



AGENDA MEMORANDUM

Planning Commission Meeting of August 09, 2017

DATE: August 03, 2017

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

FROM: Ratna S. Pottumuthu, Engineer IV, Development Services
ratnap@cctexas.com
(361) 826-3585

Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G of the UDC for **Water's Edge at Kitty Hawk Unit 2**.

BACKGROUND AND FINDINGS:

LJA Engineering, on behalf of Kitty Hawk Development, Ltd., property owner, submitted a request for a waiver for wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G. The potential Wastewater Lot/Acreage Fees are \$24,381.92, based on the rate of \$1,571.00 per acre. The subject property consists of 15.524 acres.

Water's Edge at Kitty Hawk Unit 2, a final plat of 15.524 acres for 25 single family residential lots is located south of South Staples Street (FM 2444) and west of Kitty Hawk Drive. The final plat was approved by Planning Commission on July 12, 2017. The subject property is located south of the Oso Creek. Currently, this area does not have wastewater services available and a Master Plan was not adopted by City. The subject property will provide on-site sewage facilities in conformance with the regulatory agency (City-County Health Department). Staff does not anticipate availability of service within the 15 year term.

RECOMMENDATION:

Planning Commission approves the wastewater infrastructure design and construction waiver request with the provision of regulatory compliant on-site sewage facilities.

Planning Commission endorse and recommend approval to City Council of the wastewater lot/acreage fee exemption request.

LIST OF SUPPORTING DOCUMENTS:

- Exhibit A – Water's Edge at Kitty Hawk Unit 2
- Exhibit B – LJA Engineering Exemption request, dated May 24, 2017
- Exhibit C – PowerPoint Presentation-WW Exemption Water edge Kitty Hawk Unit 2