



MEMORANDUM

TO: Linda Guerrero, Chair, and Members of the Environmental Commission

FROM: Kaela Champlin, Environmental Program Coordinator
Watershed Protection Department

DATE: October 25, 2021

SUBJECT: 4315 City Park Water Service Extension Request #5216

Service Extension Requests (SER) located in the Drinking Water Protection Zone and outside of the City of Austin's full purpose jurisdiction require Council approval and review by the Environmental Commission. Watershed Protection Department staff have completed the review for 4315 City Park Water Service Extension Request (SER) #5216 and recommend approval of the request.

Site Overview

The site consists of a tract of approximately 8.10 acres, located at 4315 City Park Road, north of Emma Long Metro Park. The property is in the City of Austin Limited Purpose Jurisdiction and Council District 10. The site is in the Coldwater Creek Watershed and classified as Water Supply Rural.

The applicant is proposing to develop a single-family home. The lot was subdivided in in 2018 (JN & H Subdivision C8J-2016-0066.0A). The applicant is requesting a water SER with one Living Unit Equivalent (LUE) to serve the proposed single-family home.

Development Impacts

Water:

The applicant is proposing to construct approximately 350 feet of 8-inch water main from the existing 8-inch water main in City Park Road and extend south along City Park Road to the subject tract, as shown on the attached map.

Wastewater:

The property is proposing to utilize an onsite septic facility for wastewater service and will be subject to Travis County Code and rules for on-site sewage facilities.

Environmental Impacts

The property is in the Coldwater Creek Watershed and is classified as Water Supply Rural and is in the Drinking Water Protection Zone. The property has three critical environmental feature seeps (CEFs) and contains buffers for four additional CEF seeps on the adjacent property to the south. 7.26 acres of the property have a conservation easement agreement, preventing development of the area. Only 0.84 acres of the property can be developed on the western portion of the property adjacent to City Park Road.

The property has received an administrative variance associated with the final plat from LDC 25-8-281(B)/ City Code 30-5-281(B) for a residential lot to be located within 50 feet of a CEF. According to the approved administrative variance, the applicant will prevent loss of recharge to the seeps because the septic drain fields will be installed outside of the CEF buffer setbacks. No excavation shall occur within the buffer zones. No underground utility lines will be installed within either of the setback areas. Drainage from the proposed residences and driveway will be directed to the south/southeast, away from the seep point of the two closest CEFs. Drainage from this site will follow the existing topography. This should assure that the quality of drainage runoff is equal to what currently exists.

Recommendation

Staff review determined that due to the protections placed on the conservation easement, there are no significant environmental risks to extend service to the site. Therefore, the Watershed Protection Department staff recommend support for Water SER #5216.

The attached information provides further detail on the applicant's request. Please feel free to contact Kaela Champlin at (512) 974-3443 or kaela.champlin@austintexas.gov if you have any questions or comments about the proposed SER.

cc: Colleen Kirk, P.E., Austin Water
Katie Frazier, P.E., Austin Water
Liz Johnston, Deputy Environmental Officer, Watershed Protection Department