



## AGENDA MEMORANDUM

Planning Commission Meeting of September 20, 2017

**DATE:** September 13, 2017

**TO:** William J. Green, P.E., Interim Director, Development Services

**FROM:** Ratna S. Pottumuthu, Engineer IV, Development Services  
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Request for an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G of the UDC for **Harris Acres Lot 1, Block 1**.

### **BACKGROUND AND FINDINGS:**

Urban Engineering, on behalf of David E. Harris and Christine L. Harris, property owner, submitted a request for an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G. Section 8.5.2.G states that City Council, with Planning Commission's recommendation, may exempt a tract of land from the wastewater lot/acreage fees provided the area is not likely to be served with wastewater services within the next 15 years. The potential Wastewater Lot/Acreage Fees are approximately \$ 6,393.97, based on the rate of \$1,571.00 per acre. The subject property consists of 4.07 acres.

The subject property, known as Harris Acres Lot 1, Block 1 is located west of Flour Bluff Drive and north of Glenoak Drive (See Exhibit A). There is no wastewater services within a reasonable distance. According to the adopted wastewater master plan, the subject property is to be served by an existing lift station on Flour Bluff Drive. Attached is the wastewater layout and cost estimate.

The subject property is not likely to be served with wastewater service within the next 15 years. Presently, surrounding properties are either undeveloped or serviced by on-site sewage facility infrastructure. The applicant has paid the referred fees and recorded the plat. If the City Council approves the request with Planning Commission recommendation, the subject fees will be refunded to the property owner. Staff does not anticipate availability of service within the 15 year term, unless a major capital investment initiated.

### **RECOMMENDATION:**

Approve wastewater infrastructure waiver and wastewater lot/acreage fee exemption.

### **LIST OF SUPPORTING DOCUMENTS:**

Exhibit A –Harris Acres Final Plat

Exhibit B - Wastewater exemption request letter

Exhibit C - Wastewater layout

Exhibit D - Wastewater cost estimate

Exhibit E - Laguna Madre WWTP Service Area 3- Exhibit 6

PowerPoint Presentation- WW Exemption