



# City of Austin

## Recommendation for Action

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**File #:** 24-4119, **Agenda Item #:** 3.

3/21/2024

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### **Posting Language**

Approve Service Extension Request No. 4622R for wastewater service to a 77.78-acre tract located at 9209 Ledgestone Terrace within the Drinking Water Protection Zone, the City's two-mile extraterritorial jurisdiction and Austin Water's service area.

### **Lead Department**

Austin Water.

### **Fiscal Note**

There is no anticipated fiscal impact.

### **Prior Council Action:**

June 11, 2020 - Council approved Service Extension Request No. 4622 for wastewater service.

May 18, 2023 - Council approved Service Extension Request No. 5650 for water service.

### **For More Information:**

Inquiries should be directed to Blanca Madriz, 512-972-0115, or [Blanca.Madriz@austintexas.gov](mailto:Blanca.Madriz@austintexas.gov).

### **Council Committee, Boards and Commission Action:**

March 6, 2024 - Recommended by the Environmental Commission on an 8-0 vote with three absences.

March 13, 2024 - To be reviewed by the Water and Wastewater Commission.

### **Additional Backup Information:**

The Ledgestone (Revised) project consists of approximately 77.78 acres of land located at 9209 Ledgestone Terrace (Property). The Property is located entirely within the City's two-mile extraterritorial jurisdiction, Austin Water's Impact Fee Boundary and service area for wastewater, the Drinking Water Protection Zone, and the Slaughter Creek Watershed. A map of the property location is attached.

### **Applicant:**

Endeavor Real Estate Group (Owner) is proposing to develop approximately 500 multi-family units, 11,620 square feet of retail space, and 8,000 square feet of restaurant space. The Owner 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. 4622R, West Travis County Public Utility Agency (PUA), 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. All costs will be paid by the Owner.

On June 11, 2020, City Council approved SER-4622 for wastewater service to the Property; however, as required by City Code § 25-9-39(C)(3), the Owner now seeks to amend this SER due to changes in the Project's intensity, proposed land use, lot configuration, and anticipated wastewater demands.

The proposed development under this current request includes the subdivision of the Property for retail and

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restaurant use along U.S. Highway 290, in addition to the previously-proposed multifamily use.

**Infrastructure Improvements:**

To serve the Property, the Owner will be required to construct:

- Approximately 1,800 feet of 15-inch gravity wastewater main from the existing 15-inch gravity wastewater main near State Highway 71 and extending 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 extending west along Towana Trail and south along Mowinkle Drive,
- An appropriately sized lift station,
- Approximately 4,775 feet of appropriately sized force from the lift station and extending east along W US 290 Highway to the existing 8-inch gravity wastewater main located in Circle Drive, and
- Approximately 2,150 feet of 8-inch gravity wastewater main from the proposed lift station to the western boundary of 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 Owner 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 Owner's request for City wastewater service and can provide centralized wastewater service as proposed in SER-4622R. 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-4622R is attached.

Contingent upon approval of SER-4622R 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 78737 and is near City Council District 8.