



Recommendation for Action

File #: 22-2368, Agenda Item #: 4.

7/28/2022

Posting Language

Approve Service Extension Request No. 5313 for wastewater service to a 4.44-acre tract located at 8738 West US 290 Highway 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:

Inquiries should be directed to Kevin Critendon, 512-972-0191, or Kevin.critendon@austintexas.gov, Shwetha Pandurangi, 512-974-3514, Shwetha.pandurangi@austintexas.gov, and the City Manager's Agenda Office at 512-974-2991 or AgendaOffice@austintexas.gov.

Council Committee, Boards and Commission Action:

June 1, 2022 - Recommended approval by the Environmental Commission
July 20, 2022 - To be reviewed by the Water and Wastewater Commission.

Additional Backup Information:

The Austin Ready Mix project consists of approximately 4.44 acres of land located at 8738 W US 290 Hwy (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:

Brett Denton (the "Applicant") is proposing to develop 82,000 sq. ft. of office warehouse. The Applicant requested that the City provide wastewater utility service to the Property and Austin Water has determined the service requirements as proposed in Service Extension Request (SER) No. 5313. Austin Water 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 810 feet of appropriately sized force main from the existing 8-inch gravity wastewater main (Project No. 2009-0588; MH# 240183) located in Circle Dr. near South Bend Ave. west along Circle Dr. then south and west along South Bend Ave. to the Property.

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 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-5313. 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-5313 is also attached.

Contingent upon approval of SER-5313 for wastewater service to the Property, approval of any related development applications for the Property is subject to current City Code, including the Save our Springs Ordinance.

The proposed project is located in zip code 78736 and is near City Council District 8.

Strategic Outcome(s):

Government that Works for All.