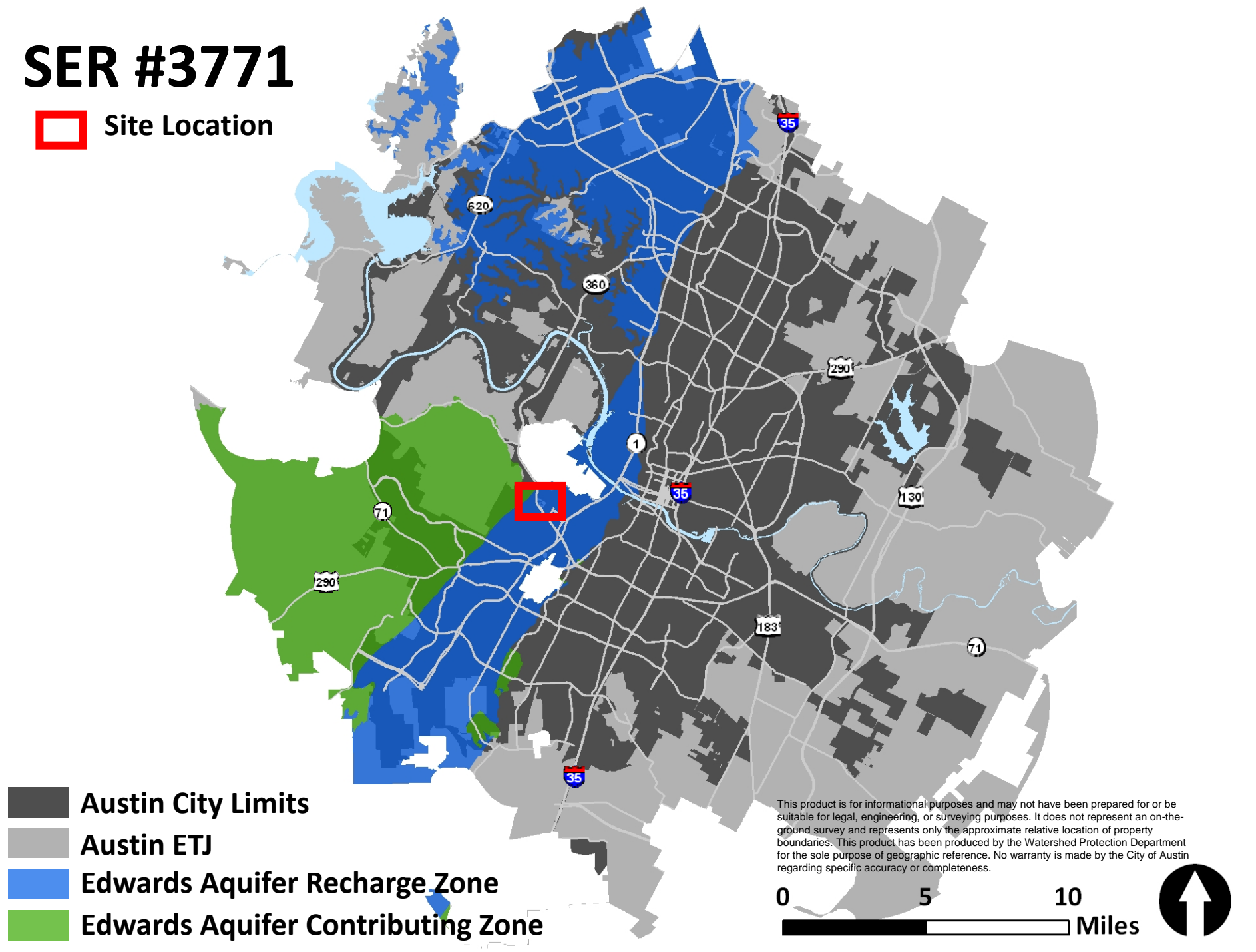
**Briefing to the Environmental Commission
May 4, 2016**

Request Summary

- Request for water service
- Existing single family home on 7.5 acre lot, currently served by an on-site well
- Located in Austin Limited Purpose jurisdiction
- Drinking Water Protection Zone
- Eanes Creek Watershed, Water Supply Suburban
- Edwards Aquifer Recharge Zone

SER #3771

 Site Location



SER #3771

 Site Location

IMAGINEAUSTON
Vibrant. Livable. Connected.

Growth Concept Map

Legend

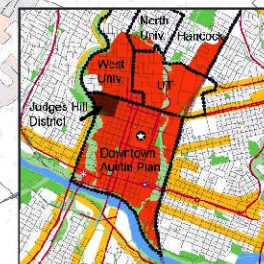
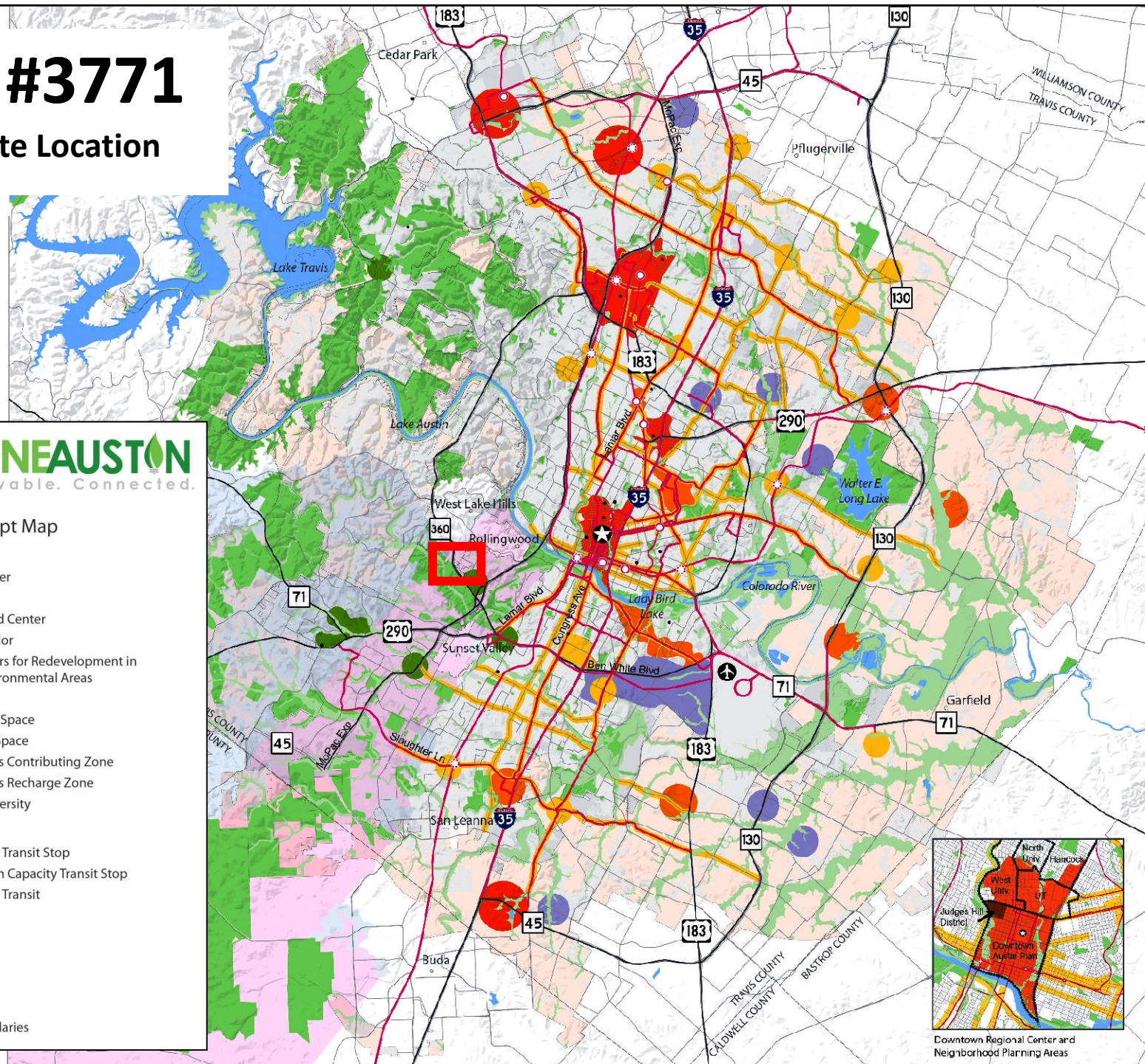
-  Regional Center
-  Town Center
-  Neighborhood Center
-  Activity Corridor
-  Activity Centers for Redevelopment in Sensitive Environmental Areas
-  Job Center
-  Current Open Space
-  Future Open Space
-  Barton Springs Contributing Zone
-  Barton Springs Recharge Zone
-  College / University

Transportation

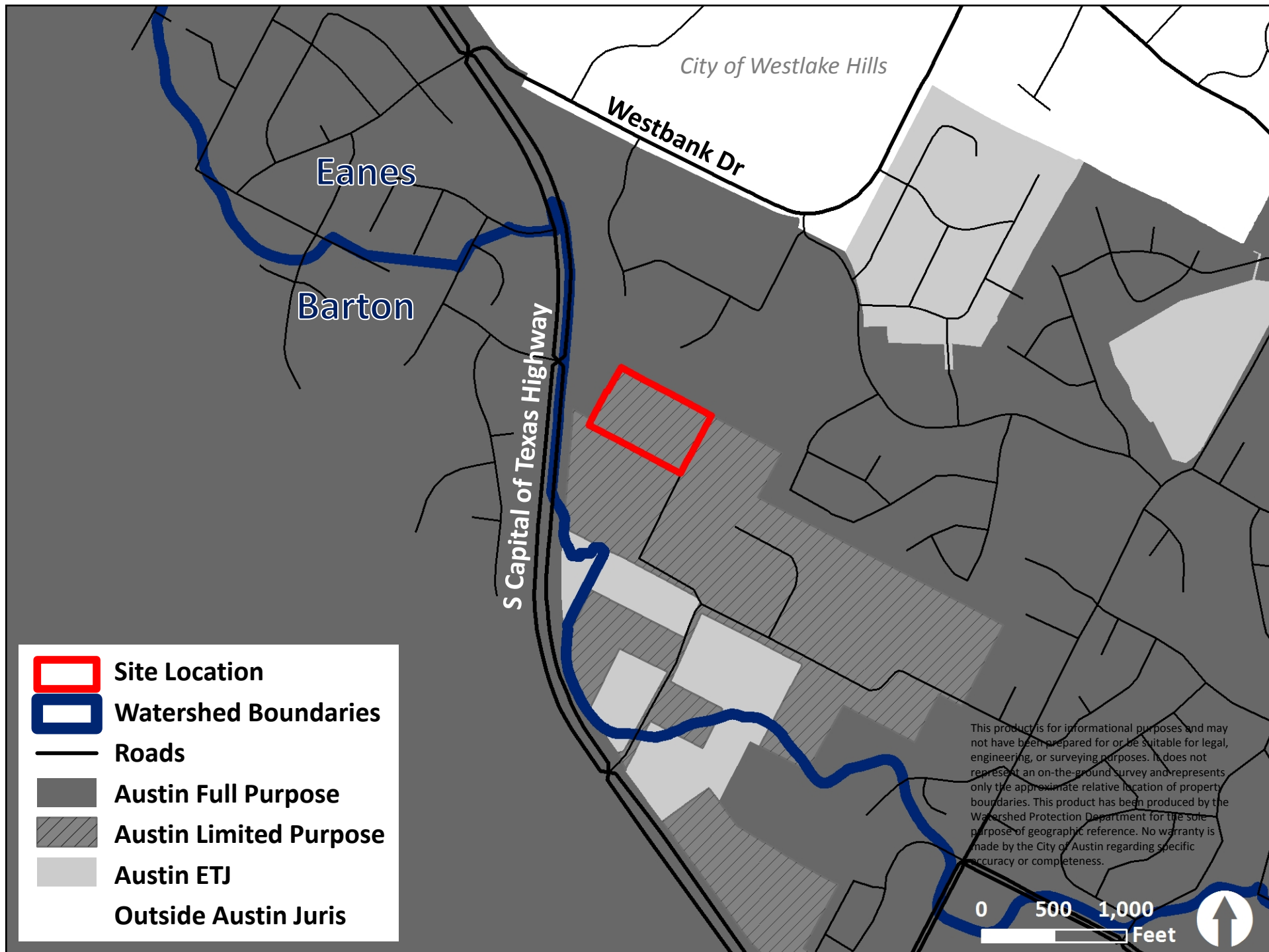
-  High Capacity Transit Stop
-  Proposed High Capacity Transit Stop
-  High Capacity Transit
-  Highway
-  Other Streets

Boundaries

-  City Limits
-  ETJ
-  County Boundaries



Downtown Regional Center and Neighborhood Planning Areas





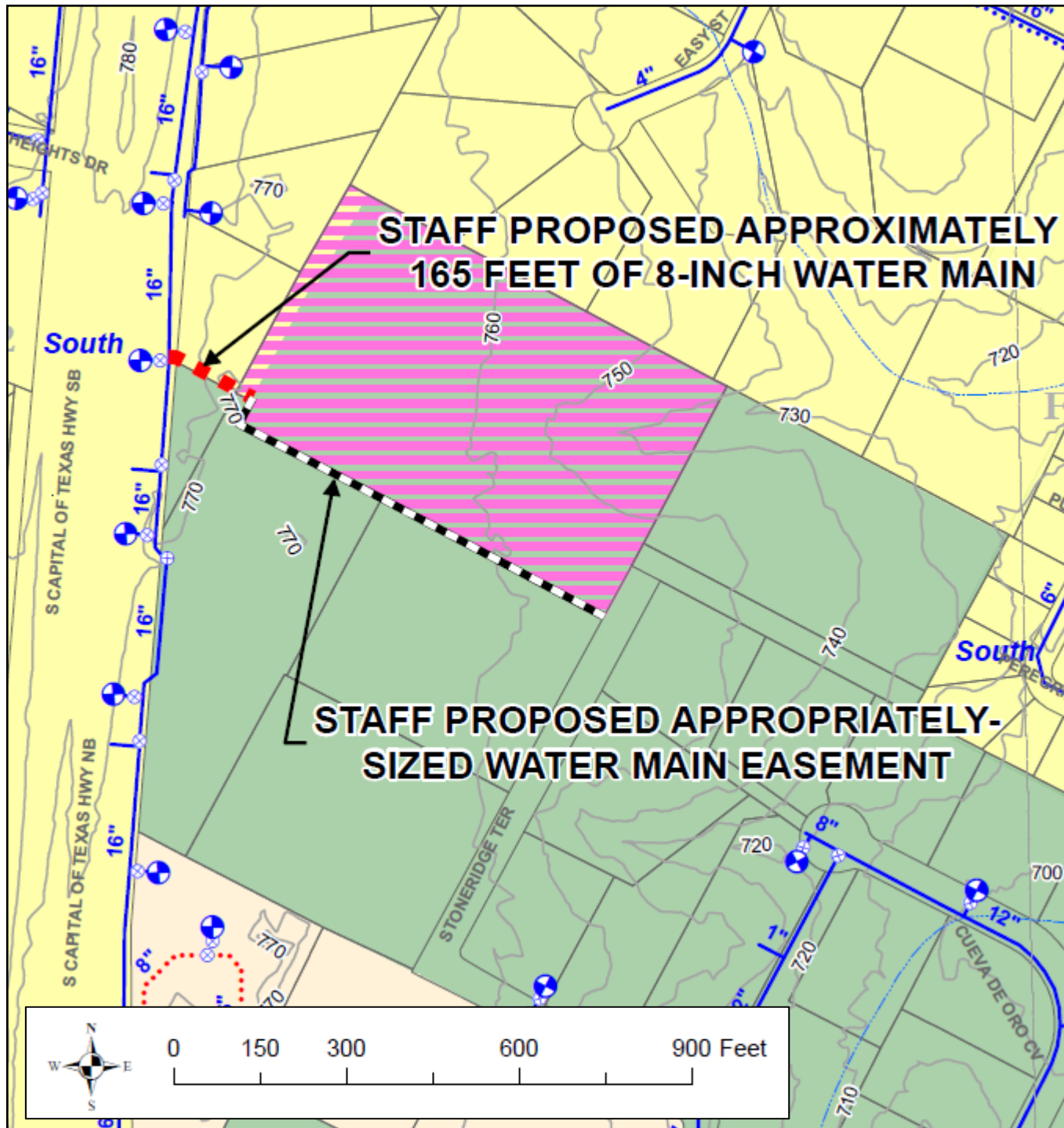
SER #3771 Summary

Description of proposed extension:

- Approximately **165 feet of 8-inch water main** extending east from the existing 16-inch water main in S Capital of Texas Highway.

SER #3771

Proposed Extension



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Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

N/A. The proposed extension would serve an existing single-family home on site.

Review Criteria: DEVELOPMENT IMPACTS

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

No. The extension would serve an existing residence.

Any proposed increases in density (such as subdividing the lot or changing the land use) would require a separate SER.

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, the Edwards Aquifer Recharge Zone, and drains to sensitive environmental features.

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

No. The existing on-site well may remain available for use.

Has an Environmental Resource Inventory (ERI) been conducted?

No. The extension would serve existing development.

Review Criteria: LONG-TERM PLANNING

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

No. The area is not currently scheduled for annexation.

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

Yes. Portions of the site and the location of the proposed water line drain to a critical environmental feature (CEF).

Future development, including the water line construction, would be subject to current rules, including void mitigation.

Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

Yes. Council has approved water SERs south of the site along S Capital of Texas Highway.

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

S Capital of Texas Highway

Barton

Stoneridge Ter

Eanes

Stoneridge Rd



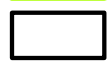
SER #3771 Site



Watershed Boundary



Council-Approved Water SERs



TCAD Parcels



Austin Full Purpose



Austin ETJ



Austin Limited Purpose

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0 500 1,000 Feet



Staff Recommendation

Staff recommends approval.

Basis for recommendation:

- SER would not facilitate development intensity on the site.
 - This extension would serve an existing single family residence and any future proposed increases in density (subdivision of the lot, land use changes) on the site would require a separate SER.
- While the proposed extension is located in a sensitive environmental area, the area is largely developed and centralized water service has been extended in the surrounding area.

Contact Information

Kelly Gagnon

Watershed Protection Department

City of Austin

(512) 974-9368

kelly.gagnon@austintexas.gov