



Water & Wastewater Commission Review and Recommendation

Commission Meeting Date:	December 1, 2021	COA Strategic Direction:	Government That Works for All
Council Meeting Date:	December 9, 2021		
Department:	Austin Water		
Client:	Kevin Critendon		
Agenda Item			
Recommend approval of Service Extension Request No. 5216 for water service to an 8.1-acre tract located at 4315 City Park Road within the Drinking Water Protection Zone, the City's Limited Purpose Jurisdiction and Austin Water's Impact Fee area. (District 10)			
Amount and Source of Funding			
There is no anticipated fiscal impact.			
Purchasing Language:	N/A		
Prior Council Action:	N/A		
Boards and Commission Action:	November 3, 2021 – Recommended by the Environmental Commission on an 8-0 vote. December 1, 2021 – To be reviewed by the Water and Wastewater Commission.		
MBE/WBE:	N/A		

The 4315 City Park project consists of approximately 8.1 acres of land (the "Property"). The Property is located entirely within the City of Austin's (the "City") Limited Purpose Jurisdiction, Impact Fee Boundary, the Drinking Water Protection Zone, and the Coldwater Creek Watershed. A map of the property location is attached.

Applicant:

A New Hope Investments, LLC (the "Applicant") is proposing to develop 1 single-family home. The Applicant requested that the City provide water utility service to the Property and Austin Water has determined the service requirements as proposed in Service Extension Request (SER) No. 5216. The Property proposes to utilize an on-site sewage facility for wastewater service.

City Code § 25-9-35 requires City Council approval 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.

Infrastructure Improvements:

To serve the Property, the Applicant will be required to construct approximately 225 feet of 8-inch water main from the existing water main located north of the subject tract in City Park Road south along City Park Road to the subject tract.

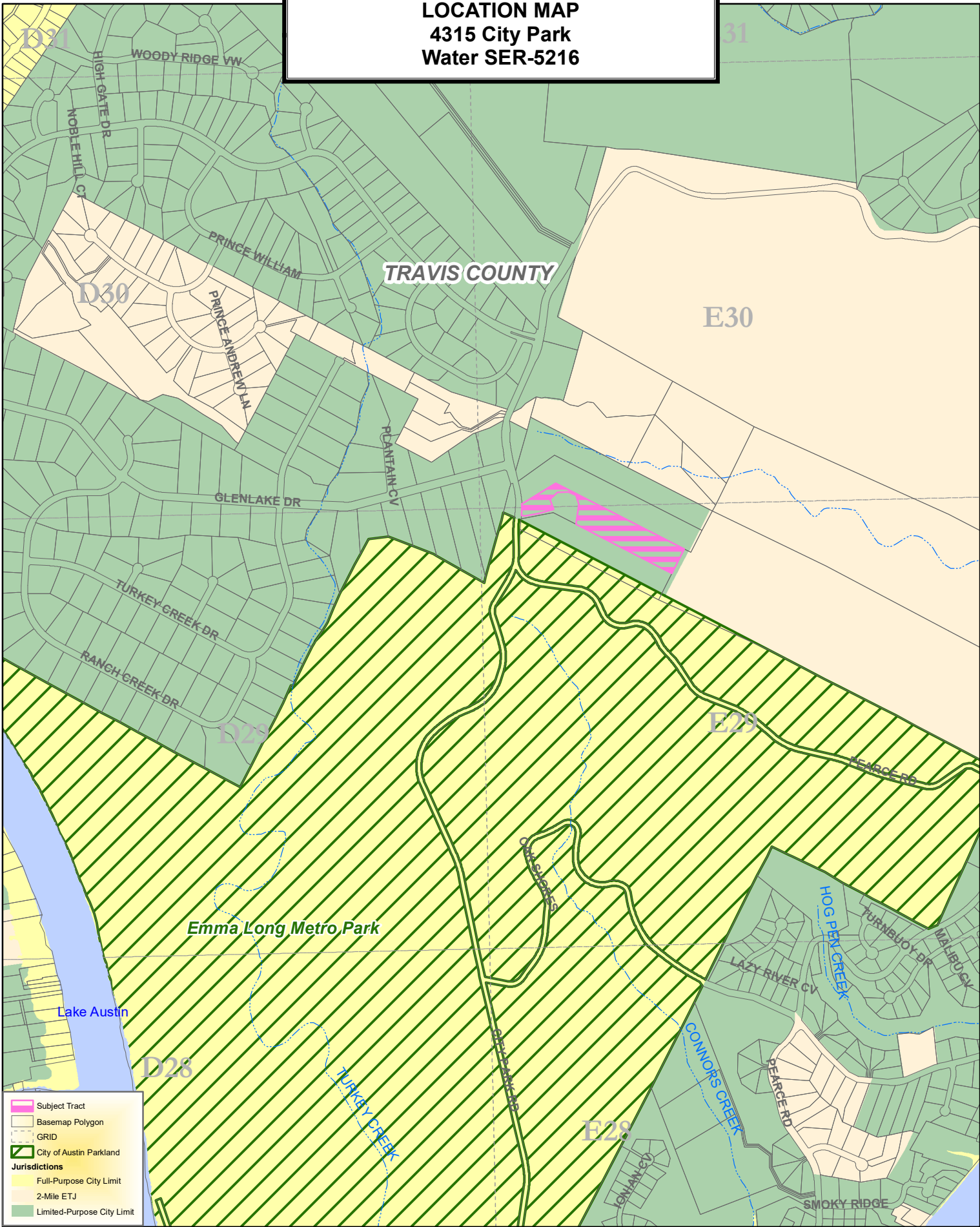
The proposed water improvements are sized to serve the needs of the Property and will conform to all City Code requirements. These improvements will be designed in accordance with City's Environmental Criteria Manual and Utilities Criteria Manual and will be inspected by the City's Development Services Department. The Applicant 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.

City Staff Recommendation:

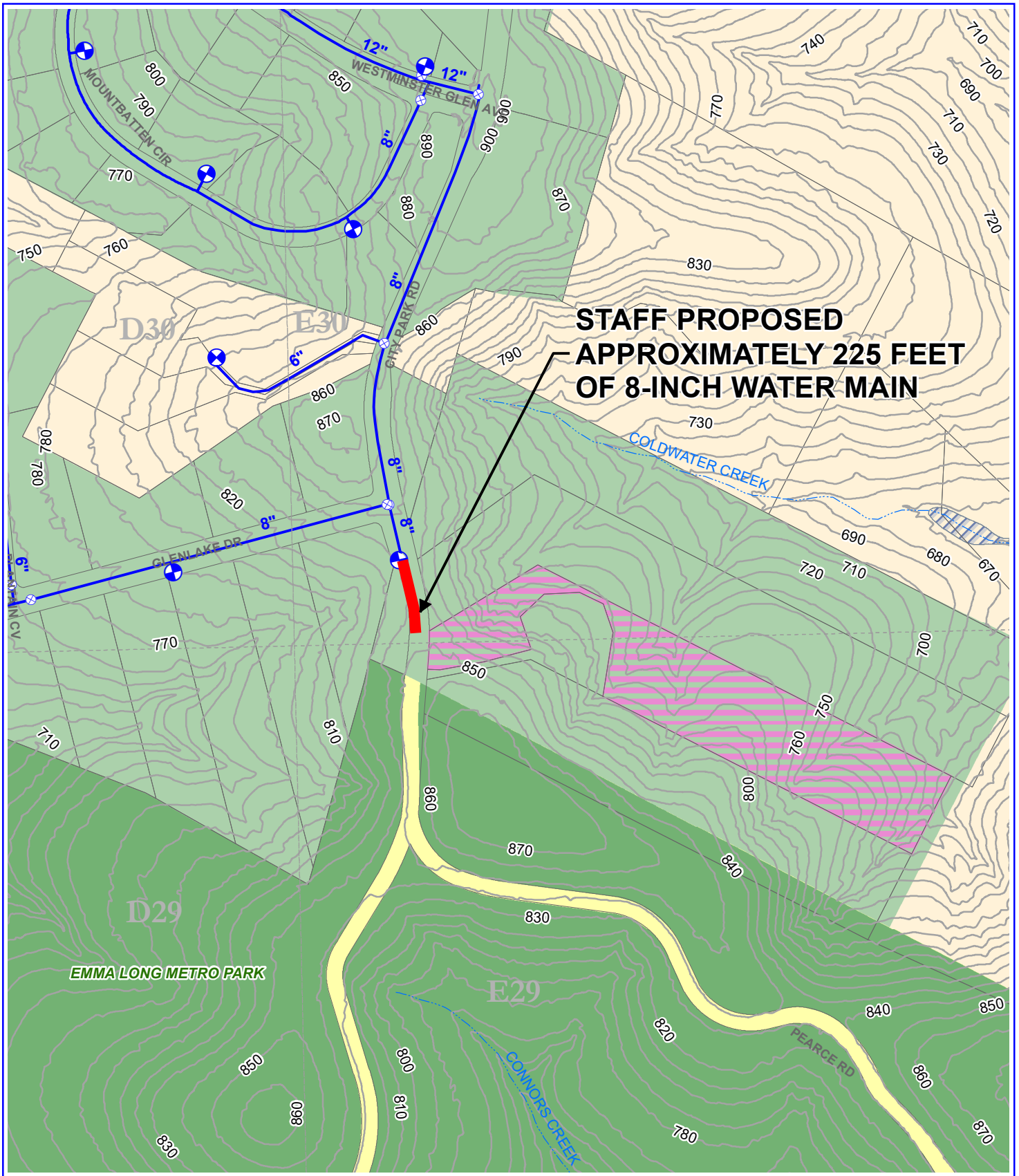
Austin Water has evaluated the Applicant's request for City water service and can provide water service as proposed in SER-5216. Attached is a report from Austin Water staff outlining additional technical information related to providing service to this tract. Additionally, a report provided by Watershed Protection Department staff that finds no significant environmental concerns with providing water service as proposed in SER-5216 is also attached.

Contingent upon approval of SER-5216 for water service to the Property, approval of any related development applications for the Property is subject to current City Code. The proposed project is located in zip code 78730 and is within City Council District 10.

LOCATION MAP
4315 City Park
Water SER-5216



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.
11/1/2021








0 200 400 800 1,200 Feet

W. S.E.R. Name: 4315 City Park

W. S.E.R. Number: 5216

Utility Development Services Plotted 11/1/2021

DRAFT

-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ
-  Limited-Purpose City Limit

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MEMORANDUM

To: Water and Wastewater Commissioners
From: Katie Frazier, P.E., Utility Development Services
Date: December 1, 2021
Subject: 4315 City Park (Water SER-5216)

Enclosed is additional technical information related to Water SER-5216 and the associated Request for Council Action.

Other SERs:

- There are 5 water SERs located within one-half of a mile of the subject tract. Of these SERs, 4 were administratively approved and 1 expired prior to City Council consideration.
- There are 0 wastewater SERs located within one-half of a mile of the subject tract.

Water Utility Service:

- The City's existing water distribution system is located approximately 225 feet from the subject tract.

Wastewater Utility Service:

- The City's existing wastewater collection system is located approximately 7,900 feet from the subject tract.
- The Applicant proposes to utilize decentralized wastewater service options (e.g. on-site sewage facility (OSSF)).

SER Improvements:

- The SER improvements will not cross known environmental features.
- The SER improvements will conform to all City Code requirements, be designed in accordance with City's Environmental Criteria Manual and Utilities Criteria Manual, and be inspected by the City's Development Services Department.

If you need additional information, please let me know. Thank you.

cc: Colleen Kirk, P.E., SER Program Supervising Engineer
Shwetha Pandurangi, P.E., Utility Development Services Division Manager
Kevin Critendon, P.E., Assistant Director
Greg Meszaros, Director





MEMORANDUM

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

FROM: Kaela Champlin, Environmental Program Coordinator
Watershed Protection Department

DATE: October 25, 2021

SUBJECT: 4315 City Park Water Service Extension Request #5216

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 have completed the review for 4315 City Park Water Service Extension Request (SER) #5216 and recommend approval of the request.

Site Overview

The site consists of a tract of approximately 8.10 acres, located at 4315 City Park Road, north of Emma Long Metro Park. The property is in the City of Austin Limited Purpose Jurisdiction and Council District 10. The site is in the Coldwater Creek Watershed and classified as Water Supply Rural.

The applicant is proposing to develop a single-family home. The lot was subdivided in in 2018 (JN & H Subdivision C8J-2016-0066.0A). The applicant is requesting a water SER with one Living Unit Equivalent (LUE) to serve the proposed single-family home.

Development Impacts

Water:

The applicant is proposing to construct approximately 350 feet of 8-inch water main from the existing 8-inch water main in City Park Road and extend south along City Park Road to the subject tract, as shown on the attached map.

Wastewater:

The property is proposing to utilize an onsite septic facility for wastewater service and will be subject to Travis County Code and rules for on-site sewage facilities.

Environmental Impacts

The property is in the Coldwater Creek Watershed and is classified as Water Supply Rural and is in the Drinking Water Protection Zone. The property has three critical environmental feature seeps (CEFs) and contains buffers for four additional CEF seeps on the adjacent property to the south. 7.26 acres of the property have a conservation easement agreement, preventing development of the area. Only 0.84 acres of the property can be developed on the western portion of the property adjacent to City Park Road.

The property has received an administrative variance associated with the final plat from LDC 25-8-281(B)/ City Code 30-5-281(B) for a residential lot to be located within 50 feet of a CEF. According to the approved administrative variance, the applicant will prevent loss of recharge to the seeps because the septic drain fields will be installed outside of the CEF buffer setbacks. No excavation shall occur within the buffer zones. No underground utility lines will be installed within either of the setback areas. Drainage from the proposed residences and driveway will be directed to the south/southeast, away from the seep point of the two closest CEFs. Drainage from this site will follow the existing topography. This should assure that the quality of drainage runoff is equal to what currently exists.

Recommendation

Staff review determined that due to the protections placed on the conservation easement, there are no significant environmental risks to extend service to the site. Therefore, the Watershed Protection Department staff recommend support for Water SER #5216.

The attached information provides further detail on the applicant's request. Please feel free to contact Kaela Champlin at (512) 974-3443 or kaela.champlin@austintexas.gov if you have any questions or comments about the proposed SER.

cc: Colleen Kirk, P.E., Austin Water
Katie Frazier, P.E., Austin Water
Liz Johnston, Deputy Environmental Officer, Watershed Protection Department