



**Service Extension Request
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 34
AGENDA DATE: Thu 06/17/2004
PAGE: 1 of 2

SUBJECT: Approve Service Extension Request No. 2337 for water service not to exceed a peak hour flow of 2,504 gallons per minute (gpm) for a tract of approximately 747.78 acres owned by the Ribelin Ranch Partnership, Ltd., located within the Drinking Water Protection Zone in the extraterritorial jurisdiction of Austin at 9818 R.M. 2222 at McNeil Road.

AMOUNT & SOURCE OF FUNDING:

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Austin Water Utility
DEPARTMENT:

**DIRECTOR'S
AUTHORIZATION:** Chris Lippe

FOR MORE INFORMATION CONTACT: Reynaldo Cantu, 972-0240; Laura Wiley, 972-0104

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: Recommended by Water and Wastewater Commission

Ribelin Ranch Partnership, Ltd., (the "Owner") of the subject tract, submitted Service Extension Request No. 2337 requesting that the City provide water utility service to the subject tract for a mixed-use development. The Ribelin Ranch consists of approximately 747.78 acres of which the Owner is seeking to develop approximately 428.07 acres of land located outside the full-purpose city limits at 9818 R.M. 2222 at McNeil Road.

This tract is located within the Council approved Impact Fee Boundary, Utility Service Area, and also within the Drinking Water Protection Zone.

The request for service does not include City cost participation or reimbursement and in the Director's reasonable judgment, adequate capacity exists to meet the projected demands of the property to be served. The estimated peak hour flow is projected at 2,504 gallons per minute (gpm). This request is being brought to the City Council because of Ordinance 000406-87 that requires City Council approval for all Service Extension Requests in the Drinking Water Protection Zone and in an area annexed for limited purposes or in the extraterritorial jurisdiction.

Offsite Water Improvements

Phase One (will provide service to the first 230 service units)

Applicant will construct approximately 3,300 feet of 16-inch water main from the existing 16-inch Northwest "C" Water Pressure Zone water main at R.M. 2222 and River Place Boulevard, east along R.M. 2222 to McNeil Drive and the proposed 16-inch Onsite Water Improvements. The completion and acceptance of the West Bull Creek Water Pumping Capacity Upgrade Project is required for the first 230 service units. If the West Bull Creek Water Pumping Capacity Upgrade Project has not been completed prior to the applicant needing water service, the applicant may complete the construction of these improvements (an escrow account has been established for the construction of these improvements).



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**AGENDA ITEM NO.: 34
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PAGE: 2 of 2**

Phase Two (will provide service to the remaining service units)

Applicant will also construct approximately 3,200 feet of 16-inch water main from the existing 24-inch Northwest "C" Water Pressure Zone water main in Sitio Del Rio Boulevard, north to R.M. 2222, and east along R.M. 2222 to McNeil Drive and the proposed 16-inch Offsite Phase One and Onsite Water Improvements. Completion and acceptance of the Northwest "C"/Anderson Mill Area Pressure Zone Improvements Capital Improvement Project is required for Phase Two.

Onsite Water Improvements (the following water improvements will need to be constructed and accepted before any water service is available)

Applicant will construct approximately 3,300 feet of 16-inch Northwest "C" Water Pressure Zone water main from the proposed 16-inch Offsite Water Improvements Phase One at McNeil Drive, northeast along the proposed extension of McNeil Drive within the proposed development. Applicant will also connect the proposed 16 and 16-inch Northwest "C" Water Pressure Zone Offsite Water Improvements Phase Two at McNeil Drive to the existing 16-inch Northwest "B" Water Pressure Zone water main and convert the existing 16-inch Northwest "B" Water Pressure Zone water main to a Northwest "C" Water Pressure Zone water main. Applicant will also construct approximately 1,400 feet of 12-inch Northwest "C" Water Pressure Zone water main from the converted existing 16-inch Northwest "B" Water Pressure Zone water main to the proposed 16-inch water main in the extension of McNeil Drive.

Pressure Reducing Valves (PRV's) will be required at the property connection(s) as well as any existing service connection(s) on the existing 16-inch water main converted from Northwest "B" to Northwest "C" water pressure. Applicant will also dedicate an appropriately sized water main easement and temporary working space easement for the proposed water transmission main from the proposed Travis Water Treatment Plant site to the existing 48-inch Northwest "A" Water Pressure Zone water main within the subject tract (see attached exhibits).

The applicant will conform to all City of Austin Code requirements. The applicant will construct all required improvements at their cost and after approval of construction; the applicant will dedicate the offsite facilities and easements to the City for ownership, operation and maintenance. The applicant has submitted a written request to be annexed by the City.

Ribelin Ranch Partnership, Ltd., has also requested wastewater service from the City of Austin.

No. 060204-J

**WATER AND WASTEWATER COMMISSION RESOLUTION
APPROVE SERVICE EXTENSION REQUEST NO. 2337 FOR WATER SERVICE NOT TO EXCEED A
PEAK HOUR FLOW OF 2,504 GALLONS PER MINUTE (GPM) FOR A TRACT OF APPROXIMATELY
747.78 ACRES OWNED BY THE RIBELIN RANCH PARTNERSHIP, LTD., LOCATED WITHIN THE
DRINKING WATER PROTECTION ZONE IN THE EXTRATERRITORIAL JURISDICTION OF AUSTIN
AT 9818 R.M. 22 AT MCNEIL ROAD**

June 2, 2004

REGULAR MEETING

VOTE: 8-0-0-1

Motion made by: Coleman
Commissioners Consenting: Warner, Lee, Friese, Miller, Raun, Pool, Chan
Commissioners Dissenting:
Commissioners Abstaining:
Commissioners Absent: Kirfinan

Water and Wastewater Commission recommends the Council authorize the approval of Service Extension Request No. 2337 for water service not to exceed a peak hour flow of 2,504 gallons per minute (gpm) for a tract of approximately 747.78 acres owned by the Ribelin Ranch Partnership, Ltd., located within the Drinking Water Protection Zone in the extraterritorial jurisdiction of Austin at 9818 R.M. 2222 at McNeil Road.


Michael Warner, Chairperson
Water and Wastewater Commission

6/2/4
Date