



MEMORANDUM

TO: Marisa Perales, Chair, and Environmental Commission Members

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: June 8, 2016

SUBJECT: Austin Waldorf School SER #3800

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 Austin Waldorf School wastewater SER and recommends approval of the item.

Site Overview

The site consists of an existing school on an 18.5 acre lot, located in the City of Austin's 2-mile Extraterritorial Jurisdiction in the Slaughter Creek watershed. The site is located in the DWPZ, the Edwards Aquifer Contributing Zone (EACZ), and the Barton Springs Zone (BSZ) watershed regulation area. The school development currently uses a privately-maintained septic system for on-site wastewater treatment.

The site was originally developed under the S.O.S. Ordinance. Any future proposed development on site would be subject to S.O.S., including a limit of 25% impervious cover and S.O.S. compliant water quality controls.

Development Impacts

The extension would serve an existing school in an area that is developed with single-family residences and commercial uses along W US 290 Hwy. The existing on-site septic system does not count against the net site area (NSA) calculation, so extension of centralized wastewater service would not facilitate increased impervious cover on the site. Further, there is City service to existing nearby development and so 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, EACZ, and BSZ and drains to the headwaters of a tributary of Slaughter Creek.

Replacing the existing septic system with centralized wastewater service may reduce potential negative water quality impacts associated with on-site septic treatment to the nearby surface water resources.

Recommendation

Staff concludes that providing centralized service could solve potential environmental problems associated with the existing on-site septic system and would not facilitate increased development intensity on-site or in the surrounding area. We recommend approval for Service Extension Request #3800.

The attached information provides further detail on the applicant's request. Please feel free to contact me at 512-974-2699, 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