

# **Wastewater Construction Waiver and Acreage Fee Exemption**

## **Nueces Gardens Number 2 Lot 49**

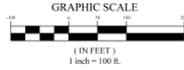


Planning Commission Meeting  
June 15, 2016

# Aerial Overview

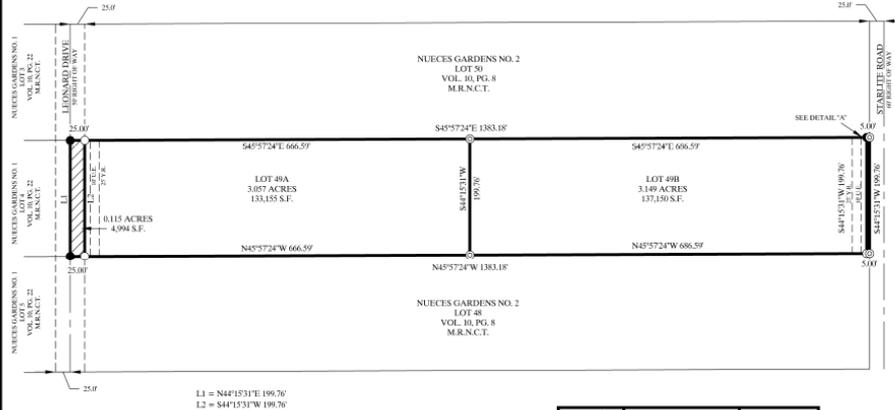


# Subdivision Plat



## REPLAT OF LOT 49A AND 49B NUECES GARDENS NO.2

BEING A REPLAT OF LOT 49, NUECES GARDENS NO. 2, AS SHOWN ON A MAP RECORDED IN VOLUME 10, PAGE 8, MAP RECORDS NUECES COUNTY, TEXAS.



- SET 5/8" IRON ROD
- FOUND 5/8" IRON ROD
- PROPERTY CORNER



### NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
2. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AS INDICATED ON PANEL NUMBER 405664 (10) C, CITY OF CORPUS CHRISTI, TEXAS.
3. IRON RODS ARE BASED ON GLOBAL POINT READING SYSTEM NAD 83 (93) DATUM.
4. THE TOTAL PLATTED AREA IS 6.34 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. FOUND 5/8" IRON RODS UNLESS NOTED OTHERWISE.

STATE OF TEXAS  
COUNTY OF NUECES

I, FELIPE HERNANDEZ, DO HEREBY CERTIFY THAT I AM THE OWNERS OF LOTS 49A AND 49B, THE PROPERTY SHOWN HEREON. I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014

FELIPE HERNANDEZ, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014

NOTARY PUBLIC:

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014

TEMPLE T. WILLIAMSON, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014

DANIEL M. GRUBBO, P.E., A.L.C.P.  
DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

I, DIANA T. BARRERA, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014 AT \_\_\_\_ O'CLOCK \_\_\_\_ M IN SAID COUNTY IN VOLUME \_\_\_\_ PAGE \_\_\_\_ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. FILED FOR RECORD

DIANA T. BARRERA, CLERK  
NUECES COUNTY, TEXAS

BY: DEPUTY: \_\_\_\_\_

AT \_\_\_\_ O'CLOCK \_\_\_\_ M

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014

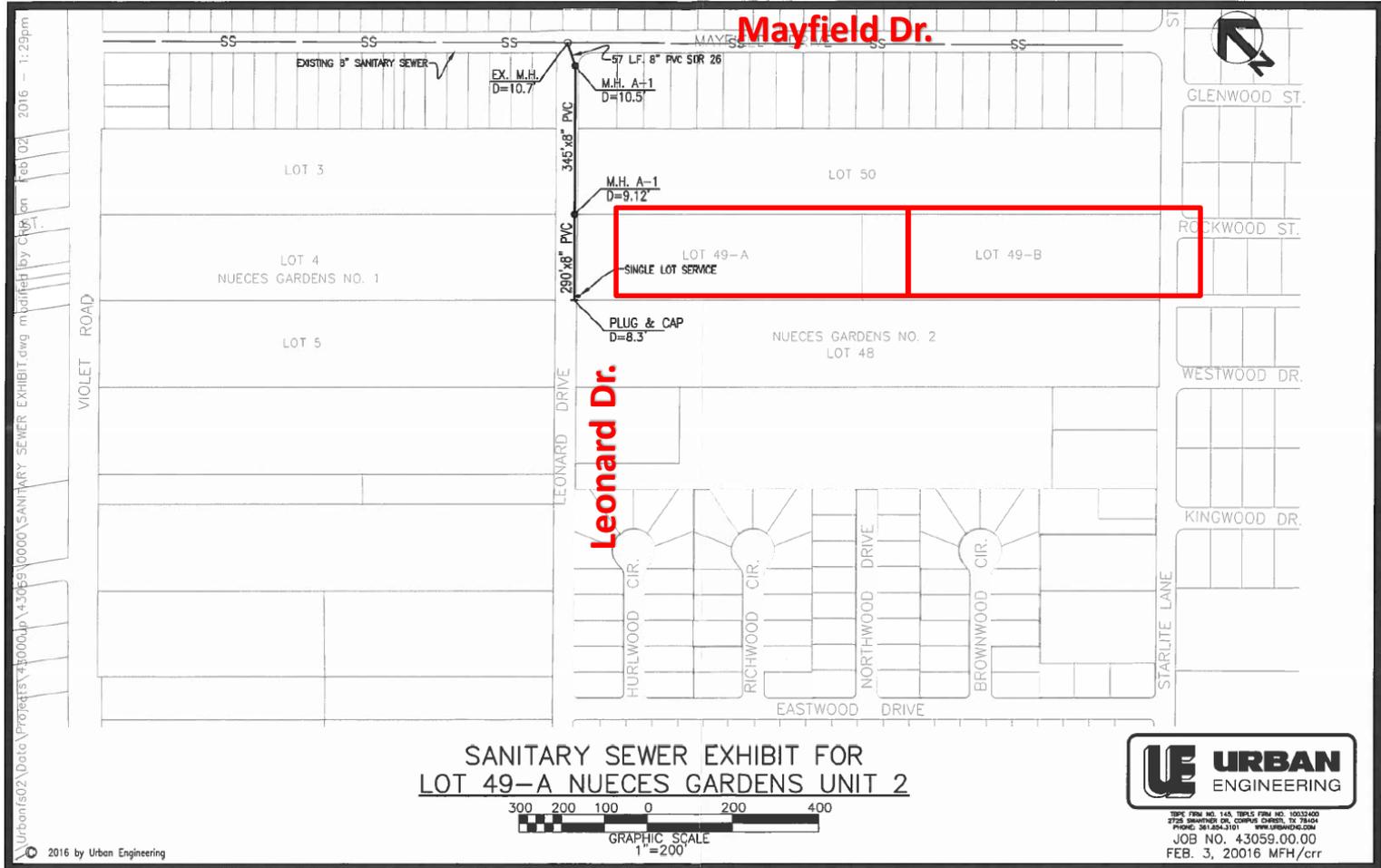
RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



# Existing Wastewater Lines



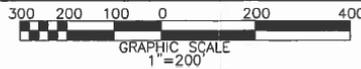
# Sanitary Sewer Exhibit



U:\Urbanis02\Data\Projects\430000\p\430059\0000\SANITARY SEWER EXHIBIT.dwg modified by Crr on Feb 02 2016 - 1:29pm

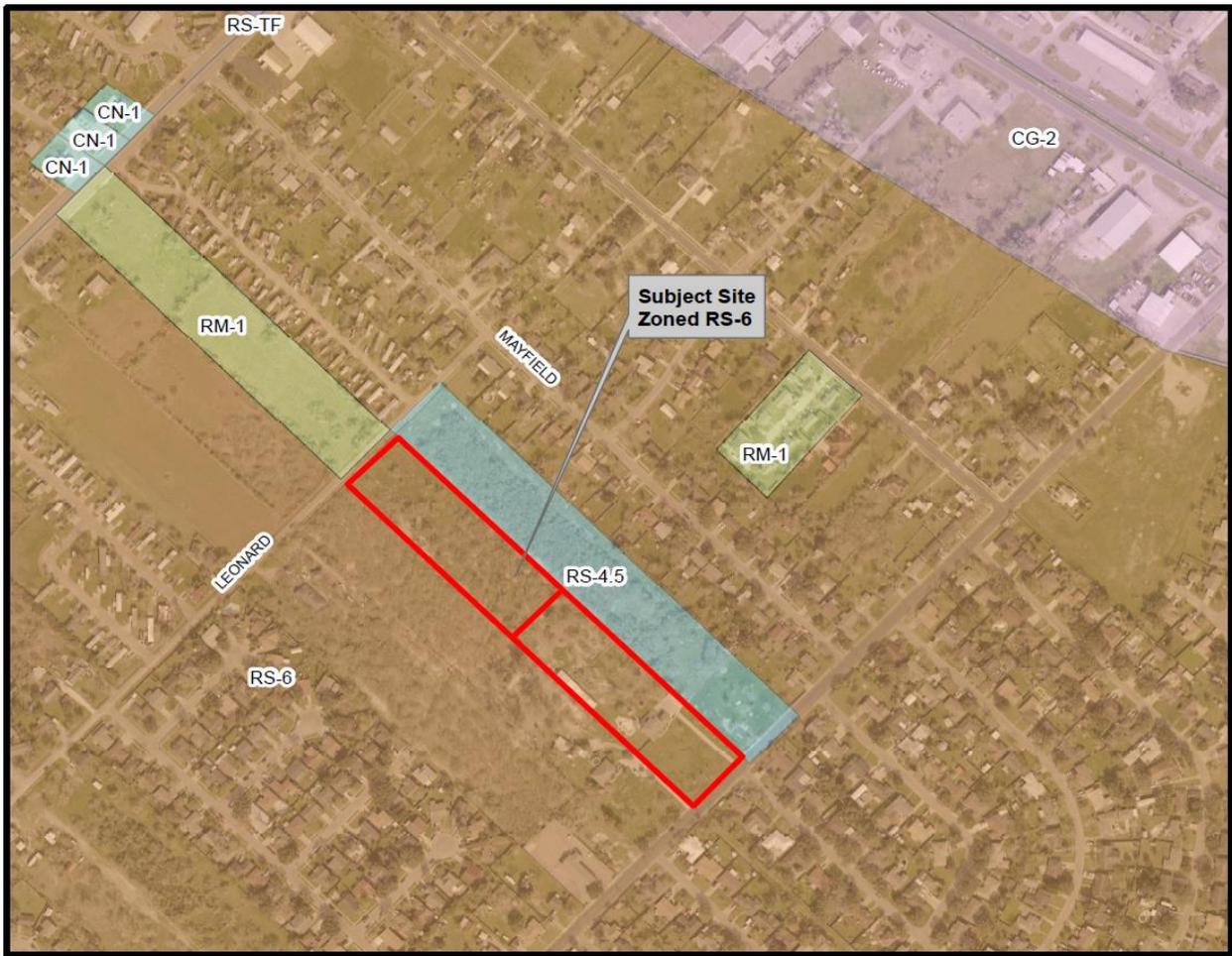
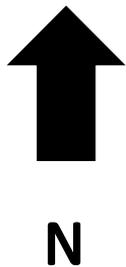
© 2016 by Urban Engineering

## SANITARY SEWER EXHIBIT FOR LOT 49-A NUECES GARDENS UNIT 2

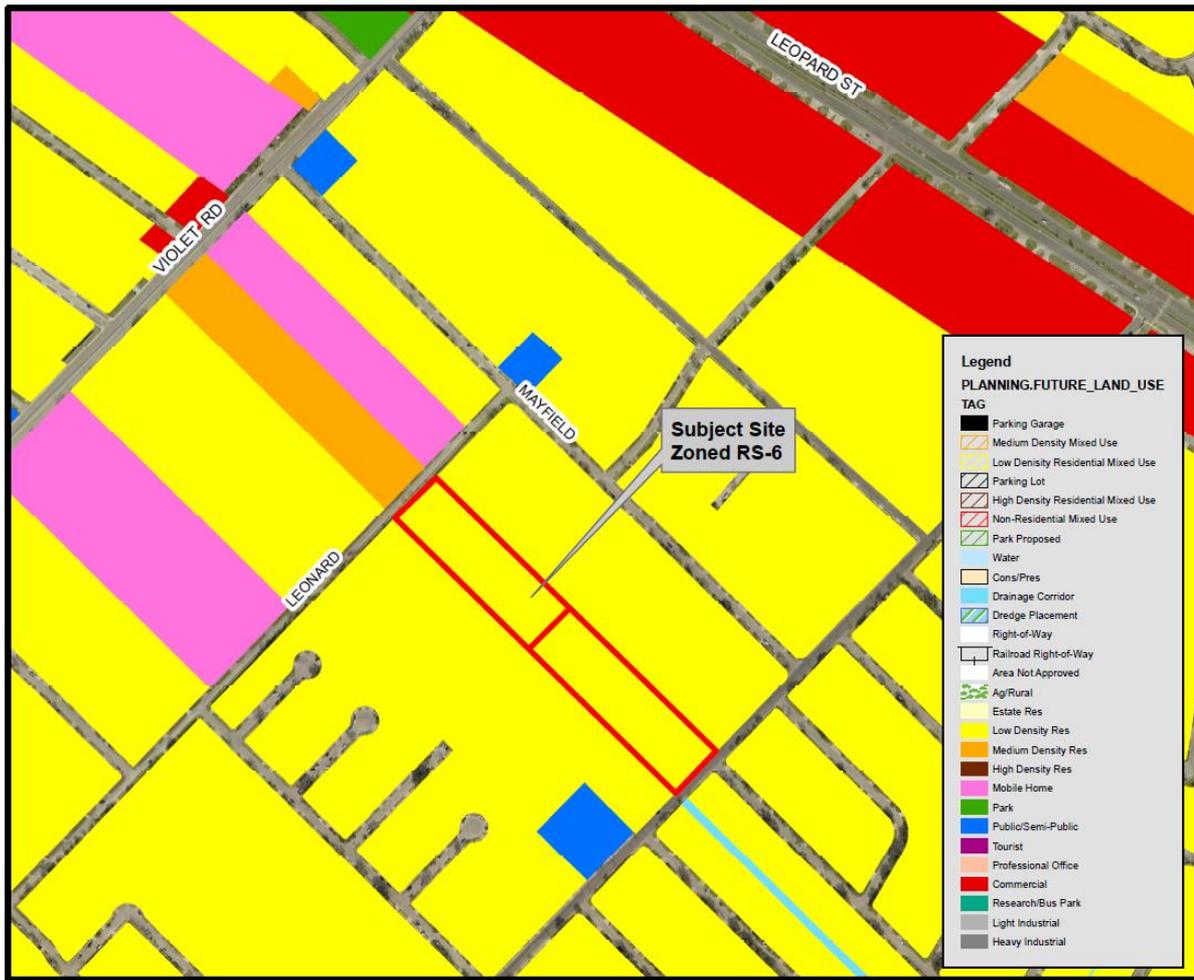
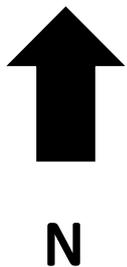


TSP# FIRM NO. 145, TSP#5 FIRM NO. 10332400  
 2728 BRANTFORD DR. CORPUS CHRISTI, TX 78404  
 PHONE: 361.254.3101 WWW.URBANGEN.COM  
 JOB NO. 43059.00.00  
 FEB. 3, 20016 MFH/crr

# Current Zoning Map



# Future Land Use Map



# Preliminary Sanitary Sewer Cost Estimates

Eng: Murray Hudson, P.E.  
By: C.R.R.

Preliminary Sanitary Sewer Cost Estimate  
for Platting Purposes  
**LOT 49-A, NUECES GARDENS UNIT 2**

Feb. 3, 2016  
Job No. 43059.00.00

ITEM	DESCRIPTION	QUAN.	QUAN. + 10%	UNIT	UNIT PRICE	TOTAL COST
<b>A. OFF-SITE SANITARY SEWER IMPROVEMENTS:</b>						
1	8" PVC SDR 26 (8'-10' Cut)	402	442	LF	\$65.00	\$28,730.00
2	Embedment	402	442	LF	\$10.00	\$4,420.00
3	OSHA Trench Protection	402	442	LF	\$2.00	\$884.00
4	4' Diameter Manhole (8'-10' Deep)	2	2	EA	\$6,500.00	\$13,000.00
5	Tie to Existing Manhole	1	1	EA	\$1,000.00	\$1,000.00
6	Pavement Repair (As Required)	1	1	LS	\$3,750.00	\$3,750.00
OFF-SITE SANITARY SEWER SUB-TOTAL:						\$51,784.00
ENGINEERING, STAKING and TESTING (15%):						\$7,767.60
<b>TOTAL OFF-SITE COST:</b>						<b>\$59,551.60</b>
<b>B. ON-SITE SANITARY SEWER IMPROVEMENTS:</b>						
1	8" PVC SDR 26 (8'-10' Cut)	200	220	LF	\$65.00	\$14,300.00
2	Embedment	200	220	LF	\$10.00	\$2,200.00
3	OSHA Trench Protection	200	220	LF	\$2.00	\$440.00
4	Single Lot Service	1	1	EA	\$1,250.00	\$1,250.00
5	Plug and Cap Line	1	1	EA	\$1,000.00	\$1,000.00
ON-SITE SANITARY SEWER SUB-TOTAL:						\$19,190.00
ENGINEERING, STAKING and TESTING (15%):						\$2,878.50
<b>TOTAL ON-SITE COST:</b>						<b>\$22,068.50</b>
<b>TOTAL ESTIMATED SANITARY SEWER IMPROVEMENTS COSTS:</b>						<b>\$81,620.10</b>
<b>MAXIMUM ALLOWABLE REIMBURSEMENT PER UDC:</b>						
Acreage Fee Value of Property (3.057 Acres x \$1,571.00 per acre):						\$4,802.55
Maximum Reimbursement = 50% of avg. line size times fee value of property:						
<b>Maximum Reimbursement = 50% x 4,802.55):</b>						<b>\$19,210.20</b>
<b>NET COST TO OWNER FOR SANITARY SEWER SERVICE TO SINGLE RESIDENTIAL LOT:</b>						
ON-SITE CONSTRUCTION:						\$22,068.50
TOTAL REIMBURSEABLE (OFF-SITE)						\$59,551.60
LESS MAXIMUM REIMBURSEMENT:						\$19,210.20
<b>NET COST TO OWNER:</b>						<b>\$62,409.90</b>



# Findings and Staff Recommendation

- The subject property under plat consideration, Nueces Garden No.2, Lot 49A, does not comply with the UDC Section 8.2.7.B.1.d.ii as sanitary sewer service is reasonably accessible to this property.
- Per UDC Section 8.2.7.B.1.d.ii:
  - *Collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended in accordance with Subsection 8.2.7.A*
- The nearest service is approximately 400 feet away from the intersection of Mayfield Drive and Leonard Drive.

## Staff Recommendation:

- **Planning Commission disapprove the waiver of sanitary sewer infrastructure construction and an exemption from the Wastewater Lot/Acreage Fees per UDC Section 8.2.7.B.1.d.ii and recommend the applicant to extend the wastewater collection line per UDC Section 8.2.7.B.1.d.ii.**

