



City of Austin

Recommendation for Action

File #: 26-1950, **Agenda Item #:** 79.

7/23/2026

Posting Language

Authorize negotiation and execution of an agreement with 730 FM 1626, LLC allowing for the formal transfer of a portion the Forest Oaks Mobile Homes, LLC water certificate of convenience and necessity ("CCN") No. 12086 to the City of Austin water CCN No. 11322 for the area that overlaps with the 730 FM 1626 LLC Tract, generally located at 730 W FM 1626 in Austin, Texas. Funding: This item has no fiscal impact, as the landowner will be responsible for infrastructure costs to extend from Austin Water's system.

Lead Department

Austin Water.

Fiscal Note

This item has no fiscal impact.

For More Information:

Inquiries should be directed to Vicky Addie, Program Coordinator at 512-972-0332 or vicky.addie@austintexas.gov.

Council Committee, Boards and Commission Action:

July 15, 2026 - Recommended by the Water and Wastewater Commission on an 8-0 vote, with three absences.

Additional Backup Information:

A Certificate of Convenience and Necessity (CCN) gives a retail public utility the exclusive right to provide retail water or wastewater utility service to an identified geographic area. The Texas Water Code and Public Utility Commission of Texas (PUCT) rules refer to this as the "certificated service area." While Texas municipalities can choose to obtain a CCN, they are not required to have one unless the municipality seeks to provide retail water or sewer service within an area designated under another CCN holder.

730 FM 1626, LLC is the owner of approximately 3.370 acres located at 730 FM 1626 in Austin, Texas.

This tract is adjacent to the larger Forest Oaks Village mobile home park property, located in the City's extraterritorial jurisdiction near Council District 5. The property owner has requested that the tract located within water CCN No. 12086, held by the Forest Oaks Mobile Homes, LLC, be transferred to the City of Austin's water service CCN. Forest Oaks Mobile Homes, LLC and the property owner have reached an agreement to accommodate such a request. There are currently no customers or water/wastewater infrastructure facilities located in the area to be transferred, and Forest Oaks Village has never provided water service to the area. The City currently holds a water service CCN that is adjacent to this tract.

Under 16 Texas Administrative Code § 24.253, public notice of a water service area transfer agreement is sufficient if the decision to enter into the agreement is discussed at a meeting of a city council, provided there are no affected customers in the transfer area. Since there are no affected customers located in the Forest Oaks transfer area, notice will be sufficient if Council approves negotiation and execution of this agreement at

a public meeting.

Austin Water will become the water service provider for potential future development on this property, contingent on completion of this proposed CCN transfer and consistent with City codes and policies related to the provision of water utility service. Austin Water is currently reviewing a service extension request to provide wastewater service for the entire tract consistent with City codes and policies related to the provision of wastewater utility services, as the entire tract is already within the City's wastewater CCN. A separate service extension request will need to be submitted by the property owner for Austin Water to evaluate any proposed water service options that may be requested by the property owner.

Legal Description of Proposed Water CCN No. 12086 Transfer Area

730 FM 1626, LLC is the owner of a tract of land containing approximately 3.370 acres, being more particularly described as all of a called 3.36 acre tract of land as conveyed to 730 FM 1626, LLC by warranty deed with vendor's lien recorded in Document No. 2021084337 of the Official Records of Travis County, Texas, all of which is located in the Forest Oaks Mobile Homes, LLC water CCN No. 12086.