



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