

AGENDA



Thursday, August 26, 2010

**Austin Water Utility
RECOMMENDATION FOR COUNCIL ACTION****Item No. 3**

Subject: Approve Service Extension Request No. 2901 for wastewater service for CRVI LOOP 360, LP, the owner of Tarlton 360 Townhomes located within the Drinking Water Protection Zone and within portions of the City's Limited Purpose jurisdiction and the Robert E. Lee Road Interceptor Study Area at 2400 WALSH TARLTON LN, proposing a Mixed Use Development with an Estimated Peak Wet Weather Flow of 160 gallons per minute (gpm).

Amount and Source of Funding: There is no unanticipated fiscal impact.

Fiscal Note: A fiscal note is not required.

For More Information: Seyed Miri, P.E., 972-0202; Denise Avery, 972-0104

Boards and Commission Action: Recommended by the Environmental Board and the Water and Wastewater Commission. Related to Item #2.

Tarlton 360 Townhomes (the "Property") consists of approximately 21.75 acres with portions of land located outside the full-purpose city limits at 2400 WALSH TARLTON LN and is proposing to construct a Mixed Use Development (229 Condos, 193,319 square feet of Office, 8,300 square feet of Retail, and 3,500 square feet of Restaurant).

CRVI LOOP 360, LP (the "Owner") requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request No. 2901. The Property is within the Council approved Impact Fee Boundary, the Utility Service Area for wastewater (except for approximately 1.8 acres described in the NOTE below), the Drinking Water Protection Zone, the Barton Creek Watershed and the Robert E. Lee Road Interceptor Study Area.

The request for service does not include City cost participation or reimbursement and based on the Utility's capacity analysis, adequate system capacity exists to meet the projected demands of the property to be served. The Estimated Peak Wet Weather Flow is projected at 160 gallons per minute (gpm). This request is being brought to the City Council because of Austin City Code § 25-9-35 that requires City Council approval for all Service Extension Requests in the Drinking Water Protection Zone that are not within the Austin Full Purpose Corporate Limits. This request is also being brought to the City Council for Council Approval to modify the areas designated for centralized sewer service and the Living Unit Equivalents (LUEs) designated for this Property set forth in the Report of the Consensus Building Group of the Robert E. Lee Road Relief Interceptor Planning Study approved by City Council by resolution on January 7, 1998.

Applicant will construct approximately 150 feet of 8-inch gravity wastewater line (to replace an existing 6-inch force main) from the existing 8-inch gravity wastewater line in WALSH TARLTON LN north of the subject tract, south along WALSH TARLTON LN to the subject tract. This proposed public gravity wastewater line will need to be extended to provide service for any future lots proposed for this subject tract (based on proposed re-subdivision of this property into multiple lots).

NOTE: This subject tract is located within the Robert E. Lee Road Interceptor Study Area; the majority of the subject tract is within the area designated for Centralized Sewer Service in the Study Area. City Council on January 7, 1998 by resolution approved the Report of the Consensus Building Group of the Robert E. Lee Road Relief Interceptor Planning Study (Report). There is a small southwestern portion (approximately 1.8 acres) of this subject tract outside of this Centralized Service area; there appears to be a proposed private lift station and 6 condominium units on this small portion of the subject tract based on plans currently on file with this SER. In addition, the SER applicant has proposed a development with more LUEs than were designated for this property (M-P Addition) in the Planning Study Report for Robert E. Lee Road Relief Interceptor Study. For any modification of the areas designated for centralized sewer service set forth in the Report, the Utility requires City Council approval.

The proposed wastewater improvements will conform to all City of Austin Code requirements. The applicant will construct all required improvements at their cost and after final acceptance of construction; the applicant will dedicate the facilities to the City for ownership, operation and maintenance. The applicant has submitted a written request to be annexed by the City. All lots will be served by City of Austin water service.

The Watershed Protection Department and other applicable City Departments have reviewed the subject Service Extension Request.

Approval of SER No. 2901 recommended by the Water and Wastewater Commission; and, in addition, the Commission recommended that Council and City staff during site plan review or other development review consider documenting a land swap, proposed by the Owner, of 1.54 acres of the site from the Robert E. Lee Relief Interceptor Study decentralized wastewater service area for 1.69 acres of land of the site now located in the centralized wastewater service area.