



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING

DATE REQUESTED: NOVEMBER 16, 2016

NAME & NUMBER OF PROJECT: BROADSTONE 620 / BIRDEN MULTI-FAMILY
WASTEWATER SERVICE EXTENSION REQUEST #3880

NAME OF APPLICANT OR ORGANIZATION: ALLIANCE RESIDENTIAL

LOCATION: 11205 N FM 620 RD

WPD RECEIVED DATE: OCTOBER 4, 2016

WPD/ENVIRONMENTAL STAFF: Kelly Gagnon, 512-974-9368
kelly.gagnon@austintexas.gov

**AW/
SER STAFF:** Cole Huggins 512-972-0250
cole.huggins@austintexas.gov

WATERSHED: Bull Creek Watershed
Water Supply Suburban
Drinking Water Protection Zone

ORDINANCE: Watershed Protection Ordinance

REQUEST: Wastewater Service Extension Request (SER)
recommendation

STAFF RECOMMENDATION: Recommend against approval.

REASONS FOR

RECOMMENDATION: WPD staff recommends against the SER as the proposed extension would facilitate increased development intensity in a sensitive environmental area outside of the City of Austin Full Purpose jurisdiction.



MEMORANDUM

TO: Marisa Perales, Chair, and Environmental Commission Members

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: November 9, 2016

SUBJECT: Broadstone 620/ Birden Multi-Family Wastewater SER #3880

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 Broadstone 620 / Birden Multi-Family wastewater SER and recommends against approval of the item.

Site Overview

The site consists of 25 acres and two undeveloped lots (approximately 20 acres total) and two single-family lots (approximately 5 acres total). The site is located in the City of Austin's 2-mile Extraterritorial Jurisdiction in the Bull Creek watershed. The site is located in the DWPZ, the Northern Edwards Aquifer Recharge Zone (NEARZ), and the Water Supply Suburban watershed regulation area that contributes to the Lake Austin drinking water supply. There are identified critical environmental features located on and immediately downstream of the site, and the entire site drains to known Jollyville Plateau Salamander habitat and the headwaters of Bull Creek.

The applicant is proposing to develop the site with a multi-family development, consisting of 336 units. A site plan has not been submitted, although the applicant has provided a concept plan. Proposed development on site would be subject to the Watershed Protection Ordinance, including a limit of 40% impervious cover and Sedimentation/Filtration (or equivalent) water quality controls.

Development Impacts

The extension request would include upgrades to an existing wastewater lift station and construction of an on-site private lift station and force main to accommodate the capacity of the proposed development. Centralized service would eliminate the need for on-site wastewater treatment area, and based on the site configuration, would likely increase the overall impervious cover in order to accommodate the proposed multi-family development. Therefore, providing

centralized service would allow increased development intensity in terms of both density (residential units and associated wastewater capacity) and impervious cover on a site located outside of the City of Austin zoning jurisdiction, where more protective zoning requirements (including tree protection and the Hill Country Roadway overlay) would not apply. Without these regulatory requirements, the site is able to develop to a higher intensity than would be allowable in the zoning jurisdiction.

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, NEARZ, and drains to known Jollyville Plateau Salamander habitat, critical environmental features, and the headwaters of Bull Creek.

Centralized wastewater treatment may reduce potential negative water quality impacts associated with on-site septic treatment to the nearby surface water resources. However, staff has concluded that the negative potential environmental impacts associated with the increased development intensity on this site (including increased “non-point source” stormwater pollutant loading) may outweigh those of a decentralized system (increased “point-source” nutrient pollutant loading).

Staff acknowledges that the applicant has coordinated thoughtfully with review staff to develop a concept plan that considers sensitive environmental features on the site. However, without an approved site development plan associated with the SER, there is no ability for the City to require that the applicant develop the site as proposed at this time. In this evaluation, we must assume that the site may develop to the maximum extent possible under the existing regulatory requirements.

Recommendation

Staff concludes that providing centralized service to the site would facilitate increased development intensity and associated negative environmental impacts in a sensitive environmental area outside of the City’s Full Purpose jurisdiction. Staff concludes that the negative impacts associated with the increased development intensity outweigh those associated with on-site wastewater treatment on this site. Staff therefore recommends against Service Extension Request #3880 at this time.

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

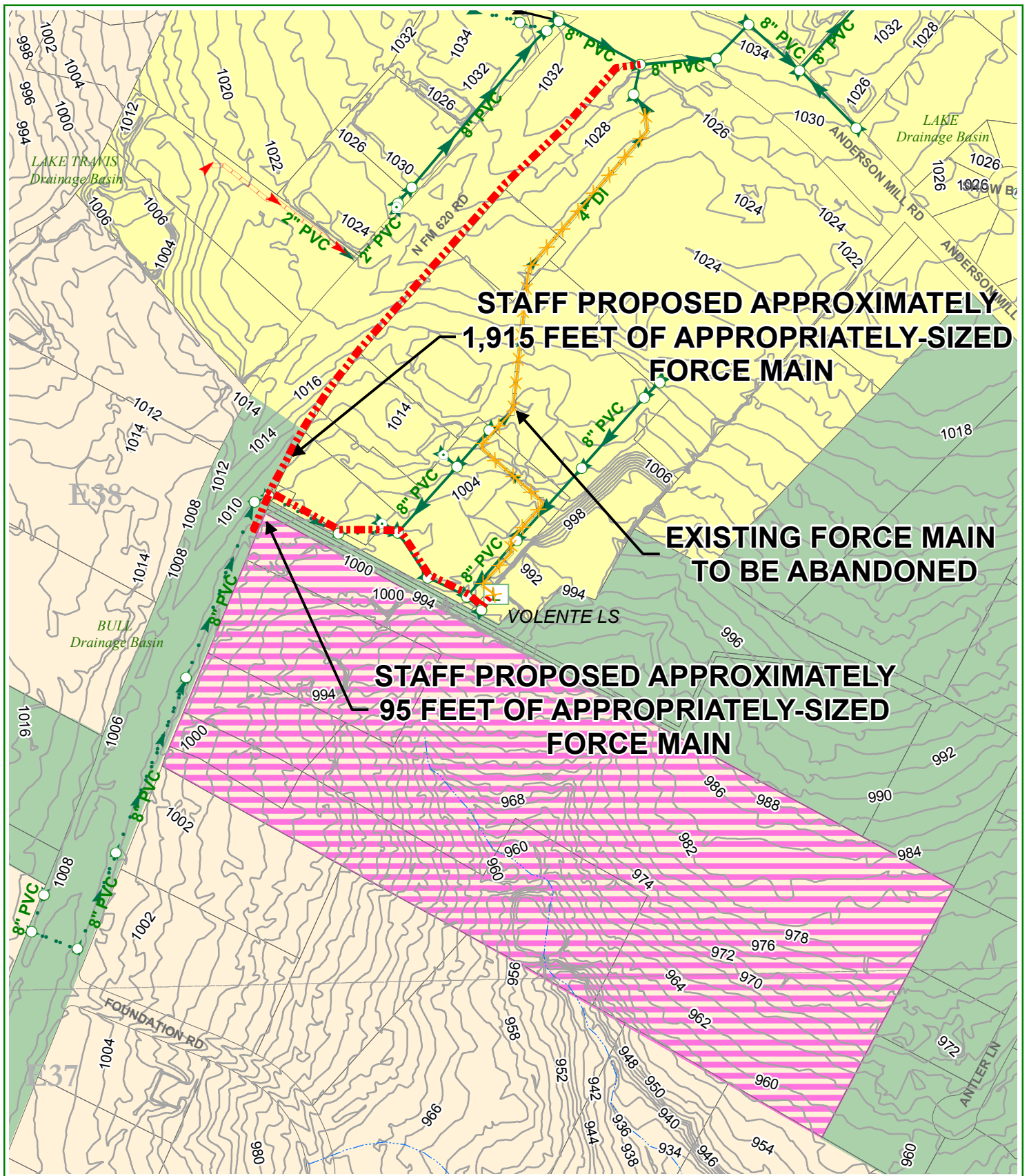
Water & Wastewater Service Extension Requests

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: Broadstone 620/Birden Multi-Family		Service Requested: Wastewater	
SER-3880	Hansen Service Request Number 609169	Date Received: 07/20/2016	
Location: 11205 N FM 620 RD AUSTIN TX 78726- BROADSTONE 620/BIRDEN MULTI-FAMILY			
Acres: 25		Land Use: MULTI FAMILY	
Alt. Utility Service or S.E.R. Number: City of Austin Water Service Available			
Quad(s): E38 E37		Reclaimed Pressure Zone: N/A	DDZ: NO
Drainage Basin: BULL		Pressure Zone: NORTHWEST C	DWPZ: YES
Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 123 GPM			% Within City Limits: 0
Cost Participation: \$0.00			% Within Limited Purpose: 0
<p>Description of Improvements:</p> <p>Applicant shall construct approximately 95 feet of appropriately-sized wastewater force main from the existing gravity wastewater main (Project no. 2015-0850; MH ID no. 270920), located in the N FM 620 right-of-way, south to the subject tract as shown on the attached map. Wastewater service to the subject tract shall be provided by a private, internal lift station and force main.</p> <p>Applicant shall also upgrade the pumping capacity of the existing Volente Lift Station in order to adequately serve the additional wastewater flow proposed to be contributed by this development. Upgrades shall include, but are not limited to, replacement of existing pumps, generator, starters, and wet well. As part of the Volente Lift Station upgrades, applicant shall also construct approximately 1,915 feet of appropriately-sized wastewater force main from the existing 8-inch gravity wastewater main (Project no. 2002-0552; MH ID no. 132614) located at the intersection of N FM 620 and ANDERSON MILL RD, south along the N FM 620 right-of-way, and then east to the Volente Lift Station as shown on the attached map. The proposed wastewater force main shall replace the existing wastewater force main (Project no. 2004-0567) that currently serves the Volente Lift Station.</p> <p>NOTES: 1) Wastewater flow based on engineering calculations received from Daniel J. Brown, P.E. on 7/20/2016. 2) The pumping capacity of the new lift station that is constructed to replace the existing Volente Lift Station shall not exceed the capacity of the downstream gravity wastewater system, otherwise, a revision to this SER will be required.</p>			
<p>Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:</p> <p>1) Construction of all Service Extensions are subject to all environmental and planning ordinances.</p> <p>2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.</p> <p>3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.</p> <p>4) The level of service approved by this document does not imply commitment for land use.</p> <p>5) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.</p> <p>6) Engineering Report submitted to Facility Engineering detailing the proposed upgrades to the Volente Lift Station.</p> <p>7) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.</p> <p>8) 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.</p> <p>9) 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.</p> <p>10) Approval by the City Council will be required per Chapter §25-9-35 of the Land Development Code.</p>			



0 150 300 600 900 Feet

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

W.W. S.E.R. Name: Broadstone 620/Birden Multi-Family

W.W. S.E.R. Number: 3880

Utility Development Services Plotted 9/14/2016

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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.