



Recommendation for Water & Wastewater Commission

Commission Meeting Date:	October 11, 2017
Council Meeting Date:	November 9, 2017
Department:	Austin Water
Client:	Bart Jennings and Kevin Critendon
SUBJECT	
Approve Service Extension Request No. 3953 for water service to a 32.2 acre tract located at 10304 Circle Dr. within the Drinking Water Protection Zone, the City's 2-mile Extra-Territorial Jurisdiction, Austin Water's service area, and outside of District 8.	
AMOUNT AND SOURCE OF FUNDING	
There is no anticipated fiscal impact.	
Purchasing Language:	N/A
Prior Council Action:	N/A
Boards and Commission Action:	August 16, 2017- The Environmental Board did not make a recommendation due to the lack of six votes. October 11, 2017 – To be reviewed by the Water and Wastewater Commission.
MBE/WBE:	N/A

The “The Preserve at Oak Hill” project consists of approximately 32.2 acres of land located at 10304 Circle Drive (the “Property”). The Property is located entirely within the City of Austin’s (the “City”) 2-mile Extra-Territorial Jurisdiction, Impact Fee Boundary, the Drinking Water Protection Zone, the Barton Creek Watershed, and a portion of the property lies within Austin Water’s certificate of convenience and necessity (“CCN”) service area for water. A map of the property location is attached.

John C. Kuhn (“Owner”) is proposing to develop approximately 19 single-family homes. The Owner requested that the City provide water utility service to the Property as proposed in Service Extension Request (“SER”) No. 3953. The Property proposes to utilize on-site sewage facilities for wastewater service.

City Code § 25-9-35 requires City Council consideration for this SER 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.

To serve the Property, the Owner will be required to construct approximately 3,840 feet of 12-inch water main from Circle Drive at Rawhide Trail southwest along Circle Drive then northwest through the subject tract.

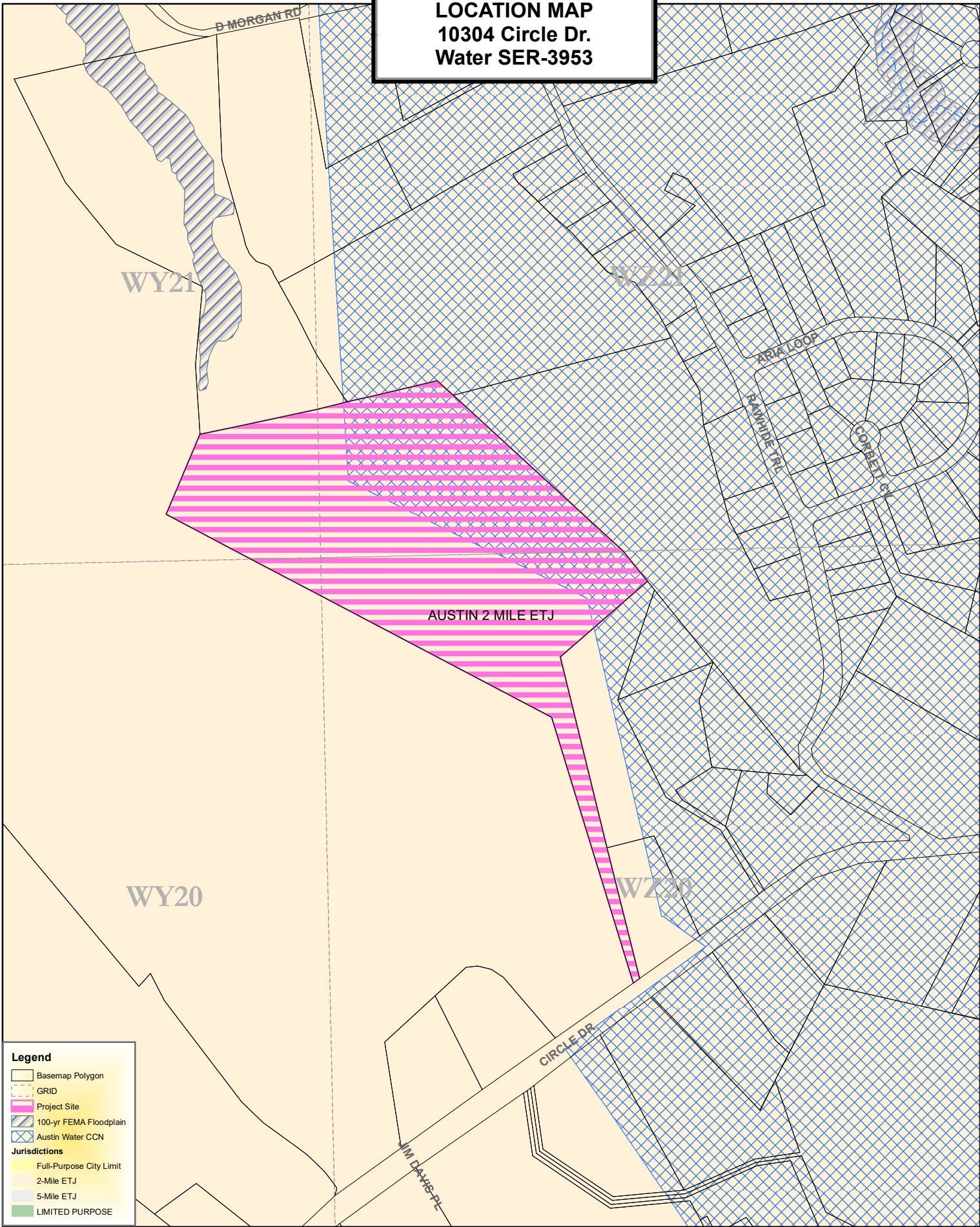
The proposed water improvements are sized to serve the needs of the Property and will conform to all City Code requirements. These improvements will be designed in accordance with City’s Environmental Criteria Manual and Utilities Criteria Manual, and will be inspected by the City’s Development Services Department. The Owner will construct all required improvements at their 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 has evaluated the Owner’s request for City water service and can provide water service as proposed in SER-3953. The eastern half of the 32.2 acres is within Austin Water CCN (11 acres). Attached is a location map that shows the CCN boundary. Attached is a report provided by the Watershed Protection Department that addresses their environmental concerns with providing water service as proposed in SER-3953.

Contingent upon approval of SER-3953 for water service to the Property, approval of any related development applications for the Property is subject to current City Code, including the Watershed Protection Ordinance and the Save our Springs (SOS) Ordinance.

The proposed project is located in zip code 78736 and upon a future annexation would be located within District 8.

LOCATION MAP
10304 Circle Dr.
Water SER-3953



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 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.
8/24/2017



MEMORANDUM

TO: William Moriarty, Chair, and Members of the Water and Wastewater Commission

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: October 4, 2017

SUBJECT: The Preserve at Oak Hill Subdivision Water SER #3953

This memo is an updated version of the August 11, 2017 memo prepared for the Environmental Commission. It includes additional information about the property's location within Austin Water's Certificate of Convenience and Necessity and updated information about the alternative water source for the property.

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 recommendations by the Environmental and Water and Wastewater Commissions. Watershed Protection Department (WPD) staff have completed the review for The Preserve at Oak Hill Subdivision water SER and recommend against approval of the item.

Site Overview

The site consists of two tracts totaling approximately 32 acres, located at 10304 Circle Drive in the City of Austin's 2-mile extraterritorial jurisdiction. The tracts currently contain one single-family residence, a few accessory buildings, and a driveway. The site is located in the Barton Creek watershed, the Edwards Aquifer contributing zone, and the Barton Springs Zone. The site contains a tributary of Grape Creek, which is classified as a minor waterway and is protected by a critical water quality zone and water quality transition zone. An Environmental Resource Inventory submitted with a subdivision application for the site identified a fringe wetland along the entire length of the creek within the property. The site is immediately adjacent to a City of Austin Water Quality Protection Land preserve. (See Attachment A: Environmental Features Map.)

The applicant is proposing to develop the site with a 19-lot residential subdivision. A preliminary plan and final plat for the subdivision have been submitted and are currently under review. Proposed development on the site is subject to current City of Austin development regulations, including the Save Our Springs (SOS) ordinance.

Approximately 10.5 acres of the tract are within Austin Water (AW)'s Certificate of Convenience and Necessity (CCN), and the remaining 21.5 acres are within the West Travis County Public Utility Agency (WTCPUA)'s CCN. A CCN is a utility's state-authorized service area. A CCN holder has both the exclusive right and the obligation to provide retail water and/or wastewater service within the area identified in the CCN. This SER would extend AW service to the entire property, which means that the WTCPUA would need to release the portion of the property within its CCN to allow AW to serve the area. Alternatively, if the SER is denied and AW does not serve the property, the City would need to apply to the Public Utility Commission of Texas to release the portion of the property within its CCN.

Development Impacts

The SER would provide water service for 19 single-family residences. The applicant would construct approximately 3,840 feet of 12-inch water main extending from the existing main in the Circle Drive right of way into the subject tract. Wastewater service is not requested; an on-site sewage facility (OSSF), or septic system, is proposed for each lot. The existing single family residence is served by a well and OSSF that would remain on site.

The alternative water source for the proposed development is a 6-inch water line served by the West Travis County Public Utility Agency. The 6-inch line does not have sufficient capacity to provide fire flow necessary to serve the proposed project, but the applicant could construct private fire storage tanks onsite to satisfy fire safety requirements. The applicant has stated that individual wells or a community well may also be feasible, but studies have not yet been performed to evaluate the quantity or quality of water available at the site. Given the unknown impact that the alternative water sources could have on the proposed site layout, providing centralized water service could potentially facilitate increased development intensity on the site.

Environmental Impacts

The site is located in an environmentally sensitive area where the City does not encourage development. The entire site is located in the DWPZ within the Barton Creek watershed, the Edwards Aquifer contributing zone, and the Barton Springs Zone. It contains protected surface water resources, including a creek and wetland, and is immediately adjacent to City Water Quality Protection Land. Centralized water service would not solve any known or potential environmental impacts associated with alternative water sources on the site. Instead, the proposed development could create negative environmental impacts, including increased pollutant loading from the impervious cover and proposed OSSFs on the site.

Recommendation

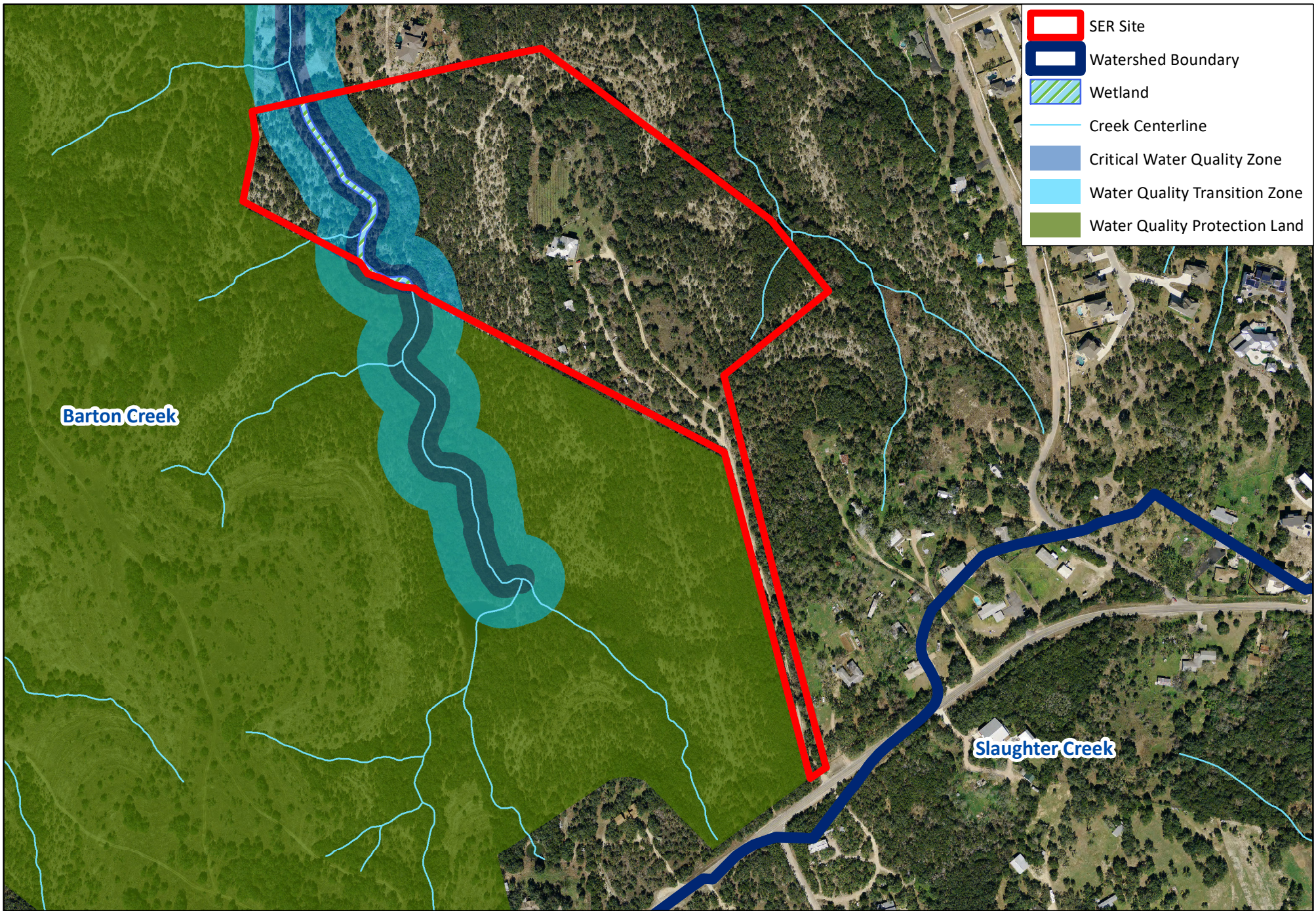
WPD staff concludes that providing centralized water service to the site would not solve known or potential environmental problems, and could potentially facilitate increased development intensity and the associated negative environmental impacts in an environmentally sensitive area outside of the City's full purpose jurisdiction and outside of the City's Desired Development Zone. Staff therefore recommends against approval of Service Extension Request #3953.

Please feel free to contact Andrea Bates at (512) 974-2291 or andrea.bates@austintexas.gov if you have any questions about WPD's recommendation.

Attachment

A Environmental Features Map

cc: Phillip Jaeger, Austin Water
Christine Perez, Austin Water
Andrea Bates, Watershed Protection Department



The Preserve at Oak Hill Subdivision Water SER #3953
Attachment A - Environmental Features Map

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: The Preserve at Oak Hill Subdivision		Service Requested: Water
SER-3953	Hansen Service Request Number 626696	Date Received: 01/18/2017
Location: 10304 CIRCLE DR AUSTIN TX 78736- THE PRESERVE AT OAK HILL SUBDIVISION		
Acres: 32.2	Land Use: SINGLE FAMILY	LUE: 19
Alt. Utility Service or S.E.R. Number: Development proposes OSSF		
Quad(s): WZ20 WZ21 WY20 WY21	Reclaimed Pressure Zone:	DDZ: NO
Drainage Basin: BARTON	Pressure Zone: SOUTHWEST C	DWPZ: YES
Flow: (Estimated Peak Hour Flow, Gallons per Minute) 42 GPM		FIRE FLOW: 1000 GPM
Cost Participation: \$0.00	% Within City Limits: 0	% Within Limited Purpose: 0

Description of Improvements:
The following water improvements are proposed under the assumption that the portion of the subject tract within the Certificate of Convenience and Necessity (“CCN”) of West Travis County Public Utility Agency will be released by West Travis County Public Utility Agency (CCN No. 13207).

Applicant shall also construct approximately 3,840 feet of 12-inch water main from the existing 12-inch water main (Project No. 2011-0612; Project No. 2012-0587)) in CIRCLE DR at RAWHIDE TRL southwest along CIRCLE DR through the subject tract as shown on the attached map. The proposed 12-inch water main shall replace the existing 6-inch water main (Project No. 2003-2002) located along this path and all existing services shall be reconnected to the proposed 12-inch water main.

NOTES: 1) Unsprinkled fire flow requirement of 1,000 gpm is based on engineering calculations received from Stephen Jamison, P.E. on 01/18/2017.

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) 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.

4) The level of service approved by this document does not imply commitment for land use.

5) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.

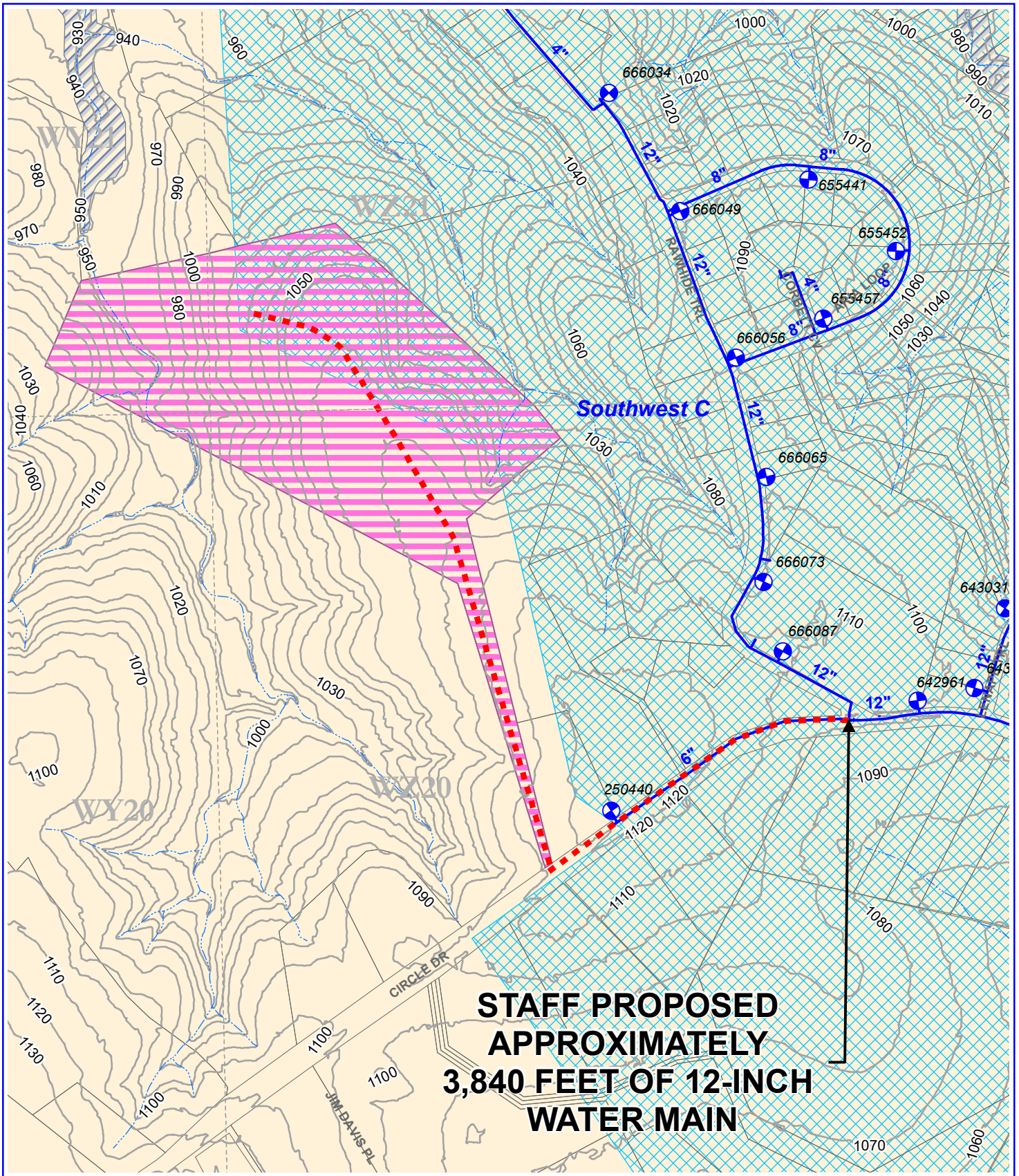
6) Approval of a site plan that meets the Fire Department requirements for fire control.

7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.

8) 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.

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.

Prepared By Utility Development Services	Date	Supervisor, Utility Development Services	Date
Division Manager, Utility Development Services	Date	Director, Austin Water	Date



0 245 490 980 1,470 Feet

- Subject Tract
- 100-yr FEMA Floodplain
- AWU CCN water
- Full-Purpose City Limit
- 2-Mile ETJ

W. S.E.R. Name: The Preserve at Oak Hill Subdivision

W. S.E.R. Number: 3953

Utility Development Services Plotted 02/15/2017

DRAFT

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