



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING
DATE: February 5, 2020

NAME & NUMBER OF
PROJECT: Aspen Heights Multifamily Wastewater Service Extension Request
#4629

NAME OF APPLICANT OR
ORGANIZATION: Caitlin Kuglen, P.E., Kimley Horn Associates

LOCATION: 11210 N FM 620 RD, Austin, TX 78726

COUNCIL DISTRICT: Austin 2-Mile Extraterritorial Jurisdiction

PROJECT FILING DATE: November 18, 2019

WPD/ENVIRONMENTAL
STAFF: Kaela Champlin, Environmental Officer's Office
(512) 974-3443, kaela.champlin@austintexas.gov

WATERSHED: Lake Travis Watershed, Water Supply Rural and Bull Creek
Watershed, Water Supply Suburban, Edwards Aquifer Recharge
Zone, Drinking Water Protection Zone

REQUEST: Wastewater Service Extension

STAFF
DETERMINATION: Recommended



MEMORANDUM

TO: Linda Guerrero, Chair, and Members of the Environmental Commission

FROM: Kaela Champlin, Environmental Officer's Office

DATE: January 27, 2020

SUBJECT: Aspen Heights Multifamily Wastewater Service Extension Request #4629

Service Extension Requests (SER) located in the Drinking Water Protection Zone and outside of the City of Austin's full purpose jurisdiction require Council approval and review by the Environmental Commission. Watershed Protection Department staff has completed the review for Aspen Heights Multifamily Wastewater SER #4629 and recommend approval of the request.

Site Overview

The site consists of one tract of approximately 14.70 acres, located at 11210 FM 620 Road in the City of Austin's 2-mile extraterritorial jurisdiction. The site is in the City of Austin's Limited Purpose Jurisdiction

The site is currently operating as a driving range without water or wastewater service. The applicant is proposing to develop a multifamily development with three four-story buildings with a total of 215 units, with associated leasing and amenity centers.

Development Impacts

Water:

City water will be provided to the site, but a water SER is not required because water is in the front of the property along FM 620.

Wastewater:

The Applicant shall construct approximately 125 feet of appropriately sized gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 2015-0850) on the east side of N FM 620 and extend west across N FM 620 Rd to the subject tract, as approximately shown on the attached map. The applicant shall also construct an appropriately sized upgrade to the existing Volente Lift Station (approximately 220 gpm firm capacity). Upgrades shall include, but are not limited to, replacement of existing pumps, generator, and starters.

Environmental Impacts

The property is split between the Lake Travis watershed, classified as Water Supply Rural, and the Bull Creek watershed, classified as Water Supply Suburban. The site is in the Drinking Water Protection Zone, and the Edwards Aquifer Recharge Zone, and drains to occupied Jollyville Plateau Salamander habitat. An Environmental Resource Inventory was conducted by the applicant, and no known recharge critical environmental features or critical environmental features were found onsite.

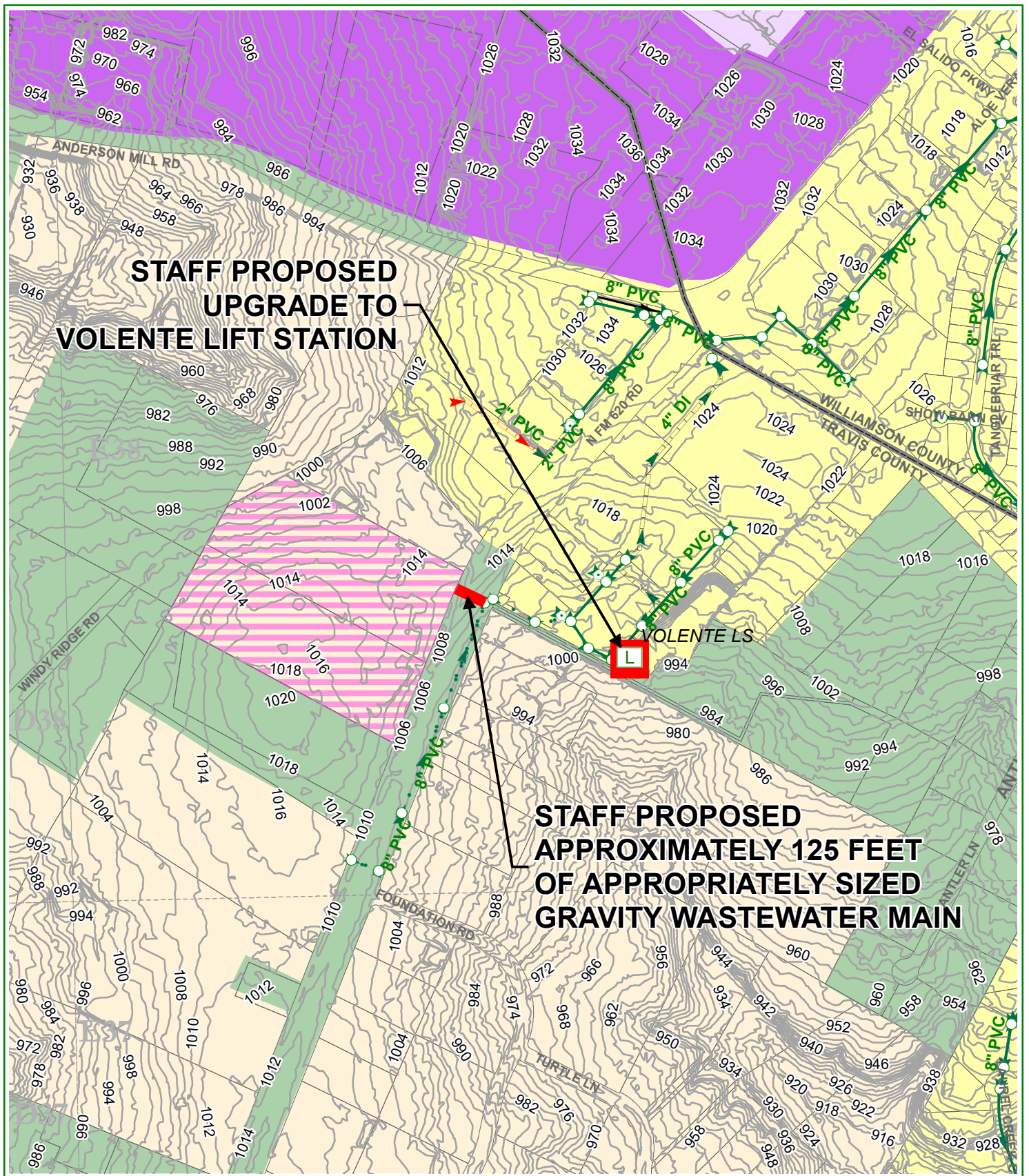
Recommendation

Staff recommends approval of Wastewater SER #4629. Staff review determined that there are no significant environmental risks to extend service to the site. The proposed project is consistent with Austin Water's business plan and located within the Council-approved impact fee boundary. Additionally, previous SERs have been approved by Council within a one-mile radius of the site.

cc: Kevin Critendon, P.E., Austin Water
Colleen Kirk, P.E., Austin Water
Katie Frazier, P.E., Austin Water
Chris Herrington, P.E., Watershed Protection Department

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: Aspen Heights Multifamily		Service Requested: Wastewater
SER-4629	Hansen Service Request Number 823588	Date Received: 10/17/2019
Location: 11210 N FM 620 RD AUSTIN TX 78726		
Acres: 14.70	Land Use: MULTI FAMILY	LUE: 152
Alt. Utility Service or S.E.R. Number: City of Austin Water Service Available		
Quad(s): E38	Reclaimed Pressure Zone: N/A	DDZ: NO
Drainage Basin: BULL	Pressure Zone: NORTHWEST C	DWPZ: YES
Flow (Estimated Peak Wet Weather): 111 GPM		
Cost Participation: \$0.00	% Within City Limits: 0	% Within Limited Purpose: 0
<p>Description of Improvements:</p> <p>Applicant shall construct approximately 125 feet of appropriately sized gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 2015-0850) on the east side of N FM 620 and extend west across N FM 620 to the subject tract, as approximately shown on the attached map.</p> <p>Applicant shall also construct an appropriately sized upgrade to the existing Volente Lift Station (approximately 220 gpm firm capacity). Upgrades shall include, but are not limited to, replacement of existing pumps, generator, and starters.</p> <p>NOTE: Wastewater flow based on engineering calculations received from Caitlin E. Kuglen, P.E. of Kimley-Horn and Associates, Inc. on 10/17/2019.</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 is 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 mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review.</p> <p>6) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.</p> <p>7) 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 Engineering Review and must be in place prior to construction plan approval.</p> <p>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.</p> <p>9) Approval by the City Council will be required based on Austin City Code § 25-9-35.</p>		



0 250 500 1,000 1,500 Feet

W.W. S.E.R. Name: Aspen Heights Multifamily

W.W. S.E.R. Number: 4629

Utility Development Services Plotted 11/15/2019

DRAFT

- Subject Tract
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit
- Cedar Park City Limits
- Cedar Park ETJ

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.