



**MEMORANDUM**

**TO:** City of Austin Environmental Board Members

**FROM:** Lee C. Lawson  
TPDES Program Coordinator  
Watershed Protection Department

**DATE:** October 12, 2011

**SUBJECT:** Water Service Extension Request (#3037) Foundation Retail Development

WPD staff review water and wastewater service extension requests (SER) for service outside the City of Austin in the Drinking Water Protection Zone. Austin's Water and Wastewater Commission uses our review and your recommendation – should you choose to make one, to help decide whether to recommend an SER to Austin's City Council for final approval.

Enclosed please find a brief discussion of Foundation Retail Development's water SER, information about the service and a location map of the proposed alignment for the water line. The Environmental Board motioned to postpone this request until the October 19, 2011 meeting. I will brief you next Wednesday, and have the appropriate staff available for questions in regards to 1704, and 24 inch transmission line. In the meantime, please do not hesitate to call me at 974-3348 with your questions or comments.

Sincerely,

Lee C. Lawson

LL:ll

## **Foundation Retail Development Water Service Extension Request #3037**

### **1) Will future development be required to comply with current code?**

Foundation Retail Development is grandfathered and not subject to current development requirements for water quality in Bull Creek, a Water Supply Suburban Watershed. The applicant requested and received 1704 status, which entitles them to develop under older regulations. In 1976, when the subdivision plat was approved, the city did not have water quality requirements for development that would apply to the Foundation Retail Development.

Developments with older applications such as this one do not require buffers for streams or sensitive features known as CEFs; stormwater treatment; nor do they require limits to impervious cover or construction on steep slopes. Because this site is not close to a regulated stream, and relatively flat, current requirements for stream buffers or construction on steep slopes would not apply; however, current requirements would limit impervious cover, require stormwater treatment, and if any, buffers for CEFs.

Impervious cover, as proposed, is approximately 54 percent. Current requirements limit impervious cover to 40 percent, or with transfers, to 55 percent of the net site area. Without transfers, e.g. land set aside that cannot be developed, current requirements would require the applicant to reduce impervious cover.

As proposed, the applicant will not provide stormwater treatment for water quality. Current code would require the applicant to capture, isolate, and treat at least the first 0.8 inches of runoff draining to the control from the site.

The site is over what the City of Austin recognizes as the recharge zone for the Northern Edwards Aquifer; however, it is outside of what the TCEQ defines as the recharge zone and not subject to their development regulations, i.e. the Edwards Rules, which would require the applicant to treat stormwater.

### **2) Would the requested service result in a more intense development than would be possible absent the service?**

Water service would not result in a more intense commercial development provided the applicant could drill a well and secure a sufficient amount of groundwater to meet their needs.

### **3) Is the site in an area in which we are encouraging development?**

The Foundation Retail Development site is in the Drinking Water Protection Zone (DWPZ). In the Drinking water Protection Zone only oversized water infrastructure is

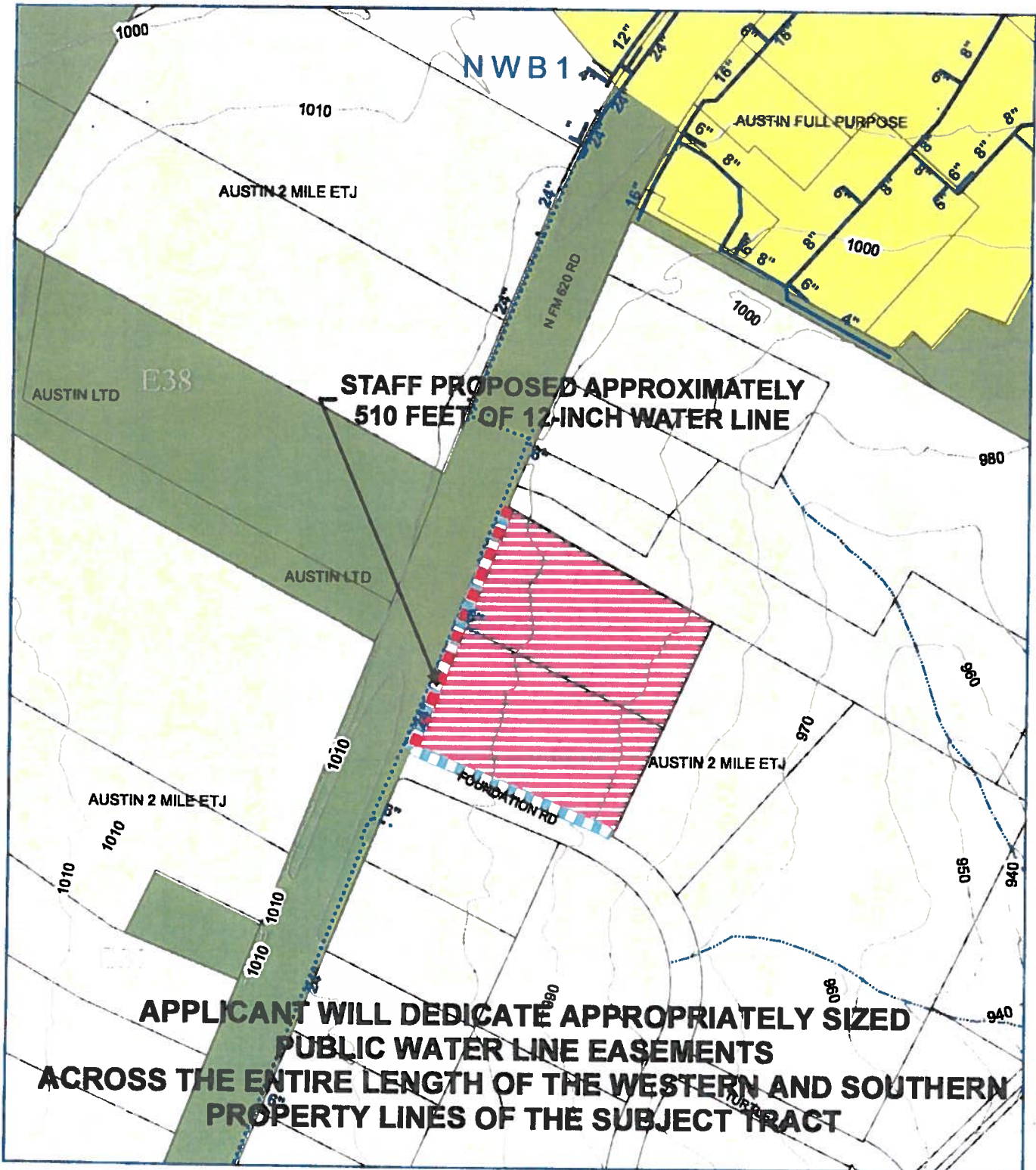
eligible for cost participation/reimbursement. City ordinance allows for cost participation or reimbursement for oversized water or wastewater infrastructure is eligible for cost participation/reimbursement.

**4) Would centralized service solve known or potential environmental problems?**

Centralized water service would not solve any known or potential environmental problems; however, poorly constructed, maintained, or aging groundwater wells can provide pathways for pollutants and degrade groundwater in the vicinity.

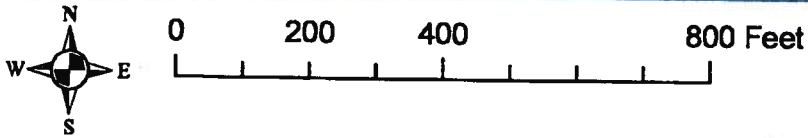
**5) Is serving the area consistent with our long-term service area and annexation goals?**




Applicants must request annexation as a condition of service; however, there are no near term plans to annex the Foundation Retail Development site. Austin Water Utility has plans to build a transmission line along FM 620, which will connect to existing lines north and south of the site and provide water service to this and other customers in the area.



**STAFF PROPOSED APPROXIMATELY 510 FEET OF 12-INCH WATER LINE**

**APPLICANT WILL DEDICATE APPROPRIATELY SIZED PUBLIC WATER LINE EASEMENTS ACROSS THE ENTIRE LENGTH OF THE WESTERN AND SOUTHERN PROPERTY LINES OF THE SUBJECT TRACT**



-  Subject Tract
- Jurisdiction**
-  Full-Purpose City Limit
-  Limited-Purpose City Limit
-  2-Mile ETJ
-  SER Proposed Water Line
-  SER Proposed Easement

**W. S.E.R. Name: Foundation Retail Development**  
**W. S.E.R. Number: 3037**

# Foundation Retail Development Water SER (#3037)

