



Item #2

**Austin Water Utility  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA DATE: 4/6/2006  
ITEM NO:**

**Subject:** Approve an amendment to 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 and Source of Funding:** There is no unanticipated fiscal impact.

**Fiscal Note:** A fiscal note is not required.

**Requesting Department:** AWU

**For More Information:** Reynaldo Cantu, P.E., 972-0240; Denise Avery 972-0104

**Prior Council Action:** Originally approved by Council on June 17, 2004.

**Boards and Commission Action:** Review by Water and Wastewater Commission April 5, 2006.

**Purchasing Language:**

**MBEWBE:**

---

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). The original request was 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.

The Service Extension Request is being revised to remove construction requirements that will now be managed and constructed by the Utility (i.e. the West Bull Creek Water Pumping Capacity Upgrade Project and the Northwest "C" Anderson Mill Area Pressure Zone Improvements Capital Improvement Project).

**Offsite Water Improvements - phase One (will provide service to the first 350 service units):**

The Owner 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 existing 16-inch Northwest "B" Water Pressure Zone connection to the existing 36-inch Northwest "B" Water Pressure Zone water main in McNeil Drive at R.M. 2222 will remain connected after the Phase One Offsite and Onsite Water Improvements have been constructed with the existing valve to be closed. The existing connection will serve as a backup source of water to this area if the Northwest "C" water system is out of service.

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

The Owner 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.

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

The Owner 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. The Owner 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. The Owner 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.

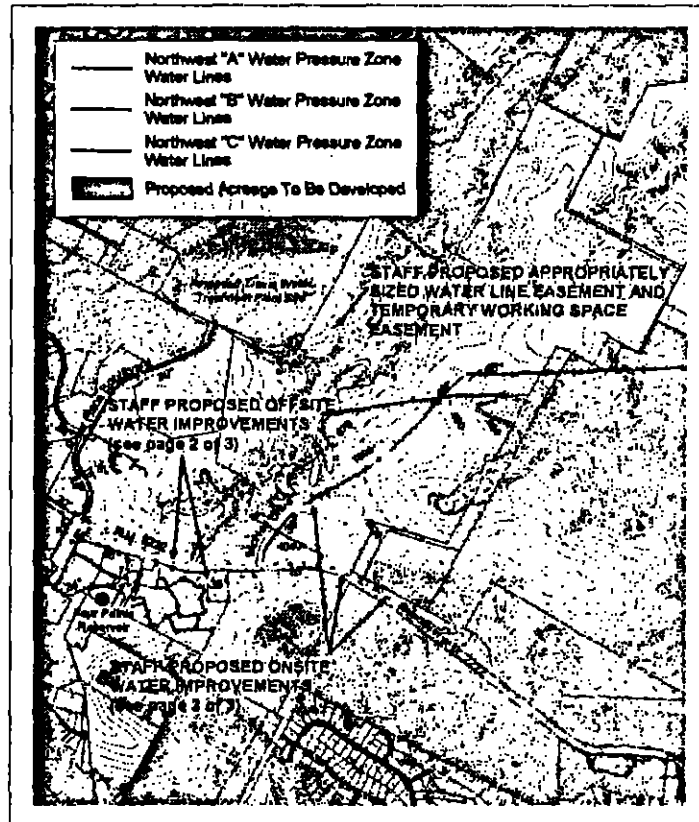
The completion and acceptance of the West Bull Creek Water Pumping Capacity Upgrade Project is required. Applicant shall contribute in-lieu-of completing the West Bull Creek Water Pumping Capacity Upgrade Project, \$300,000.00 to the City of Austin to be used by the City to complete the West Bull Creek Water Pumping Capacity Upgrade Project.

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. The Owner 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 Owner can construct, upon the approval of all-regulatory reviewing agencies, the Phase One and Two 16-inch water improvements within the right-of-way of R.M. 2222.

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 had submitted a written request to be annexed by the City.

The Watershed Protection and Development Review Department, Transportation, Planning and Sustainability Department and other applicable City Departments reviewed the subject Service Extension Request before it was originally approved.

Ribelin Ranch Partnership, Ltd., has an approved wastewater service request from the City of Austin.

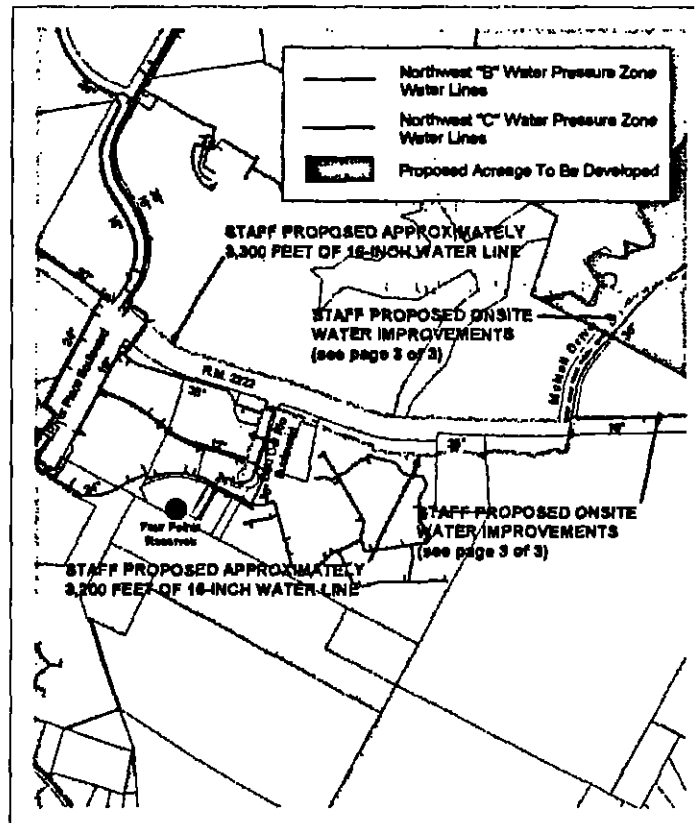


1000 0 1000 Feet

W. S.E.R. Name: Ribelin Ranch PUD

W. S.E.R. Number: 2337

Subject Tract  
 City Limits



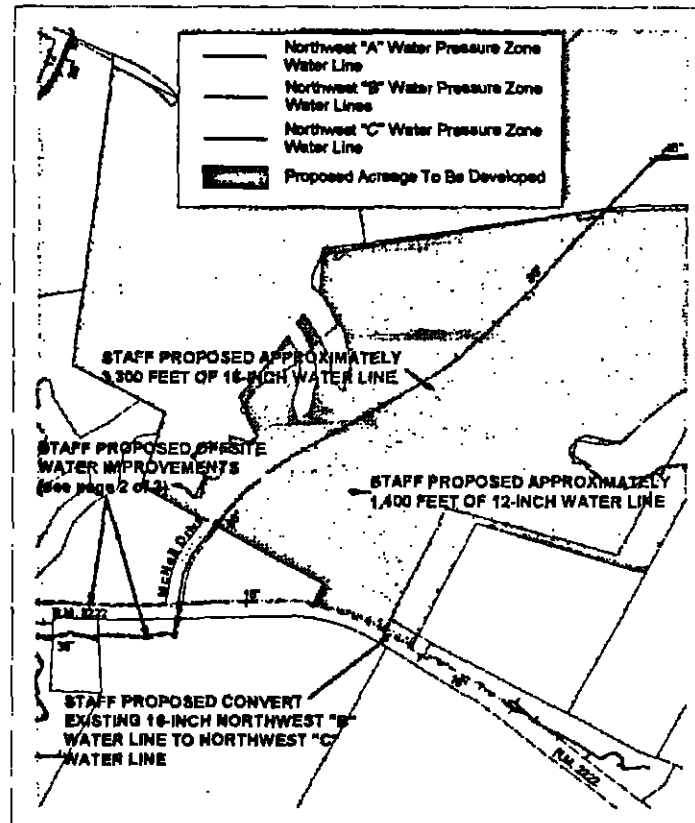
Page 2 of 3

800 0 800 Feet

W. S.E.R. Name: Ribelin Ranch PUD  
Offsite Water Improvements  
W. S.E.R. Number: 2337

Subject Tract  
City Limits

Utility Development Services Revised 9/7/2004



Page 3 of 5

W. S.E.R. Name: Ribelin Ranch PUD  
Onsite Water Improvements  
W. S.E.R. Number: 2337

Utility Development Services Project 07/2004