



## **AGENDA MEMORANDUM**

First Reading the City Council Meeting of July 16, 2024  
Second Reading for the City Council meeting of July 23, 2024

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**DATE:** July 15, 2024

**TO:** Peter Zaroni, City Manager

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<p><b>Amendment to the City's Water Master Plan for the new Saratoga Ridge Subdivision Development</b></p>
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**CAPTION:**

Ordinance amending the City's Water Master Plan with the addition of a twelve-inch water line located along Saratoga Boulevard southeast of Old Brownsville Road and northwest of County Road 35 to serve proposed and future development along Saratoga Boulevard.

**SUMMARY:**

As requested by Braselton Development through their engineer, Urban Engineering, this Ordinance amends the City's Water Master Plan. The City's Water Master Plan is a public utility element of the City's Comprehensive Plan. The proposed amendment to the City's Water Plan was reviewed and approved by the Corpus Christi Water (CCW) Department and the Development Services Department. This amendment was approved by the Corpus Christi Planning Commission on May 1, 2024.

**BACKGROUND AND FINDINGS:**

Braselton Development and Urban Engineering have requested an amendment to the City's Water Master Plan. Their request is to add a twelve-inch water line on Saratoga Boulevard along the frontage of the Saratoga Ridge Development. The addition of this water line will provide adequate supply and pressure to both the proposed new development as well as future development in this area.

The Saratoga Ridge development includes approximately 257 acres of single-family residential homes. Approximately 965 lots which will be constructed in several phases. Once fully complete, the new development's estimated water demand is calculated to be 833,760 gallons per day (GPD). In order to accommodate the calculated GPD, the applicant, Braselton Development,

reviewed the City's Water Master Plan to determine the alignment of the planned water lines for the new development. After review, it was determined by Braselton Development, and subsequently the City, that the new development will require twelve-inch water lines for proper water service and fire flow. However, the City's existing Water Master Plan does not include water lines along the portion of Saratoga Boulevard southeast of Old Brownsville Road and northwest of County Road 35

The proposed master plan water line will be installed in the existing utility easement and consist of approximately 1,460 linear feet of twelve (12) inch diameter water line along with valves and appurtenances. This new water infrastructure will tie into the existing blowoff valve on the 42" transmission line located along County Road 35. The water line will cross under Saratoga Blvd. by boring and will be enclosed in casing. Fire Hydrants will be installed on the proposed waterline at the specified intervals as required. The water line design will follow the criteria established by City's current Infrastructure Design Manual, which became effective date of December 12, 2022.

This item is only an amendment to the City's Water Master Plan. If approved, the amendment to the City's Water Master Plan for the water line improvements (installation of a twelve-inch water line) will allow for the developer to apply for a trust fund reimbursement through the Development Services Department.

#### General Development Requirements:

When private land is developed, the utilities needed for the development must be constructed in accordance with the City's Utility Master Plans. 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 its Bond Program or Capital Improvement Program. If the private developer constructs and completes a development project that includes utilities, the infrastructure installed by the private developer is then turned over to the City and made part of the public utility system.

#### Corpus Christi Water Engineering Analysis:

The City's current Water Master Plan does not include water lines along this portion of Saratoga Boulevard. The twelve-inch waterline is required to provide adequate service and to meet fire flow requirements. CCW has reviewed and is in agreement with the design of this line as it was proposed by the engineer of record, Urban Engineering. CCW also has reviewed and agrees with the analysis and findings in the Design Memorandum that was prepared by Urban Engineering in November 2023. Both the design of the line as proposed by the engineer of record and the Design Memorandum are consistent with the City's current Infrastructure Design Manual.

Furthermore, although the new development's estimated water demand is calculated to be 833,760 gallons per day once fully completed, the installation of a twelve-inch water line will allow for sufficient capacity for the complete development of that area in the future.

All public improvement plans will be reviewed for approval by CCW and Development Services to ensure that they meet the requirements set forth in the City's Infrastructure Design Manual.

#### ALTERNATIVES:

The alternative is not to approve the proposed amendment to the City's Water Master Plan; however, disapproval of the item could diminish the likelihood of future development in this area. Additionally, a different water line installation might not support the future growth and development of the area.

#### FISCAL IMPACT:

Not applicable.

**Funding Detail:**

Not applicable.

**RECOMMENDATION:**

Staff recommends approval of the proposed amendment to the City's Water Master Plan, as presented.

**LIST OF SUPPORTING DOCUMENTS:**

- Design Memorandum as prepared by Urban Engineering
- PowerPoint Presentation
- Location Map