

**Violet Crown  
Water & Wastewater Service Extension  
Request  
#5111 & 5112**

**Environmental Commission Meeting  
February 16, 2022**

# What is an SER?

- A service extension request, or SER, is an application for City water or wastewater service from a property owner or developer.
- SERs are required when a property is located more than 100 feet from an accessible water or wastewater system, or when existing infrastructure isn't adequate for the proposed project demands.
- Service may involve the construction of a new line or an associated facility or upgrades to existing lines or facilities.
- The applicant pays for the associated infrastructure, as outlined in the SER.

# SER Process

- Per the Land Development Code, SERs require Council approval if the property is in the Drinking Water Protection Zone and outside of the City's full purpose jurisdiction.
- Environmental Commission and Water & Wastewater Commission review and make recommendations on SERs that require Council approval.

# Request Summary

- 70.95 acres
- 2-Mile ETJ
- Barton Creek Watershed, Barton Springs Zone
- Located in the Edwards Aquifer Contributing Zone
- Drinking Water Protection Zone (DWPZ)
- Subject to Save Our Springs (SOS) Ordinance

# Request Summary

**Living Unit Equivalent (LUE)** is the typical flow that would be produced by a single-family residence located in a typical subdivision. Standard conversions are applied depending on the proposed use to determine the number of LUEs a project will generate.

Proposed Development Intended Uses (Residential)	Units	LUE Conversion (LUE per Unit)	LUEs
Multi- Family	513	0.5	257

Proposed Development Intended Uses (Commercial)	Units	LUE Conversion (LUE per Unit)	LUEs
Office (sq. ft.)	40,000	3,000	14
Office Warehouse (sq. ft.)	25,808	4,000	7
Retail (sq. ft.)	49,813	1,660	30
Restaurant (sq. ft.)	23,422	200	118
Amphitheater (persons)	17,000	50	340

Total LUEs	766
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# SER #5111 & 5112

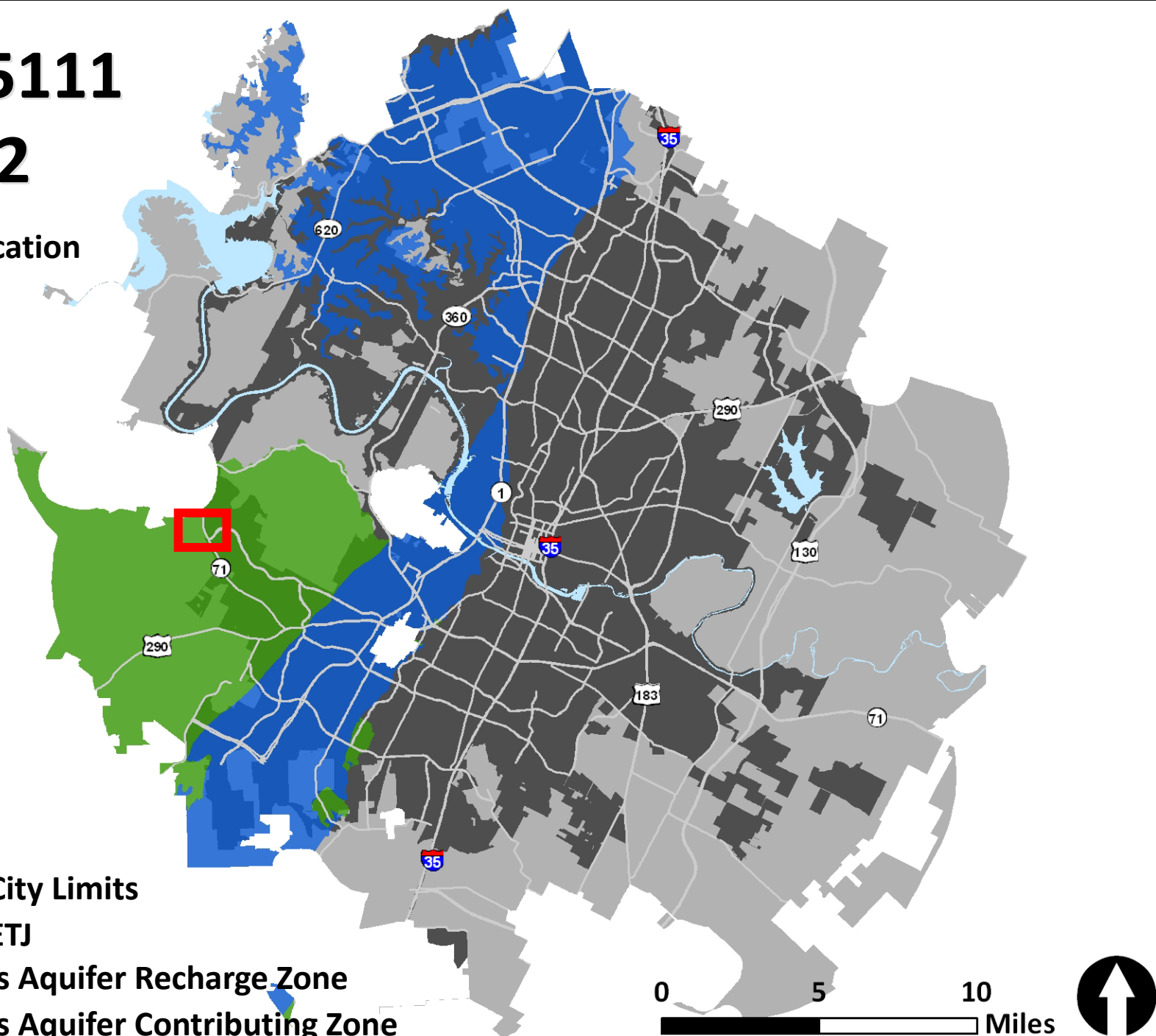
 Site Location

Austin City Limits

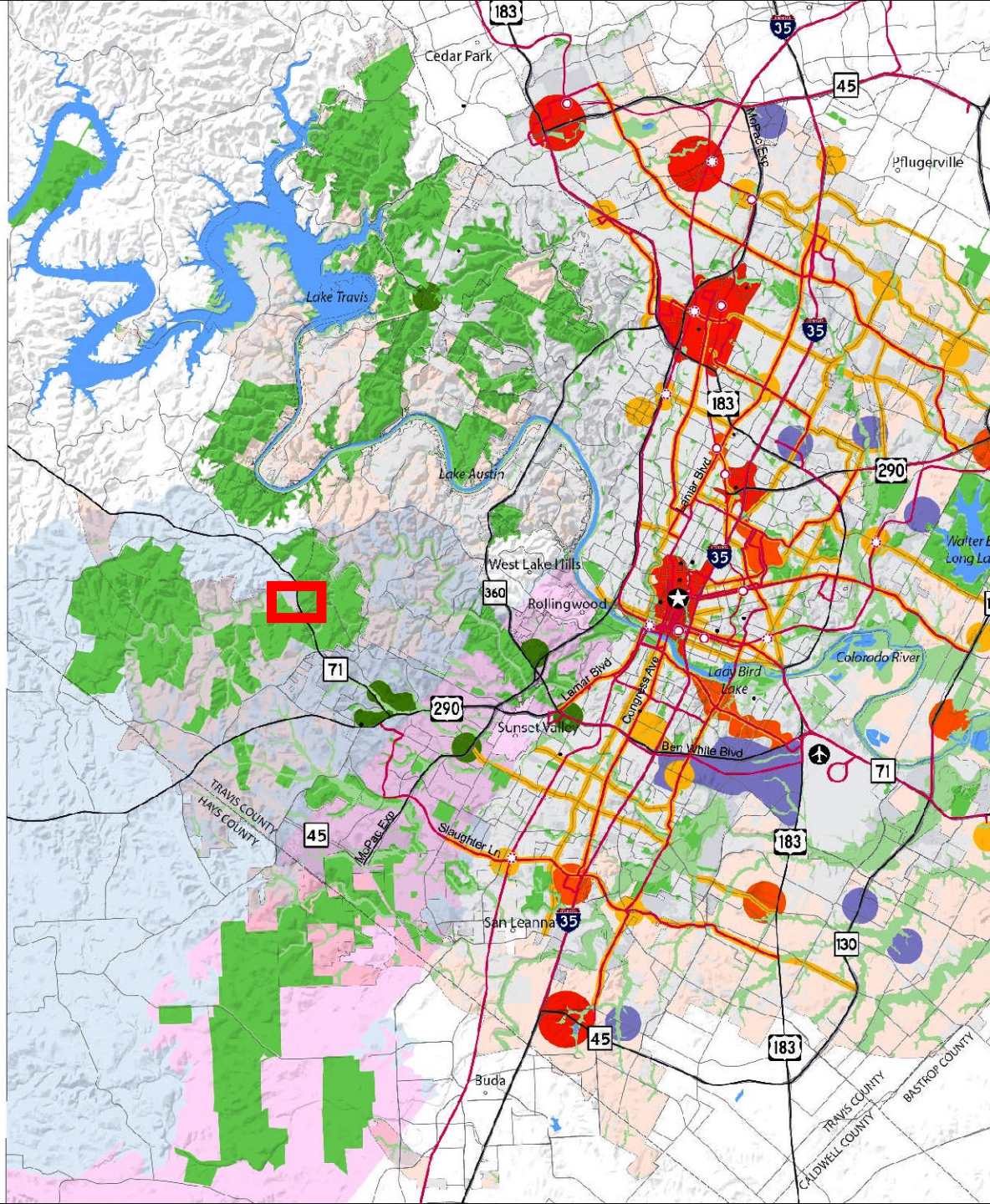
Austin ETJ

Edwards Aquifer Recharge Zone

Edwards Aquifer Contributing Zone







## Growth Concept Map

### Legend

- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College / University

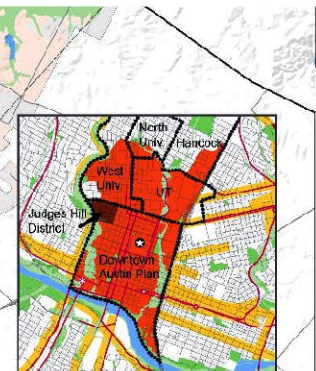
### Transportation

- High Capacity Transit Stop
- ⋄ Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

### Boundaries


- City Limits
- ETJ
- County Boundaries


■ Site Location




Downtown Regional Center and Neighborhood Planning Areas



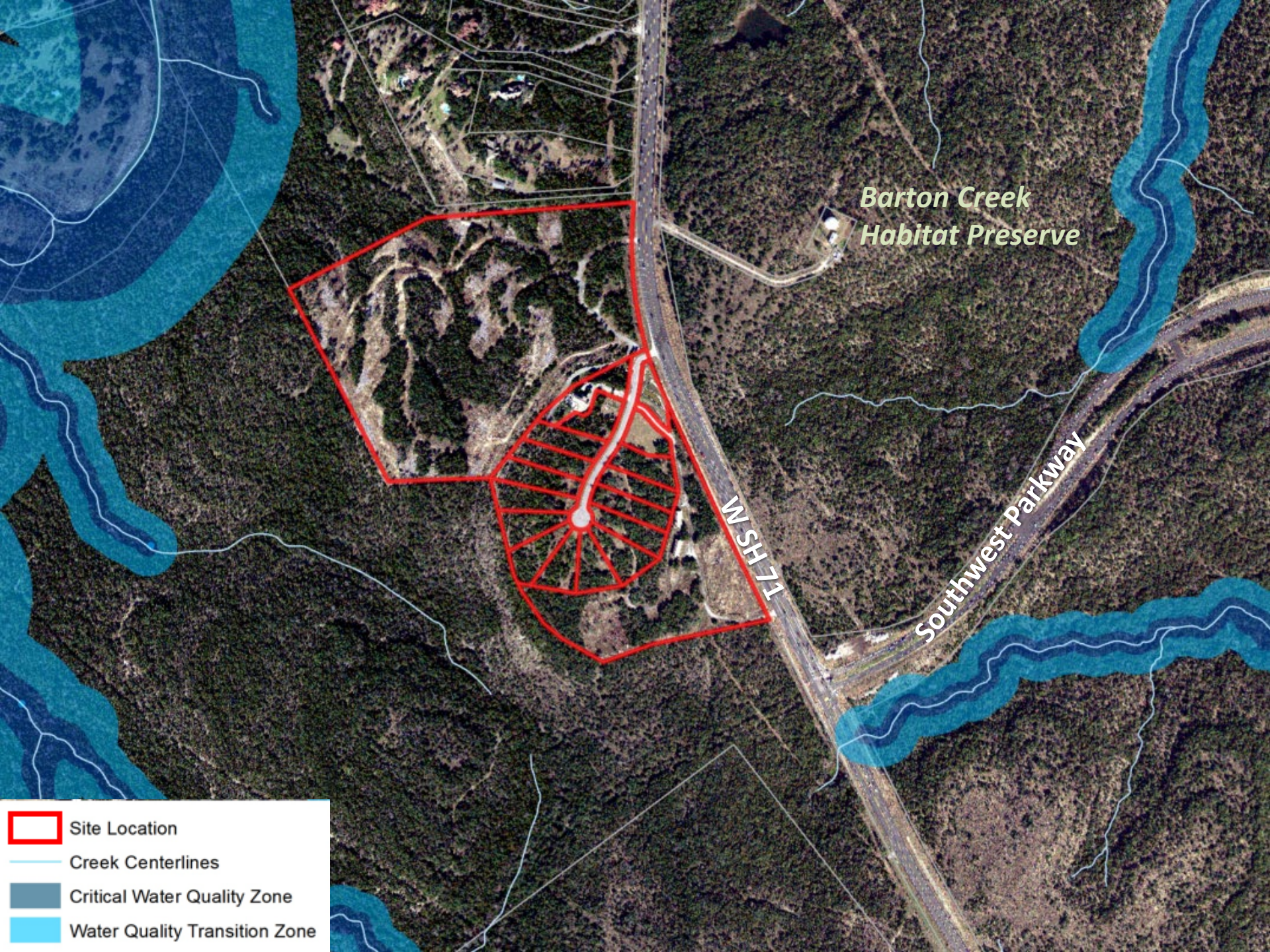
 Site Location

 Limited Purpose

 2 Mile ETJ



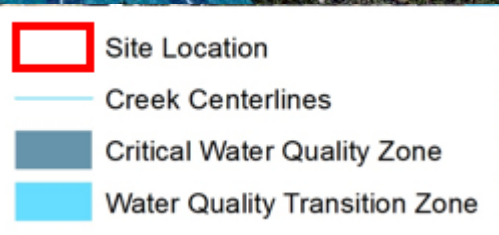




*Barton Creek  
Habitat Preserve*

W SH 71

Southwest Parkway



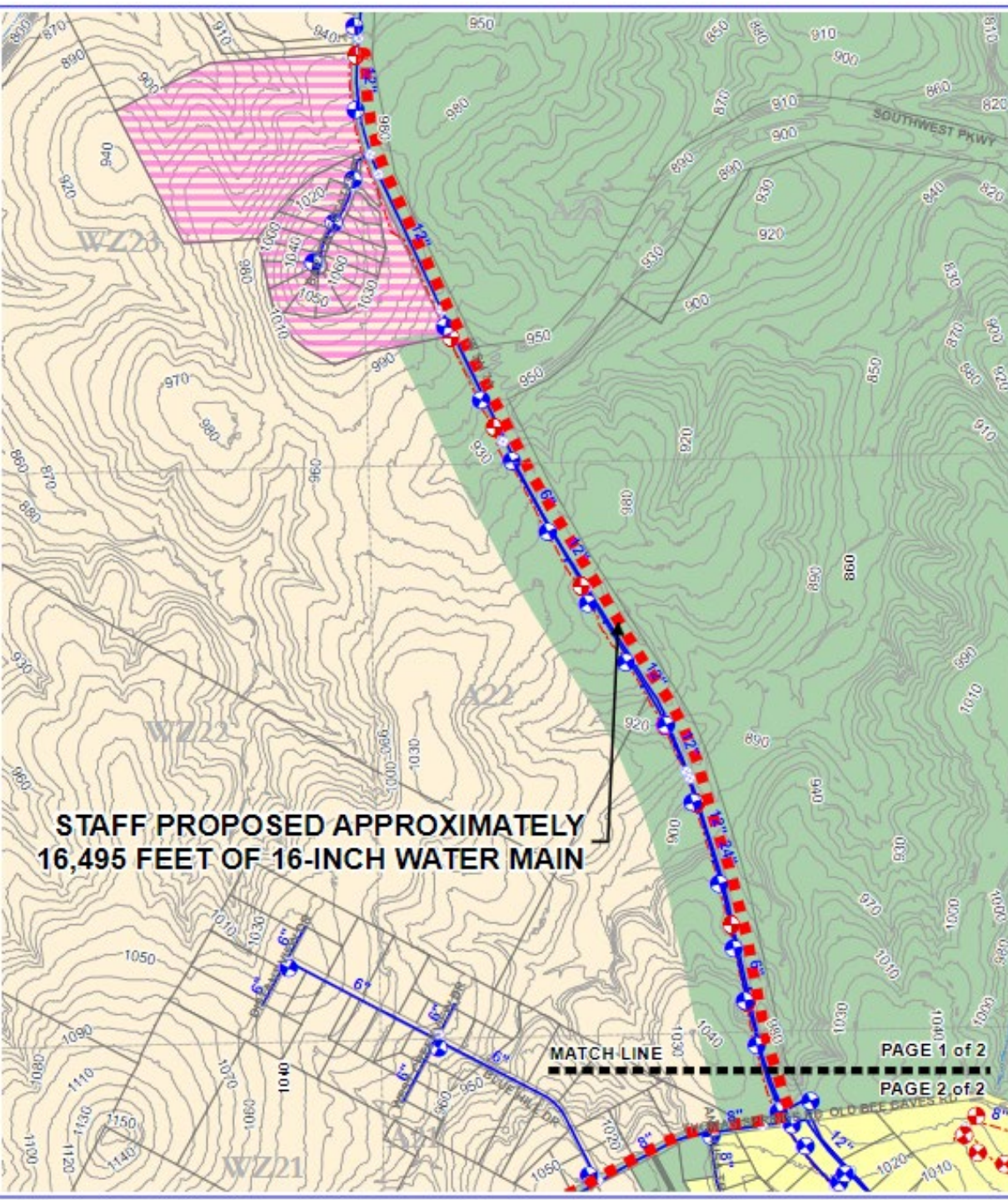


# SER #5111 & 5112 Environmental Impacts

- No known CEFs, CWQZ, or WQTZ
- Does not drain to occupied salamander habitat
- Significant slopes greater than 15% that will require Land Use Commission variances for cut and fill
- Located in the Barton Springs Zone
- Adjacent to Barton Creek Habitat Preserve

# SER #5111

## Proposed Water Extension



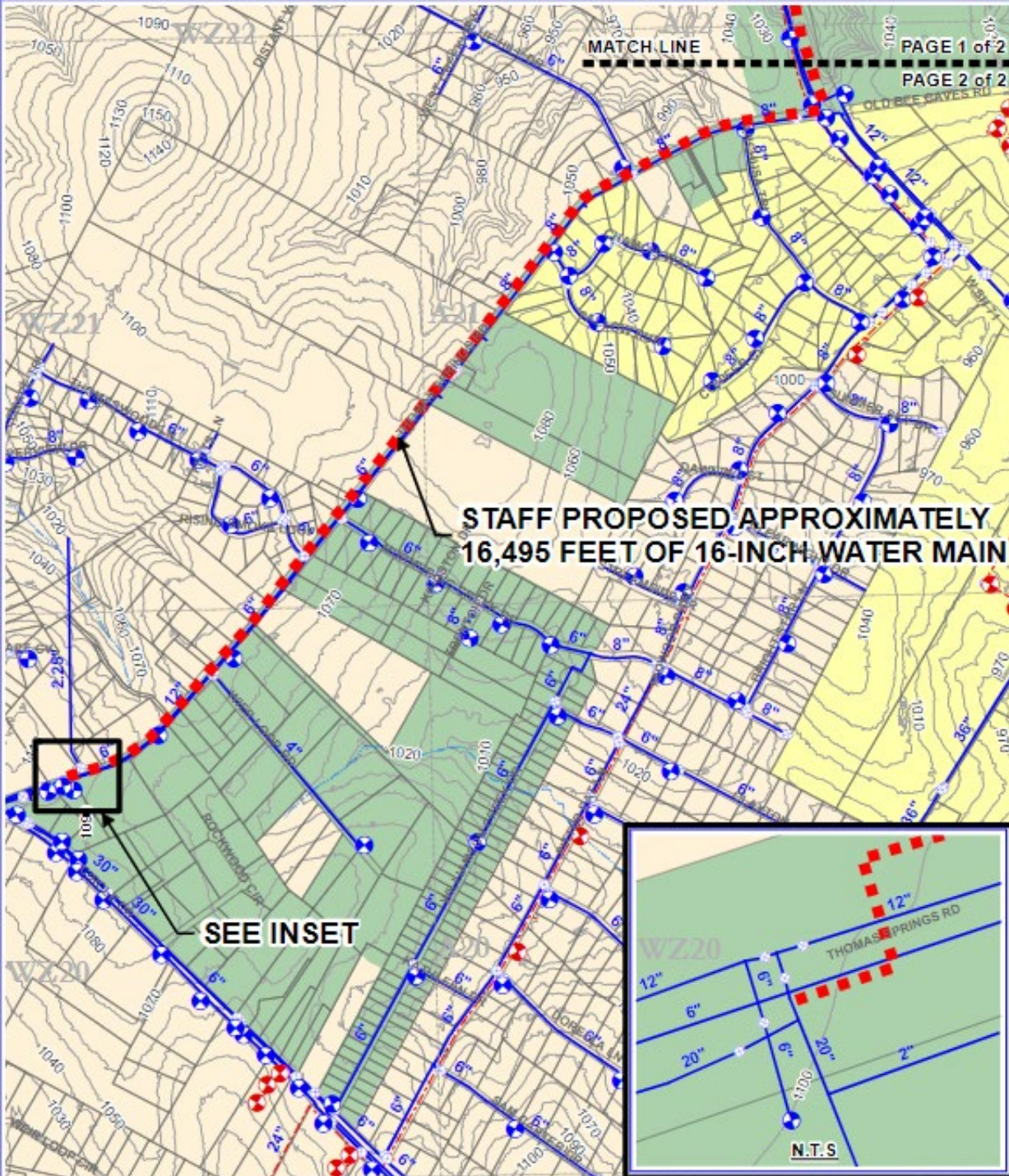
- Subject Tract
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit

Map provided by Austin Water



# SER #5111

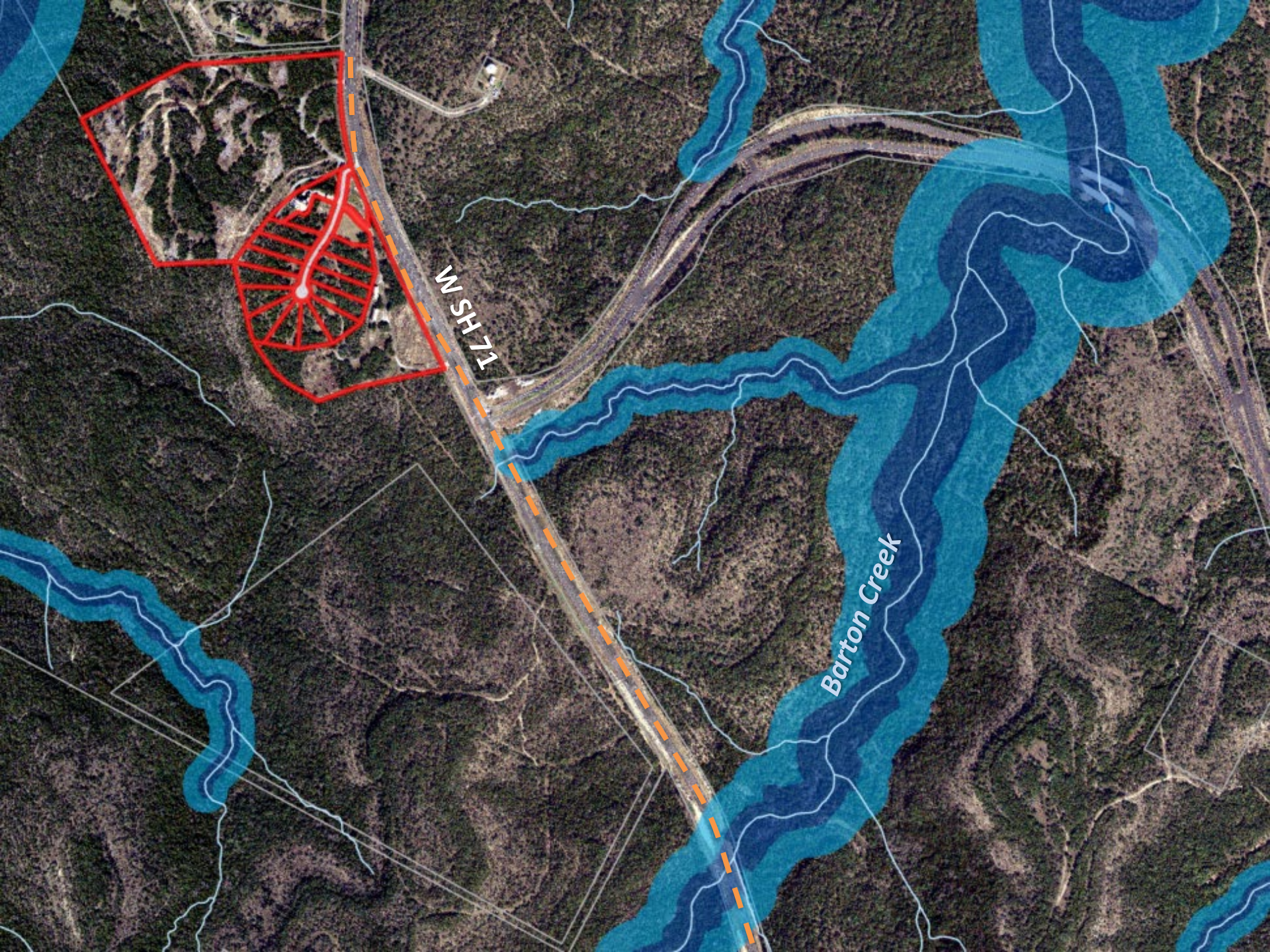
## Proposed Water Extension, continued



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

Map provided by Austin Water





W SH 71

Barton Creek






Thomas Springs Rd

W SH 71



[illegible]

**STAFF PROPOSED 15,150 FEET OF  
APPROPRIATELY SIZED FORCE MAIN**

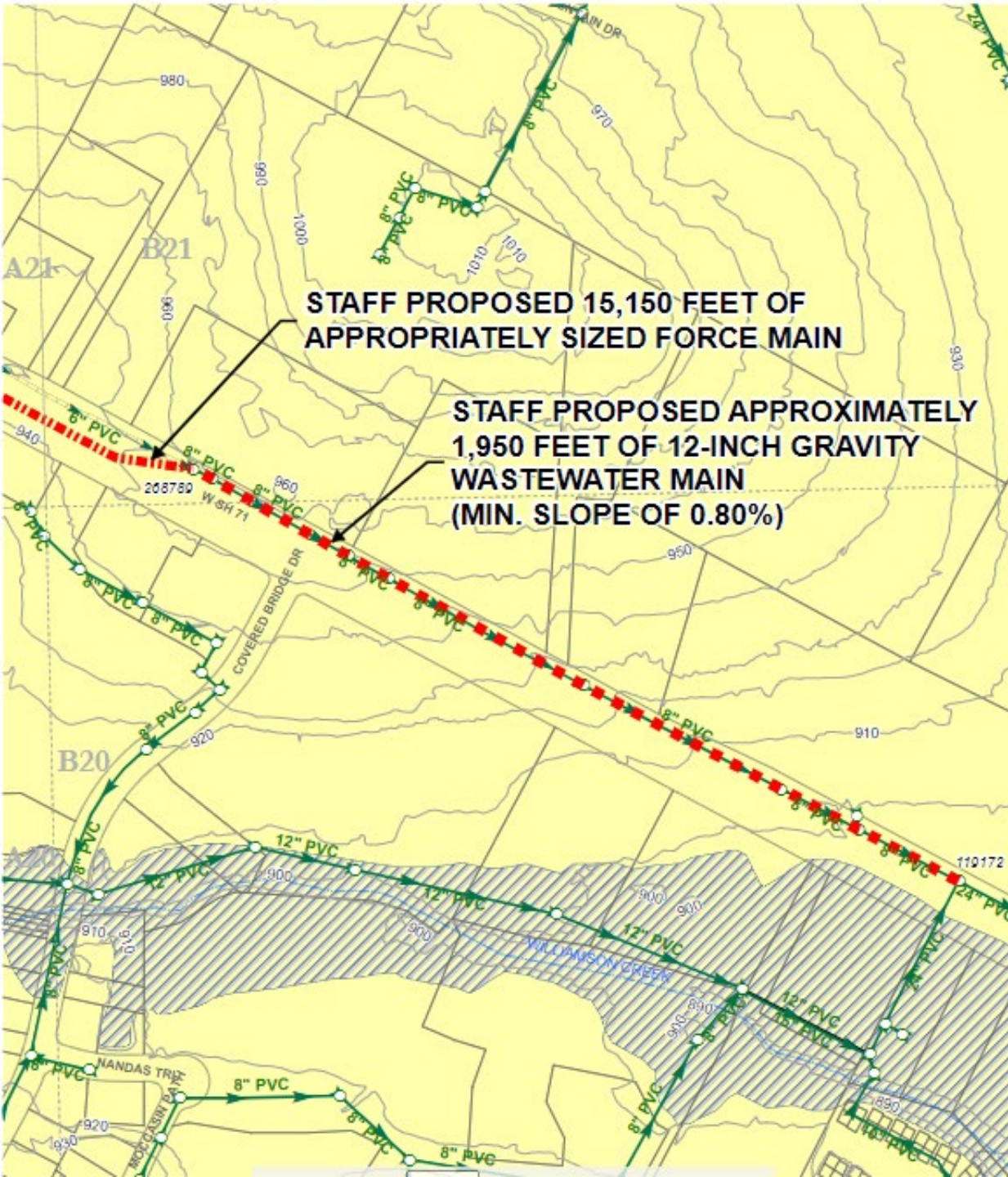
 Limited-Purpose City Limit

Map provided by Austin Water



# SER #5112

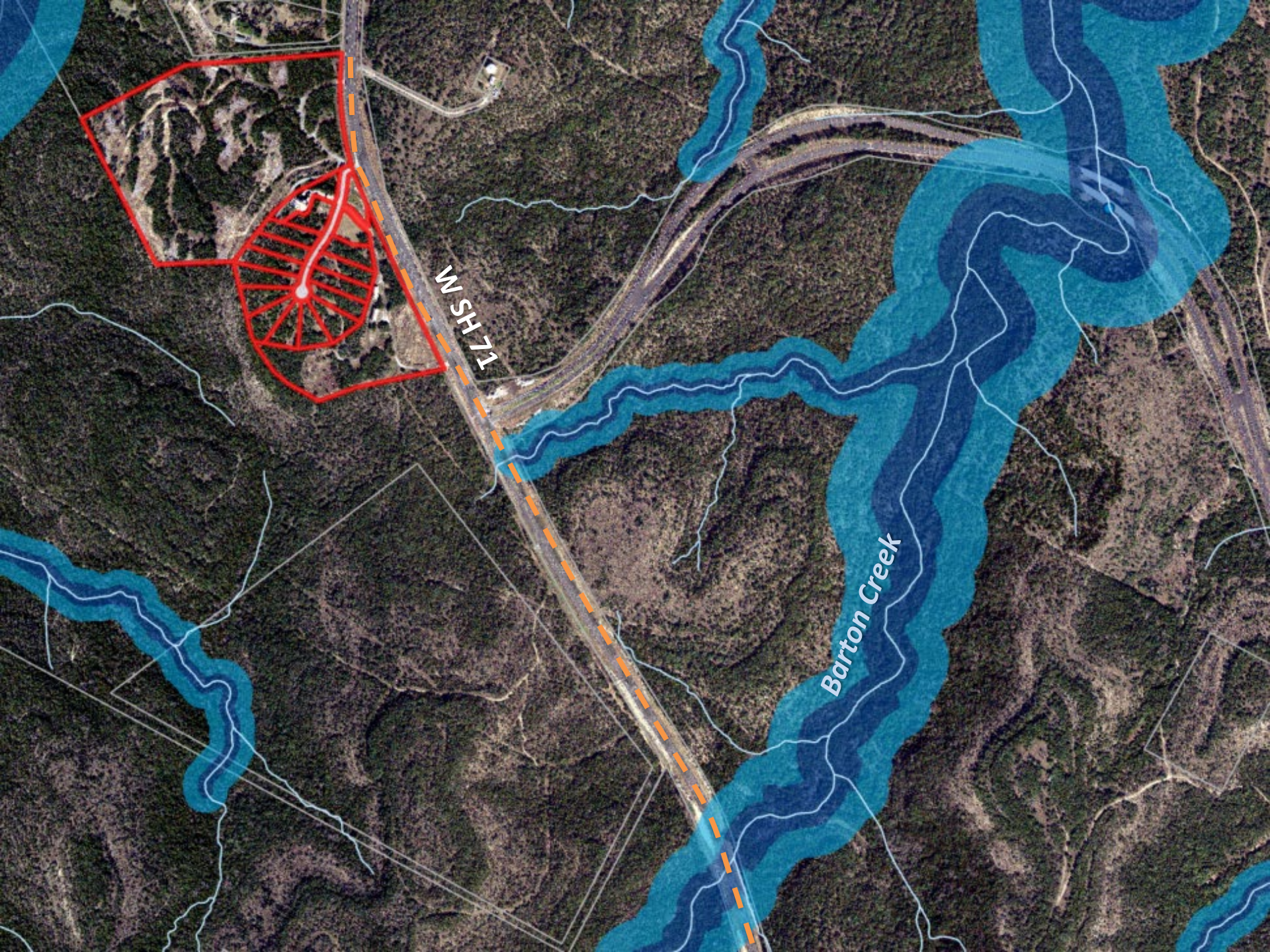
## Proposed Wastewater Extension, continued



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

Map provided by Austin Water

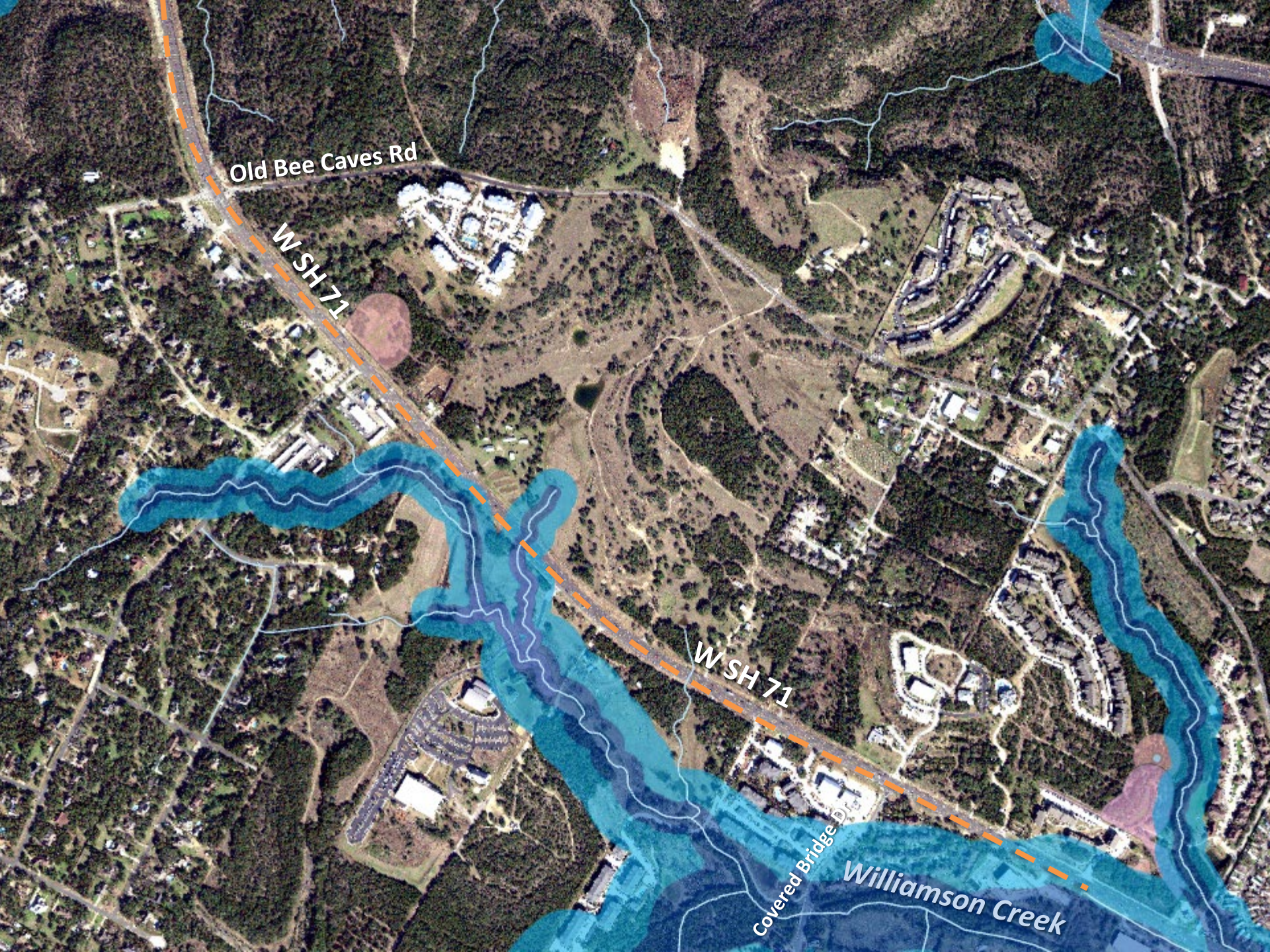




WSH 71

Barton Creek





Old Bee Caves Rd

W SH 71

W SH 71

Covered Bridge Dr

Williamson Creek



# SER #5112 Alternative Wastewater Service

- Net site area impervious cover = 20%
- If service is not extended to the site and wastewater disposal is required, the applicant would likely apply for a Texas Land Application Permit (TLAP) issued by the Texas Commission on Environmental Quality (TCEQ)
- This would require an estimated amount of 30 acres for wastewater irrigation, which would need to be deducted from impervious cover limits.
- This area also contains steep slopes, which may further limit the amount of suitable area for wastewater irrigation.

# Staff Recommendation

## Staff recommends denial.

- The impacts from the proposed water and wastewater line would require significant infrastructure improvements in an environmentally sensitive area that the City of Austin is actively working to protect for water quality and endangered species.

# Contact Information

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