



Recommendation for Action

File #: 21-3592, **Agenda Item #:** 4.

12/9/2021

Posting Language

Approve Service Extension Request No. 4796 for wastewater service to a 69.12-acre tract located at 8921 West US Highway 290 within the Drinking Water Protection Zone, 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:

Program related questions should be directed to Kevin Critendon, (512) 972-0192, or kevin.critendon@austintexas.gov; or Shwetha Pandurangi, (512) 974-3514 or shwetha.pandurangi@austintexas.gov and 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:

November 3, 2021 - Recommended by the Environmental Commission on an 8-0 vote.

December 1, 2021 - Recommended by the Water and Wastewater Commission on a 6-0 vote.

Additional Backup Information:

The 8921 Hwy 290 West project consists of approximately 69.12 acres of land (the "Property"). The Property is located entirely within the City of Austin's (the "City") 2-mile Extra-Territorial Jurisdiction, Impact Fee Boundary, Austin Water's service area for wastewater, the Drinking Water Protection Zone, and the Slaughter Creek Watershed. A map of the property location is attached.

Applicant:

Ardent Residential (the "Applicant") is proposing to develop approximately 280 multi-family units. The Applicant requested that the City provide wastewater utility service to the Property and Austin Water determined the service requirements as proposed in Service Extension Request (SER) No. 4796. West Travis County Public Utility Agency will provide retail water service to the Property.

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 Applicant will be required to construct:

- Approximately 1,800 feet of 15-inch gravity wastewater main from the existing 15-inch gravity wastewater main near W SH 71 and extend west along Williamson Creek to Covered Bridge Drive,

- Approximately 2,250 feet of 12-inch gravity wastewater main from the existing 8-inch gravity wastewater main located north of Towana Trail and extend west along Towana Trail and south along Mowinkle Drive,
- An appropriately sized lift station within the Property, and
- Approximately 5,150 feet of appropriately sized force main from the proposed lift station and extend north through the Property, northeast along US 290 Hwy, and then north along S. Bend Dr. to the existing 8-inch gravity wastewater main in Circle Dr.

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 Applicant will construct all required improvements at their cost and dedicate the public 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-4796. Attached is a report from Austin Water staff outlining additional technical information related to providing service to this tract. Additionally, a report provided by Watershed Protection Department staff that finds no significant environmental concerns with providing centralized wastewater service as proposed in SER-4796 is also attached.

Contingent upon approval of SER-4796 for wastewater service to the Property, due to vesting rights granted per Chapter 245 of the State of Texas Local Government Code, approval of any related development applications for the Property is subject to regulations in effect in 1995, which does include creek buffers, structural water quality treatment requirements, critical environmental feature protections, and other environmental regulations.

The proposed project is located in zip code 78737 and is near City Council District 8.

Strategic Outcome(s):

Government That Works for All.