



City of Austin

Recommendation for Action

File #: 25-1075, **Agenda Item #:** 16.

6/5/2025

Posting Language

Approve Service Extension Request No. 6139 for water service to a 10-acre tract located at 10656 North FM 620 within the City's Drinking Water Protection Zone and Impact Fee Boundary, Austin Water's service area for water, unincorporated Travis County, and the Lake Travis watershed. Funding: This item has no fiscal impact.

Lead Department

Austin Water.

For More Information:

Heather Cooke, Austin Water Chief Administrative Officer, 512-972-0083 or Heather.Cooke@austintexas.gov.

Council Committee, Boards and Commission Action:

May 7, 2025 - Not recommended by Environmental Commission on a vote of 10-0, with Commissioner Sullivan absent.

May 21, 2025 - Recommended by the Water and Wastewater Commission on a vote of 6-1-1 with Commissioner Moriarty voting against, Commissioner Trilli abstaining, and three vacancies.

Additional Backup Information:

The McLemore Tract Multifamily project consists of approximately 10 acres of land located at 10656 North FM 620 (Property). The Property is located entirely within unincorporated Travis County, the City's Drinking Water Protection Zone and Impact Fee Boundary, Austin Water's service area for water, and the Lake Travis watershed. A map of the Property location is attached.

Applicant:

CWS Capital Partners, LLC ("Applicant") is proposing to develop approximately 300 multi-family units. The Applicant requested that the City provide water utility service to the Property and Austin Water has determined the service requirements as proposed in Service Extension Request No. 6139 (SER). If approved by Council, Austin Water will provide retail wastewater service to the Property as proposed in SER No. 6140. All costs will be paid by the Applicant.

City Code Section 25-9-35 requires City Council approval for this SER because the Property is not located within either:

- the Desired Development Zone, or
- the Drinking Water Protection Zone and within the City's full-purpose corporate limits.

Infrastructure Improvements:

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

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- approximately 950 feet of 12-inch water main from the intersection of North FM 620 and Foundation Road south to the Property (Option 1), or
 - approximately 1,400 feet of 12-inch water main from the intersection of North FM 620 and Boulder Lane north to the Property (Option 2).

The proposed water improvements are sized to serve the needs of the Property and will conform to all City Code requirements. Although the Property is located outside of the City's planning jurisdiction, these utility infrastructure improvements will be designed in accordance with the City's Environmental Criteria and Utilities Criteria Manuals 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 water service, including capital recovery fees. The onsite development of the Property will comply with Travis County Code Chapter 482 (*Travis County Development Regulations*).

City Staff Recommendation:

Austin Water has evaluated the Applicant's request for City water service and can provide water service as proposed in the SER. 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 details their environmental concerns with providing water service as proposed in the SER is attached.

Contingent upon approval of the SER for water service to the Property, approval of any related development applications for the Property is subject to Travis County Code and the Lower Colorado River Authority Highland Lakes Watershed Ordinance.

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