



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 26, 2021
Second Reading for the City Council Meeting of November 9, 2021

DATE: October 26, 2021

TO: Peter Zaroni, City Manager

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Proposed Amendment to the
Wastewater Collection System Master Plan (Allison Service Area)
for IHS Consultants (Landowner)

CAPTION:

Ordinance amending the Wastewater Collection System Master Plan for the Allison Service Area, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by adjusting the boundary line between basins 37 and 40, adding 15 acres to basin 40, with the subject area located on the southside of Northwest Boulevard (FM 624) between FM 1889 and CR 69.

SUMMARY:

As requested by Urban Engineering on behalf of the landowner, IHS Consultants, this ordinance amends the City's Wastewater Collection System Master Plan ("Wastewater Master Plan") by transferring 15 acres of land from Basin 37 on the southside of Northwest Boulevard (FM 624) to Basin 40 on the northside of Northwest Boulevard. This master plan amendment is needed to allow a new commercial development, which is located on the southside of Northwest Boulevard between FM 1889 and CR 69, to connect to City wastewater service and to be constructed without delay.

BACKGROUND AND FINDINGS:

The applicant initially received a waiver from the requirement to construct wastewater infrastructure on the subject tract. IHS Consultants and Urban Engineering now propose an amendment to the Wastewater Master Plan that would make construction of the necessary wastewater infrastructure financially feasible and achievable within the timelines of the proposed development. This amendment will move 15 acres of land from a service basin (Basin 37) that lacks infrastructure to another service basin (Basin 40) with existing infrastructure and sufficient capacity to serve the 15 acres of land.

The 15 acres of land to be transferred includes the eight acres proposed for commercial development and seven acres of adjacent land. An existing church, restaurant, and hair salon are located on the adjacent 7 acres of land and these buildings are currently connected to on-site septic systems. The proposed amendment will also allow the adjacent seven acres of land to connect to the City's public wastewater system in the future.

General Development Requirements:

City infrastructure is either constructed one segment at a time by private developers as development occurs or it is constructed ahead of private development by the City itself through the Bond program or Capital Improvement Program. When private land is developed, the utilities needed for the development must be constructed in accordance with the City's utility master plans and the utilities become part of the public utility system serving other development in the area. If the land to be developed does not have access to "reasonably available" wastewater infrastructure or if constructing new wastewater lines in accordance with the City's master plan is determined to be cost prohibitive, the developer may request a waiver from the requirement to connect to City wastewater system and instead install a septic system or private sewer line (i.e., force main) and lift station.

Utility Department Engineering Analysis:

To follow the current Wastewater Master Plan would require the landowner to construct approximately 9,000 feet of wastewater gravity line to connect to an existing (or upgraded) lift station located at County Road 52. Since development of the wastewater infrastructure in this area is not anticipated to be completed within the next 15 years by private development, extending the public wastewater service per the current Wastewater Master Plan is cost prohibitive at this time.

Urban Engineering proposes removing approximately 15 acres of property from Basin 37, which contains 3,683 acres of land south of Northwest Boulevard, and transferring it to Basin 40, which contains 615 acres located north of Northwest Boulevard. Further, Urban Engineering proposes to tie-in to the existing gravity system in River Hill Drive, north of Northwest Boulevard. A new wastewater line would cross under Northwest Blvd from the subject property and connect to the nearest manhole on River Hill Drive. See attached Map of Proposed Amendment.

Urban Engineering provided an analysis of the system with calculations of the projected additional flows and existing estimated combined flows in this area, including peak factors and I/I (inflow and infiltration caused by rain and/or groundwater). See Urban Engineering's Capacity Study attached. The results of this analysis were reviewed and approved by City Utility Department Staff Engineers.

ALTERNATIVES:

A waiver to the requirement to tie-into City wastewater service has been approved, if this Amendment is not approved that waiver would remain in effect and the proposed commercial development would utilize on-site septic systems.

FISCAL IMPACT:

There is no financial/fiscal impact associated with this ordinance.

Funding Detail:

Fund N/A
Organization/Activity N/A
Mission Element N/A
Project # (CIP Only) N/A
Account N/A

RECOMMENDATION:

Staff and Planning Commission approval of the proposed amendment to the Wastewater Collection System Master Plan for the Allison Service Area.

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- Exhibit - Proposed Amendment
- Map of Allison Service Area Boundary
- Map of Subject Basins
- Capacity Study of Basin 40 by Urban Engineering
- PowerPoint Presentation