

Austin Ready Mix Wastewater Service Extension Request #5313

**Environmental Commission Meeting
June 1, 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.
- No conditions can be put on approval of SERs.

Request Summary

- 4.44 acres
- 2-Mile ETJ
- Slaughter 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.
- 82,000² ft warehouse building with 21 LUEs

SER #5313

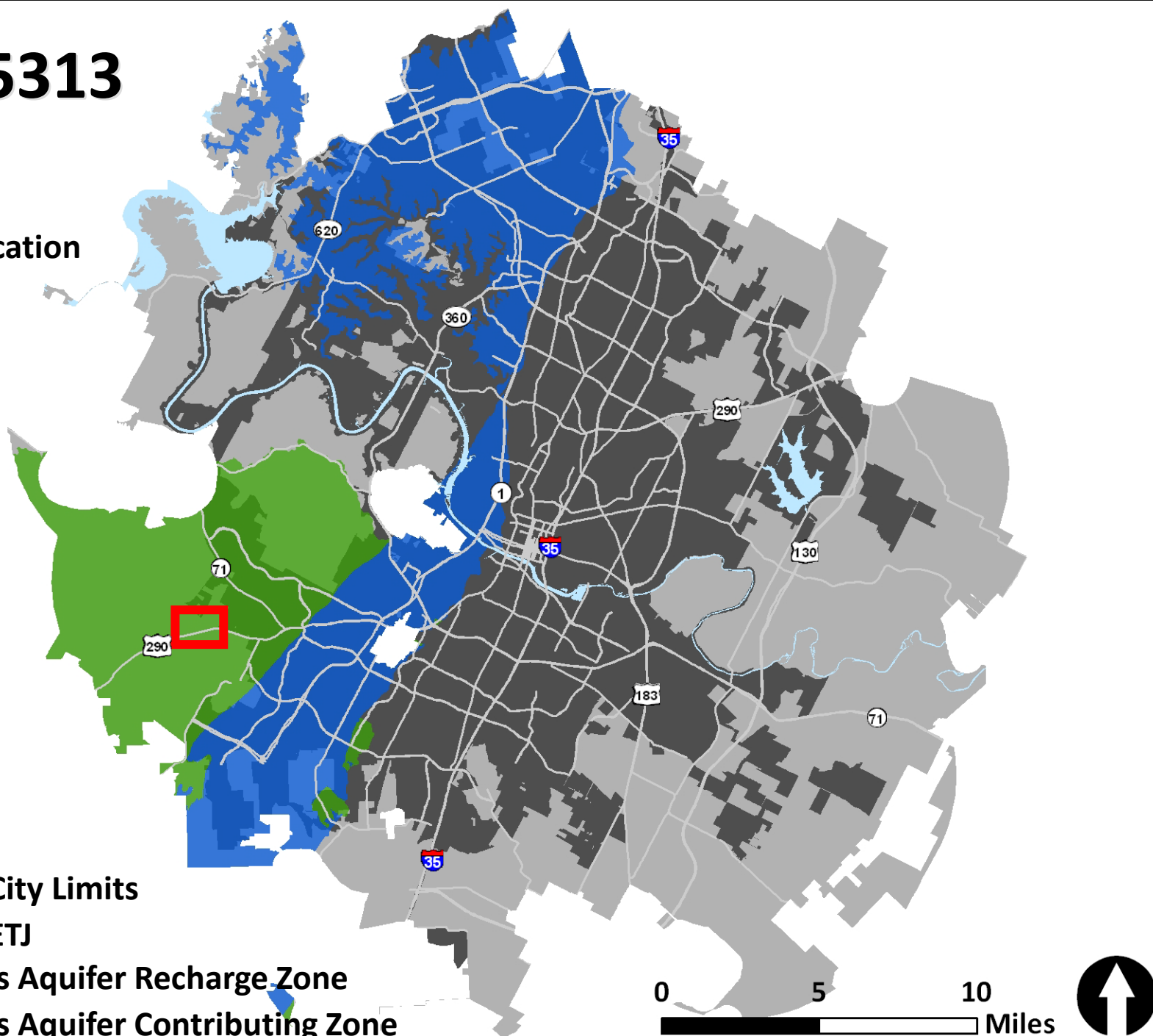
 Site Location

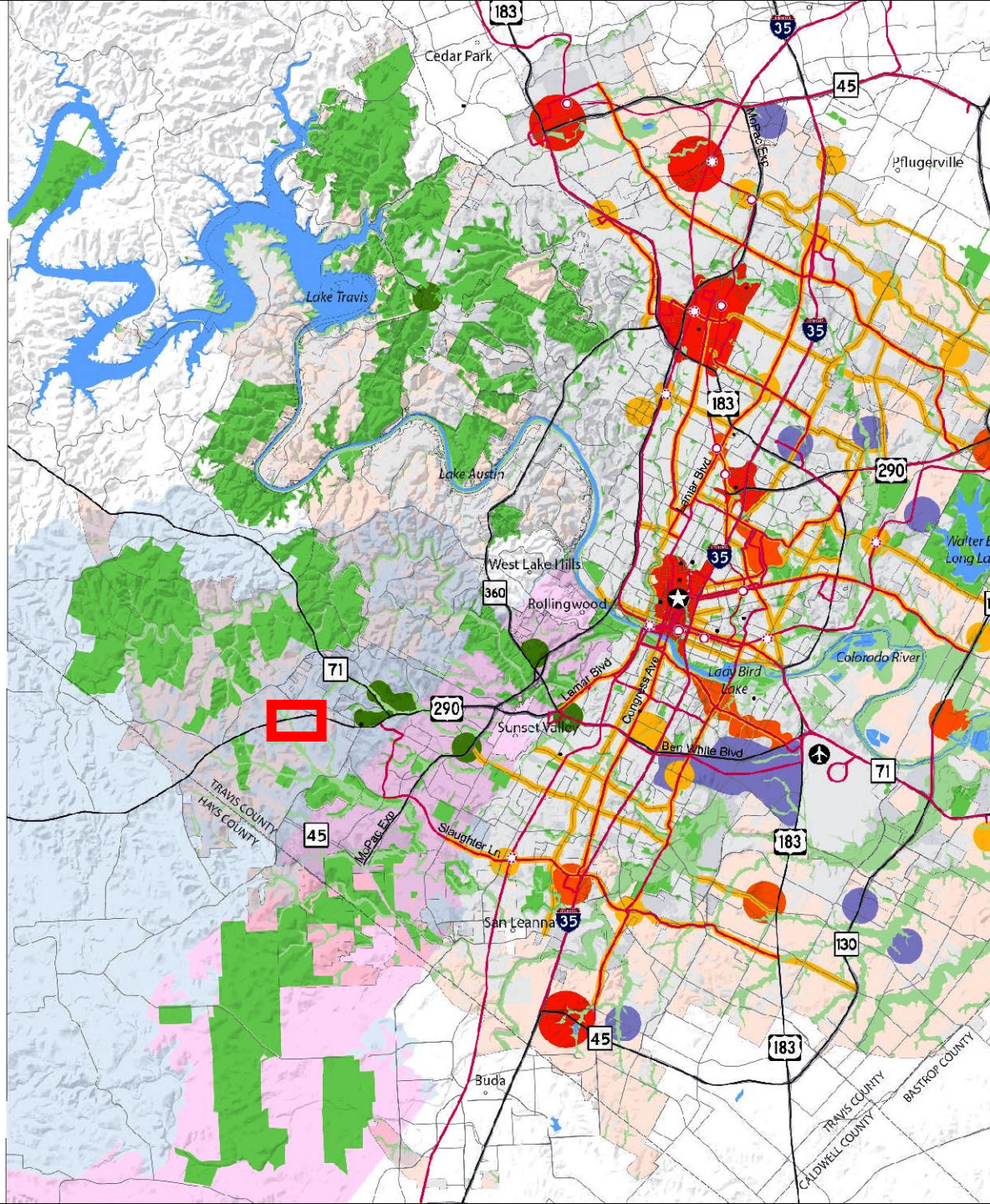
Austin City Limits

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

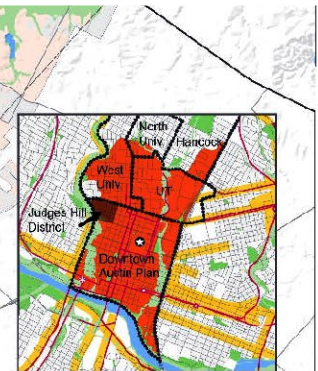
Transportation

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

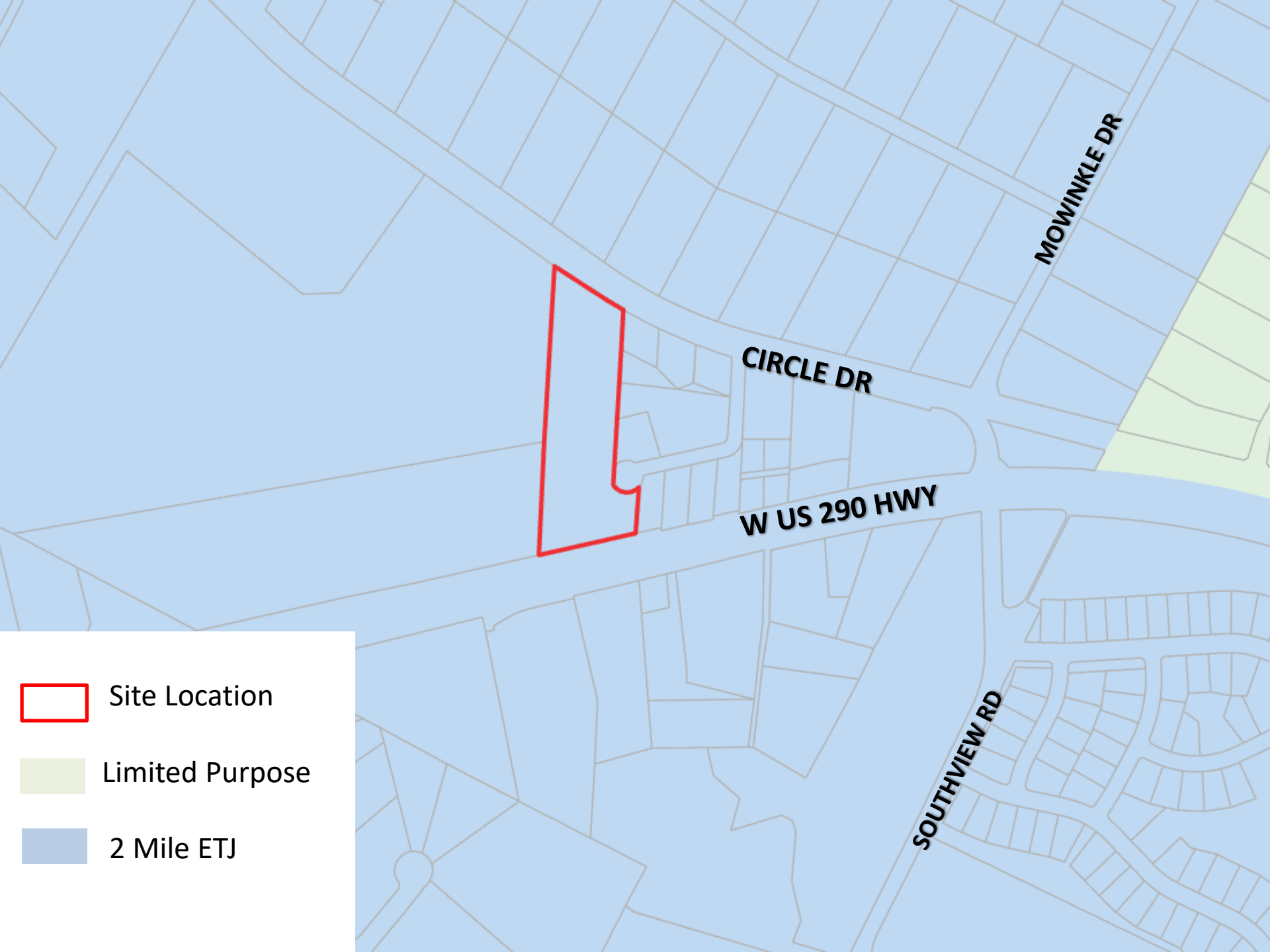
Boundaries

- City Limits
- ETJ
- County Boundaries

□ **Site Location**



Downtown Regional Center and Neighborhood Planning Areas



MOWINKLE DR

CIRCLE DR

W US 290 HWY

SOUTHVIEW RD

 **Site Location**

 **Limited Purpose**

 **2 Mile ETJ**



CIRCLE DR

W US 290 HWY

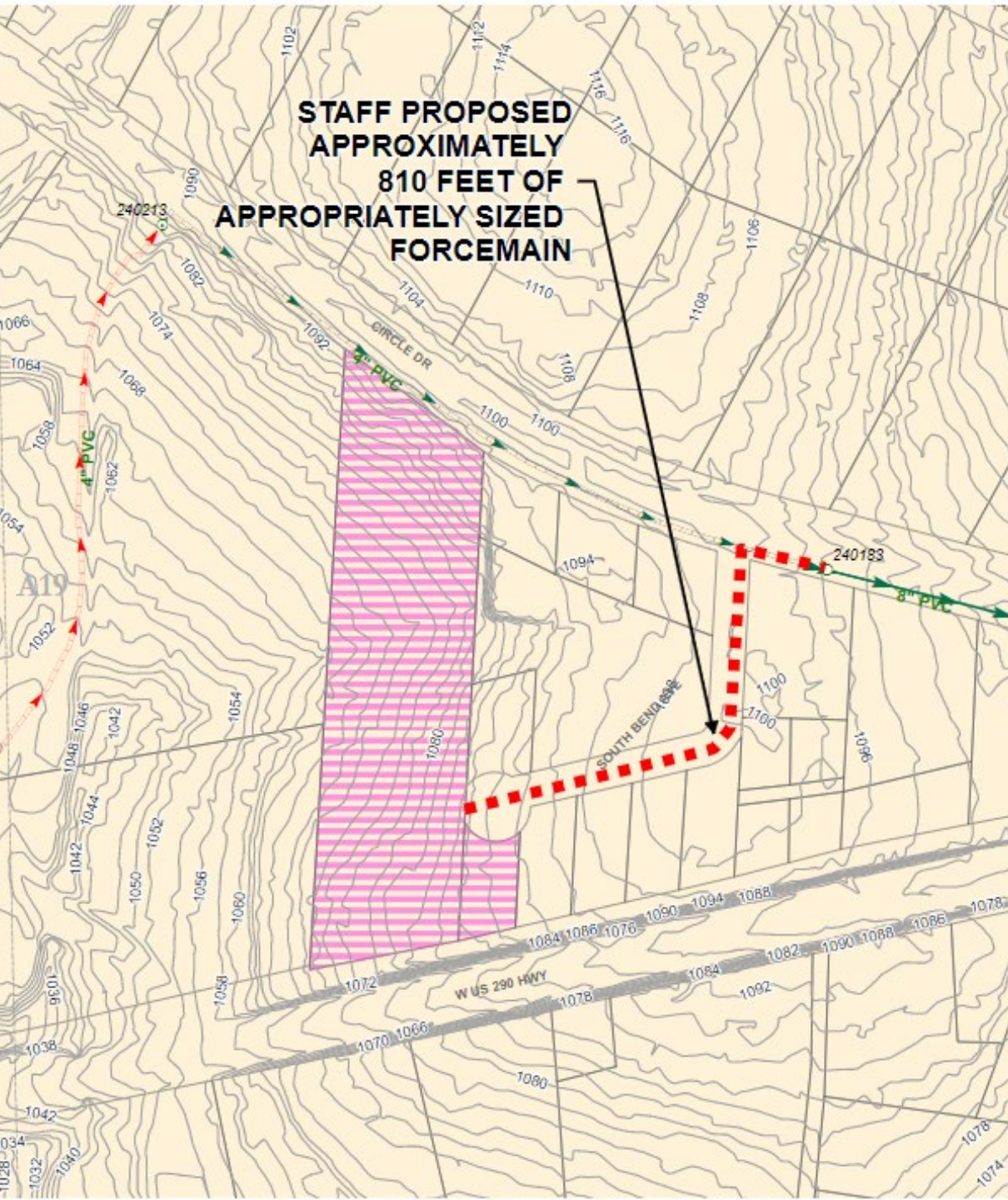
SOUTHVIEW RD




SER #5313 Environmental Impacts

- No known Critical Environmental Features
- No Critical Water Quality Zone or Water Quality Transition Zones onsite
- Does not drain to occupied salamander habitat

SER #5313

Proposed Wastewater Extension



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

Map provided by Austin Water

Water Service

- This SER does not require water service.
- There is a 12-inch water main on site to connect to in Circle Drive that would meet the fire and domestic needs for the proposed development.

SER #5313 Alternative Wastewater Service

If service is not extended, the applicant would have a few other options:

1. On-Site Sewage Facility (OSSF) would be a feasible alternative for the estimated amount of flow.
2. Apply for a Subsurface Area Drip Dispersal System (SADDS) issued by TCEQ. This would require 1.91 acres for a subsurface dispersal field, on-site storage, and on-site treatment plant, which would be deducted from the net site area calculations associated with impervious cover limits.*

*Impervious Cover = 25% Net Site Area (NSA)

Staff Recommendation

Staff recommends approval

- Of the options provided, alternative wastewater service through a Subsurface Area Drip Dispersal System issued by the TCEQ is not a preferred option by staff.
- There are no significant environmental risks to extending service.
- Providing centralized wastewater service to the site is not likely to facilitate increased development intensity in the area.

Contact Information

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