



## Recommendation for Action

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**File #:** 19-1002, **Agenda Item #:** 34.

2/7/2019

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### **Posting Language**

Consider and take action on Service Extension Request No. 4272 for water service to a 25.96 acre tract located at 10600 N FM 620 Road within the Drinking Water Protection Zone, the City's Limited Purpose Jurisdiction and Austin Water's service area. Related to item #35.

### **Lead Department**

Austin Water

### **Fiscal Note**

This item has no fiscal impact.

### **For More Information:**

Colleen Kirk, 512-972-0266; Kevin Critendon, 512-972-0191; Denise Avery, 512-972-0104

### **Council Committee, Boards and Commission Action:**

November 7, 2018- No recommendation by the Environmental Commission due to lack of a second.

January 9, 2019-Recommended by the Water and Wastewater Commission on 7-1 vote with Commissioner Maia voting against and Commissioner Parton abstaining.

### **Additional Backup Information:**

The 620 Volvo Dealership project consists of approximately 25.96 acres of land located at 10600 N FM 620 Road (the "Property"). The Property is located entirely within the City of Austin's (the "City") Limited Purpose Jurisdiction, Impact Fee Boundary, Austin Water's service area for water, the Drinking Water Protection Zone, and the Lake Travis Watershed. A map of the property location is attached.

### **Applicant:**

Budget Leasing, Inc. (the "Owner") is proposing to develop a car dealership comprised of approximately 7,406 sq. ft. retail space, 4,242 sq. ft. office space, and 16,930 sq. ft. of warehouse space. The Owner requested that the City provide water utility service to the Property as proposed in Service Extension Request (SER) No. 4272.

City Code § 25-9-35 requires City Council approval for this SER because the Property is located within the Drinking Water Protection Zone and outside the City's full-purpose corporate limits. The City will not cost participate on this project.

### **Infrastructure Improvements:**

To serve the Property, the Owner will be required to construct approximately 925 feet of 12-inch water main from the existing 16-inch water main on the east side of FM 620 Rd to the Property,

The proposed water improvements are sized to serve the needs of the Property and will conform to all City Code requirements. These improvements will be designed in accordance with City's Environmental Criteria Manual and

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Utilities Criteria Manual, and will be inspected by the City's Development Services Department. The Owner will construct all required improvements at their cost and dedicate the facilities to the City for ownership, operation and maintenance. All City fees are applicable to the provision of water service including capital recovery fees.

**City Staff Summary:**

Austin Water has evaluated the Owner's request for City water service and can provide water service as proposed in SER-4272. Attached is a report by Austin Water staff outlining technical information related to providing water service to this tract. Additionally, a report provided by Watershed Protection Department staff that addresses their environmental concerns with providing water service as proposed in SER-4272 is also attached.

City Council previously approved water SER-3406 (Stokes Ranch) for the Property on November 20, 2014. The previously approved SER was for a proposed development use consisting of 36 single-family condominium units, 4,704 sq. ft. restaurant use, and 21,562 sq. ft. retail use. The previously proposed development use represents 73 Living Unit Equivalents (LUE). The currently proposed development use in SER-4272 for the 620 Volvo Dealership represents 10 LUEs.

Contingent upon approval of SER-4272 for water service to the Property, approval of any related development applications for the Property is subject to current City Code, including the Watershed Protection Ordinance.

The proposed project is located in zip code 78726 and in City Council District 6.