Recommendation for Action

File #: 21-2026, **Agenda Item #:** 2. 6/10/2021

Posting Language

Approve Service Extension Request No. 4652 for wastewater service to a 34.4 acre tract located at 11213 FM 620 within the Drinking Water Protection Zone, partially within the City's Full-Purpose Jurisdiction, partially within the City's 2-mile Extra-Territorial Jurisdiction, and Austin Water's service area.

Lead Department

Austin Water.

Fiscal Note

There is no anticipated fiscal impact.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office at 512-974-2991 or AgendaOffice@austintexas.gov.

Council Committee, Boards and Commission Action:

April 21, 2021 - Not recommended by the Environmental Commission on a motion by Commissioner Coyne and seconded by Commissioner Thompson on a 6-1 vote.
June 2, 2021 - To be reviewed by the Water and Wastewater Commission.

Additional Backup Information:

The FM 620 and Anderson Mill Rd. project consists of approximately 34.4 acres of land located at 11213 FM 620 (the "Property"). The Property is located within the City of Austin's (the "City") Full-Purpose Jurisdiction and the City's 2-mile Extra-Territorial Jurisdiction, Impact Fee Boundary, Austin Water's service area for wastewater, the Drinking Water Protection Zone, and the Lake Creek Watershed. A map of the property location is attached.

Applicant:

CWS Capital Partners, LLC (the "Applicant") is proposing to develop approximately 350 multi-family units. The Applicant requested that the City provide wastewater utility service to the Property as proposed in Service Extension Request (SER) No. 4652. Austin Water will also provide retail water service to the Property. Council action is not required for water service under City Code because water service to the property is suitable and sufficient to meet the applicant's proposed needs.

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

Infrastructure Improvements:

To serve the Property, the Applicant will be required to construct:

- for Option 1, approximately 1,600 feet of 12-inch gravity wastewater main from the existing 8-inch

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gravity wastewater main (Project no. 80-0629; MH ID #11399) located in El Salido Pkwy., southwest towards Anderson Mill Rd. to the existing 8-inch gravity wastewater main (Project no. 2004-0567; MH ID #132614),

- Applicant shall also upgrade the pumping capacity of the existing Volente Lift Station to a firm capacity of approximately 355 gpm in order to adequately serve the additional wastewater flow proposed to be contributed by this development, and
- approximately 1,350 feet of appropriately sized force main from the existing Volente Lift Station, north and northwest across the adjacent property, to the existing 6-inch gravity wastewater main (Project no. 2004-0567) located east of N. FM 620 and south of Anderson Mill Rd., or
- for Option 2, approximately 1,200 feet of 12-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project no. 80-0629; MH ID #11399) located in El Salido Pkwy., southwest towards Anderson Mill Rd. to the existing 8-inch gravity wastewater main (Project no. 2002-0552; MH ID #132617),
- approximately 650 feet of 12-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project no. 2002-0552; MH ID #132618) located in Anderson Mill Rd. and extend southeast and then southwest towards the Property,
- Applicant shall also upgrade the pumping capacity of the existing Volente Lift Station to a firm capacity of approximately 355 gpm in order to adequately serve the additional wastewater flow proposed to be contributed by this development, and
- approximately 950 feet of appropriately sized force main from the existing Volente Lift Station, northeast to the proposed 12-inch gravity wastewater main

The proposed wastewater 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 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 wastewater service including capital recovery fees.

City Staff Recommendation:
Austin Water has evaluated the Applicant's request for City wastewater service and can provide centralized wastewater service as proposed in SER-4652. Attached is a report from Austin Water staff outlining additional technical information related to providing service to this tract. Watershed Protection staff has evaluated the applicant's request and does not recommend approval of SER-4652. A report provided by Watershed Protection Department staff that addresses their environmental concerns with providing centralized wastewater service as proposed in SER-4652 is also attached.

Contingent upon approval of SER-4652 for wastewater 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 is also located partially within City Council District 6.

Strategic Outcome(s):
Government That Works for All.